

Continue public hearing to
JUL 19 2016 LC

05-05-16 P02:35 RCVD



Interoffice Memorandum

DATE: April 26, 2016

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Alberto A. Vargas, MArch., Manager, Planning Division

CONTACT PERSON: **John Smogor, Planning Administrator**
Planning Division 407-836-5616 and
john.smogor@ocfl.net

SUBJECT: Request for Board of County Commissioners (BCC) Public Hearing

58 returned

Applicant: Constance Owens, Tri3 Civil Engineering Design Studio, Inc.

Case Information: Case # LUPA-15-08-240
(Buena Vista Commons PD/LUP)
Planning and Zoning Commission (PZC)
Meeting Date: April 21, 2016

Type of Hearing: Rezoning Public Hearing

Commission District: 1

General Location: Generally located west of South Apopka Vineland Road between 2nd Street and 3rd Street.

BCC Public Hearing Required by: Orange County Code, Chapter 30

*July 12, 2016
@ 2pm*

**Clerk's Advertising
Requirements:**

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person: IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, Email: lourdes.o'farrill@ocfl.net 407-836-5686

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-5684.836-5686

Advertising Language:

A request to rezone fourteen (14) adjacent parcels containing 2.59 gross acres from R-CE (Country Estate District) to PD (Planned Development), while aggregating them into the existing Buena Vista Commons PD in order to provide a parking lot and two dual-purpose residential / office buildings totaling 3,800 sq. ft., that are associated with an existing religious institution (temple). The request also includes an amendment to an existing Master Sign Plan (MSP), and the following three (3) parking-related waivers from Orange County Code:

- 1) A waiver request from Section 38-1272(d) to permit sixty-six (66) grass (unimproved) parking spaces on Lot 3 for Religious Institutions and Religious Institution Ancillary uses;
- 2) A waiver request from Section 38-1477 to allow for shared parking between Lots 1, 2 and 3 of the PD, in lieu of the requirement that parking spaces for a land use be provided on the same lot or within 300 feet of the principal entrance as measured along the most direct pedestrian route; and

- 3) A waiver request from Section 38-1479(a) to permit sixty-six (66) grass (unimproved) parking spaces on Lot 3 for Religious Institutions and Religious Institution Ancillary uses.

Material Provided:

- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk:

Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

- c: Chris R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department

LEGAL DESCRIPTION (LUPA-15-08-240)

EXISTING PD DESCRIPTION:

ALL OF BLOCK 58 AND A PORTION OF BLOCKS 57, 65 AND 66, TOGETHER WITH PORTIONS OF ROAD RIGHTS-OF-WAY AND ALLEYS LYING WITHIN AND BETWEEN SAID BLOCKS, ORANGE CENTER, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE S89°43'49"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15 A DISTANCE OF 938.24 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 58 FOR A POINT OF BEGINNING; THENCE N00°02'23"W ALONG THE WEST LINE OF BLOCKS 58 AND 65 A DISTANCE OF 314.62 FEET TO THE NORTHWEST CORNER OF LOT 18, BLOCK 65 OF SAID PLAT OF ORANGE CENTER; THENCE S89°57'39"E ALONG THE NORTH LINE OF LOT 18, BLOCK 65 OF SAID PLAT OF ORANGE CENTER AND ITS EASTERLY EXTENSION A DISTANCE OF 136.00 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 65 OF SAID PLAT OF ORANGE CENTER; THENCE N00°02'23"W A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 65 OF SAID PLAT OF ORANGE CENTER AND THE SOUTH RIGHT-OF-WAY LINE OF THIRD STREET; THENCE S89°57'39"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 379.47 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF APOPKA-VINELAND ROAD ALSO KNOWN AS COUNTY ROAD 435 PER OFFICIAL RECORDS BOOK 3363, PAGE 1565, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1667.89 FEET, A CHORD BEARING OF S16°42'30"W, A CHORD DISTANCE OF 600.22 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°43'55", A DISTANCE OF 603.51 FEET TO A POINT ON THE SOUTH LINE OF LOT 16, BLOCK 57 OF SAID PLAT OF ORANGE CENTER; THENCE N89°57'39"W ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION A DISTANCE OF 61.51 FEET; THENCE S00°02'23"E A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE N89°57'39"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 281.00 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 58 OF SAID PLAT OF ORANGE CENTER AND WEST LINE OF SAID BLOCK 58; THENCE N00°02'23"W ALONG SAID WEST LINE A DISTANCE OF 185.38 FEET TO THE POINT OF BEGINNING.

CONTAINS: 258,258 SQUARE FEET OR 5.929 ACRES MORE OR LESS.

PARCEL LEGAL DESCRIPTIONS:

PARCEL 15-24-28-6211-75-120: LOT 12, BLOCK 75, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

PARCEL 15-24-28-6211-75-090: LOTS 9 THROUGH 11, BLOCK 75, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY

PARCEL 15-24-28-6211-75-010: LOTS 1 THROUGH 4, BLOCK 75, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY

PARCEL 15-24-28-6211-75-230: LOTS 23 AND 24, BLOCK 75, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 15-24-28-6211-75-220: LOT 22, BLOCK 75, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 15-24-28-6211-75-200: LOTS 20 AND 21, BLOCK 75, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 15-24-28-6211-75-180: LOTS 18 AND 19, BLOCK 75, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 15-24-28-6211-75-170: LOT 17, BLOCK 75, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 15-24-28-6211-75-130: LOTS 13 THROUGH 16, BLOCK 75, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 15-24-28-6211-76-050: LOTS 5 THROUGH 7, BLOCK 76, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 15-24-28-6211-76-010: LOTS 1 THROUGH 4, BLOCK 76, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 15-24-28-6211-76-170: LOTS 17 THROUGH 19, BLOCK 76, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 15-24-28-6211-76-200: LOTS 20 AND 21, BLOCK 76, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 15-24-28-6211-76-220: LOTS 22 THROUGH 24, BLOCK 76, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO INCLUDES ALLEYS AND MAPLE STREET RIGHT OF WAY.

Location Map



**If you have any questions
regarding this map, please call
John Smogor at 407-836-5616.**



**Civil Engineering
Design Studio, Inc.**

P.O. Box 520062
Longwood, Florida 32752-0062

Ph: 407-488-9456 Fax: 407-641-9993
CERTIFICATE OF AUTHORIZATION #28312

**BUENA VISTA COMMONS
PHASE 3**

Sec 15/Twp 24S/Rng 28E
Orange County, Florida

**AERIAL MAP
ORANGE COUNTY**

JOB NO.	2014.016
SCALE:	AS SHOWN
DATE:	03/22/16
DESIGN	CAO
DRAWN:	SAH
CHECKED:	CAO

EXHIBIT B

Sheet No.