



**Interoffice Memorandum**

**DATE:** July 14, 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

**Project Name:** Thompson Road Planned Development / Land Use Plan (PD / LUP) – Case # CDR-16-04-163

**Type of Hearing:** Substantial Change

**Applicant:** Rick Baldocchi, P.E.

**Commission District:** 2

**General Location:** East of Thompson Road, approximately 1,300 feet north of East Semoran Boulevard.

**BCC Public Hearing Required by:** Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

*August 23, 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 substantial change request to remove a previous restriction that limited development to senior adult housing only, and to grant a waiver from Orange County Code Section 38-79(24) to allow a single structure containing a maximum of one hundred twenty (120) multifamily dwelling units, in lieu of the maximum of four (4) dwelling units contained in any combination of attached dwellings and their customary 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

# CDR-16-04-163

## LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE RUN S 89°23'38" EAST, 30.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE RUN N 01°06'36" E, 30.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF THOMPSON ROAD AND THE NORTH RIGHT OF WAY LINE OF FIRST STREET AND THE POINT OF BEGINNING; THENCE CONTINUE N 01°06'36" E, 612.06 FEET, ALONG SAID EAST RIGHT OF WAY LINE, PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE RUN S 89°16' 22" E, 855.60 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF THE WEST 236.61 FEET OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE RUN S 01°09'43" W, 610.25 FEET ALONG SAID EAST LINE OF THE WEST 236.61 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF SAID FIRST STREET; THENCE RUN N 89°23' 38" W, 855.06 FEET, ALONG SAID NORTH RIGHT OF WAY LINE AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING. CONTAINING 522,720 SQUARE FEET OR 12.00 ACRES MORE OR LESS.

L:\2016\2016.099.04 - Wellington Park\DAO\3 - Development Plans\Fig. 1 - Legal Description.dwg 7/12/2016 9:31 AM



**AVCON, INC.**  
**ENGINEERS & PLANNERS**  
5555 EAST MICHIGAN ST., SUITE 200  
ORLANDO, FL. 32822  
OFFICE: (407) 599-1122  
FAX: (407) 599-1133  
CERTIFICATE OF AUTHORIZATION NO. 5057  
WWW.AVCONINC.COM

**WELLINGTON PARK  
LEGAL DESCRIPTION**

**FIGURE  
1**

REVISION: \_\_\_\_\_

DATE:06-06-2016

S-T-R: 11-21S-28E

# CDR-16-04-163



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

L:\2016\2016.069.04 - Wellington Park\04\3 - Development Plans\Fig. 1 - Legal Description.dwg 7/12/2016 9:35 AM



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 ORLANDO, FL 32822  
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 CERTIFICATE OF AUTHORIZATION NO. 5067  
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**WELLINGTON PARK  
 LOCATION MAP**

**FIGURE  
 2**

REVISION: \_\_\_\_\_

DATE: 06-06-2016

S-T-R: 11-218-28E