



Interoffice Memorandum

7-20-16 12:11

DATE: August 5, 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: Chancellor at Windermere Planned Development / Land Use Plan (PD / LUP) – Case # CDR-14-12-361

Type of Hearing: Substantial Change

Applicant: Kurt Ardaman, Fishback Dominick

Commission District: 1

General Location: 5799 Winter Garden Vineland Road; or generally located at the northeast intersection of Winter Garden Vineland Road (CR 535) and Fiquette Road.

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

September 13, 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 PD substantial change to modify existing design, architectural, and signage standards in order to provide for more specific development opportunities and end users, while maintaining existing development entitlements for 49,999 square feet of retail / office. The request would also permit restaurants without a drive through or walk-up window as an "Office" use; establish a definition for a "Farmers Market"; modify a previously approved conceptual site layout; refine building and signage elevations / dimensions; and provide for limited outdoor storage and display of retail merchandise (a C-2 use). Additionally, the applicant has requested the following waiver and variance from Orange County Code:

- 1) A waiver from Section 24-4(i) to allow a merchandise display area (garden center) to be fenced with a rural-style picket fence or split rail fence, in lieu of a vinyl coated chain-link or other decorative metal fencing.
- 2) A variance from Section 38-1415 to allow restaurants of the quality desired by the community, and located within one-thousand (1,000) feet an established school, to serve alcoholic beverages for on-premises consumption only.

Material Provided:

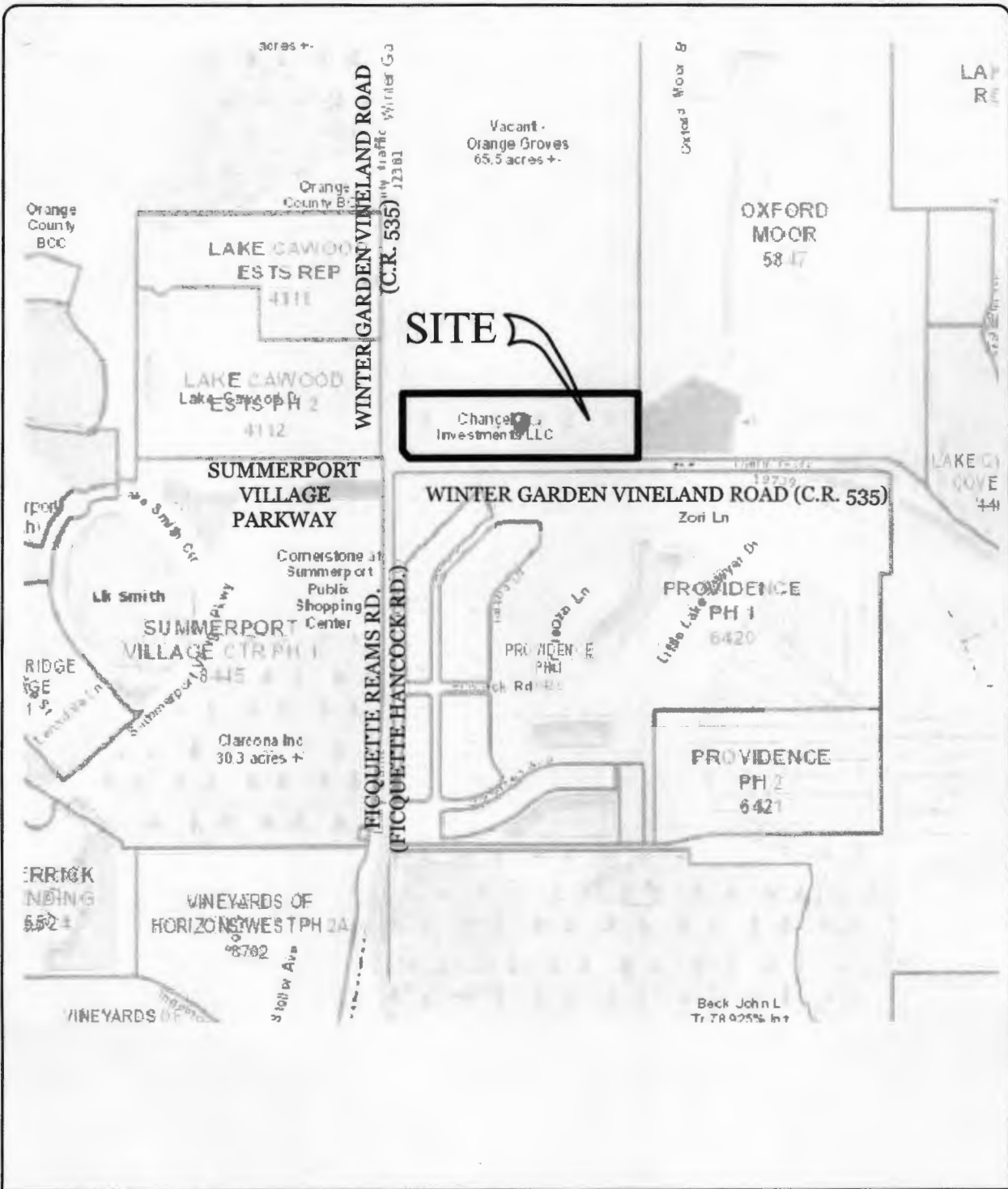
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk:

Please place this request on the **September 13, 2016** 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



Project Location Map
Chancellor at Windermere PD(CDR-14-12-361)

drawn by: ELI	plot scale: N.T.S.
checked by: SGW	project number: 14SKOR001
date: 08/04/16	file name: LEGAL AND MAP

145 DOUGLAS AVENUE, SUITE 2100
ALAMONTE SPRINGS, FL 32714
TELEPHONE 407 476 8750
FACSIMILE 407 476 8749
www.klimaweeks.com

Klima Weeks
CIVIL ENGINEERING

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

LEGAL DESCRIPTION: LEADING EDGE LAND SERVICES

PARCEL 1: A PARCEL OF LAND, LYING IN THE SW 1/4 OF THE SE 1/4 OF SECTION 14, T.2:35, R27E, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 14; THENCE S89°19'4Y"W, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 14, A DISTANCE OF 1323.12 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 14, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THE PLAT OF OXFORD MOOR AS RECORDED IN PLAT BOOK 47, PAGE 30 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 14, S0°05'.37"E, ALONG THE EAST LINE OF THE W 1/2 OF T1-JE SE 1/4 OF SAID SECTION 14 AND ALONG THE WEST LINE OF SAID PLAT OF OXFORD MOOR, A DISTANCE OF 2281.24 FEET TO THE POINT OF BEGINNING;

THENCE S00-05'37"E, ALONG THE EAST LINE OF T1-LE W 1/2 OF THE SE 1/4 OF SAID SECTION 14 AND ALONG THE WEST LINE OF SAID PLAT OF OXFORD MOOR, A DISTANCE OF VINELAND ROAD (VARIABLE-WIDTH RIGHT OF WAY); THENCE LEAVING THE EAST LANE OF THE W 1/2 OF THE SE 1/4 OF SAID SECTION 14 AND THE WEST LINE OF SAID PLAT OF OXFORD MOOR, SA9-32'57"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WINTER GARDEN VINELAND ROAD, A DISTANCE OF 1256.90 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WINTER GARDEN VINELAND ROAD NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 90-12-0EP AND A CHORD BEARING AND DISTANCE OF N45°20'59"W, 41.08 FEET) FOR AN ARC DISTANCE OF 45.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WINTER GARDEN VINELAND ROAD; THENCE N00°14'55"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WINTER GARDEN VINELAND ROAD, A DISTANCE OF 309.64 FEET TO A POINT; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID WINTER GARDEN VINELAND ROAD, N89.32'57"E, A DISTANCE OF 1286.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PARCEL 2: A PARCEL OF LAND, LYING IN 11-E SW 1/4 OF THE SE 1/4 OF SECTION 14, T23S, R27E, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 14; THENCE SA9-19'43"W, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 14, A DISTANCE OF 1323-12 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 14, SAID POINT BEING ALSO THE NORTHWEST CORNER OF THE PLAT OF OXFORD MOOR AS RECORDED IN PLAT BOOK 47, PAGE 30 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 14, S0°05'37"E, ALONG THE EAST LINE OF THE W 1/2 OF THE SE 1/4 OF SAID SECTION 14 AND ALONG THE WEST LINE OF SAID PLAT OF OXFORD MOOR, A DISTANCE OF 2281.24 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF THE W 1/2 OF THE SE 1/4 OF SAID SECTION 14 AND THE WEST LINE OF SAID PLAT OF OXFORD MOOR, S89°32'57"W, A DISTANCE OF 1234.45 FEET TO THE POINT OF BEGINNING;

THENCE S0°38'50"E, A DISTANCE OF 304.66 FEET; THENCE S45°33'01", A DISTANCE OF 48.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WINTER GARDEN VINELAND ROAD (VARIABLE-WIDTH RIGHT OF WAY); THENCE S89°32'57UW, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WINTER GARDEN VINELAND ROAD, A DISTANCE OF 58.900 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WINTER GARDEN VINELAND ROAD NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 90°12'08" AND A CHORD BEARING AND DISTANCE OF N45.20'59"W, 41.08 FEET) FOR AN ARC DISTANCE OF 45.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WINTER GARDEN VINELAND ROAD; THENCE N00°14'55"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WINTER GARDEN VINELAND ROAD, A DISTANCE OF 309.64 FEET TO A POINT; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID WINTER GARDE:N VINELAND ROAD, N89°32'57"E. A DISTANCE OF 52.46 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.5737 ACRES OF LAND, MORE OR LESS.

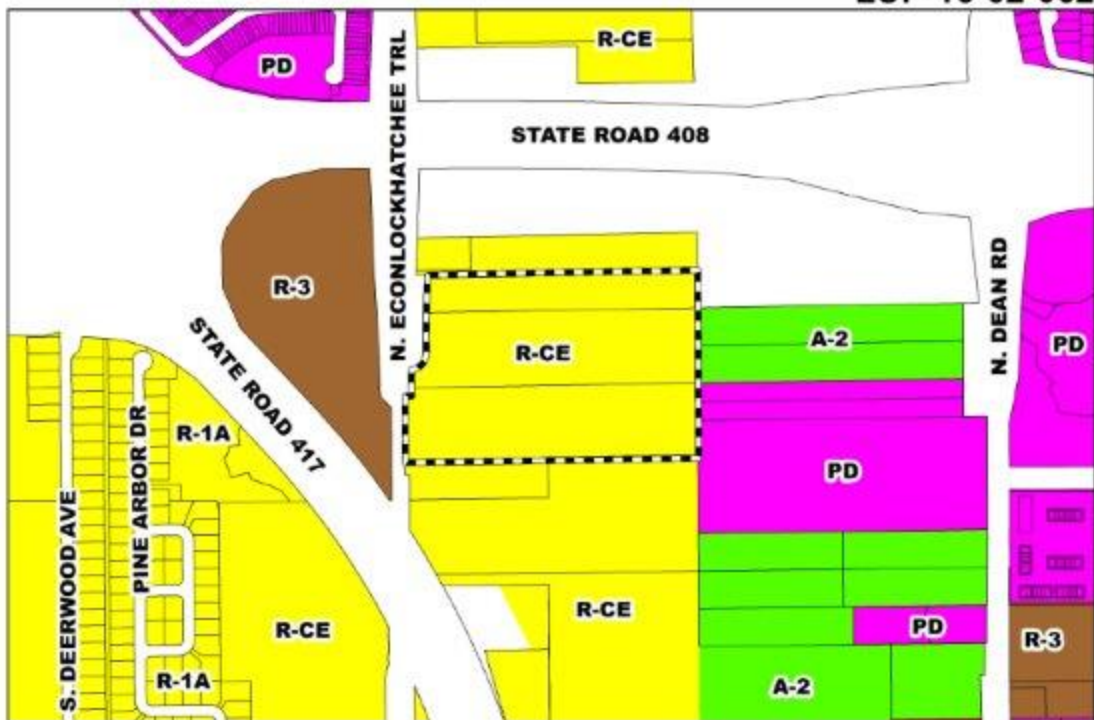
Project Legal Description
Chancellor at Windermere PD(CDR-14-12-361)


drawn by: ELI
checked by: SGW
date: 08/04/16

plot scale: N.T.S.
project number: 14SKOR001
file name: LEGAL AND MAP

PERIODICALLY REVIEW ALL CHANGES
TELEPHONE 407 476-9729
FACSIMILE 407 476-9729
WWW.KLIMAWEEEKS.COM

Klima
Weeks
CIVIL ENGINEERING


 Subject Property

 Subject Property

Zoning Map

ZONING: R-CE (Country Estate District) to
PD (Planned Development District)

APPLICANT: Christina Baxter, Poulos & Bennett, LLC

LOCATION: 109, 197 and 211 N. Econlockhatchee Trail;
or generally located on the east side of N.
Econlockhatchee Trail, approximately
1,000 feet south of S.R. 408.

TRACT SIZE: 24.33 gross acres

DISTRICT: # 3

S/T/R: 30/22/31

1 inch = 625 feet

