



**Interoffice Memorandum**

10-10-17A11:30 RCVD

10-10-17A11:39 RCVD

**DATE:** October 6, 2017

**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:** Sand Lake Groves Planned Development / Land Use Plan (PD / LUP) – Case # CDR-17-06-191

**Type of Hearing:** Substantial Change

**Applicant:** Jonathan A. Martin, Kimley-Horn & Associates, Inc.

**Commission District:** 1

**General Location:** North of Daryl Carter Parkway, south of Central Florida Parkway, east of Palm Parkway, and west of Interstate 4

**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

LEGISLATIVE FILE # 17-1335

*November 28, 2017 @ 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: Front Desk, 407-836-8181

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, 407-836-8181

Advertising Language:

A PD substantial change to separate Tract 500 into Tract 500A (multi-family residential) and 500B (hotel / commercial); update the acreage in Tract 500; add a 5.44-acre open space and stormwater tract within Tract 500B; and revise the land use conversion table to include mini-warehouse. More specifically, the request is to convert 6,469 square feet of commercial to 103,500 square feet of mini-warehouse in Tract 500B only. In addition, the applicant is requesting the following two (2) waivers from Orange County Code:

- 1) A waiver from Section 38-1287(4) to allow paving setbacks reduced to zero (0) feet, in lieu of 7.5 feet between internal parcels.
- 2) A waiver from Section 38-1287(2) to allow building setbacks reduced to zero (0) feet, in lieu of a 30-foot building setback between internal parcels.

**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:**

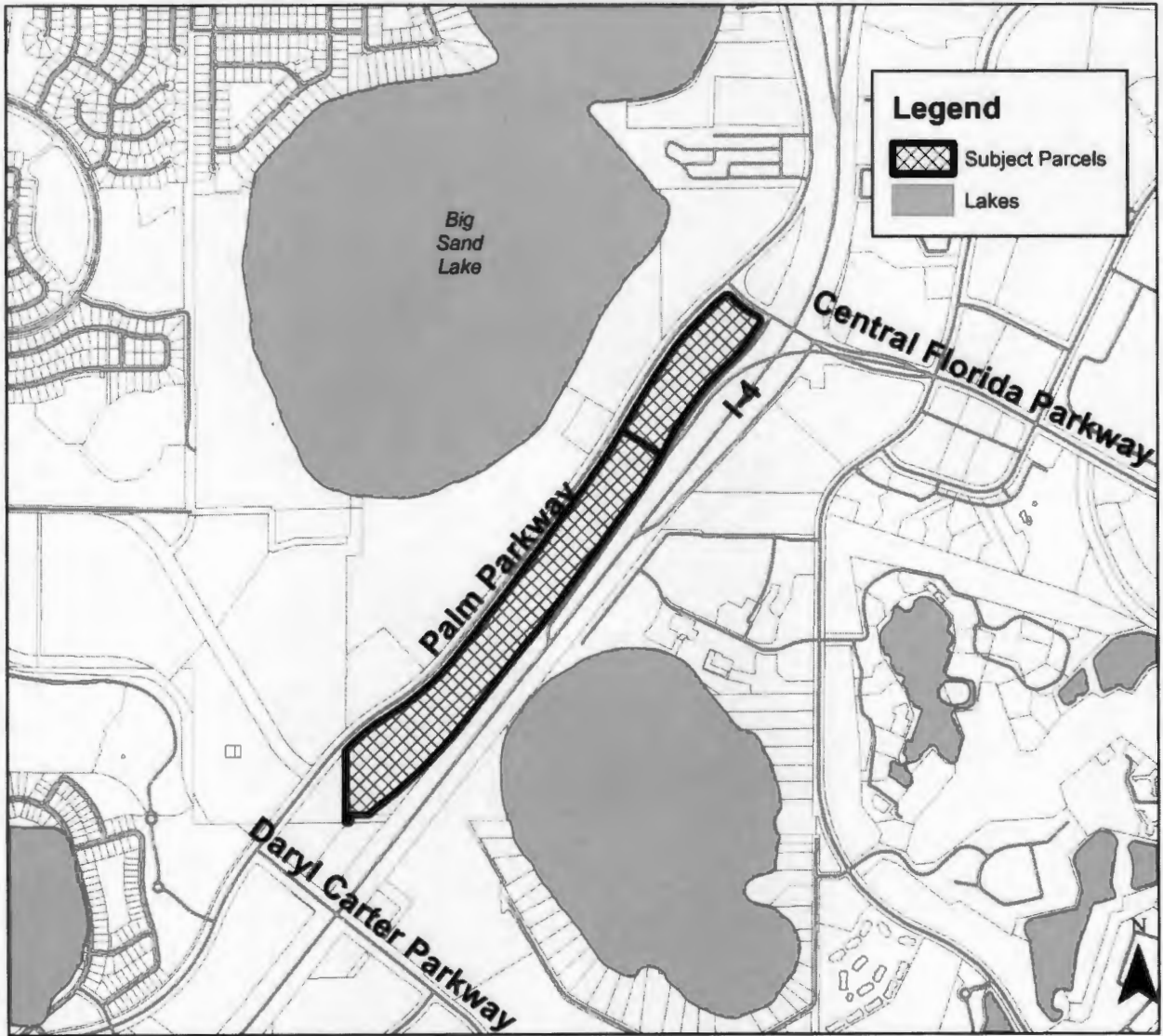
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

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

# CDR-17-06-191

## Location Map



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

## **CASE #: CDR-17-06-191**

### **LEGAL DESCRIPTION**

(Provided by Shannon Surveying, Inc.)

A portion of land lying in Sections 11 and 14, Township 24 South, Range 28 East and the East 5.12 feet of Blocks 66, 67 and 68, Central Orange Park, according to the plat thereof, as recorded in Plat Book "O", Page 63, of the Public Records of Orange County, Florida, being described as follows: Commence at the South 1/4 corner of said Section 11, as a point of reference; thence run South 89 degrees 25 minutes 06 seconds East, along the South line thereof, 538.24 feet to the Point of Beginning, said point being on the East right of way line of Palm Parkway as recorded in Official Records Book 5433, Page 837, Public Records of Orange County, Florida; thence run North 36 degrees 49 minutes 20 seconds East, 181.75 feet to a curve concave to the Northwest; thence run Northeasterly along said East right of way line and curve having a central angle of 06 degrees 50 minutes 59 seconds, a radius of 6228.79 feet, an arc length of 744.65 feet, a chord bearing of North 33 degrees 23 minutes 50 seconds East and a chord distance of 744.21 feet to a reverse curve concave to the Southeast; thence continue Northeasterly along said East line and curve having a central angle of 06 degrees 22 minutes 01 seconds, a radius of 5935.00 feet, arc length of 659.53 feet, a chord bearing of North 33 degrees 09 minutes 21 seconds East and a chord distance of 659.19 feet to a compound curve concave to the Southeast; thence continue Northeasterly along said East right of way line and curve having a central angle of 11 degrees 43 minutes 27 seconds, a radius of 2585.93 feet, an arc length of 529.14 feet, a chord bearing of North 42 degrees 12 minutes 05 seconds East and a chord distance of 528.22 feet; thence run North 48 degrees 03 minutes 49 seconds East, continuing along said East line, 85.65 feet to a curve concave to the South; thence continue Easterly along said East right of way line and curve having a central angle of 90 degrees 42 minutes 28 seconds, a radius of 50.00 feet, an arc length of 79.16 feet, a chord bearing of South 86 degrees 34 minutes 57 seconds East and a chord distance of 71.15 feet to the South right of way line of Central Florida Parkway as recorded in Official Records Book 4146, Page 4190, said line being a reverse curve concave to the Northeast; thence run Southeasterly along said South line and curve having a central angle of 18 degrees 24 minutes 24 seconds, a radius of 633.69 feet, an arc length of 203.58 feet, a chord bearing of South 50 degrees 25 minutes 55 seconds East and a chord distance of 202.70 feet; thence run South 59 degrees 38 minutes 07 seconds East continuing along said South right of way line, 96.62 feet; thence run South 13 degrees 59 minutes 04 seconds East, continuing along said South line, 34.95 feet to the West right of way line of State Road No. 400 (Interstate Highway No. 4-), said line being a non—tangent curve concave to the West; thence run Southerly along said West line and curve having a central angle of 00 degrees 29 minutes 51 seconds, a radius of 2599.93 feet, an arc length of 22.58 feet, a chord bearing of South 32 degrees 11 minutes 26 seconds West and a chord distance of 22.58 feet; thence continue South 37 degrees 58 minutes 16 seconds West, along said West right of way line, 61.36 feet to a non—tangent curve concave to the West; thence continue Southerly along said West line and curve having a central angle of 17 degrees 32 minutes 06 seconds, a radius of 1150.04 feet, an arc length of 351.96 feet, a chord bearing of South 38 degrees 17 minutes 39 seconds West and a chord distance of 350.59 feet to a reverse curve concave to the East; thence continue Southerly along said West line and curve having a central angle of 22 degrees 07 minutes 28 seconds, a radius of 2535.08 feet, an arc length of 978.91 feet, a chord bearing of South 35 degrees 59 minutes 57 seconds West and a chord distance of 972.84 feet to a non—tangent curve concave to the West; thence continue Southerly along said West line and curve having a central angle of 04 degrees 12 minutes 03 seconds, a radius of 6853.21 feet, an arc length of 502.45 feet, a chord bearing of South 33 degrees 29 minutes 27 seconds West and a chord distance of 502.34 feet; thence run South 36 degrees 49 minutes 48 seconds West, continuing along said West right of way line, 1220.85 feet; thence run South 38 degrees 37 minutes 04 seconds West, continuing along said West line, 2191.59 feet to the South line of the Northwest 1/4 of aforesaid Section 14; thence run South 89 degrees 27 minutes 44 seconds West along said South line, 335.27 feet to the Southerly extension of the West line of the East 5.12 feet of aforesaid Blocks 66, 67 and 68; thence run North 00 degrees 14 minutes 13 seconds East, along said West line, 611.64 feet to the East right of way line of aforesaid Palm Parkway, said line being a non—tangent curve concave to the Southeast; thence run Northeasterly along said East line and curve having a central angle of 11 degrees 54 minutes 51 seconds, a radius of 2035.00 feet, an arc length of 423.16 feet, a chord bearing of North 50 degrees 22 minutes 58 seconds East and a chord distance of 422.40 feet; thence run North 56 degrees 20 minutes 23 seconds East, continuing along said East line, 170.14 feet to a curve concave to the Northwest; thence continue Northeasterly along said East line and curve having a central angle of 17 degrees 43 minutes 48 seconds, a radius of 2165.00 feet, an arc length of 669.95 feet, a chord bearing of North 47 degrees 28 minutes 29 seconds East and a chord distance of 667.28 feet; thence run North 38 degrees 36 minutes 26 seconds East, continuing along said East line, 684.75 feet; thence run North 36 degrees 49 minutes 20 seconds East, continuing along said East line, 910.45 feet to the Point of Beginning.

Less and Except:

A portion of the Northeast 1/4 of Section 14, Township 24- South, Range 28 East, Orange County, Florida being described as follows:

Commence at the Northwest corner of said Northeast 1/4 of Section 14, as a point of reference; thence run South 89 degrees 25 minutes 06 seconds East, along the North line thereof, 1033.34 feet to the West right of way line of State Road No. 4-00 (Interstate 4); thence run South 36 degrees 49 minutes 48 seconds West along said West line, 1211.4-9 feet; thence run South 38 degrees 37 minutes 04 seconds West, continuing along said West right of way line, 1212.74 feet to the Point of Beginning; thence continue South 38 degrees 37 minutes 04 seconds West along said West line, 895.69 feet to a line 64.48 feet North of and parallel with the South line of aforesaid Northeast 1/4; thence run South 89 degrees 27 minutes 44 seconds West, along said parallel line, 189.30 feet to a non—tangent curve concave to the East; thence run Northerly along said curve having a central angle of 2 degrees 51 minutes 04 seconds, a radius of 2035.00 feet, an arc length of 101.26 feet, a chord bearing of North 4-8 degrees 21 minutes 25 seconds East and a chord distance of 101.25 feet; thence run North 51 degrees 42 minutes 51 seconds East, 178.43 feet to a non—tangent curve concave to the West; thence run Northerly along said curve having a central angle of 8 degrees 37 minutes 05 seconds, a radius of 4971.00 feet, an arc length of 747.69 feet, a chord bearing of North 45 degrees 28 minutes 43 seconds East and a chord distance of 746.99 feet to the Point of Beginning.

Less and Except:

A parcel of land in Section 14, Township 24 South, Range 28 East, Orange County, Florida being described as follows:

Commence at the West 1/4 corner of said Section 14 as a point of reference; thence run North 89 degrees 27 minutes 151 seconds East along the North line of the Southwest 1/4 of said Section 14, 1339.26 feet to the Point of Beginning; thence run North 00 degrees 12 minutes 45 seconds East along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 14-, 64.49 feet to a line 64.48 feet North of and parallel with said North line of the Southwest 1/4 of Section 14; thence run North 89 degrees 27 minutes 151 seconds East along said parallel line, 352.57 feet to the Northerly right of way line of Interstate 4 as shown on State of Florida State Road Department right of way map Section 75280-2413; thence run South 38 degrees 37 minutes 35 seconds West along said Northerly right of way line, 83.17 feet to the aforesaid North line of the Southwest 1/4 and the Northerly right of way line of Interstate 4; thence run South 89 degrees 27 minutes 31 seconds West along said Northerly right of way line and the North line of the Southwest 1/4 of said Section 14, 300.89 feet to the Point of Beginning.

Also, Less and Except:

Lot 1 of Sand Lake Groves Apartments, according to the plat thereof, recorded in Plat Book 81, Pages 113 and 114, of the Public Records of Orange County, Florida.