



Interoffice Memorandum

02-13-18P05:30 RCVD

DATE: January 30, 2018 02-13-18P04:39 RCVD

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: Deerfield Planned Development / Land Use Plan (PD/LUP) Land Use Plan – Case # CDR-17-04-114

Type of Hearing: Substantial Change

Applicant: Tom Delahanty, Blue Sphere Deerfield Plaza, Ltd.

Commission District: 4

General Location: Generally located north of Deerfield Boulevard and west of S. Orange Blossom Trail

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 # 18-190

March 20, 2018 @ 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 Change Determination Request (CDR) to add certain C-2 (General Commercial District) and C-3 (Wholesale Commercial District) uses inside the existing buildings within PD Tract 1, Parcel 22-24-29-2011-00-005.

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

LOCATION MAP



LEGAL DESCRIPTION

PER WARRANTY DEED (O.R. BOOK 08257, PAGE 4832)

LEGAL DESCRIPTION

Tract "E", of DEERFIELD PHASE 1 A, according to the Plat thereof recorded in Plat Book 23, Pages 62 and 63, of the Public Records of Orange County, Florida,

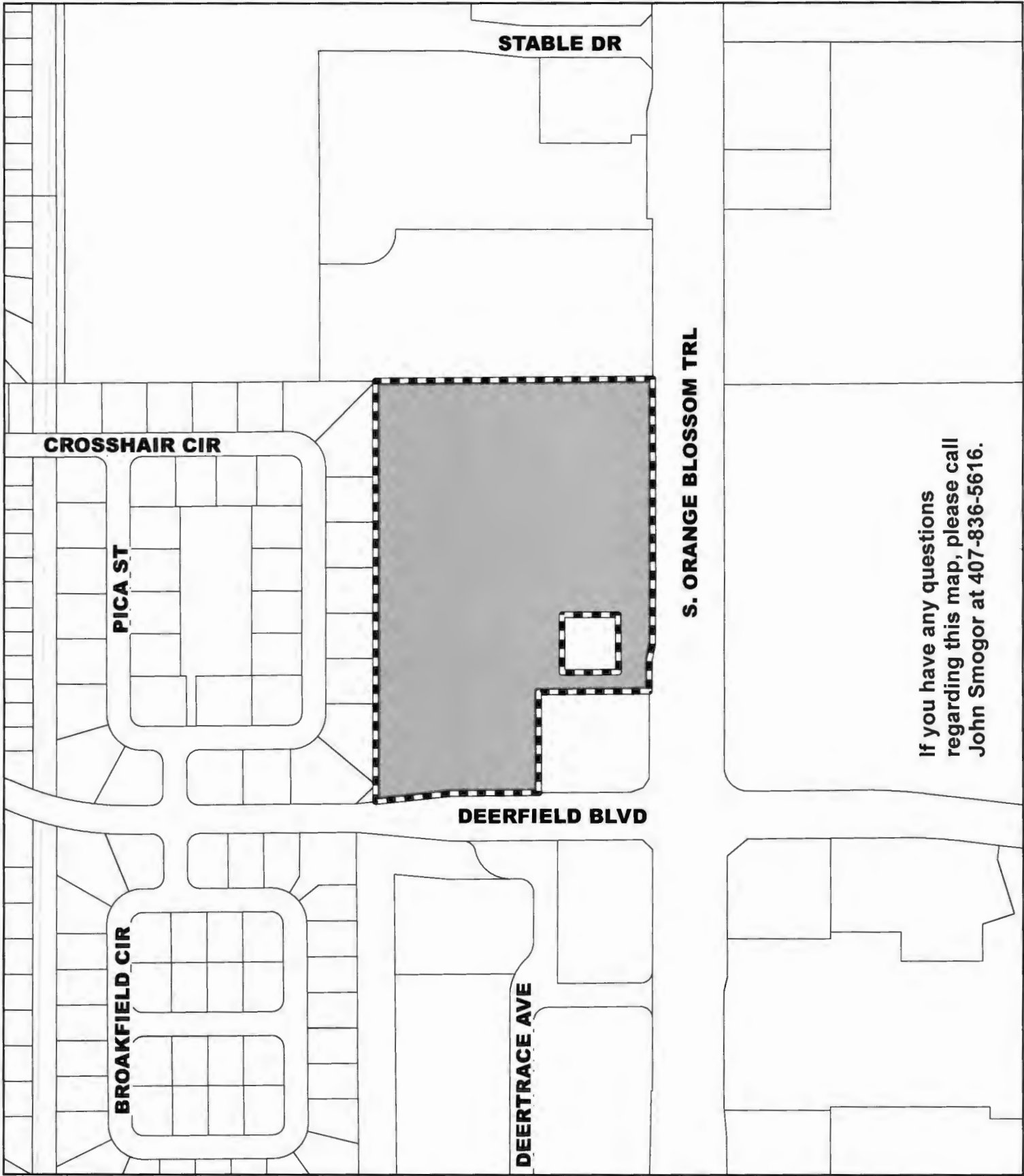
LESS AND EXCEPT that portion of Tract "E", of DEERFIELD PHASE 1 A, according to the Plat thereof recorded in Plat Book 23, Pages 62 and 63, of the Public Records of Orange County, Florida, conveyed by Warranty Deed recorded in Official Records Book 5332, Page 730, of said Public Records, more particularly described as follows:

Begin at the Southeast corner of said Tract "E", said point also being at the intersection of the North Right-of-Way line of Deerfield Boulevard and the West Right-of-Way line of South Orange Blossom Trail (State Road 441); thence South $89^{\circ}30'40''$ West, along said North Right-of-Way, a distance of 240.00 feet; thence North $00^{\circ}01'26''$ West, 210.00 feet; thence North $89^{\circ}30'40''$ East, 240.00 feet to a point on the said West Right-of-Way line of South Orange Blossom Trail; thence South $00^{\circ}01'26''$ East, along said West Right-of-Way line a distance of 210.00 feet to the Point of Beginning.

ALSO LESS AND EXCEPT that portion of Tract "E", of DEERFIELD PHASE 1 A, according to the Plat thereof recorded in Plat Book 23, Pages 62 and 63, of the Public Records of Orange County, Florida, conveyed by Warranty Deed recorded in Official Records Book 6587, Page 6494, of said Public Records, more particularly described as follows:

Commence at a 6x6 inch concrete monument with brass disk stamped R.L.S. 1585 and R.L.S. 1819, marking the Northwest corner of the Southwest quarter (SW 1/4) of Section 22, Township 24 South, Range 29 East, Orange County, Florida; thence North $89^{\circ}33'52''$ East along the North line of said Southwest quarter (SW 1/4) of said Section 22, a distance of 399.956 meters (1312.19 feet) to a point on the centerline of survey of State Road 500 (US 441) as shown on the Florida Department of Transportation Right-of-Way Map, Section 750 10-2542; thence, departing said North line South $00^{\circ}01'54''$ East along said survey line 18.441 meters (60.50 feet); thence continuing along said survey line South $00^{\circ}01'24''$ East, 650.103 meters (2132.88 feet) to a point on the Easterly projection of the South line of Tract "E", DEERFIELD PHASE 1 A, according to the Plat thereof recorded in Plat Book 23, Page 62 of the Public Records of Orange County, Florida, also being the North line of Deerfield Boulevard as shown on said Plat; thence, departing said survey line, South $89^{\circ}32'40''$ West, along said projection 22.860 meters (75.00 feet) to the Southeast corner of said Tract "E"; thence North $00^{\circ}01'24''$ West along the East line of said Tract "E", 64.008 meters (210.00 feet) for the Point of Beginning; thence South $89^{\circ}32'39''$ West, 2.140 meters (7.02 feet) to a point lying 25.000 meters (82.02 feet) Westerly of, when measured perpendicular to said survey line; thence North $00^{\circ}01'24''$ West, parallel with said survey line 20.164 meters (66.15 feet); thence North $11^{\circ}24'50''$ East, 10.792 meters (35.41 feet) to a point on the East line of said Tract "E"; thence South $00^{\circ}01'24''$ East along said East line, 30.726 meters (100.81 feet) to the Point of Beginning.

PARCEL ID: 22-24-29-2011-00-005



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



Subject Property



1 inch = 275 feet