



Interoffice Memorandum

09-15-16P03:58 RCVD

DATE: September 15, 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: International Corporate Park (ICP) Planned
Development / Land Use Plan (PD / LUP) - Case
CDR-16-08-271

Type of Hearing: Substantial Change

Applicant: James L. Zboril, Tavistock East Services

Commission District: 4

General Location: Generally located south of S.R. 528, north of
Wewahootee Road, east of Monument Parkway,
and south/southwest of Aerospace Parkway.

**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

Oct 18, 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.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, Email: lisette.egipciaco@ocfl.net - 407-836-5684 or lourdes.o'farrill@ocfl.net – 407-836-5686.

Spanish Contact Person: 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, 407-836-5686.

Advertising Language:

A PD substantial change to extract 2,476.18 gross acres from the existing International Corporate Park (ICP) Planned Development (PD), concurrently with an associated request to rescind the ICP Development of Regional Impact (DRI). The proposed PD/LUP has been revised to include updated Parcel ID Numbers, site datum, and an adjusted Development Program consisting of up to 667,000 square feet of manufacturing; 1,967,640 square feet of warehouse / distribution; and 473,360 square feet of warehouse / distribution / office showroom / manufacturing.

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:

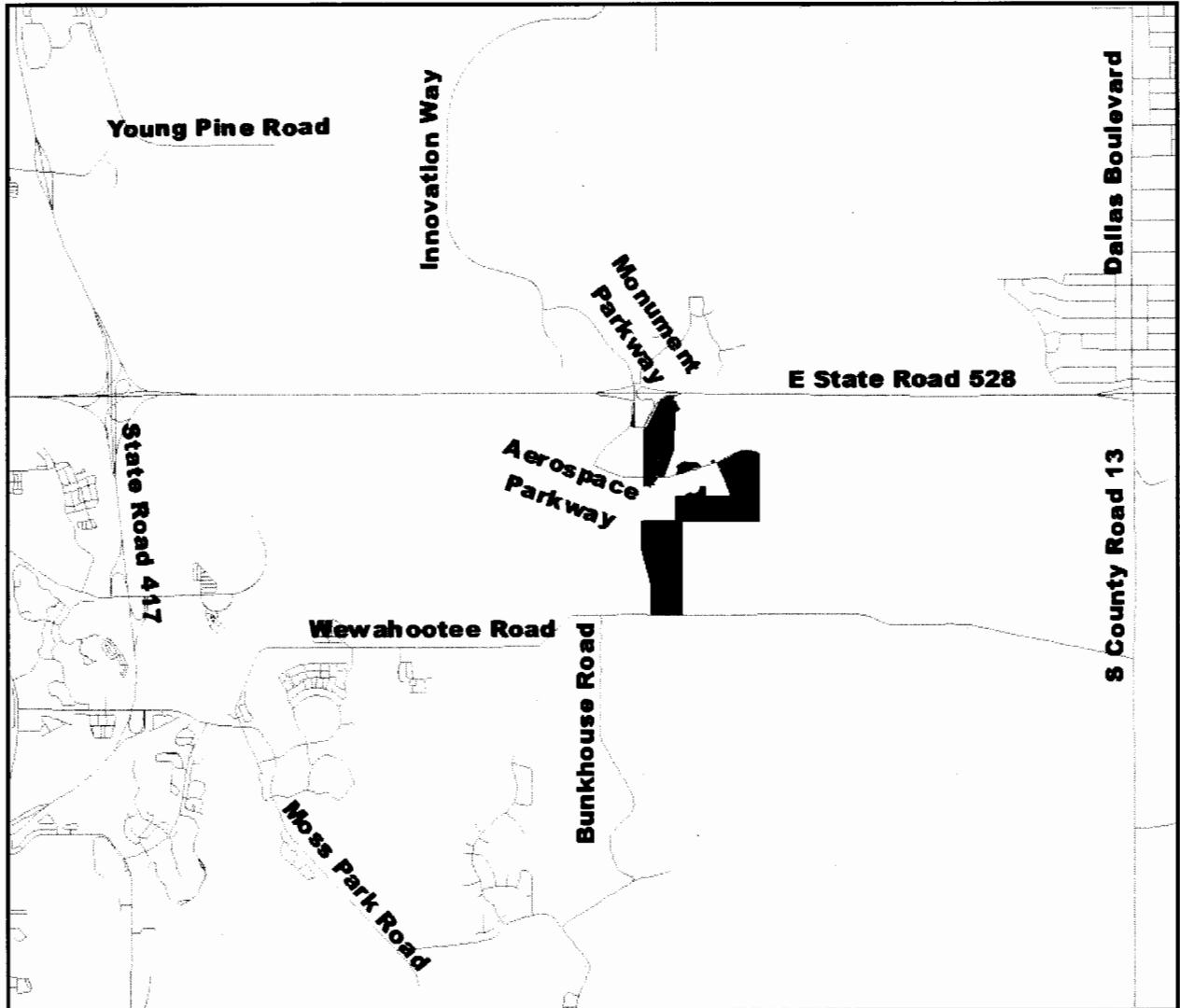
Please place this request on the **October 18, 2016, BCC agenda**. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

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

International Corporate Park PD (CDR-16-08-271)

Location Map



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

International Corporate Park PD (CDR-16-08-271)

Legal Description

06-24-32-1500-00-001

CORRECT CRAFT 68/61 TRACT A (BOAT RAMP)

06-24-32-1500-01-000

CORRECT CRAFT 68/61 LOT 1

31-23-32-0000-00-009

THAT PART OF SW1/4 OF SEC 31-23-32 DESC AS BEG AT THE INTERSECTION OF THE SLY R/W LINE OF AEROSPACE PKWY & THE E R/W LINE OF A 400 FT WIDE RR R/W TH RUN N89-57-30E 501.63 FT NELY 32.70 FT S31-02-45E 41.15 FT S45-31-39W 38.41 FT S24-39-04W 26.59 FT S85-33-10W 60.83 FT S20-19-12W 38.84 FT S82-00-51W 41.68 FT S20-38-33E 49.51 FT S20-29-01E 34.88 FT S32-23-04E 36.10 FT S64-36-19W 55.63 FT N77-20-10W 37.93 FT S48-51-17W 69.83 FT S46-54-16W 37 FT N45-21-47W 65.33 FT S48-06-38W 20.87 FT N84-09-20W 22.19 FT S64-15-23W 26.32 FT N08-00-36E 41.67 FT S34-05-24E 21.88 FT N71-04-51E 25.11 FT N00-40-18E 34.32 FT N87-06-41W 31.97 FT S55-25-44W 28.10 FT S66-42-19W 47.39 FT S74-06-57W 79.87 FT N00-03-46W 295.53 FT TO POB

31-23-32-0000-00-010

BEG AT THE SE COR OT TRACT B INTERNATIONAL CORPORATE PARK PHASE ONE-UNIT 1 23/38 TH N29-27-50W 71.13 FT N46-52-12E 94.06 FT N03-15-47W 95.34 FT N29-18-31W 96.26 FT N03-27-06E 14.24 FT N60-09-14E 387.28 FT S29-44-05E 35.23 FT S82-38-26E 93.95 FT N85-31-12E 60.47 FT S89-21-05E 271.59 FT N76-59-12E 36.24 FT S40-50-55E 30.90 FT S62-10-43E 48.20 FT S68-26-08E 43.11 FT S48-44-34E 62.59 FT S60-51-00E 59.01 FT SWLY 293.17 FT S62-09-46W 125.47 FT SWLY 132.29 FT S72-08-58W 263.87 FT SWLY 245.29 FT TO POB

31-23-32-3333-00-001

LINCOLN INTERNATIONAL CORPORATE PARK 73/108 TRACT 1 (STORMWATER)

31-23-32-3333-00-002

LINCOLN INTERNATIONAL CORPORATE PARK 73/108 TRACT 2 (CONSERVATION)

31-23-32-3333-00-003

LINCOLN INTERNATIONAL CORPORATE PARK 73/108 TRACT 3 (CONSERVATION)

31-23-32-3333-01-000

LINCOLN INTERNATIONAL CORPORATE PARK 73/108/ LOT 1

31-23-32-3333-02-000

LINCOLN INTERNATIONAL CORPORATE PARK 73/108 LOT 2

31-23-32-3333-03-000

LINCOLN INTERNATIONAL CORPORATE PARK 73/108 LOT 3

31-23-32-3333-04-000

LINCOLN INTERNATIONAL CORPORATE PARK 73/108 LOT 4

31-23-32-3333-05-000

LINCOLN INTERNATIONAL CORPORATE PARK 73/108 LOT 5

31-23-32-3859-00-001

INTERNATIONAL CORPORATE PARK PARCEL 10 67/56 TRACT 1 (STORMWATER)

31-23-32-3859-00-002

INTERNATIONAL CORPORATE PARK PARCEL 10 67/56 TRACT 2 (STORMWATER)

31-23-32-3859-00-003

INTERNATIONAL CORPORATE PARK PARCEL 10 67/56 TRACT 3 (CONSERVATION BUFFER) & (LESS A PARCEL OF LAND LYING IN SEC36-23-31E, ORANGE CNTY, FL, LYING ADJ TO THE EXISTING S LMTD ACCESS R/W LINE OF ST RD 528, PER OOCEA R/W MAPS, SECTIONS NO. 1.1 AND NO. 1.2, AND THE INTL CORP PARK INTERCHANGE R/W MAP, BEING MORE PART DESC AS FOLLOWS: COMM AT A 4X4" CONC MON (NO ID) MARKING THE NW CORN OF SEC36-23-31E, ORANGE CNTY, FL; TH RUN S00-11-37W, ALONG THE W LINE OF THE NW 1/4 OF SAID SEC 36, A DIST OF 245.80 FT TO THE INT W/ SAID EXISTING S LMTD ACCESS R/W LINE, FOR THE POB; TH RUN N89-44-37E, ALONG SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 2877.71 FT, TH RUN S89-33-03E, CONT ALONG SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 1262.74 FT; TH RUN S77-39-01E, CONT ALONG SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 963.76 FT; TH DEP SAID EXISTING S LMTD ACCESS R/W LINE, RUN N89-40-54W, A DIST OF 58.96 FT; TH RUN N89-37-26W, A DIST OF 884.08 FT TO A PT LYING 200.00 FT S OF, AT PERP MEAS TO, SAID EXISTING S LMTD ACCESS R/W LINE; TH RUN N89-33-03W, PARALLEL W/ SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 951.27 FT; TH RUN S00-00-00E, A DIST OF 13.85 FT; TH RUN S64-14-46W, A DIST OF 660.22 FT; TH RUN S03-12-40W, A DIST OF 30.15 FT; TH RUN S89-57-31W, A DIST OF 365.62 FT; TH RUN N03-51-51W, A DIST OF 43.00 FT; TH RUN S89-44-46W, A DIST OF 80.38 FT TO A PT OF CURV W/ A CURVE CONCAVE TO THE N; TH RUN WLY ALONG THE ARC OF SAID CURVE, HAV A RAD OF 827.00 FT, A CENT ANG OF 11-34-38, A CH LENGTH OF 166.82 FT BRG N84-27-55W, AN ARC DIST OF 167.10 FT TO A PT OF COMPOUND CURV OF A CURVE CONCAVE TO THE NE; TH RUN NWLY ALONG THE ARC OF SAID CURVE, HAV A RAD OF 512.00 FT, A CENT ANG OF 17-57-18, A CH LENGTH OF 159.79 FT BRG N69-41-57W, AN ARC DIST OF 160.45 FT, TO A PT OF TAN; TH RUN N60-43-19W, A DIST OF 379.83 FT; TH RUN S89-44-37W, A DIST OF 64.32 FT; TH RUN N00-15-23W, A DIST OF 27.50 FT, TO A PT LYING 200.00 FT S OF, AT PERP MEAS TO, SAID EXISTING S LMTD ACCESS R/W LINE, TH RUN S89-44-37W, PARALLEL W/ SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 1431.38 FT TO SAID W LINE OF THE NW 1/4 OF SEC 36; TH RUN N00-11-37E, ALONG SAID W LINE, A DIST OF 200.01 FT TO THE INT W/ SAID EXISTING S LMTD ACCESS R/W LINE AND THE POB. A PARCEL OF LAND LYING IN SEC 31-23-32, ORANGE CNTY, FL, LYING ADJ TO THE EXISTING S LMTD ACCESS R/W LINE OF ST RD 528, PER OOCEA R/W MAPS, SECTIONS NO. 1.1 AND NO. 1.2, AND INTL CORP PARK INTERCHANGE R/W MAP, BEING MORE PART DESC AS FOLLOWS: COMM AT A 1" IRON ROD (OLD AXLE) (NO ID) MARKING THE NE CORN OF SEC31-23-32, ORANGE CNTY, FL; TH RUN S00-09-37W, ALONG THE E LINE OF THE NE 1/4 OF SAID SEC 31, A DIST OF

392.71 FT TO THE INT W/ SAID EXISTING S LMTD ACCESS R/W LINE, FOR THE POB; TH RUN S00-09-37W, CONT ALONG SAID E LINE, A DIST OF 121.43 FT; TH DEP SAID E LINE, RUN N89-33-17W, A DIST OF 3671.30 FT TO THE E LINE OF LOT 3, "INTL CORP PARK-PARCEL 10" AS REC IN PB 67 AT PG 56 OF THE PUB REC OF ORANGE CNTY, FL; TH RUN N09-06-44W, ALONG SAID E LINE OF LOT 3, A DIST OF 5.13 FT; TH RUN N09-08-54W, ALONG SAID E LINE OF LOT 3, A DIST OF 167.55 FT; TH RUN N82-58-53E, ALONG SAID E LINE OF LOT 3, A DIST OF 15.13 FT; TH RUN N00-26-43E, ALONG SAID E LINE OF LOT 3, A DIST OF 27.77 FT TO SAID EXISTING S LMTD ACCESS R/W LINE; TH RUN S89-33-17E, ALONG SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 3312.78 FT; TH RUN S77-37-04E, CONT ALONG SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 379.90 FT TO THE INT W/ SAID E LINE OF THE NE 1/4 OF SAID SEC 31 AND THE POB)

31-23-32-3859-00-004

INTERNATIONAL CORPORATE PARK PARCEL 10 67/56 TRACT 4 (OPEN SPACE)

31-23-32-3859-00-005

INTERNATIONAL CORPORATE PARK PARCEL 10 67/56 TRACT 5 (OPEN SPACE)

31-23-32-3859-00-006

INTERNATIONAL CORPORATE PARK PARCEL 10 67/56 TRACT 6 (OPEN SPACE)

31-23-32-3859-00-007

INTERNATIONAL CORPORATE PARK PARCEL 10 67/56 TRACT 7 (OPEN SPACE)

31-23-32-3859-00-008

INTERNATIONAL CORPORATE PARK PARCEL 10 67/56 TRACT 8 (FUTURE R/W)

31-23-32-3859-00-009

INTERNATIONAL CORPORATE PARK PARCEL 10 67/56 TRACT 9 (CONSERVATION) & (LESS A PARCEL OF LAND LYING IN SEC36-23-31E, ORANGE CNTY, FL, LYING ADJ TO THE EXISTING S LMTD ACCESS R/W LINE OF ST RD 528, PER OOCEA R/W MAPS, SECTIONS NO. 1.1 AND NO. 1.2, AND THE INTL CORP PARK INTERCHANGE R/W MAP, BEING MORE PART DESC AS FOLLOWS: COMM AT A 4X4" CONC MON (NO ID) MARKING THE NW CORN OF SEC36-23-31E, ORANGE CNTY, FL; TH RUN S00-11-37W, ALONG THE W LINE OF THE NW 1/4 OF SAID SEC 36, A DIST OF 245.80 FT TO THE INT W/ SAID EXISTING S LMTD ACCESS R/W LINE, FOR THE POB; TH RUN N89-44-37E, ALONG SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 2877.71 FT, TH RUN S89-33-03E, CONT ALONG SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 1262.74 FT; TH RUN S77-39-01E, CONT ALONG SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 963.76 FT; TH DEP SAID EXISTING S LMTD ACCESS R/W LINE, RUN N89-40-54W, A DIST OF 58.96 FT; TH RUN N89-37-26W, A DIST OF 884.08 FT TO A PT LYING 200.00 FT S OF, AT PERP MEAS TO, SAID EXISTING S LMTD ACCESS R/W LINE; TH RUN N89-33-03W, PARALLEL W/ SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 951.27 FT; TH RUN S00-00-00E, A DIST OF 13.85 FT; TH RUN S64-14-46W, A DIST OF 660.22 FT; TH RUN S03-12-40W, A DIST OF 30.15 FT; TH RUN S89-57-31W, A DIST OF 365.62 FT; TH RUN N03-51-51W, A DIST OF 43.00 FT; TH RUN S89-44-46W, A DIST OF 80.38 FT TO A PT OF CURV W/ A CURVE CONCAVE TO THE N; TH RUN WLY ALONG THE ARC OF SAID CURVE, HAV A RAD OF 827.00 FT, A CENT ANG OF 11-34-38, A CH LENGTH OF 166.82 FT BRG N84-27-55W, AN ARC DIST OF 167.10 FT TO A PT OF

COMPOUND CURV OF A CURVE CONCAVE TO THE NE; TH RUN NWLY ALONG THE ARC OF SAID CURVE, HAV A RAD OF 512.00 FT, A CENT ANG OF 17-57-18, A CH LENGTH OF 159.79 FT BRG N69-41-57W, AN ARC DIST OF 160.45 FT, TO A PT OF TAN; TH RUN N60-43-19W, A DIST OF 379.83 FT; TH RUN S89-44-37W, A DIST OF 64.32 FT; TH RUN N00-15-23W, A DIST OF 27.50 FT, TO A PT LYING 200.00 FT S OF, AT PERP MEAS TO, SAID EXISTING S LMTD ACCESS R/W LINE, TH RUN S89-44-37W, PARALLEL W/ SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 1431.38 FT TO SAID W LINE OF THE NW 1/4 OF SEC 36; TH RUN N00-11-37E, ALONG SAID W LINE, A DIST OF 200.01 FT TO THE INT W/ SAID EXISTING S LMTD ACCESS R/W LINE AND THE POB. A PARCEL OF LAND LYING IN SEC 31-23-32, ORANGE CNTY, FL, LYING ADJ TO THE EXISTING S LMTD ACCESS R/W LINE OF ST RD 528, PER OOCEA R/W MAPS, SECTIONS NO. 1.1 AND NO. 1.2, AND INTL CORP PARK INTERCHANGE R/W MAP, BEING MORE PART DESC AS FOLLOWS: COMM AT A 1" IRON ROD (OLD AXLE) (NO ID) MARKING THE NE CORN OF SEC31-23-32, ORANGE CNTY, FL; TH RUN S00-09-37W, ALONG THE E LINE OF THE NE 1/4 OF SAID SEC 31, A DIST OF 392.71 FT TO THE INT W/ SAID EXISTING S LMTD ACCESS R/W LINE, FOR THE POB; TH RUN S00-09-37W, CONT ALONG SAID E LINE, A DIST OF 121.43 FT; TH DEP SAID E LINE, RUN N89-33-17W, A DIST OF 3671.30 FT TO THE E LINE OF LOT 3, "INTL CORP PARK-PARCEL 10" AS REC IN PB 67 AT PG 56 OF THE PUB REC OF ORANGE CNTY, FL; TH RUN N09-06-44W, ALONG SAID E LINE OF LOT 3, A DIST OF 5.13 FT; TH RUN N09-08-54W, ALONG SAID E LINE OF LOT 3, A DIST OF 167.55 FT; TH RUN N82-58-53E, ALONG SAID E LINE OF LOT 3, A DIST OF 15.13 FT; TH RUN N00-26-43E, ALONG SAID E LINE OF LOT 3, A DIST OF 27.77 FT TO SAID EXISTING S LMTD ACCESS R/W LINE; TH RUN S89-33-17E, ALONG SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 3312.78 FT; TH RUN S77-37-04E, CONT ALONG SAID EXISTING S LMTD ACCESS R/W LINE, A DIST OF 379.90 FT TO THE INT W/ SAID E LINE OF THE NE 1/4 OF SAID SEC 31 AND THE POB)

31-23-32-3859-00-010

INTERNATIONAL CORPORATE PARK PARCEL 10 67/56 LOT 1

31-23-32-3859-00-020

INTERNATIONAL CORPORATE PARK PARCEL 10 67/56 LOT 2

31-23-32-3859-00-030

INTERNATIONAL CORPORATE PARK PARCEL 10 67/56 LOT 3 & (LESS COMM AT TH NE CORNER TRACT 3 INTERNATIONAL CORPORATE PARK-PARCEL 10 PB67/56 TH N89-33-17W 121.75 TO THE NE CORNER LOT 3 SAID PLAT AND THE POB TH S00-26-43W 27.77 FT TH S82-58-53W 15.13 FT TH S09-08-54E 167.55 FT TH S09-06-44E 37.3 FT TH S16-31-17E 16.3 FT TH N89-33-17W 596.23 FT TH N52-04-38W 13.96 FT TO A POC OF A NON-TAN CURVE CONCAVE SELY HAVING A RADIUS 639.49 FT DELTA 41-36-10 CHORD BRG N58-43-23E AN ARC LENGTH 464.34 TH S89-33-17E 197.09 FT TO THE POB SEE DOC# 201506345556) & (LESS COMM AT TH NE CORNER TRACT 3 INTERNATIONAL CORPORATE PARK-PARCEL 10 PB67/56 TH N89-33-17W 121.75 TO THE NE CORNER LOT 3 SAID PLAT AND THE POB TH S00-26-43W 27.77 FT TH S82-58-53W 15.13 FT TH S09-08-54E 167.55 FT TH S09-06-44E 37.3 FT TH S16-31-17E 16.3 FT TH N89-33-17W 156.26 FT FOR THE POB TH S00-26-43W 80 FT TH N89-33-17W 462.6 FT TH N30-44-53E 77.87 FT TH N52-04-38W 20.99 FT TH S89-33-17E 439.97 FT TO THE POB SEE DOC# 20150634556)

36-23-31-0000-00-004

BEG 677.59 FT N OF SE COR OF NE1/4 TH N 370 FT NWLY 141.45 FT S 79 DEG W 27.35 FT SWLY 217.69 FT S 38 DEG E 323.44 FT E 100 FT TO POB (N/K/A RETENTION AREA) IN SEC 36-23-31

36-23-31-0000-00-005

BEG SE COR OF TR J INTERNATIONAL CORP PARK PH ONE-UNIT 1 23/39 TH S 105.12 FT W 131.63 FT NELY ALONG R/W 94.04 FT S 70 DEG E 19.81 FT E 56.48 FT N 25.12 FT E 20 FT TO POB (PUMP STATION) IN SEC 36-23-31 (PUMP STATION PER 5543/2698)

36-23-31-0000-00-006

THAT PART OF NE1/4 OF SEC 36-23-31 LYING SLY OF BEELINE EXPY & ELY OF I C P BLVD & N OF TRACT J OF INTERNATIONAL CORPORATE PARK PHASE 1 UNIT 1 PB 23/38

36-23-31-0000-00-007

THAT PART OF NE1/4 OF SEC 36-23-31 LYING ELY OF I C P BLVD & NLY OF BEELINE EXPY RAMP & S OF A LINE DESC AS BEG SELYMOST COR OF TRACT J OF INTERNATIONAL CORPORATE PARK PHASE 1 UNIT 1 PB 23/38 TH RUN S 105.12 FT FOR BEG OF LINE TH W 131.63 FT TO SAID BEELINE EXPY RAMP & END OF LINE

36-23-31-3849-00-012

INTERNATIONAL CORPORATE PARK PHASE ONE UNIT 1 23/38 THAT PORTION OF LOT 1 DESC AS COMM AT THE SE COR OF SAID LOT 1 TH RUN S89-48-23W 1175.89 FT TO POB TH CONT S89-48-23W 799.69 FT TH N0-12-22W 1039.24 FT TH N89-50-29E 698.93 FT TH N29-50-29E 32.92 FT TH S21-23-28W 24.06 FT TO PT OF CURV CONCAV SWLY HAV RAD OF 1120 FT & CENTRAL ANGLE OF 21-11-40 TH ALONG SAID CURV 414.4 FT TH S0-11-48E 639.97 FT TO POB

36-23-31-3849-00-013

INTERNATIONAL CORPORATE PARK PHASE ONE UNIT 1 23/38 THAT PORTION OF LOT 1 DESC AS COMM AT THE SE COR OF SAID LOT 1 TH RUN S89-48-23W 1975.58 FT TO POB TH N0-12-22W 1039.24 FT TH S89-50-29W 316.95 FT TH N1-52-18E 425.48 FT TH N88-7-35W 232.71 FT TH S0-22-18E 64.23 FT TH S16-2-55W 153.31 FT TH S60-51-0W 93.12 FT TH S63-16-37W 107.36 FT TH S89-0-1W 143.24 FT TH N66-41-16W 65.77 FT TH S85-59-18W 107.53 FT TH S25-29-51W 137.4 FT TH S89-50-29W 399.17 FT TH S0-8-58E 997.4 FT TH N89-58-3E 904.72 FT TO POB

36-23-31-3849-10-000

INTERNATIONAL CORPORATE PARK PHASE ONE UNIT 1 23/38 TRACT J (LIFT STATION)