



Interoffice Memorandum

DEC 21 2016

12-21-16A-0199 REC

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DATE: December 13, 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

Handwritten initials "JMS" and "for" next to the contact person information.

Applicant: George Kramer, Littlejohn Engineering
Associates, Inc.

Case Information: Case # LUPA-16-11-390
(Skyplex Orlando PD/LUP)
Planning and Zoning Commission (PZC)
Meeting Date: December 15, 2016

Type of Hearing: Rezoning Public Hearing

Commission District: 6

General Location: North of Sand Lake Road, east of International
Drive, and west and east of Canada Avenue.

**BCC Public Hearing
Required by:** Orange County Code, Chapter 30

January 24, 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, 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 request to rezone a 1.50-acre parcel (25-23-28-3853-00-131) from C-2 (General Commercial District) to PD (Planned Development District) while aggregating it into the existing Skyplex Orlando PD in order to provide for stormwater management.

Material Provided:

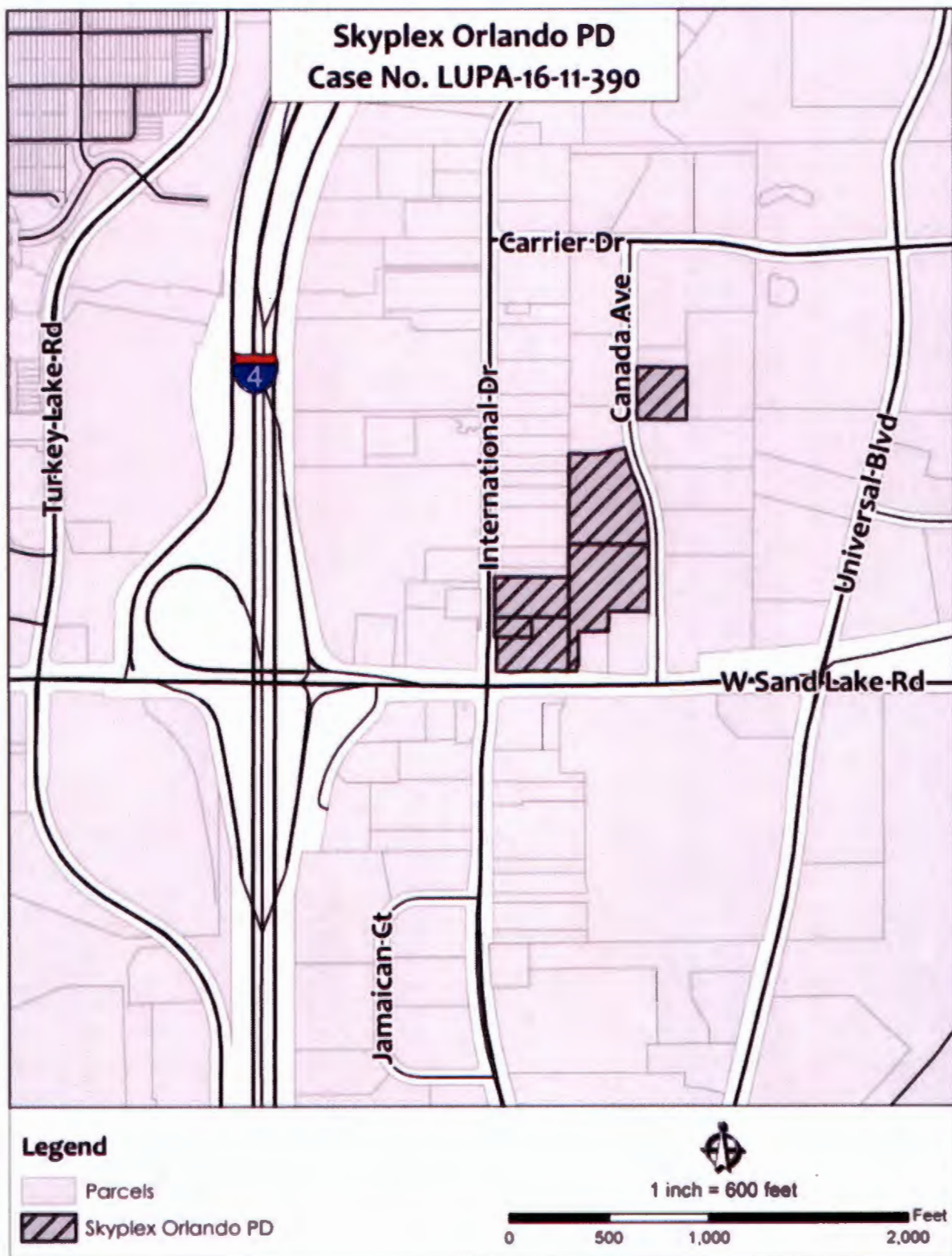
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk:

Please place this request on the **January 24, 2017** 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



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

**SKYPLEX ORLANDO PD/LUP
CASE NO. LUPA-16-11-390**

LEGAL DESCRIPTION (PREPARED BY SURVEYOR)

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 28 EAST AND BEING A PORTION OF LOT 5 AND ALL OF LOTS 6 AND 7 OF INTERNATIONAL COVE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 18 AND 19 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°17'48" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 190.89 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°42'32" EAST, 30.00 FEET TO THE EAST RIGHT-OF-WAY OF INTERNATIONAL DRIVE, ACCORDING TO THE PLAT OF ROSEN TRUSTEE AS RECORDED IN PLAT BOOK 35, PAGE 83 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10029, PAGE 1882 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE RUN NORTH 00°17'48" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID SPECIAL WARRANTY DEED AND THE WEST LINE OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10651, PAGE 8177 OF SAID PUBLIC RECORDS 299.99 FEET TO THE NORTHWEST CORNER OF THE AFORESAID CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10651, PAGE 8177 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°42'12" EAST ALONG THE NORTH LINE OF SAID SPECIAL WARRANTY DEED, 369.99 FEET TO THE NORTHEAST CORNER OF SAID SPECIAL WARRANTY DEED AND THE WEST LINE OF THE CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10536, PAGE 7975 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°20'27" EAST ALONG SAID WEST LINE AND THE WEST LINE OF LOTS 5, 6, 7 OF INTERNATIONAL COVE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 18 AND 19 OF SAID PUBLIC RECORDS, 613.52 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°39'27" EAST, 148.42 FEET; THENCE RUN NORTH 77°48'24" EAST, 135.33 FEET THE NORTHEAST CORNER OF SAID LOT 6 AND THE WEST RIGHT-OF-WAY OF CANADA AVENUE ACCORDING TO SAID PLAT OF INTERNATIONAL COVE BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG RIGHT-OF-WAY AND SAID NON-TANGENT CURVE HAVING A RADIUS OF 864.47 FEET; A CENTRAL ANGLE OF 11°18'39", AN ARC LENGTH OF 170.66 FEET; A CHORD LENGTH OF 170.38 FEET; AND A CHORD BEARING OF SOUTH 17°51'53" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 784.47 FEET; A CENTRAL ANGLE OF 23°51'08", AN ARC LENGTH OF 326.57 FEET;

A CHORD LENGTH OF 324.22 FEET; AND A CHORD BEARING OF SOUTH 11°35'37" EAST TO A POINT OF TANGENCY ALSO BEING THE SOUTHEAST CORNER OF AFORESAID LOT 7 AND THE NORTHEAST CORNER OF AFORESAID SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10536, PAGE 7975 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°20'27" WEST, ALONG THE EAST LINE OF SAID SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10536, PAGE 7975 OF SAID PUBLIC RECORDS AND ALONG SAID WEST RIGHT-OF-WAY LINE, 334.65 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10536, PAGE 7975; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES ALONG SAID SOUTH LINE OF SAID SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10536, PAGE 7975, NORTH 89°46'01" WEST, 200.70 FEET; THENCE RUN SOUTH 00°20'27" WEST, 100.00 FEET; THENCE RUN NORTH 89°46'13" WEST, 150.00 FEET; THENCE RUN SOUTH 00°20'27" WEST, 169.44 FEET; THENCE RUN NORTH 89°47'13" WEST, 9.00 FEET; THENCE RUN SOUTH 00°20'27" WEST, 28.68 FEET; THENCE RUN NORTH 88°13'57" WEST, 38.60 FEET; THENCE RUN SOUTH 01°46'08" WEST, 3.00 FEET; THENCE RUN NORTH 88°13'52" WEST, 2.43 FEET TO THE WEST LINE OF SAID SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10536, PAGE 7975, ALSO BEING THE SOUTHEAST CORNER OF SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8060, PAGE 936 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE SOUTH LINE OF SAID WARRANTY DEED AND THE NORTH RIGHT-OF-WAY LINE OF SANDLAKE ROAD (STATE ROAD 482) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 75002, PREPARED BY JONES, WOODS AND GENTRY, INC., LAST REVISED 06/21/11, THE FOLLOWING COURSES: NORTH 88°13'52" WEST, 46.03 FEET; THENCE NORTH 01°46'08" EAST, 2.94 FEET; THENCE NORTH 88°13'52" WEST, 15.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2575.94 FEET, A CENTRAL ANGLE OF 00°40'25", AN ARC LENGTH OF 30.28 FEET, A CHORD LENGTH OF 30.28 FEET AND A CHORD BEARING OF NORTH 88°34'05" WEST TO A POINT; THENCE RUN SOUTH 01°05'43" WEST, 2.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2573.00 FEET, A CENTRAL ANGLE 02°59'23", AN ARC LENGTH OF 134.26 FEET, A CHORD LENGTH OF 134.25 FEET AND A CHORD BEARING OF SOUTH 89°36'01" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 88°06'20" WEST, 60.86 FEET; THENCE RUN NORTH 87°13'06" WEST 73.46 FEET TO THE SOUTHWEST CORNER OF SAID SPECIAL WARRANTY DEED; THENCE RUN NORTH 00°17'48" EAST, ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED AND THE EAST LINE OF THAT CERTAIN EASEMENT GRANT, RECORDED IN OFFICIAL RECORDS BOOK 1896, PAGE 340 OF SAID PUBLIC RECORDS, 170.24 TO THE NORTH LINE OF SAID SPECIAL WARRANTY DEED AND THE SOUTH LINE OF SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10029, PAGE 1882; THENCE THENCE RUN NORTH 89°42'32" WEST ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED, 10.00 FEET; TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED DEFAULT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 11.462 ACRES MORE OR LESS.

TOGETHER WITH non-exclusive easement rights granted for the benefit of Burger King Parcel, in that certain Easement recorded in Official Records Book 2925, Page 1705, and that certain Easement Grant recorded in Official Records Book 1896, Page 339, of the Public Records of Orange County, Florida.

AND

TOGETHER WITH non-exclusive easement rights for the benefit of the above described FEE Parcel (shown on sheet 1 of 2) as created by and set forth in that certain Warranty recorded August 8, 1978 in Official Records Book 2925, Page 1712, of the Public Records of Orange County, Florida.

AND

TOGETHER WITH non-exclusive easement rights for the benefit of the above described FEE Parcel (shown on sheet 1 of 2) as created by and set forth in that certain Easement recorded in Official Records Book 2936, Page 1838, of the Public Records of Orange County, Florida.

AND

TOGETHER WITH non-exclusive easement rights for the benefit of the above described FEE Parcel (shown on sheet 1 of 2) as created by and set forth in that certain Agreement Regarding Grant of Easements recorded in Official Records Book 9939, Page 7355, of the Public Records of Orange County, Florida."

ALSO TOGETHER WITH
(O.R.B. 10850, PG. 1593)(NO TITLE PROVIDED)

LOT 13 AND THE SOUTH 81.90 FEET OF LOT 14, INTERNATIONAL COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 18 & 19, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 14, INTERNATIONAL COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 18 & 19, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE S00°06'23"W ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 98.10 FEET FOR A POINT OF BEGINNING; THENCE S89°53'37"E A DISTANCE OF 250.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 14; THENCE S00°06'23"W ALONG THE EAST LINE OF SAID LOT 14 AND THE EAST LINE OF LOT 13 OF SAID INTERNATIONAL COVE, A DISTANCE OF 261.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE N89°53'37"W HE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 248.65 FEET TO THE

EAST RIGHT-OF-WAY LINE OF CANADA AVENUE, BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 784.47 FEET, A CHORD BEARING OF N01°34'27"W, A CHORD DISTANCE OF 46.01 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 03°21'39", A DISTANCE OF 46.02 FEET; THENCE N00°06'23"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 215.90 FEET TO THE POINT OF BEGINNING.