




Interoffice Memorandum

01-25-17A08:01 RCVD

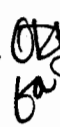
A handwritten signature in black ink, possibly reading "Katie A. Smith".

DATE: January 12, 2017 01-25-17A08:10 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: MCP Retail Planned Development / Land Use
Plan (PD / LUP) – Case # CDR-16-12-415

Type of Hearing: Substantial Change

Applicant: David Beyer, MCP Design, Inc.

Commission District: 5

General Location: South of University Boulevard and West of
Goldenrod 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

March 7, 2017
@ 2 PM

**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 incorporate a waiver from Orange County Code Section 38-1476 to allow four (4) parking spaces for each 1,000 square feet of gross floor area of shopping centers with over 50,000 square feet of gross floor area, in lieu of the requirement for five (5) parking spaces for each 1,000 square feet of gross floor area of shopping centers with over 50,000 square feet of gross floor area.

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.

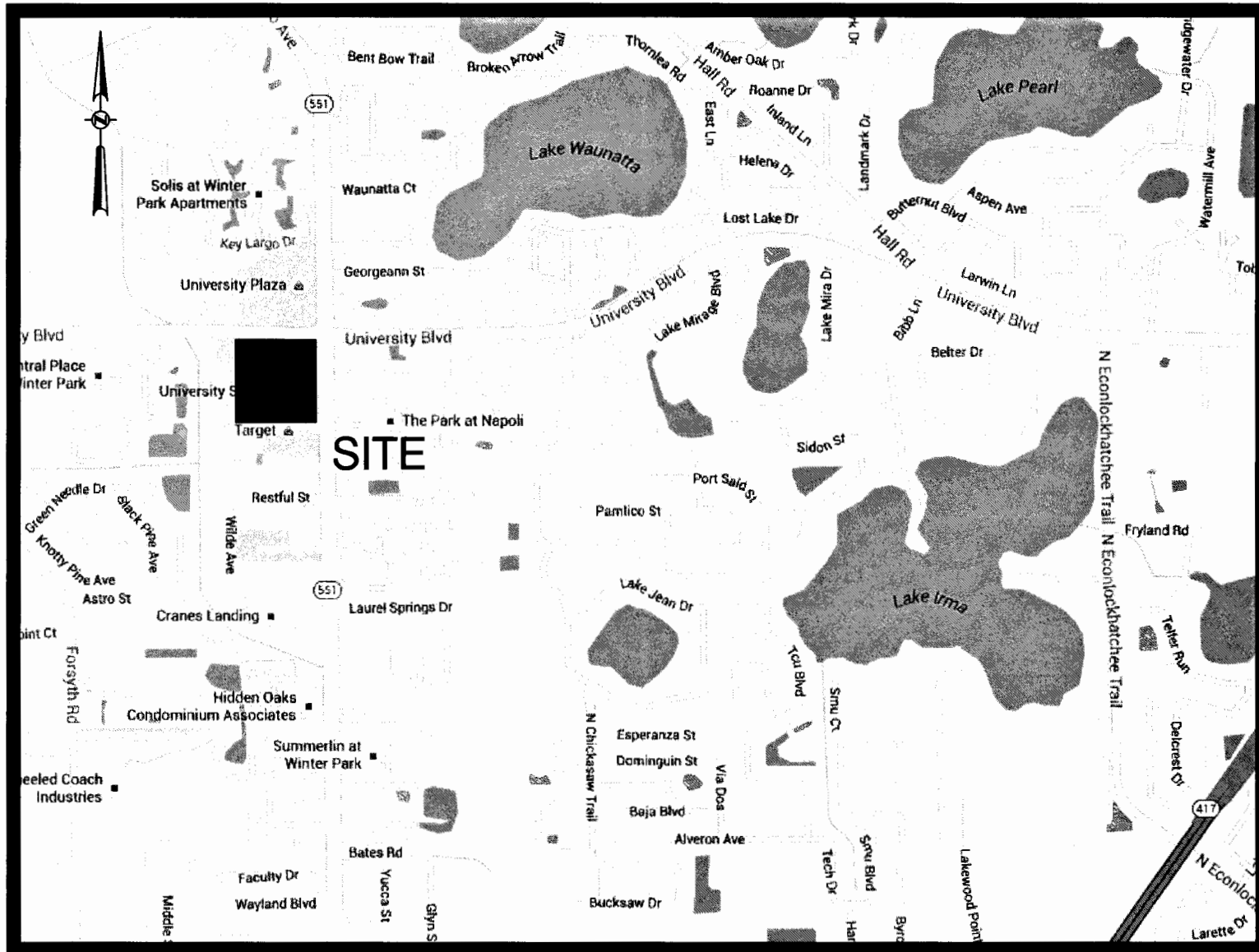
Attachment (location map)

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

LOCATION MAP

CDR-16-12-415

N.T.S.



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

CDR-16-12-415

PARCEL 1:

A PORTION OF THOSE LANDS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6452, PAGE 2605, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SITUATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 11, TOWNSHIP 22, SOUTH RANGE 30 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE RUN N89°35'12"W ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 69.61 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°24'48"W A DISTANCE OF 53.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD AS SHOWN ON THE ORANGE COUNTY RIGHT-OF-WAY MAP FOR UNIVERSITY BOULEVARD BY GLACE AND RADCLIFFE, INC., JOB NO. 81535, AND THE WEST RIGHT OF WAY LINE OF STATE ROAD 551 (GOLDENROD ROAD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 75200-2515; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD RUN ALONG SAID WEST RIGHT OF WAY LINE OF STATE ROAD 551 (GOLDENROD ROAD) S00°00'27"E A DISTANCE OF 507.74 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: S00°00'27"E A DISTANCE OF 99.30 FEET; THENCE RUN S89°38'13"E A DISTANCE OF 10.00 FEET; THENCE RUN S00°00'27"E A DISTANCE OF 660.49 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°40'45"W ALONG SAID SOUTH LINE A DISTANCE OF 603.32 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°00'17"W A DISTANCE OF 660.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE RUN N89°38'13"W ALONG SAID SOUTH LINE A DISTANCE OF 15.42 FEET; THENCE DEPARTING SAID SOUTH LINE RUN THE FOLLOWING COURSES AND DISTANCES: N00°00'27"W A DISTANCE OF 37.97 FEET; THENCE RUN N89°59'33"E A DISTANCE OF 44.70 FEET; THENCE RUN N00°00'27"W A DISTANCE OF 419.99 FEET; THENCE RUN N22°46'02"W A DISTANCE OF 120.03 FEET; THENCE RUN N00°00'27"W A DISTANCE OF 38.94 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD; THENCE RUN S89°35'12"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 339.04 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN THE FOLLOWING COURSES AND DISTANCES: S00°42'06"W A DISTANCE OF 57.22 FEET; THENCE RUN S58°42'34"E A DISTANCE OF 24.46 FEET; THENCE RUN S00°42'06"W A DISTANCE OF 85.91 FEET; THENCE RUN S08°12'07"W A DISTANCE OF 15.36 FEET; THENCE RUN S00°25'39"W A DISTANCE OF 79.25 FEET; THENCE RUN S59°56'06"E A DISTANCE OF 20.74 FEET; THENCE RUN S89°17'54"E A DISTANCE OF 36.62 FEET; THENCE RUN S00°00'27"E A DISTANCE OF 248.62 FEET; THENCE RUN N89°59'33"E A DISTANCE OF 32.00 FEET; THENCE RUN S00°00'27"E A DISTANCE OF 16.49 FEET; THENCE RUN S89°38'32"E A DISTANCE OF 128.00 FEET; THENCE RUN N00°00'27"W A DISTANCE OF 17.31 FEET; THENCE RUN N89°59'33"E 40.50 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF STATE ROAD 551 (GOLDENROD ROAD) POINT BEING THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH THE EASEMENT RIGHTS CREATED BY THE OPERATION AND EASEMENT AGREEMENT BY AND BETWEEN MCP RETAIL, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND TARGET CORPORATION, A MINNESOTA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 8, 2004, IN OFFICIAL RECORDS BOOK 7605, PAGE 1061.

PARCEL 3:

TOGETHER WITH THE EASEMENT RIGHTS CREATED BY THE DRAINAGE EASEMENT EXECUTED BY JOHN CARTER, H.C. BUCHANAN AND HELENE M. PETERMAN, IN FAVOR OF COMMUNITY SHOPPING CENTERS, A FLORIDA GENERAL PARTNERSHIP, RECORDED

CDR-16-12-415

APRIL 30, 1980, IN OFFICIAL RECORDS BOOK 3111, PAGE 1746.

PARCEL 4:

TOGETHER WITH THE EASEMENT RIGHTS CREATED BY THE WATER UTILITY EASEMENT EXECUTED BY CSC INVESTMENT COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP AND COMMUNITY SHOPPING CENTER ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, TO GENERAL WATERWORKS CORPORATION, CENTRAL FLORIDA, A DELAWARE CORPORATION, RECORDED JANUARY 20, 1981, IN OFFICIAL RECORDS BOOK 3166, PAGE 2064.

PARCEL 5:

TOGETHER WITH THE EASEMENT RIGHTS CREATED BY THE DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED DECEMBER 11, 2002 IN OFFICIAL RECORDS BOOK 6698, PAGE 4654.

PARCEL 6:

TOGETHER WITH THE EASEMENT RIGHTS CREATED BY THE PERMANENT DRAINAGE EASEMENT BY AND BETWEEN FREDDIE GOLD AND MILLIE D. GOLD, HUSBAND AND WIFE, AND MCP RETAIL, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, DATED MAY 19, 2004, AND RECORDED MAY 20, 2004, IN OFFICIAL RECORDS BOOK 7445, PAGE 4252.