



Interoffice Memorandum

06-15-17P03:00 RCVD

DATE: June 15, 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

Applicant: Jim Dombrowski, B&S Engineering Consultants,
LLC

Case Information: Case # LUP-17-01-026 (U Park Toy Storage PD)
Planning and Zoning Commission (PZC)
Meeting Date: June 15, 2017

Type of Hearing: Rezoning Public Hearing

Commission District: 3

General Location: 600 N. Goldenrod Road; or at the terminus of
Valencia College Lane, approximately 150 feet
west of N. Goldenrod Road.

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

LEGISLATIVE FILE # 17-843July 18, 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 request to rezone one (1) parcel containing 5.02 gross acres from C-1 to PD, in order to construct up to 351,142 square feet of Retail Commercial (C-1 uses) and outdoor storage of boats and recreational vehicles (C-2 uses). In addition, the following waivers are requested from Orange County Code:

1. A waiver from Section 24-5(a)(2) to allow a 10-foot wide landscape buffer to separate C-2 uses from all residential uses along the north and south property lines, in lieu of a minimum 25-foot wide landscape buffer; and
2. A waiver from Section 38-1272(a)(3) to allow a minimum 10-foot PD perimeter setback along the southern property line only, in lieu of a minimum 25-foot PD perimeter setback.

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:

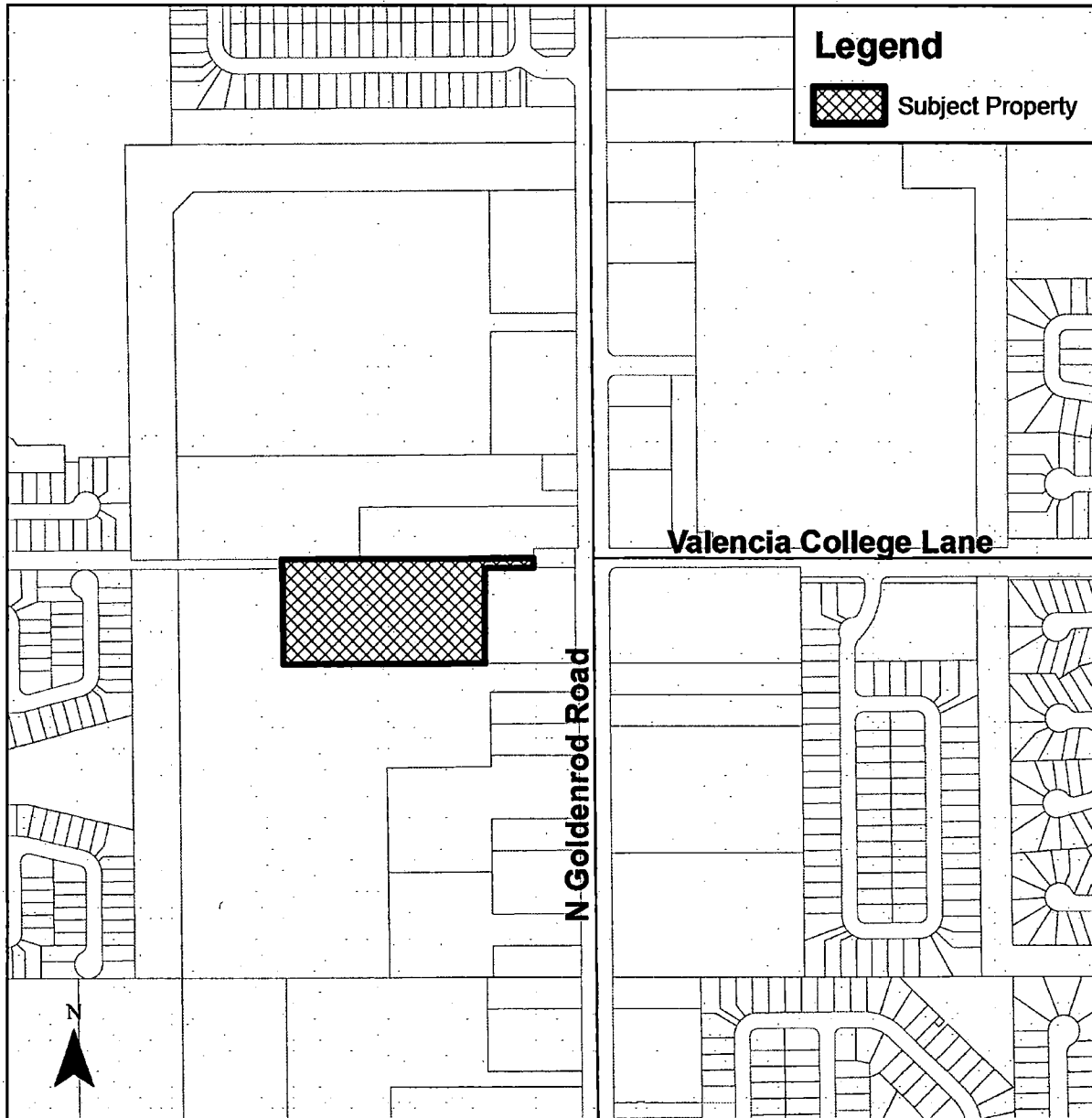
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

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

Location Map

LUP-17-01-026



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

U-PARK TOY STORAGE PD

LUP-17-01-026

PROJECT ADDRESS: 600 N GOLDENROD ROAD PARCEL ID #: 26-22-30-0000-00-123
ORLANDO, FLORIDA 32762

LEGAL DESCRIPTION:

N 1/2 OF E 3/4 OF N 1/2 OF NE 1/4 OF NW 1/4 (LESS COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 26 TOWNSHIP 22 SOUTH RANGE 30 EAST ORANGE COUNTY FLORIDA THENCE SOUTH 89 DEGREES 41 MINUTES 45 SECONDS WEST 50.00 FEET ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 26 TO A POINT ON THE WEST RIGHT OF WAY LINE OF GOLDENROD ROAD (STATE ROAD 551) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 75200 - 2512 FOR THE POINT OF BEGINNING THENCE NORTH 00 DEGREES 24 MINUTES 42 SECONDS WEST 30.00 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON A LINE 30.00 FEET NORTH OF WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTH BOUNDARY OF THE NORTHWEST 1/4 THENCE SOUTH 89 DEGREES 41 MINUTES 45 SECONDS WEST 142.00 FEET ALONG SAID LINE TO A POINT THENCE SOUTH 00 DEGREES 24 MINUTES 42 SECONDS EAST 30.00 FEET TO A POINT ON SAID NORTH BOUNDARY OF THE NORTHWEST 1/4 THENCE SOUTH 89 DEGREES 41 MINUTES 45 SECONDS WEST 68.00 FEET ALONG SAID NORTH BOUNDARY TO A POINT ON THE WEST BOUNDARY OF THE EAST 260.00 FEET OF SAID NORTHWEST 1/4 THENCE SOUTH 00 DEGREES 28 MINUTES 23 SECONDS EAST 30.00 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTH BOUNDARY OF THE NORTHWEST 1/4 THENCE SOUTH 89 DEGREES 41 MINUTES 45 SECONDS WEST 88.00 FEET ALONG SAID LINE THENCE SOUTH 00 DEGREES 28 MINUTES 23 SECONDS EAST 301.69 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 26 THENCE NORTH 89 DEGREES 43 MINUTES 59 SECONDS EAST 298.00 FEET ALONG SAID SOUTH BOUNDARY TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF GOLDENROD ROAD THENCE NORTH 00 DEGREES 28 MINUTES 23 SECONDS WEST 331.89 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; & COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH RANGE 30 EAST ORANGE COUNTY FLORIDA, THENCE SOUTH 89 DEGREES 41 MINUTES 45 SECONDS WEST 192.00 FEET ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 26 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 41 MINUTES 45 SECONDS WEST 68.00 FEET ALONG SAID THE NORTH BOUNDARY TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3829 PAGE 3943 PUBLIC RECORDS OF ORANGE COUNTY FLORIDA THENCE SOUTH 00 DEGREES 28 MINUTES 23 SECONDS EAST 30.00 FEET ALONG THE WEST BOUNDARY OF SAID LANDS AND THE WEST BOUNDARY OF THE EAST 260.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 26 THENCE NORTH 89 DEGREES 41 MINUTES 45 SECONDS EAST 68.00 FEET THENCE NORTH 00 DEGREES 28 MINUTES 23 SECONDS WEST 30.00 FEET TO THE POINT OF BEGINNING

May 25, 2017 - 10:27am

P:\PROJECT DRAWINGS\JKS-01 600 N Goldenrod Storage\1-5.0) Permits\1-5.2) County\LUP\FOR BCC\LEGAL DESCRIPTION.dwg

B&S
ENGINEERING CONSULTANTS, LLC

2221 Lee Road, Ste. 17
Winter Park, FL 32789
(407) 960-5888

Board of Professional Engineers
Certificate No. 28973

LEGAL DESCRIPTION
EXHIBIT

U PARK STORAGE

JKS HOLDINGS OF CENTRAL FLORIDA, LLC
PO BOX 623556
OVIEDO, FL 32762

EXH -1