



Interoffice Memorandum

05-31-18P02:16 RCVD

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A handwritten signature in black ink, appearing to be a stylized "A" or similar character.

DATE: May 18, 2018

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, 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: Lake Pickett Center Planned Development / Land
Use Plan (PD / LUP) – Case # CDR-18-02-055

Type of Hearing: Substantial Change

Applicant: Jay R. Jackson, P.E., Kimley-Horn and Associates,
Inc.

Commission District: 5

General Location: North of State Road 50 / East of Bonnevill Drive

**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 # 18-762

July 10, 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 PD substantial change to amend the current Land Use Plan to revise the trip equivalency matrix to include freestanding emergency room and medical office uses, and convert 60,000 square feet of shopping center uses to 12,500 square feet commercial retail, 81,500 square feet medical office, and 19,523 square feet free-standing emergency room uses based on the proposed trip equivalency matrix. The applicant is also requesting to delete condition 15 c from the November 15, 2016 BCC conditions to remove the 25 foot buffer along the north, east, and west of the commercial tract in favor of a 15 foot buffer along the north and west of the commercial tract, and a 6 foot high masonry wall along the north property line of the commercial tract adjacent to residential uses.

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

SKETCH OF DESCRIPTION

PROJECT: LAKE PICKETT

PURPOSE: PARCEL C

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 2

DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, PALM LAKE ESTATES, AS RECORDED IN PLAT BOOK "U", PAGE 71, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND RUN N89°58'33"E LONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD 50, A DISTANCE OF 728.72 FEET FOR THE POINT OF BEGINNING; THENCE RUN N00°01'27"W, A DISTANCE OF 511.49 FEET TO A POINT ON THE SOUTH LINE OF LAKE PICKETT MANOR, AS RECORDED IN PLAT BOOK 38, PAGES 59, 60 AND 61, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE SAID SOUTH LINE OF LAKE PICKETT MANOR THE FOLLOWING FIVE (5) COURSES: THENCE RUN S59°57'23"E, A DISTANCE OF 37.84 FEET; THENCE RUN N74°55'31"E, A DISTANCE OF 64.10 FEET; THENCE RUN N66°17'47"E, A DISTANCE OF 97.18 FEET; THENCE RUN N53°50'47"E, A DISTANCE OF 87.85 FEET; THENCE RUN N89°58'33"E, A DISTANCE OF 301.50 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 420 PER OFFICIAL RECORDS BOOK 8878, PAGE 868, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°07'35"E, A DISTANCE OF 600.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN S89°58'33"W ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50, A DISTANCE OF 557.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 316451 SQUARE FEET OR 7.265 ACRES, MORE OR LESS.

SURVEYORS NOTES

1. Bearings based on the South line of Tract C of Lake Pickett Manor, as being N89°58'33"E.
2. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 05/18/2016

DRAWN BY: BP SCALE: 1" = 250'

PB38-PG59 LOT SKETCH

SHEET 1 OF 2

JAMES R. SHANNON JR., P.L.S. #4671

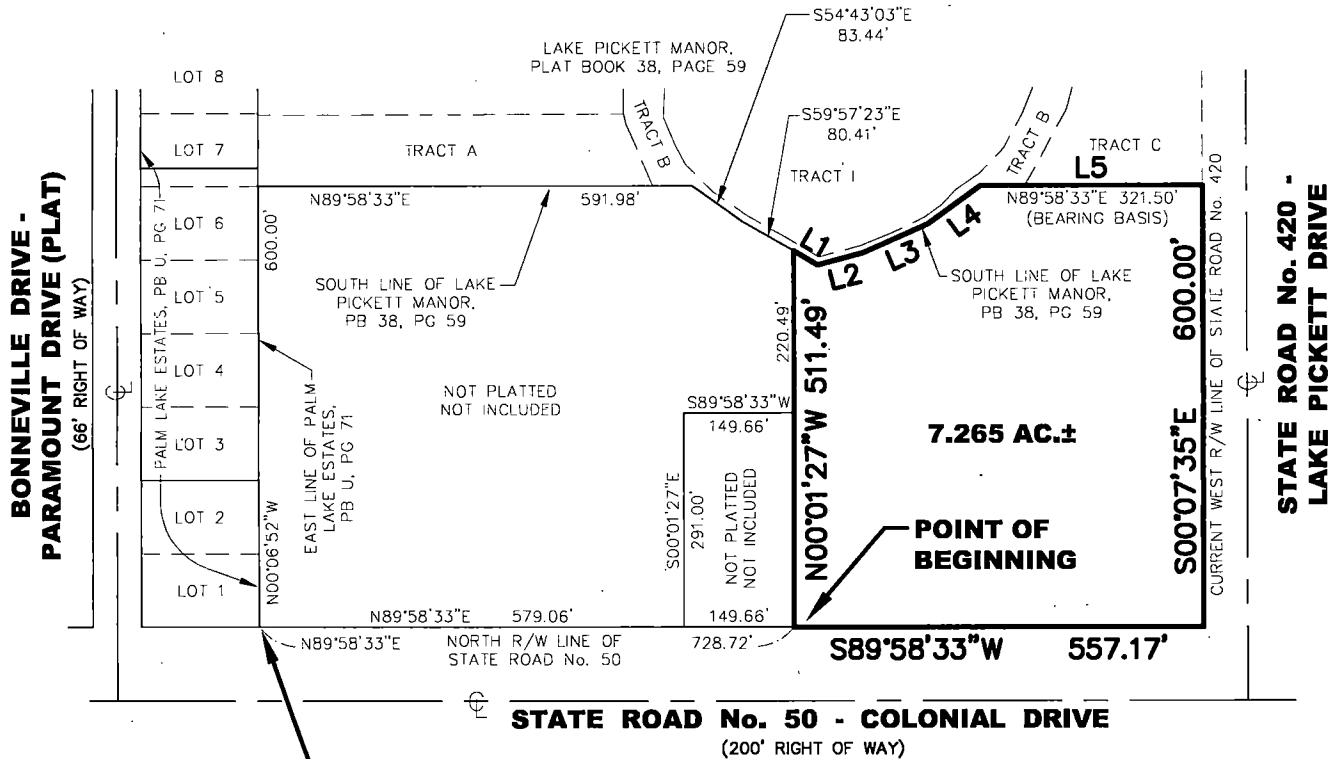
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH OF DESCRIPTION

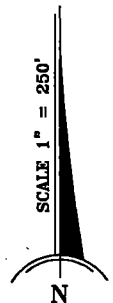
PROJECT: LAKE PICKETT

PURPOSE: PARCEL C

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NOT VALID WITHOUT SHEET 1



LINE TABLE		
LINE	BEARING	LENGTH
L1	S59°57'23"E	37.84'
L2	N74°55'31"E	64.10'
L3	N66°17'47"E	97.18'
L4	N53°50'47"E	87.85'
L5	N89°58'33"E	301.50'



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PB38-PG59 LOT SKETCH

SHEET 2 OF 2

SKETCH OF DESCRIPTION

PROJECT: LAKE PICKETT

PURPOSE: PARCEL B

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DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, PALM LAKE ESTATES, AS RECORDED IN PLAT BOOK "U", PAGE 71, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°58'33"E ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD 50, A DISTANCE OF 579.06 FEET TO THE POINT OF BEGINNING; THENCE RUN N00°01'27"W, A DISTANCE OF 291.00 FEET; THENCE RUN N89°58'33"E, A DISTANCE OF 149.66 FEET; THENCE RUN S00°01'27"E, A DISTANCE OF 291.00 FEET TO SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN S89°58'33"W ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50, A DISTANCE OF 149.66 FEET TO THE POINT OF BEGINNING;

CONTAINS 43,552 SQUARE FEET OR 1.000 ACRES, MORE OR LESS.

SURVEYORS NOTES

1. Bearings based on the South line of Tract C of Lake Pickett Manor, as being N89°58'33"E.
2. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
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SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PB38-PG59 LOT SKETCH

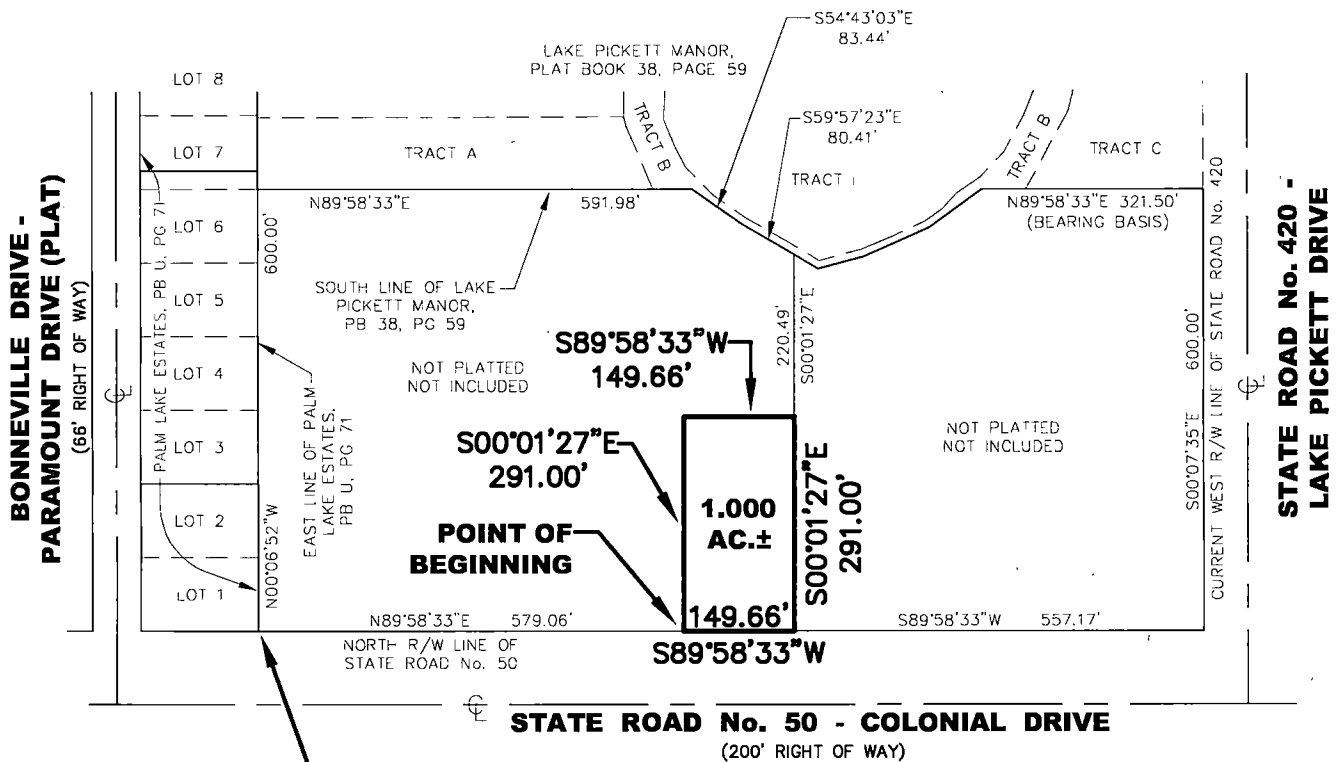
SHEET 1 OF 2

SKETCH OF DESCRIPTION

PROJECT: LAKE PICKETT

PURPOSE: PARCEL B

THIS IS NOT A BOUNDARY SURVEY
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PB38-PG59 LOT SKETCH

SHEET 2 OF 2

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



LOCATION MAP

ORANGE COUNTY, FLORIDA
SECTION 23, TOWNSHIP 22, RANGE 31

SCALE	N.T.S.	Kimley»Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 189 S Orange Ave, Suite 1000, Orlando, FL 32801 PHONE (407) 898-1911 WWW.KIMLEY-HORN.COM CA 00003698	DATE	LAKE PICKETT CENTER PD LOCATION MAP	DESIGN ENGINEER:	SHEET NUMBER A-1
DESIGNED BY			04/25/2018			
DRAWN BY			PROJECT NO.			
CHECKED BY			149633003		FLORIDA P.E. LICENSE NUMBER:	