



Interoffice Memorandum

08-15-18P03:59 RCVD

07:04907-92948-ARNV

08-15-18P03:56 RCVD

A handwritten signature in black ink, appearing to be "JD" or similar, written over the "RCVD" stamp.

DATE: August 14, 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, 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: Ginn Property Planned Development / Land Use
Plan (PD / LUP) – Case # CDR-18-05-181

Type of Hearing: Substantial Change

Applicant: Darren Pellegrin, Greenway Park I, LLC

Commission District: 4

General Location: South of S.R. 417 and west of Boggy Creek 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

LEGISLATIVE FILE # 18-1139

September 18, 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 allow for a Master Sign Plan for Parcel 4. The request also includes the following two (2) waiver requests from Orange County Code:

1. A waiver from Section 31.5-67(f) to allow three (3) ground signs in lieu of two (2) ground signs on Lot 1 with a right-of-way frontage in excess of four hundred (400) linear feet, provided that any pole signs and ground signs on the parcel shall be separated from each other by a distance of not less than one hundred (100) feet, and that any ground sign shall be separated from any other ground sign on the parcel by a distance of not less than one hundred (100) feet.
2. A waiver from Section 31.5-15(a)(1) to allow for copy area for Lot 2 on the multi-tenant ground sign, in lieu of no ground sign copy area for Lot 2 due to its lack of right-of-way frontage.

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 **September 18, 2018** 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.

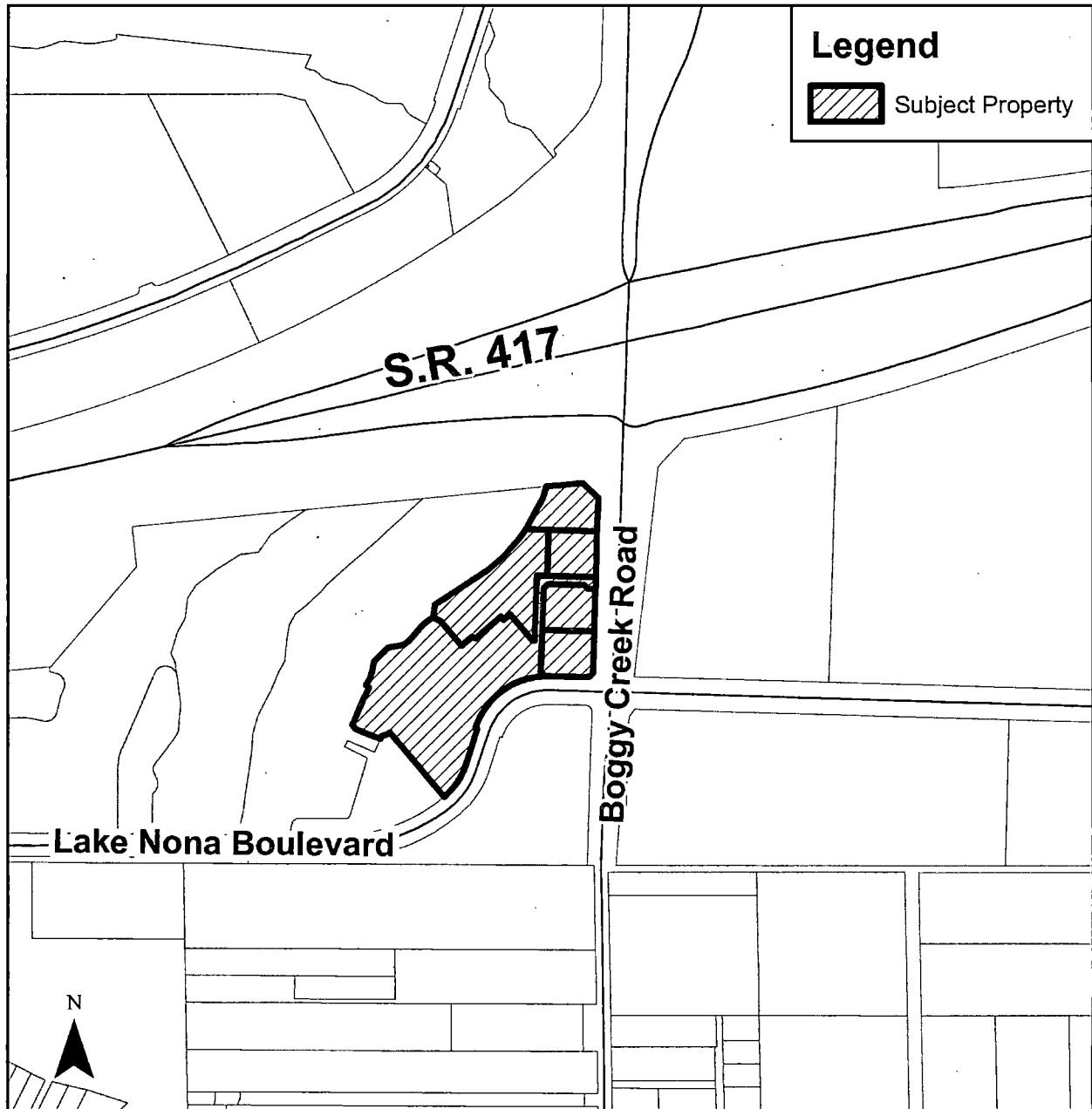
Attachment (location map)

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

Ginn Property PD

CDR-18-05-181

Location Map



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

Ginn Property PD

CDR-18-05-181

Legal Description

Lot 1, BEACON PARK BOULEVARD FIRST AMENDMENT REPLAT, as recorded in Plat Book 86, Pages 116 and 117, of the Public Records of Orange County, Florida, described as follows:

BEGIN at Southwest corner of said Lot 1; thence run the following courses and distances along the West line of said Lot 1: N12°48'38"E, 102.20 feet; thence N07°22'42"E, 82.24 feet; thence N07°38'36"E, 80.92 feet; thence N07°05'19"E, 82.89 feet; thence N03°54'45"E, 90.29 feet; thence N14°58'03"E, 82.43 feet; thence N27°23'52"E, 126.65 feet; thence N21°19'06"E, 85.20 feet; thence N29°41'05"E, 50.38 feet; thence N05°32'24"E, 89.06 feet; thence N09°03'58"E, 71.96 feet; thence N27°40'20"E, 53.17 feet; thence N52°31'17"E, 56.59 feet; thence N46°10'36"E, 91.41 feet; thence N40°40'18"E, 41.52 feet; thence N47°36'14"E, 147.29 feet; thence N49°00'32"E, 85.91 feet; thence N47°03'45"E, 322.29 feet to the North line of said Lot 1; thence departing said West line run N84°00'49"E along said North line, 695.06 feet; thence S47°23'03"E along said North line, 93.17 feet to the East line of said Lot 1; thence departing said North line run S01°12'36"W, 749.66 feet to the South line of said Lot 1 and a point of curvature of a curve concave Northwesterly having a radius of 30.00 feet and a chord bearing of S46°12'36"W; thence run the following courses and distances along said South line: Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 47.12 feet to the point of tangency; thence N88°47'24"W, 159.98 feet to the point of curvature of a curve concave Southeasterly having a radius of 325.00 feet and a chord bearing of S54°17'06"W; thence Southwesterly along the arc of said curve through a central angle of 73°51'00" for a distance of 418.90 feet to a point on a radial line; thence S72°38'24"E along said radial line, 10.00 feet; thence S17°21'36"W, 160.57 feet to the point of curvature of a curve concave Northwesterly having a radius of 300.00 feet and a chord bearing of S33°11'41"W; thence Southwesterly along the arc of said curve through a central angle of 31°40'11" for a distance of 165.82 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 700.00 feet and a chord bearing of S49°13'52"W; thence Southwesterly along the arc of said curve through a central angle of 00°24'10" for a distance of 4.92 feet to a point on a non-tangent line; thence N40°48'44"W, 363.61 feet; thence S57°46'24"W, 13.35 feet; thence S72°22'25"W, 24.03 feet; thence S24°24'45"W, 78.82 feet; thence N66°50'32"W, 126.84 feet; thence S26°18'39"W, 30.00 feet; thence S63°39'17"E, 107.21 feet to the point of curvature of a curve concave Southwesterly having a radius of 5.00 feet and a chord bearing of S23°30'51"E; thence Southeasterly along the arc of said curve through a central angle of 80°16'52" for a distance of 7.01 feet to the point of tangency; thence S16°37'35"W, 253.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 20.00 feet and a chord bearing of S53°13'07"W; thence Southwesterly along the arc of said curve through a central angle of 73°11'04" for a distance of 25.55 feet to the point of tangency; thence S89°48'39"W, 203.10 feet to the point of curvature of a curve concave Southeasterly having a radius of 29.99 feet and a chord bearing of S51°34'42"W; thence Southwesterly along the arc of said curve through a central angle of 76°27'54" for a distance of 40.02 feet to the point of tangency; thence S13°21'59"W, 12.38 feet; thence S00°12'57"E, 34.99 feet; thence S89°48'39"W, 230.54 feet to the POINT OF BEGINNING.

Containing 32.046 acres more or less