



Interoffice Memorandum

04-22-19 P03:47 IN

04-22-19P04:01 RCVD

**DATE:** April 8, 2019

**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:** Eric Raasch, Interim DRC Chairman  
Development Review Committee   
Planning Division  
(407) 836-5523 or Eric.Raasch@ocfl.net

**SUBJECT:** Request for Board of County Commissioners  
(BCC) Public Hearing

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Project Name: Nadeen Tanmore II Planned Development / Land  
Use Plan (PD / LUP) – Case # CDR-18-09-307)

Type of Hearing: Substantial Change

Applicant: Robert B. Paymayesh, PE Group LLC

Commission District: 1

General Location: Generally located north of World Center Drive,  
east of State Road 535 and, east and west of  
International 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 38-120

Clerk's Advertising

LEGISLATIVE FILE #

19-663

June 4, 2019  
C 2pm

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 Change Determination Request (CDR) to assign the existing PD entitlements to Parcels 1, 2, and 3, and to increase the PD entitlements by adding 100,000 square feet of commercial uses, 341 multi-family residential units, and 300 hotel rooms and assigning them to Parcel 4. The request is also to remove BCC Condition of Approval #13C from April 5, 2011, which prohibits residential uses on the PD; to amend BCC Condition of Approval #7 from July 10, 2018 to increase the overall PD entitlements; to add two new access points to Parcel 3; to add an access point (right-in/right-out) to Parcel 4; to show two previously approved access points that were omitted on the latest PD amendment; to revise the Parcel 4 area from 36.26 acres to 37 acres per an updated survey; and to delete the 50' building setback from existing onsite drainage ponds.

**Material Provided:**

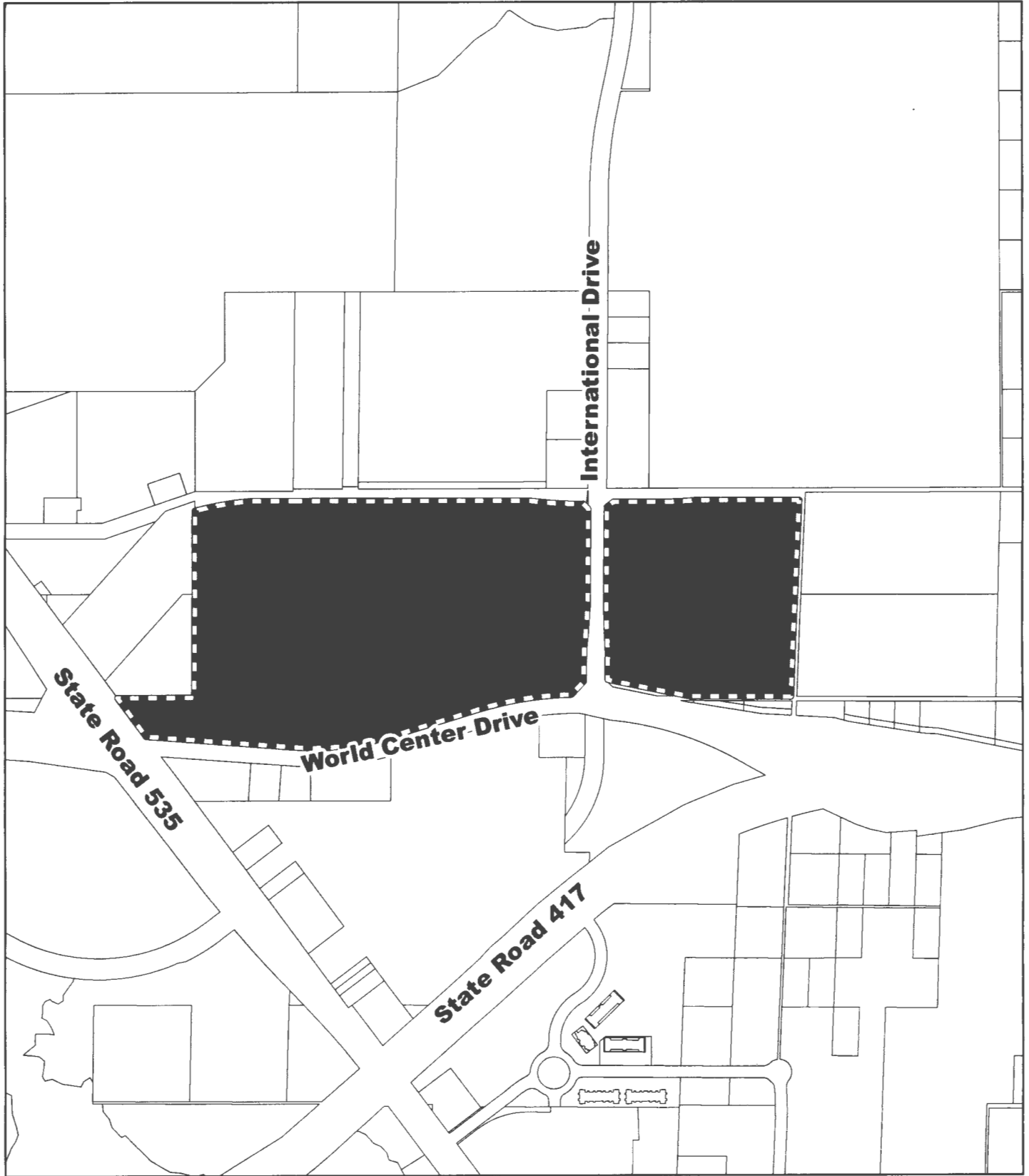
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**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, Deputy County Administrator  
Jon V. Weiss, Director, Planning, Environmental, Development Services  
Department



**Subject Property**



**1 inch = 875 feet**

If you have any questions regarding  
this map, please call the Planning  
Division at 407-836-5600.

### Parcel 1 Description

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 24, SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING THAT PORTION OF THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 3850, PAGE 597 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING NORTHERLY OF THE INTERNATIONAL DRIVE RIGHT OF WAY AS SAID INTERNATIONAL DRIVE RIGHT OF WAY IS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 4010, PAGE 688 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 00°13'41" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34 A DISTANCE OF 304.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL DRIVE AS SAID INTERNATIONAL DRIVE RIGHT OF WAY IS DESCRIBED IN OFFICIAL RECORD BOOK 4010, PAGE 688 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 85°47'33" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL DRIVE A DISTANCE OF 651.90 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 535 AS IT NOW EXISTS; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL DRIVE RUN NORTH 36°53'46" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 535 A DISTANCE OF 320.99 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 535 RUN SOUTH 89°58'19" EAST ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 34 A DISTANCE OF 844.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 207,187 SQUARE FEET OR 4.756 ACRES, MORE OR LESS.

### Parcel 2 Description

A PARCEL OF LAND LYING IN SECTIONS 34 & 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 12 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE BRYAN BEACH BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY) AND FOR A POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 344.61 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 29 MINUTES 45 SECONDS WEST A DISTANCE OF 971.18 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 53 SECONDS WEST A DISTANCE OF 339.83 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34; THENCE SOUTH 00 DEGREES 12 MINUTES 50 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 595.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WORLD CENTER DRIVE (STATE ROAD 536)(A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1847.36 FEET, A CENTRAL ANGLE OF 20 DEGREES 38 MINUTES 23 SECONDS, AND A CHORD LENGTH OF 661.88 FEET THAT BEARS SOUTH 83 DEGREES 53 MINUTES 16 SECONDS WEST; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) ALONG THE ARC OF SAID CURVE A DISTANCE OF 665.47 FEET TO A POINT OF TANGENCY; (2) THENCE NORTH 85 DEGREES 47 MINUTES 33 SECONDS WEST A DISTANCE OF 332.96 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00 DEGREES 14 MINUTES 23 SECONDS EAST A DISTANCE OF 304.04 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 59 SECONDS WEST A DISTANCE OF 330.35 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 01 SECONDS EAST A DISTANCE OF 1243.51 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF LAKE BRYAN BEACH BOULEVARD, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2023.00 FEET, A CENTRAL ANGLE OF 11 DEGREES 16 MINUTES 08 SECONDS, AND A CHORD LENGTH OF 397.24 FEET THAT BEARS NORTH 80 DEGREES 24 MINUTES 17 SECONDS EAST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) ALONG THE ARC OF SAID CURVE A DISTANCE OF 397.88 FEET TO POINT ON A NON-TANGENT LINE; (2) THENCE SOUTH 89 DEGREES 55 MINUTES 52 SECONDS EAST A DISTANCE OF 927.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,361,238 SQUARE FEET OR 54.207 ACRES MORE OR LESS.

Parcel 3 Description

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (¼) OF SAID SECTION; THENCE SOUTH 00 DEGREES 12 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE BRYAN BEACH ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 344.61 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 559.44 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2014.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 14 MINUTES 31 SECONDS, AND A CHORD LENGTH OF 78.80 FEET THAT BEARS SOUTH 84 DEGREES 54 MINUTES 23 SECONDS EAST; (2) THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.81 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 2152.00 FEET A CENTRAL ANGLE OF 00 DEGREES 52 MINUTES 03 SECONDS, AND A CHORD LENGTH OF 32.58 FEET THAT BEARS SOUTH 84 DEGREES 13 MINUTES 09 SECONDS EAST; (3) THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.58 FEET TO A POINT ON A NON-TANGENT LINE; (4) THENCE SOUTH 83 DEGREES 28 MINUTES 10 SECONDS EAST A DISTANCE OF 34.79 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2153.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 05 SECONDS, AND A CHORD LENGTH OF 168.48 FEET THAT BEARS SOUTH 87 DEGREES 49 MINUTES 19 SECONDS EAST; (5) THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 168.52 TO A POINT ON A NON-TANGENT LINE; (6) THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 64.70 FEET; (7) THENCE SOUTH 44 DEGREES 50 MINUTES 47 SECONDS EAST A DISTANCE OF 49.49 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE SOUTH (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) SOUTH 00 DEGREES 23 MINUTES 19 SECONDS WEST A DISTANCE OF 650.56 FEET; (2) THENCE SOUTH 03 DEGREES 56 MINUTES 53 SECONDS WEST A DISTANCE OF 200.39 FEET; (3) THENCE SOUTH 06 DEGREES 38 MINUTES 56 SECONDS WEST A DISTANCE OF 100.60 FEET; THENCE (4) SOUTH 00 DEGREES 22 MINUTES 18 SECONDS WEST A DISTANCE OF 200.00 FEET; THENCE (5) SOUTH 42 DEGREES 50 MINUTES 05 SECONDS WEST A DISTANCE OF 115.54 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WORLD CENTER DRIVE (STATE ROAD 536)(A VARIABLE WIDTH RIGHT-OF-WAY) SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2354.33 FEET, A CENTRAL ANGLE OF 15 DEGREES 46 MINUTES 57 SECONDS, AND A CHORD LENGTH OF 646.46 FEET THAT BEARS SOUTH 80 DEGREES 56 MINUTES 04 SECONDS WEST; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) ALONG THE ARC OF SAID CURVE A DISTANCE OF 648.51 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 73 DEGREES 02 MINUTES 36 SECONDS WEST A DISTANCE OF 584.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1847.36 FEET, A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 29 SECONDS, AND A CHORD LENGTH OF 16.92 FEET THAT BEARS SOUTH 73 DEGREES 18 MINUTES 20 SECONDS WEST; (3) THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.92 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE NORTHWEST QUARTER (¼); THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE PROCEED ALONG SAID WEST LINE, NORTH 00 DEGREES 12 MINUTES 50 SECONDS EAST A DISTANCE OF 595.73 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 55 MINUTES 53 SECONDS EAST A DISTANCE OF 339.83 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 45 SECONDS EAST A DISTANCE OF 971.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,477,721 SQUARE FEET OR 33.924 ACRES MORE OR LESS.

Parcel 4

LOTS 23 AND 24; TOGETHER WITH THAT PORTION OF LOTS 9, 10, 11, 12, 21, AND 22; SAID LOTS BEING PART OF WILLIS R. MUNGER'S LAND SUBDIVISION, SITUATED IN SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "E", PAGE 23 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N89°55'42"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1443.03 FEET; THENCE S00°22'27"W, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE RUN S00°22'27"W, A DISTANCE OF 662.91 FEET; THENCE S01°46'24"E, A DISTANCE OF 200.14 FEET; THENCE S02°29'18"E, A DISTANCE OF 100.12 FEET; THENCE S00°22'27"W, A DISTANCE OF 187.44 FEET TO A POINT ON THE NORTH LINE OF A RIGHT-OF-WAY ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9804, PAGE 9125, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S78°46'37"E, A DISTANCE OF 545.41 FEET ALONG SAID RIGHT-OF-WAY; THENCE S81°03'41"E CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 12.38 FEET TO THE SOUTH LINE OF LOTS 22, 23 AND 24; THENCE S89°47'31"E, ALONG SAID SOUTH LINE OF SAID LOTS 22, 23 AND 24 A DISTANCE OF 682.51 FEET TO A POINT ON THE WEST LINE OF A RIGHT-OF-WAY ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9565, PAGE 4303, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N02°26'40"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1308.76 FEET TO THE SOUTH LINE OF A RIGHT-OF-WAY ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5409, PAGE 582, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°55'42"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 492.16 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID LOT 10 AND SOUTH LINE OF A RIGHT-OF-WAY ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9565, PAGE 4303, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°55'42"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 172.39 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID LOT 10 AND THE SOUTH LINE OF A RIGHT-OF-WAY ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5409, PAGE 582, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°55'42"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 28.76 FEET TO A POINT ON THE SOUTH LINE OF A RIGHT-OF-WAY ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9565, PAGE 4303, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2023.00 FEET, A DELTA ANGLE OF 00°50'52" AND A CHORD BEARING OF S85°28'31" W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2120.00 FEET, A DELTA ANGLE OF 04°52'37" AND A CHORD BEARING OF S87°29'24"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 180.46 FEET TO A POINT OF TANGENCY; THENCE S89°55'42"W A DISTANCE OF 341.90 FEET; THENCE S52°13'11"W A DISTANCE OF 57.22 FEET TO A POINT ON EASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE AND THE POINT OF BEGINNING. CONTAINING 1,611,907 SQUARE FEET OR 37.004 ACRES, MORE OR LESS.