



**Interoffice Memorandum**

12-10-14 A09:42 RCVD

12-10-14 A09:45 RCVD

**DATE:** December 10, 2014

**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

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**Project Name:** Wal-Mart East Planned Development / Land Use Plan (PD / LUP) Case # CDR-14-09-282

**Type of Hearing:** Substantial Change

**Applicant:** Jennifer Stickler, Kimley-Horn and Associates

**Commission District:** 4

**General Location:** 11250 East Colonial Drive; generally located south of East Colonial Drive (SR 50) and east of Lake Berge 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

01/13/2015  
@ 2 p.m.

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, Email: [lourdes.o'farrill@ocfl.net](mailto:lourdes.o'farrill@ocfl.net) 407-836-5686

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, 407-836-5684.836-5686

Advertising Language:

This substantial change request is to amend the Wal-Mart East Planned Development / Land Use Plan (PD/LUP) by increasing commercial entitlements from 236,109 square feet to 239,476 square feet. The request also includes the following waiver from the Orange County Code:

- 1) A waiver from Orange County Code Section 38-1476 to allow four and one-half (4.5) 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, 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:**

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE LYING AND BEING IN A PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 31 EAST OF TALLAHASSEE BASE MERIDIAN, ORANGE COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS; TO-WIT:**

**COMMENCING FOR REFERENCE AT THE NORTH ¼ CORNER OF SAID SECTION 21;**

**THENCE, BEARING S 00°36'06" E, ALONG THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 21, A DISTANCE OF 385.04 FEET TO A POINT;**

**THENCE, LEAVING SAID WEST LINE OF THE NORTHEAST ¼, BEARING S 82°30'16" E, A DISTANCE OF 30.30 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF LAKE BERGE ROAD (60' RIGHT-OF-WAY) AND SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 50 (200' RIGHT-OF-WAY) AND THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;**

**THENCE, BEARING S 82°30'16" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 50, A DISTANCE OF 1,259.18 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ARMONE STREET (60' RIGHT-OF-WAY);**

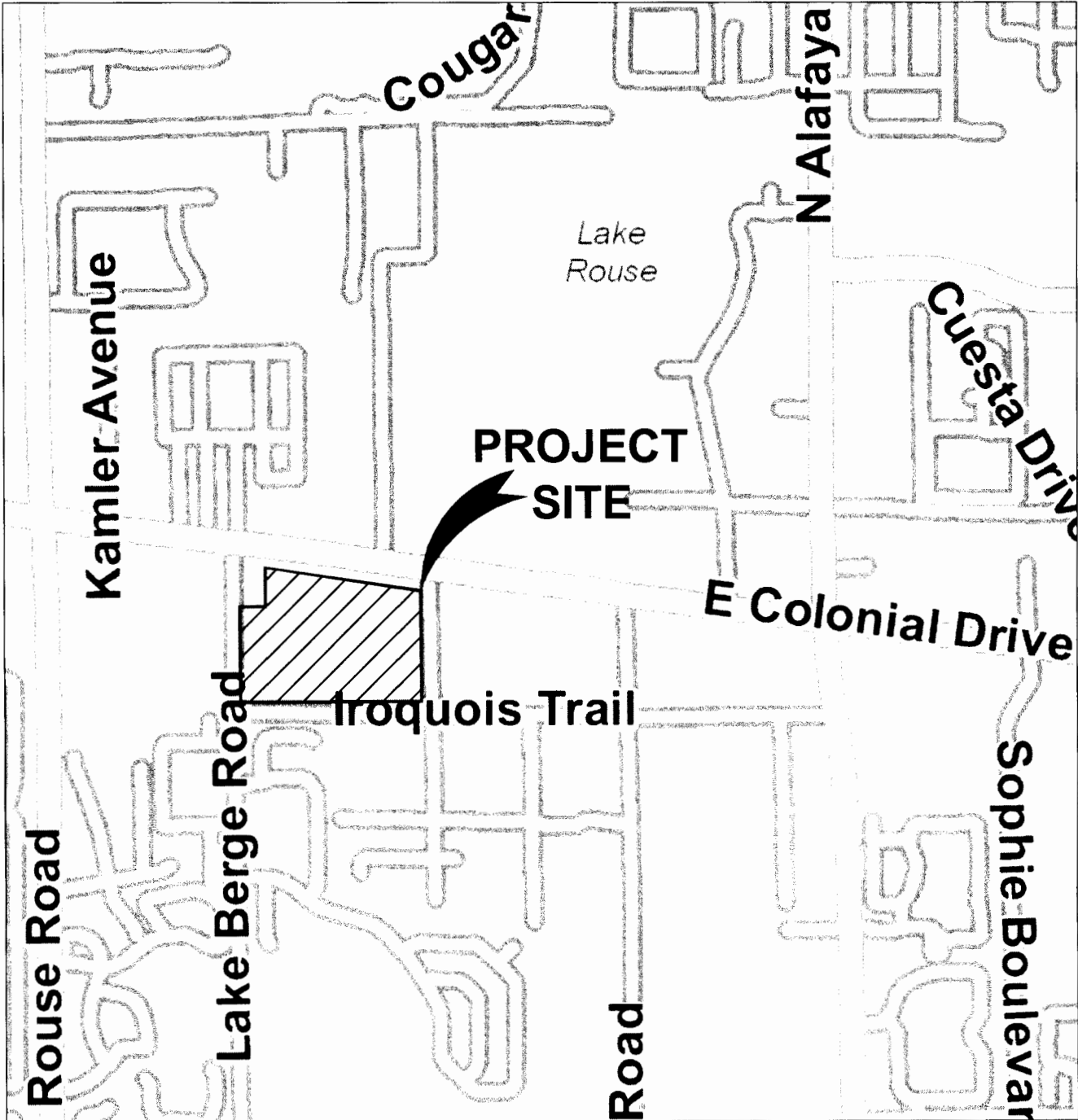
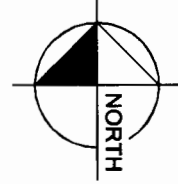
**THENCE, BEARING S 00°54'24" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ARMONE STREET, A DISTANCE OF 824.74 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF IROQUOIS TRAIL (60' RIGHT-OF-WAY);**

**THENCE, BEARING N 89°14'37" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF IROQUOIS TRAIL, A DISTANCE OF 1,251.37 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF LAKE BERGE ROAD;**

**THENCE, BEARING N 00°36'06" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LAKE BERGE ROAD, A DISTANCE OF 972.43 FEET TO THE POINT AND PLACE OF BEGINNING.**

**THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 1,121,937.78 SQUARE FEET OR 25.756 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF THE TITLE.**

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



This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and proper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SCALE N.T.S.	<p>© 2014 KIMLEY-HORN AND ASSOCIATES, INC. 3680 Maguire Blvd., Suite 200, Orlando, FL 32803 PHONE (407) 898-1511 WWW.KIMLEY-HORN.COM CA 00000696</p>	DATE 12-04-2014	<p>WAL-MART EAST PD CDR LOCATION MAP</p>	DESIGN ENGINEER:	SHEET NUMBER EX-1
DESIGNED BY JJS		PROJECT NO. 148445020		FLORIDA P.E. LICENSE NUMBER:	
DRAWN BY JTM					
CHECKED BY JJS					