



Interoffice Memorandum

12-29-14P01:06 RCVD

12-29-14P01:02 RCVD

DATE: December 29, 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

Applicant: Gregory P. Ohe, Orlando Health Central, Inc.

Case Information: Case # LUP-14-09-280 (Orlando Health Central – Porter Road Medical Campus Planned Development / Unified Neighborhood Plan) (PD / UNP); Planning & Zoning Commission (PZC) Meeting Date December 18, 2014

Type of Hearing: Rezoning Public Hearing

Commission District: 1

General Location: 16855 Porter Road; generally located on the south side of Porter Road, east of the Western Beltway (SR 429) and Avalon Road (CR 545)

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

02/10/15 @ 2pm

Clerk's Advertising
Requirements:

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Public Record 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: lisette.egipciaco@ocfl.net - 407-836-5684 or 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:

A request to rezone 73.59 gross acres from A-1 (Citrus Rural District) and PD (Planned Development District) to PD (Planned Development District) in order to allow for the development of up to 288 age-restricted / senior adult housing units and 636,800 square feet of medical-related uses, including ancillary office, personal service and retail 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:

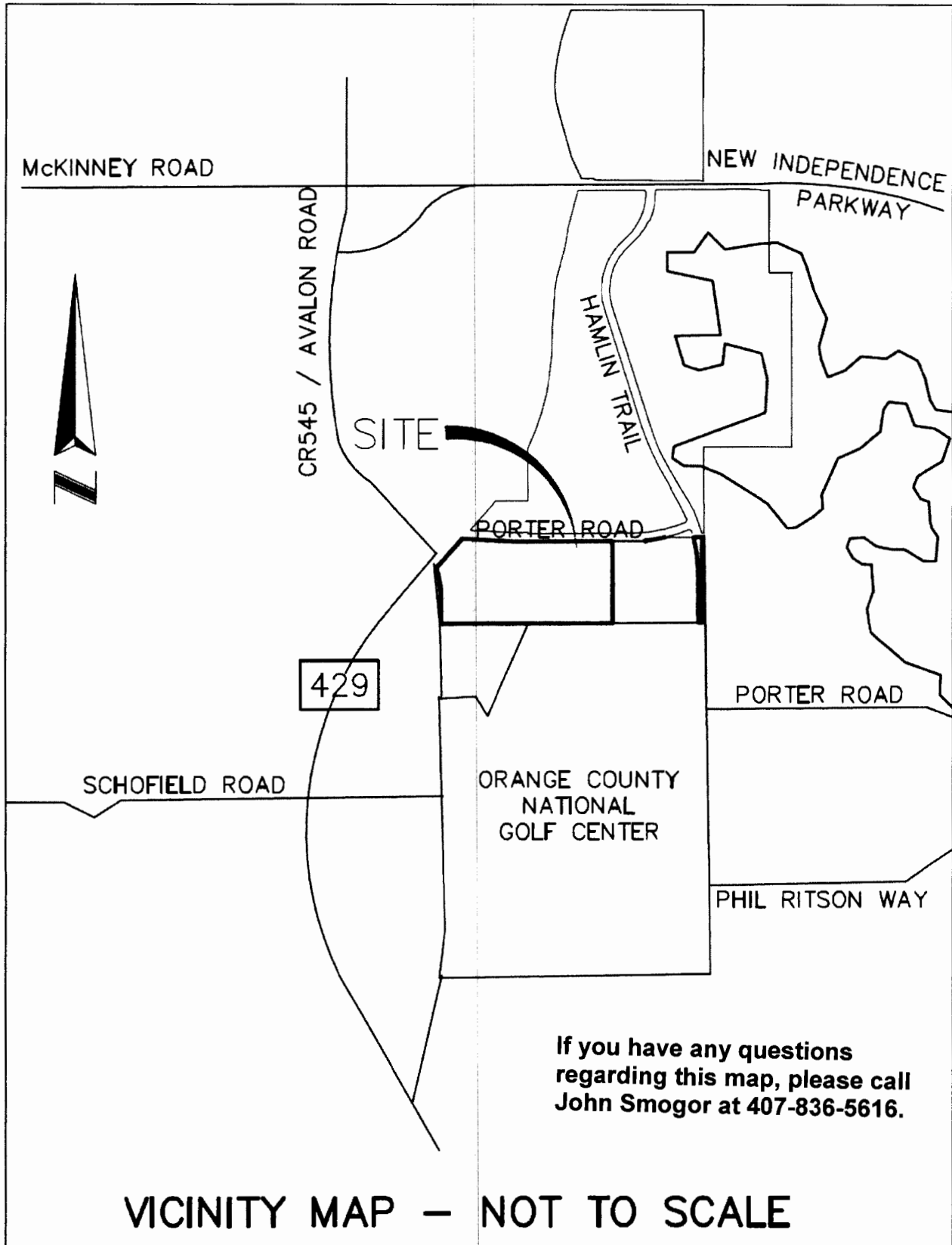
Please place the request on the **February 10, 2015** BCC agenda, and **immediately after related Case # LUPA-14-09-276 (Hamlin PD/UNP)**.

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

Orlando Health Central – Porter Road Medical Campus PD
Location Map



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

VICINITY MAP – NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL #1

A parcel of land comprising a portion of Section 29, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of aforesaid Section 29 thence run South 00°11'47" East along the East line of the Northwest 1/4 of said Section 29 for a distance of 1351.95 feet to a point on the Southerly right-of-way line of Porter Road per Deed Book 688, Page 508 of the Public Records of Orange County, Florida and the POINT OF BEGINNING; thence continuing along said East line of the Northwest 1/4 of Section 29 run South 00°11'47" East for a distance of 1291.95 feet to the Southeast corner of said Northwest 1/4 of Section 29; thence departing said East line run South 89°45'00" West along the South line of said Northwest 1/4 of Section 29 for a distance of 1310.31 feet to a point on the Easterly right-of-way line of Avalon Road (County Road 545) per Deed Book 400, Page 315; thence run North 00°27'03" West along said Easterly right-of-way for a distance of 342.27 feet to a point of curvature of a curve concave Southwesterly and having a radius of 1942.86 feet, a chord bearing of North 8°01'25" West and a chord length of 512.07 feet; thence continuing along said Easterly right-of-way line run Northwesterly along said curve through a central angle of 15°08'43" for an arc distance of 513.57 feet to a point on the Easterly limited access right-of-way line of Orlando-Orange County Expressway Authority State Road 429 per Official Records Book 7180, Page 4600, of the Public Records of Orange County, Florida, Parcel 219; thence run North 41°47'01" East along said Easterly limited access right-of-way line for a distance of 594.44 feet to a point on aforesaid Southerly right-of-way line of Porter Road; thence departing said Easterly limited access right-of-way line run North 89°42'12" East along said Southerly right-of-way line for a distance of 983.97 feet to aforesaid POINT OF BEGINNING.

Less and Except:

Boyd Right-of-Way Parcel 4 conveyed in Official Records Book 10416, Page 5782, of the Public Records of Orange County, Florida:

A parcel of land lying in Section 29 Township 23 South, Range 27 East, Orange County, Florida. Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of Section 29; thence run North 00°11'47" West along the East line of said Northeast 1/4 of Section 29 for a distance of 1356.03 feet to a point on the Northerly right-of-way line of Porter Road per Deed Book 688, Page 508 of the Public Records of aforesaid Orange County, Florida; thence departing said East line, run South 89°39'42" West along said Northerly right-of-way line for a distance of 2652.94 feet to a point on the West line of the Northeast 1/4 of said Section 29, also being the East line of the Northwest 1/4 of said Section 29; thence departing said Northerly right of way line, run South 00°11'47" East, along said East line and said West line, for a distance of 60.00 feet to a point on the Southerly right of way

line of said Porter Road, and the POINT OF BEGINNING; thence departing said Southerly right of way line, continue South 00°11'47" East, along said East line and said West line, for a distance of 50.00 feet; thence departing said East line and said West line, run South 89°42'12" West for a distance of 172.63 feet; thence run North 87°15'01" West for a distance of 818.29 feet to a point on the Southeasterly limited access right of way line of State Road 429, as recorded in Official Records Book 7180, Page 4600 of the Public Records of Orange County, Florida; thence run North 41°47'01" East, along said Southeasterly limited access right of way line, for a distance of 8.78 feet; thence departing said Southeasterly limited access right of way line, run North 89°42'12" East, along the aforesaid Southerly right of way line of Porter Road, for a distance of 983.97 feet to the POINT OF BEGINNING.

Containing 36.47 acres, more or less.

**AND ALSO:
PARCEL #2**

The South 1/2 of the Northeast 1/4 of Section 29, Township 23 South, Range 27 East, Orange County, Florida, Less and Except the North 30 feet and the East 30 feet conveyed to Orange County for road right-of-way per Deed Book 688, Page 508 and Less and Except that part conveyed to Orange County for road right-of-way per Official Records Book 10416, Page 5907, Public Records of Orange County, Florida.

Less and Except:

COMMENCE at the Southeast corner of aforesaid Northeast 1/4 of Section 29; thence run South 89°45'00" West along the South line of said Northeast 1/4 of Section 29 for a distance of 90.00 feet to a point on the Westerly right of way line of Porter Road, as recorded in Official Records Book 10416, Page 5907 of the Public Records of Orange County, Florida, also being the POINT OF BEGINNING; thence continue South 89°45'00" West, along the said South line of the Northeast 1/4, for a distance of 1284.83 feet; thence departing said South line, run North 00°11'47" West for a distance of 1243.92 feet to a point on the South right of way line of Porter Road, as recorded in Official Records Book 10416, Page 5907 of the aforesaid Public Records of Orange County, Florida; thence run North 89°39'42" East, along said South right of way line, for a distance of 494.57 feet; thence run North 00°20'18" West, along said South right of way line, for a distance of 5.00 feet to the point of curvature of a curve, concave Northerly, having a radius of 1925.00 feet, a chord bearing of North 81°03'10" East, and a chord distance of 300.62 feet, thence run Easterly along the arc of said curve through a central angle of 08°57'25" for an arc distance of 300.93 feet; thence departing said curve, run North 89°39'29" East for a distance of 424.31 feet to the point on a curve, concave Westerly, having a radius of 2000.00 feet, a chord bearing of South 08°01'37" East, and a chord distance of 457.83 feet, thence run Southerly along the arc of said

curve through a central angle of $13^{\circ}08'41''$ for an arc distance of 458.84 feet to the point of tangency; thence run South $01^{\circ}27'17''$ East for a distance of 294.67 feet; thence run South $00^{\circ}11'47''$ East for a distance of 547.56 feet to the POINT OF BEGINNING;
Containing 37.12 acres, more or less.

Total acreage for both parcels is 73.59 acres, more or less.

Orlando Sentinel

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STATE OF FLORIDA

ORANGE County

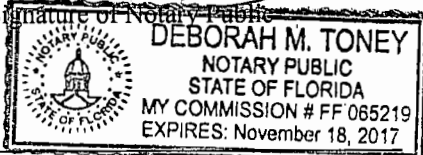
Before the undersigned authority personally appeared **Sheri Schmitz / Adeliris DelValle / Brian Hall / Charity Casas / Pam Arnold**, who on oath says that he/ she is an Advertising Representative of the **ORLANDO SENTINEL**, a DAILY newspaper published in **ORANGE County, Florida**; that the attached copy of advertisement, being a Legal Notice in the matter **Orlando Health Central - Porter Road Medical Campus PD / UNP** in **ORANGE County, Florida**, was published in said newspaper in the issues **01/18/15**

Affiant further says that the said **ORLANDO SENTINEL** is a newspaper published in said **ORANGE County, Florida**, and that the said newspaper has heretofore been continuously published in said **ORANGE County, Florida**, each day and has been entered as periodicals matter at the post office in **ORANGE County, Florida**, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me on this **19** day of **January**, **2015**.

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Personally Known (X) or Produced Identification ()

2943427

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct a public hearing on February 10, 2015, at 2 p.m., or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida, regarding a request by:

Applicant: Gregory P. Ohe, Orlando Health Central, Inc., Orlando Health Central - Porter Road Medical Campus Planned Development / Unified Neighborhood Plan (PD / UNP), Case # LUP-14-09-280

Consideration: Request to rezone 73.59 gross acres from A-1 (Citrus Rural District) and PD (Planned Development District) to PD (Planned Development District) in order to allow for the development of up to 288 age-restricted / senior adult housing units and 636,800 square feet of medical-related uses, including ancillary office, personal service and retail uses; pursuant to Orange County Code, Chapter 30.

Location: District 1; property located at 16855 Porter Road; generally located on the south side of Porter Road, east of the Western Beltway (SR 429) and Avalon Road (CR 545); Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description by calling the Comptroller Clerk of the Board of County Commissioners, 407-836-7300; or pick one up at 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: planning@occl.net

PARA MÁS INFORMACIÓN REFERENTE A ESTA VISTA PÚBLICA CON RESPECTO A UNA AUDIENCIA PÚBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISION DE PLANIFICACION, AL NUMERO, 407-836-5686.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida

ORG2943427 01/18/15