



**Interoffice Memorandum**


08-14-15P04:25 RCVD

08-14-15P04:15 RCVD

**DATE:** August 13, 2015

**TO:** Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

**THROUGH:** Cheryl Gillespie, Supervisor, Agenda Development Office

**FROM:** Lisette M. Egipciaco, Development Coordinator Planning Division 

**CONTACT PERSONS:** **Lourdes O'Farrill**  
**Development Coordinator**  
**Planning Division 407-836-5686**  
[Lourdes.O'Farrill@ocfl.net](mailto:Lourdes.O'Farrill@ocfl.net)  
**&**  
**Lisette M. Egipciaco**  
**Development Coordinator**  
**Planning Division 407-836-5684**  
[Lisette.Egipciaco@ocfl.net](mailto:Lisette.Egipciaco@ocfl.net)

**SUBJECT:** Request for Board of County Commissioners Public Hearing

**Project Name:** Universal Boulevard PD / West and Northwest Parcels PSP - Substantial Change - Case # CDR-15-04-113

**Type of Hearing:** Substantial Change

**Applicant(s):** Mr. Jay Jackson  
Kimley-Horn & Associates, Inc.  
3660 Maguire Boulevard, Suite 200  
Orlando, Florida 32808

**Commission District:** 6

**General Location:** South of Sand Lake Road / North and East of Universal Boulevard

9/15/15 @ 2PM

Parcel ID #: 36-23-28-0000-00-013; 36-23-28-0000-00-014;  
36-23-28-0000-00-020; 36-23-28-0000-00-021;  
36-23-28-0000-00-022; 36-23-28-0000-00-023;  
36-23-28-0000-00-024; 31-23-29-0000-00-006;  
31-23-29-0000-00-011; 01-24-28-8888-01-001;  
01-24-28-8888-02-000; 01-24-28-8890-00-000;  
01-24-28-8200-00-001; 01-24-28-8200-00-010;  
01-24-28-8200-00-020; 06-24-29-0000-00-004;  
06-24-29-0000-00-016

# of Posters: 4

Use: Hotel / Motel; Timeshare / Resort Rental;  
Commercial / Retail

Size / Acreage: 413.93 gross acres (Entire PSP) /  
76 gross acres (Reconfigured Lot 5)

BCC Public Hearing  
Required by: Sections 34-69 and 30-89, Orange County Code

Clerk's Advertising  
Requirements: (1) At least 7 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 7 days before the BCC public  
hearing date, send notices of BCC public hearing  
by U.S. mail to owners of property abutting and  
surrounding the subject property.

Spanish Contact Person: Para más información referente a esta vista  
pública, favor de comunicarse con la División de  
Planificación (Planning Division) al número 407-  
836-5686.

**Advertising Language:**

The request is to reconfigure Lot 5 to conform to the current property ownership.

The request also includes the following waiver from the Orange County Code:

1. A waiver from Section 34-152(c) is requested to allow Lot 5A access through a minimum thirty (30) foot wide private easement in lieu of a twenty (20) foot dedicated public paved street. This waiver will also apply to future lots that will be required to use this easement (to be determined at a later date), as a lot split.

**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

***SPECIAL INSTRUCTIONS TO CLERK (IF ANY):***

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.

Please notify Lourdes O’Farrill and Lisette Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)



For questions regarding this map, please call Lisette Egipciaco at 407.836.5684 Or Lourdes O'Farrill at 407-836-5686



Drawing name: K:\GRL\Civil\149537002-0EP West Infrastructure\CADD\_EXHIBITS\_MAP-EXHIBITS.dwg LOCATION Aug 13, 2015 11:10am by\_jennifer.stickler

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

SCALE AS NOTED
DESIGNED BY JJS
DRAWN BY SHS
CHECKED BY JJS

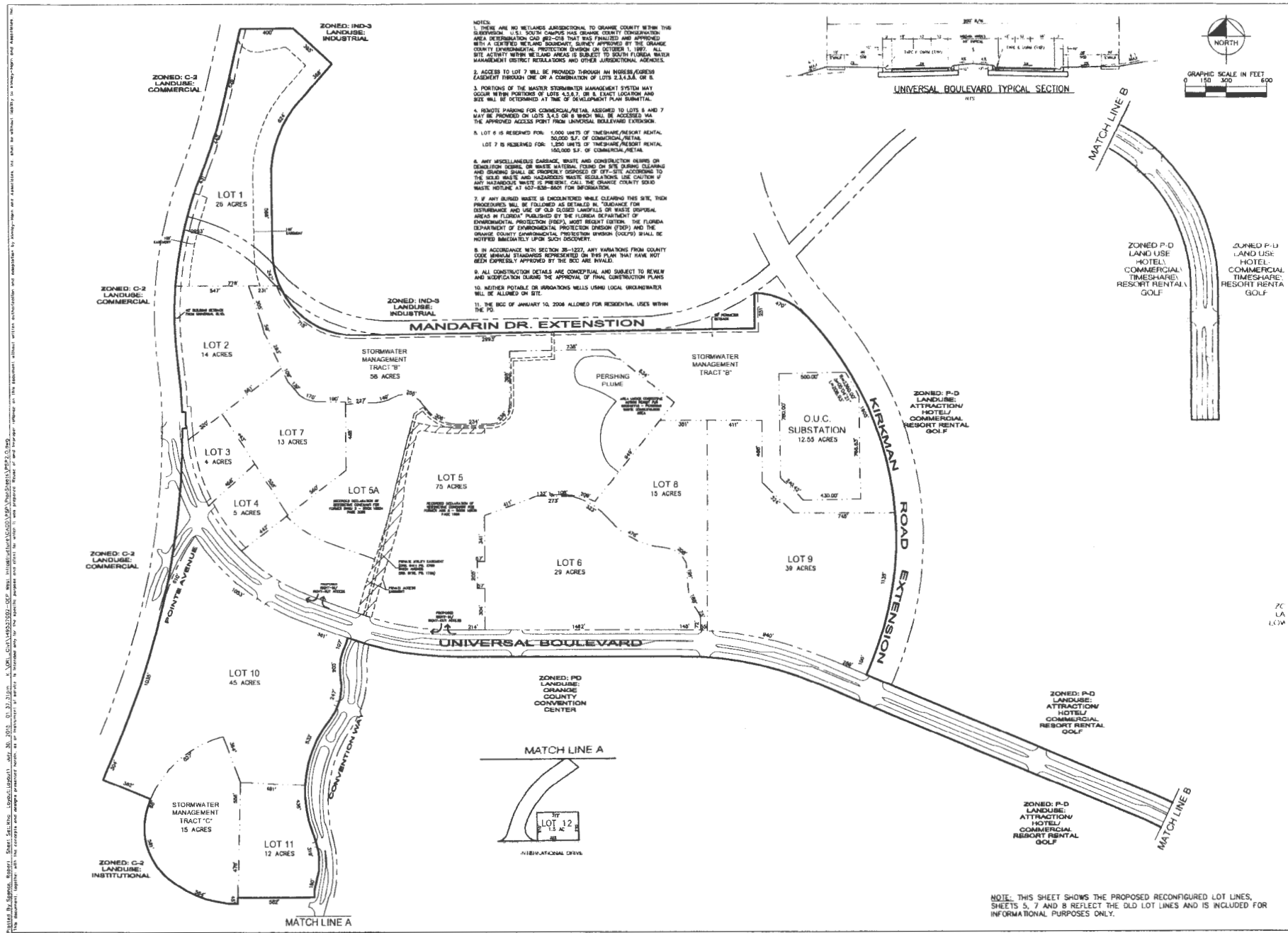
**Kimley»Horn**  
 © 2014 KIMLEY-HORN AND ASSOCIATES, INC.  
 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803  
 PHONE: 407-898-1511 FAX: 407-894-4791  
 WWW.KIMLEY-HORN.COM CA 00000896

DATE 7/30/15
PROJECT NO. 149537002

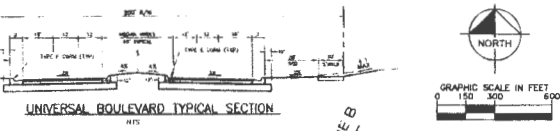
**UNIVERSAL BLVD PD  
 WEST AND NW PARCELS PSP  
 LOCATION MAP**

DESIGN ENGINEER:
FLORIDA P.E. LICENSE NUMBER:
DATE:

SHEET NUMBER <b>EX-1</b>
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- NOTES:
1. THERE ARE NO WETLAND JURISDICTIONAL TO ORANGE COUNTY WITHIN THIS SUBDIVISION. U.S. SOUTH CAMPUS HAS ORANGE COUNTY CONSERVATION AREA DETERMINATION CAD 02-018 THAT WAS FINALIZED AND APPROVED WITH A CERTIFIED WETLAND BOUNDARY SURVEY APPROVED BY THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION ON OCTOBER 1, 1997. ALL SITE ACTIVITY WITHIN WETLAND AREAS IS SUBJECT TO FLORIDA WETLAND RESTORATION DISTRICT REGULATIONS AND OTHER JURISDICTIONAL AGENCIES.
  2. ACCESS TO LOT 7 WILL BE PROVIDED THROUGH AN ACCESS/EGRESS EASEMENT THROUGH ONE OR A COMBINATION OF LOTS 2,3,4,5,6, OR 8.
  3. PORTIONS OF THE MASTER STORMWATER MANAGEMENT SYSTEM MAY OCCUR WITHIN PORTIONS OF LOTS 4,5,6,7, OR 8. EXACT LOCATION AND SIZE WILL BE DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL.
  4. REMOTE PARKING FOR COMMERCIAL/RETAIL ASSIGNED TO LOTS 8 AND 7 MAY BE PROVIDED ON LOTS 3,4,5 OR 8 WHICH WILL BE ACCESSED VIA THE APPROVED ACCESS POINT FROM UNIVERSAL BOULEVARD EXTENSION.
  5. LOT 6 IS RESERVED FOR: 1,000 UNITS OF TIMESHARE/RESORT RENTAL, 50,000 S.F. OF COMMERCIAL/RETAIL. LOT 7 IS RESERVED FOR: 1,000 UNITS OF TIMESHARE/RESORT RENTAL, 150,000 S.F. OF COMMERCIAL/RETAIL.
  6. ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DESTRUCTION DEBRIS, OR WASTE MATERIAL FOUND ON SITE DURING CLEARING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. USE CAUTION IF ANY HAZARDOUS WASTE IS PRESENT. CALL THE ORANGE COUNTY SOLID WASTE HOTLINE AT 407-838-3800 FOR INFORMATION.
  7. IF ANY BURIED WASTE IS ENCOUNTERED WHILE CLEARING THIS SITE, THEN PROCEDURES WILL BE FOLLOWED AS DETAILED IN "GUIDANCE FOR DISTURBANCE AND USE OF OLD CLOSED LANDFILLS OR WASTE DISPOSAL AREAS IN FLORIDA" PUBLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), MOST RECENT EDITION. THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION (FDEP) AND THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (OCEDP) SHALL BE NOTIFIED IMMEDIATELY UPON SUCH DISCOVERY.
  8. IN ACCORDANCE WITH SECTION 28-1027, ANY VARIANCES FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BOARD ARE INVALID.
  9. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
  10. NEITHER POTABLE OR IRRIGATION WELLS USUAL GROUNDWATER WILL BE ALLOWED ON SITE.
  11. THE BOC OF JANUARY 10, 2008 ALLOWED FOR RESIDENTIAL USES WITHIN THE PD.



UNIVERSAL BOULEVARD PLANNED DEVELOPMENT (a.k.a. U.S.I. SOUTH CAMPUS PD) WEST AND NORTHWEST PARCELS		MUNICIPALITY		STATE
PRELIMINARY SUBDIVISION PLAN		ZC LA 104		
DATE	07/30/2015	DATE	07/30/2015	DATE
DRAWN BY	AS SHOWN	DRAWN BY	AS SHOWN	DRAWN BY
CHECKED BY	AS SHOWN	CHECKED BY	AS SHOWN	CHECKED BY
SCALE	AS SHOWN	SCALE	AS SHOWN	SCALE
PROJECT NO.	149537002	PROJECT NO.	149537002	PROJECT NO.
<b>Kimley-Horn</b> 4015 KIMLEY-HORN AND ASSOCIATES, INC. 3660 WINDSOR BOULEVARD, SUITE 200, LAND O' LAKES, FL 34609 WWW.KIMLEY-HORN.COM CA 0000088				
LICENSED PROFESSIONAL CIVIL ENGINEER STATE OF FLORIDA LICENSE NO. 12032				
SHEET NUMBER <b>PSP-2</b>				

NOTE: THIS SHEET SHOWS THE PROPOSED RECONFIGURED LOT LINES, SHEETS 5, 7 AND 8 REFLECT THE OLD LOT LINES AND IS INCLUDED FOR INFORMATIONAL PURPOSES ONLY.

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared **Charity Casas / Jean M. Gailie / Sheri Schmitz**, 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 of **Universal Boulevard PD / West and Northwest Parcels PSP**, in ORANGE County Florida, was published in said newspaper in the issues **08/30/15**

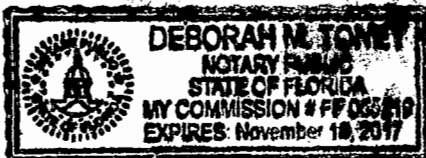
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, 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.

Jean M. Gailie  
Printed Name of Affiant

Jean M. Gailie  
Signature of Affiant

Sworn to and subscribed before me on this **08** day of **September, 2015** by above said affiant, who is personally known to me (X) or who has produced identification ( ).

[Signature]  
Signature of Notary Public (Typed, Printed or Stamped)



Ad No. 3516330

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct a public hearing on **September 15, 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. You are invited to attend and be heard regarding the following request by:

**Applicant:** Jay Jackson, Kimley-Horn & Associates, Inc., Universal Boulevard PD / West and Northwest Parcels PSP - Substantial Change - Case # CDR-15-04-113

**Consideration:** Substantial change request to reconfigure Lot 5 to conform to the current property ownership. The request also includes the following waiver from the Orange County Code: 1. A waiver from Section 34-152(c) is requested to allow Lot 5A access through a minimum thirty (30) foot wide private easement in lieu of a twenty (20) foot dedicated public paved street. This waiver will also apply to future lots that will be required to use this easement. (to be determined at a later date), as a lot split, pursuant to Sections 34-69 and 30-89, Orange County Code.

**Location:** District 6; property generally located South of Sand Lake Road / North and East of Universal Boulevard; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property description by calling the Orange County Planning Division, 407-836-5684; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5684. Email: lissette.astrociacco@ocfl.net or lourdes.orrill@ocfl.net.**

**PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISION DE PLANIFICACION (PLANNING DIVISION) 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

ORG3516330 02/30/15