




**Interoffice Memorandum**


03-20-15A10:54 RCVD

03-20-15 A10:51 1A

**DATE:** August 20, 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:** 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:** World Design Center Planned Development / Land Use Plan (PD / LUP) Master Sign Plan - Case # CDR-14-10-317

**Type of Hearing:** Substantial Change

**Applicant:** John Townsend, Donald W. McIntosh Associates, Inc.

**Commission District:** 6

**General Location:** 9395 S. John Young Parkway; generally located between S. John Young Parkway and Florida's Turnpike, north of Commerce Parkway, and approximately 700 feet south of Destination Parkway

**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

*Sept 22, 2015  
@  
2 PM*

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 World Design Center Planned Development / Land Use Plan (PD/LUP), to incorporate a Master Sign Plan for nine (9) new ground signs. The applicant is also requesting the following waivers from the Orange County Code:

- 1) A waiver from Orange County Code Section 31.5-67(b) to allow a maximum height of 19 feet, in lieu of 12 feet for primary entry ground signs type "eA".
- 2) A waiver from Orange County Code Section 31.5-67(b) to allow a maximum height of 14 feet, in lieu of 12 feet for secondary entry ground signs type "eB".

**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*).

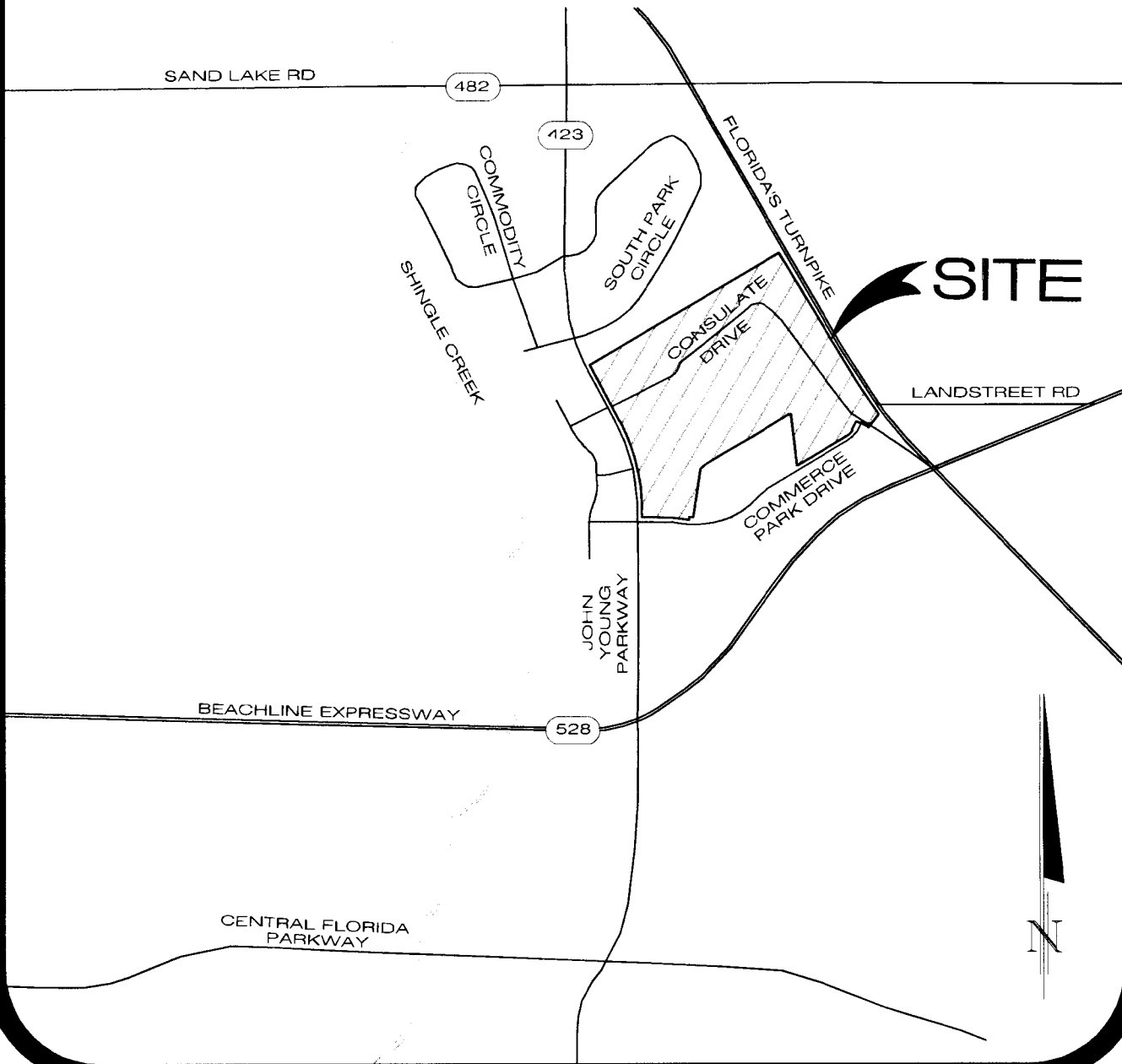
**Special instructions to the Clerk:**

Please place the request on the next earliest 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.

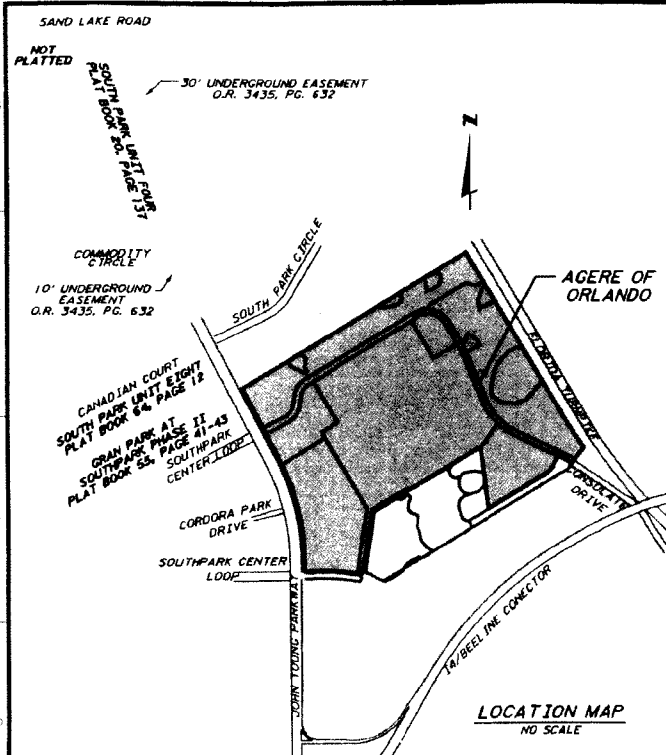
Attachment (location map)

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

# VICINITY MAP



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



**Parcel 1: (See sheet 5)**  
That part of Section 4, Township 24 South, Range 29 East, Orange County, Florida, described as follows:  
From the Northwest corner of the Northwest 1/4 of Section 4, Township 24 South, Range 29 East, Orange County, Florida; run North 89°28'17" East 409.91 feet along the North boundary of said Northwest 1/4 to the Easterly boundary of that certain parcel of land as described and recorded in O.R. Book 3286, Pages 827 through 832; thence along said Easterly boundary with the following courses and distances: run South 27°25'52" East 364.74 feet to the beginning of a tangent curve, concave Southeastwardly and having a radius of 2976.79 feet; thence run Southerly 1402.31 feet along the arc of said curve through an intersection angle of 26°59'28" to the end of said curve; thence South 00°26'24" East 374.06 feet for the POINT OF BEGINNING; thence run South 03°11'59" East 1207.72 feet to the beginning of a compound curve concave Southeastwardly and having a radius of 600.00 feet; thence from a tangent bearing of South 01°33'09" East run Southeastwardly, Easterly and Northwardly 1501.52 feet along the arc of said curve, through an intersection angle of 143°23'05" to the end of said curve; thence North 33°13'21" East 499.22 feet to a point on the Northwardly limited access right-of-way line of the highway now known and called the I-4/Beeline Connector, as said highway is now laid out and exists, said Northwardly limited access right-of-way line being a non-tangent curve concave Southeastwardly and having a radius of 5562.65 feet; thence leaving the aforesaid Easterly boundary from a tangent bearing of North 31°01'46" East, run Northwardly 1224.80 feet along the arc of said curve and aforesaid Northwardly limited access right-of-way line through a central angle of 12°36'56" to the beginning of a compound curve, concave Southeastwardly and having a radius of 6814.77 feet; thence run Northwardly 1563.81 feet along the arc of said curve through an intersection angle of 13°08'52" to the end of said curve; thence North 56°47'34" East 450.00 feet; thence North 33°12'26" East 517.66 feet; thence South 59°00'54" West 306.62 feet; thence South 89°35'56" West 804.33 feet to the POINT OF BEGINNING.

**Parcel 2: (See sheet 7)**  
From the Southwest corner of the Southwest 1/4 of Section 33, Township 23 South, Range 29 East, Orange County, Florida; run North 89°28'17" East 409.91 feet along the South boundary of said Southwest 1/4 to a point on the Easterly boundary of that certain parcel of land as described and recorded in O.R. Book 3165, Page 2566, Public Records of Orange County, Florida; thence along the boundary of said parcel of land with the following courses and distances: run North 21°25'52" West 606.58 feet; thence run North 59°00'54" East 3346.14 feet to a point on the Northwardly right-of-way line of Florida's Turnpike, as said Southwardly right-of-way line is now laid out and exists; thence run South 30°59'06" East 2360.73 feet along said Southwardly right-of-way line to the beginning of a tangent curve concave Northwardly and having a radius of 1834.44 feet; thence run Northwardly 542.26 feet along the arc of said curve and said Southwardly right-of-way line through a central angle of 03°57'47" for the POINT OF BEGINNING; thence continue Southeastwardly 531.20 feet along the arc of said curve and said Southwardly right-of-way line through a central angle of 04°01'43"; thence run South 51°01'24" West 122.13 feet; thence run South 06°47'34" West 52.04 feet; thence leaving the aforesaid boundary of that certain parcel of land being described and recorded in O.R. Book 3165, Page 2566, run North 52°05'30" West 467.50 feet to a point on the Easterly boundary of that certain parcel of land being described and recorded in O.R. Book 3406, Page 1491, Public Records of Orange County, Florida; said point being South 33°12'26" East 52.81 feet from the most Northerly corner of said parcel of land; thence run North 33°12'26" West 52.81 feet to said most Northerly corner; thence run South 59°00'54" West 18.32 feet along the Northwardly boundary of said parcel of land; thence run North 52°05'30" West 17.01 feet; thence run North 37°54'30" East 58.33 feet to a point referred to as Point "A"; thence continue North 37°54'30" East 106.14 feet to a point referred to as Point "B"; thence continue North 37°54'30" East 142.86 feet to the POINT OF BEGINNING.

**Parcel 3: (See sheet 6)**  
That part of Section 4, Township 24 South, Range 29 East, Orange County, Florida, described as follows:  
Commence at the Northwest corner of the Northwest 1/4 of Section 4, Township 24 South, Range 29 East, Orange County, Florida; thence North 89°28'17", 409.91 feet along the North boundary of said Northwest 1/4 to the Easterly boundary of that certain parcel of land as described and recorded in O.R. Book 3286, Pages 827 through 832; thence along said Easterly boundary with the following courses and distances: run S.27°25'24"E. for 364.82 feet to the beginning of a tangent curve, concave Southeastwardly and having a radius of 2976.79 feet; thence run Southerly 1402.48 feet along the arc of said curve through an intersection angle of 26°59'40" to the end of said curve; thence S.00°25'45"E. for 236.17 feet to the POINT OF BEGINNING; thence continue S.00°25'45"E. for 231.79 feet; thence N.62°52'51"W. for 123.21 feet; thence N.58°43'33"W. for 67.16 feet; thence N.69°06'41"W. for 65.20 feet; thence N.81°27'32"W. for 34.59 feet; thence S.08°32'27"W. for 51.85 feet; thence N.81°41'37"W. for 138.74 feet to the point of curvature of a curve concave Southwardly; thence Westwardly along the arc of said curve having a radius of 2275.00 feet, through a central angle of 08°57'08", for 355.46 feet to the point of tangency; thence S.89°21'15"W. for 244.82 feet to the POINT OF BEGINNING.

**Parcel 4: (See sheet 8)**  
A strip of land lying in Section 4, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:  
Commence at the Northwest corner of the Northwest 1/4 of Section 4, Township 24 South, Range 29 East, Orange County, Florida; thence North 89°28'17", for 409.91 feet along the North boundary of said Northwest 1/4; thence N.27°25'24"E. for 606.58 feet; thence N.59°00'54"E. for 3344.75 feet to a point on the Westwardly limited access right-of-way line of the Florida Turnpike; thence S.30°58'41"E. along said Westwardly limited access right-of-way line for 2361.16 feet to the POINT OF CURVATURE of a curve concave Northwardly; thence Southwardly along said Westwardly limited access right-of-way line and along the arc of said curve, having a radius of 7835.44 feet, through a central angle of 03°57'51", for 542.41 feet; thence S.31°54'11"W. for 252.09 feet to the POINT OF BEGINNING; thence continue S.37°54'11"W. for 55.29 feet; thence S.52°05'16"W. for 17.01 feet, to a point on the North line of the property described in the Special Warranty Deed as recorded in Official Records Book 3406, Page 1491, Public Records of Orange County, Florida; thence S.59°01'02"E. along said North line for 163.05 feet; thence N.41°41'20"W. for 302.17 feet to the North line of a Special Warranty Deed as recorded in Official Records Book 3406, Page 1491 of the Public Records of Orange County, Florida; thence S.59°01'02"E. along said North line for 1201.20 feet; thence departing said North line run N.62°52'51"W. for 123.21 feet; thence N.56°43'33"W. for 67.16 feet; thence N.69°06'41"W. for 65.20 feet; thence N.81°27'32"W. for 34.59 feet; thence S.08°32'27"W. for 51.85 feet to a point on the North line of a 100 foot Ingress/Egress Easement as recorded in Official Records Book 7104, Page 716 of the Public Records of Orange County, Florida; thence along said North line the following three (3) courses and distances: run N.81°41'37"W. for 138.74 feet to the point of curvature of a curve concave Southwardly; thence Westwardly along the arc of said curve, having a radius of 2275.00 feet, through a central angle of 08°57'08", for 355.46 feet to the point of tangency; thence S.89°21'15"W. for 244.82 feet to the aforesaid Easterly boundary; thence N.00°25'45"W. along said Easterly boundary for 20.00 feet to the POINT OF BEGINNING.

**INDEX OF SHEETS**

SHEET 1	LEGAL DESCRIPTION, LOCATION MAP, AND CERTIFICATION
SHEET 2	NOTES, EASEMENTS
SHEET 3	AGERE SITE & PARCELS 1-4
SHEET 4	EASEMENTS, CORNERS & FENCES
SHEET 5	LESS AND EXCEPT PARCEL 1
SHEET 6	LESS AND EXCEPT PARCEL 3
SHEET 7	LESS AND EXCEPT PARCELS 2 & 5
SHEET 8	LESS AND EXCEPT PARCEL 4
SHEET 9	LESS AND EXCEPT PARCEL 6

**LEGAL DESCRIPTION**  
That part of Section 33, Township 23 South, Range 29 East, and that part of Section 4, Township 24 South, Range 29 East, Orange County, Florida, described as follows:  
From the Southwest corner of the Southwest 1/4 of Section 33, Township 23 South, Range 29 East run North 89°28'17" East 409.91 feet along the South boundary of said Southwest 1/4 to the Easterly boundary of that certain parcel of land as described and recorded in O.R. Book 3286, Pages 827 through 832; thence along said Easterly boundary with the following courses and distances: run S.27°25'24"E. for 364.82 feet to the beginning of a tangent curve, concave Southeastwardly and having a radius of 2976.79 feet; thence run Southerly 1402.48 feet along the arc of said curve through an intersection angle of 26°59'40" to the end of said curve; thence S.00°25'45"E. for 236.17 feet to the POINT OF BEGINNING; thence continue S.00°25'45"E. for 231.79 feet; thence N.62°52'51"W. for 123.21 feet; thence N.58°43'33"W. for 67.16 feet; thence N.69°06'41"W. for 65.20 feet; thence N.81°27'32"W. for 34.59 feet; thence S.08°32'27"W. for 51.85 feet; thence N.81°41'37"W. for 138.74 feet to the point of curvature of a curve concave Southwardly; thence Westwardly along the arc of said curve having a radius of 2275.00 feet, through a central angle of 08°57'08", for 355.46 feet to the point of tangency; thence S.89°21'15"W. for 244.82 feet to the aforesaid Easterly boundary; thence N.00°25'45"W. along said Easterly boundary for 20.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS 1 THROUGH 6, INCLUSIVE:

**Parcel 5: (See sheet 7)**  
That part of Section 4, Township 24 South, Range 29 East, Orange County, Florida, described as follows:  
Commence at the Northwest corner of the Northwest 1/4 of Section 4, Township 24 South, Range 29 East, Orange County, Florida; thence North 89°28'17", for 409.91 feet along the North boundary of said Northwest 1/4; thence N.27°25'24"E. for 606.58 feet; thence N.59°00'54"E. for 3344.75 feet to a point on the Westwardly limited access right-of-way line of the Florida Turnpike; thence S.30°58'41"E. along said Westwardly limited access right-of-way line for 2361.16 feet to the POINT OF CURVATURE of a curve concave Northwardly; thence Southwardly along said Westwardly limited access right-of-way line and along the arc of said curve, having a radius of 7835.44 feet, through a central angle of 03°57'51", for 542.41 feet; thence S.31°54'11"W. for 252.09 feet along the arc of said curve and said Southwardly right-of-way line through a central angle of 04°01'34"; thence run South 51°01'24" West 122.29 feet; thence run South 06°47'34" West 51.92 feet more or less to a point on the boundary of that certain parcel of land as described and recorded in O.R. Book 5024, Page 1071, Public Records of Orange County, Florida; said point being the POINT OF BEGINNING; thence continue South 06°47'34" West along said boundary, 119.99 feet; thence South 56°47'34" West along said boundary, 70.96 feet more or less to a point on the Easterly boundary of that certain parcel of land as described and recorded in O.R. Book 3406, Page 1491, Public Records of Orange County, Florida; thence North 33°12'26" West along said boundary, 24.53 feet more or less to a point on said boundary of that certain parcel of land as described and recorded in O.R. Book 5024, Page 1071; thence South 52°05'16" East along said boundary, 457.61 feet more or less, to the POINT OF BEGINNING.

**Parcel 6: (See sheet 8)**  
That part of Section 4, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:  
Commence at the Northwest corner of the Northwest 1/4 of Section 4, Township 24 South, Range 29 East, Orange County, Florida; thence North 89°28'17", along the North boundary of said Northwest 1/4 of Section 4 for 409.91 feet to the Easterly boundary of that certain parcel of land as described and recorded in Official Records Book 3286, Pages 827 through 832, Public Records of Orange County, Florida; thence along said Easterly boundary for the following three (3) courses and distances: run S.27°25'24"E. for 364.82 feet to the point of curvature of a curve concave Southeastly; thence Southwardly along the arc of said curve, having a radius of 2976.79 feet, through a central angle of 26°59'40", for 1402.48 feet to the point of tangency; thence S.00°25'45"E. for 118.03 feet to the POINT OF BEGINNING; thence departing said Easterly boundary, run N.89°21'15"E. for 244.74 feet to the point of curvature of a curve concave Southwardly; thence Easterly along the arc of said curve, having a radius of 2255.00 feet, through a central angle of 08°57'08", for 358.58 feet to the point of tangency; thence S.81°41'37"W. for 118.82 feet; thence N.08°32'27"W. for 51.83 feet; thence S.81°27'32"E. for 34.51 feet; thence N.08°17'50"E. for 70.01 feet; thence N.11°40'39"E. for 29.4 feet; thence N.15°02'19"E. for 42.40 feet; thence N.51°12'40"E. for 71.09 feet; thence N.58°12'46"E. for 430.41 feet; thence N.59°52'49"E. for 457.77 feet; thence N.58°20'10"E. for 618.33 feet; thence S.31°39'50"E. for 14.41 feet; thence N.50°20'10"E. for 25.56 feet; thence S.07°10'45"E. for 78.14 feet; thence S.59°01'02"E. for 152.46 feet; thence S.41°41'20"W. for 302.17 feet to the North line of a Special Warranty Deed as recorded in Official Records Book 3406, Page 1491 of the Public Records of Orange County, Florida; thence S.59°01'02"E. along said North line for 1201.20 feet; thence departing said North line run N.62°52'51"W. for 123.21 feet; thence N.56°43'33"W. for 67.16 feet; thence N.69°06'41"W. for 65.20 feet; thence N.81°27'32"W. for 34.59 feet; thence S.08°32'27"W. for 51.85 feet to a point on the North line of a 100 foot Ingress/Egress Easement as recorded in Official Records Book 7104, Page 716 of the Public Records of Orange County, Florida; thence along said North line the following three (3) courses and distances: run N.81°41'37"W. for 138.74 feet to the point of curvature of a curve concave Southwardly; thence Westwardly along the arc of said curve, having a radius of 2275.00 feet, through a central angle of 08°57'08", for 355.46 feet to the point of tangency; thence S.89°21'15"W. for 244.82 feet to the aforesaid Easterly boundary; thence N.00°25'45"W. along said Easterly boundary for 20.00 feet to the POINT OF BEGINNING.

containing 206.045 acres, more or less.  
Together with the following Parcel 2:  
Easement rights granted in Underground Easement recorded October 27, 1983, in Official Records Book 3435, Page 632, Public Records of Orange County, Florida.  
Together with the following Parcel 3:  
Easement rights granted in Declaration of Easements dated as of September 15, 2003, and recorded September 17, 2003, in Official Records Book 7104, Page 716, Public Records of Orange County, Florida, as modified by (1) Partial Termination of Easements recorded April 10, 2006, in Official Records Book 8577, Page 2982, Public Records of Orange County, Florida, and (11) First Amendment to Declaration of Easements, to be recorded in the Public Records of Orange County, Florida.  
Together with the following Parcel 4:  
Easement rights granted in Declaration of Easements dated as of September 15, 2003, and recorded January 24, 2005, in Official Records Book 7796, Page 2558, Public Records of Orange County, Florida, as modified by First Amendment to Declaration of Easements, to be recorded in the Public Records of Orange County, Florida.  
**SURVEYOR'S CERTIFICATE**  
Certified to:  
Agere Systems Inc., John Young Land Partnership, LLC, PDC-O Holdings, LLC,  
First American Title Insurance Company, Carlton Fields, P.A.,  
Lombard, Bradick, Doster, Kantor & Reed, P.A.; Broad and Cassal, P.A.;  
C. T. Hsu, as Trustee; and Tolstok Corporation.  
This survey meets the Minimum Technical Standards adopted by the Florida Board of Professional Surveyors and Mappers, Chapter 61C1-6, Florida Administrative Code.  
P. B. & J. INC.  
Date: 10/20/07

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL AFFIXED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

## STATE OF FLORIDA

## COUNTY OF ORANGE

Before the undersigned authority personally appeared **Sheri Schmitz / Adeliris DeValle / Brian Hall / Jean M. Gailie**, 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 **World Design Center PD LUP Master Sign Plan**, 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.

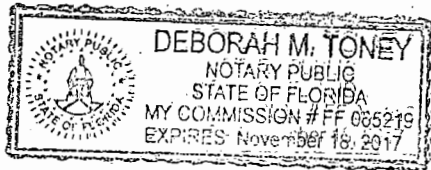
*Brian Hall*

Printed Name of Affiant

*[Signature]*  
Signature of Affiant

Sworn to and subscribed before me on this **31** day of **August, 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. 3528364

### ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct a public hearing on September 22, 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: John Townsend, Dohald W. McIntosh Associates, Inc., World Design Center Planned Development / Land Use Plan (PD/LUP) Master Sign Plan - Case # CDR-14-10-317

Consideration: Substantial, change request is to amend the World Design Center Planned Development / Land Use Plan (PD/LUP), to incorporate a Master Sign Plan for nine (9) new ground signs. The applicant is also requesting the following waivers from the Orange County Code:

- 1) A waiver from Orange County Code, Section 31.5-67(b) to allow a maximum height of 19 feet, in lieu of 12 feet for primary entry ground signs type "EA".
- 2) A waiver from Orange County Code, Section 31.5-67(b) to allow a maximum height of 14 feet, in lieu of 12 feet for secondary entry ground signs type "EB", pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

Location: District 6; property located at 7395 S. John Young Parkway, generally located between S. John Young Parkway and Florida's Turnpike, north of Commerce Parkway, and approximately 700 feet south of Destination Parkway, 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@ocfl.net](mailto:planning@ocfl.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 407-836-5111.

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

ORG3528364 08/30/15