



Interoffice Memorandum

03-25-15A11:37 RCVD

Continue public hearing to OCT 20 2015 CAS

03-25-15 11:37 AM

DATE: August 24, 2015

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

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

FROM: Alberto A. Vargas, MArch., Manager, Planning Division

CONTACT PERSON: *AS*
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: Ginn Property Planned Development / Land Use Plan (PD / LUP) - Case # CDR-15-05-134

Type of Hearing: Substantial Change

Applicant: Heather Isaacs, Tavistock Development Company

Commission District: 4

General Location: Generally located on the south side of State Road 417 (Central Florida Greenway), east of Wyndham Lakes Boulevard, and west of Boggy Creek 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

October 6, 2015
@
2PM

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 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 is to amend the Ginn Property Planned Development / Land Use Plan (PD/LUP) by reallocating 116 multi-family residential dwelling units from PD Parcel 1B to PD Parcel 1A. The total number of multi-family units within the PD remains unchanged.

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, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department

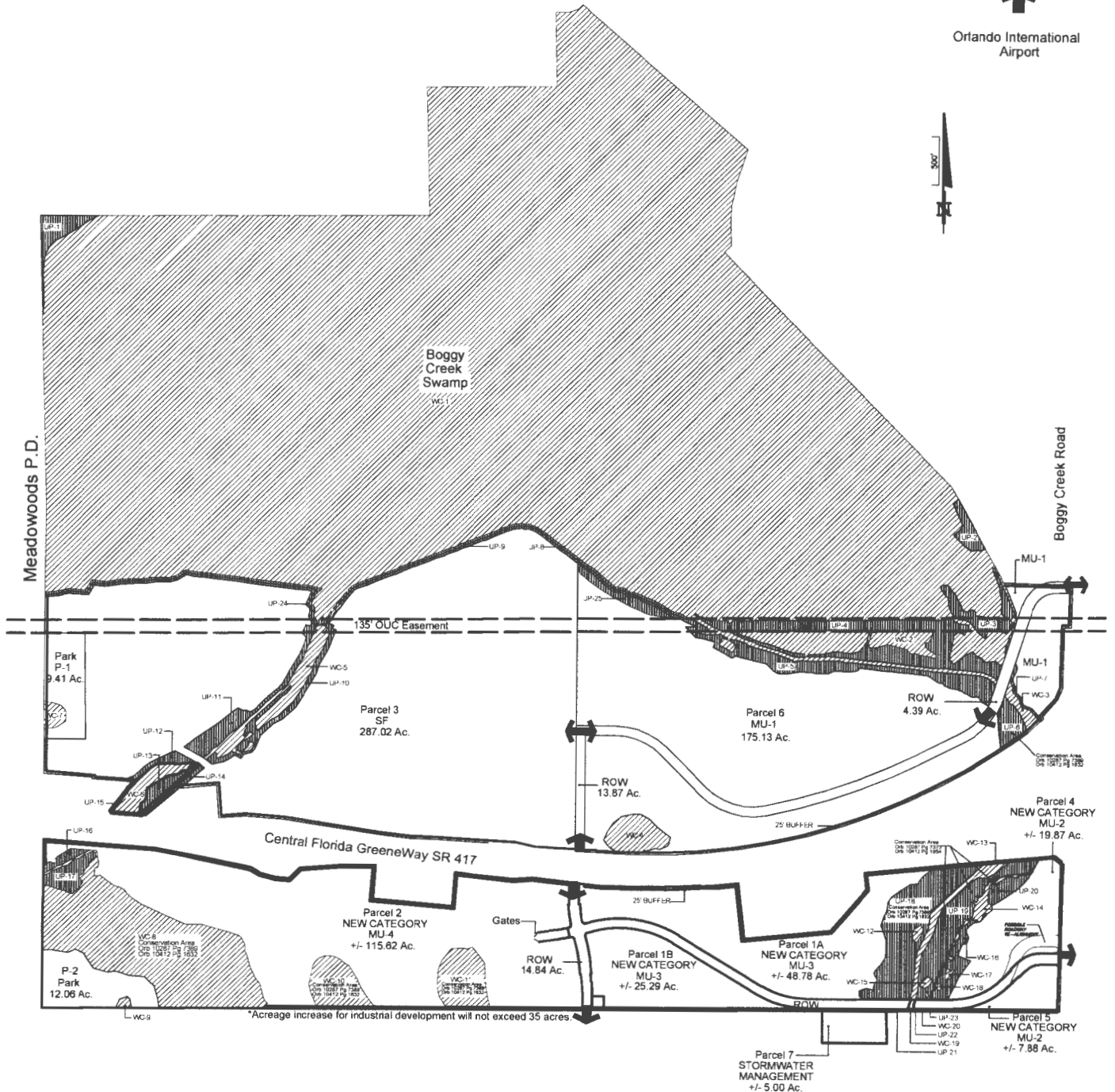


VICINITY MAP

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



Orlando International Airport



*Acreage increase for industrial development will not exceed 35 acres.

LEGAL DESCRIPTION (GREENEWAY PARK DRI. LLC OWNERSHIP)

DESCRIPTION:

Lot 2, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, LESS AND EXCEPT:

- (A) All of the plat of J LAWSON BOULEVARD, according to the plat thereof, as recorded in Plat Book 58, Pages 64 through 68.
- (B) That part deeded to D.R. Horton, Inc. in that certain Special Warranty Deed recorded December 6, 2002, in Official Records Book 6693, Page 3100.
- (C) That part deeded to Orange County, Florida, in that certain Special Warranty Deed recorded August 11, 2004 in Official Records Book 7570, Page 4831.
- (D) That part deeded to Spano & Associates, Inc. in that certain Special Warranty Deed recorded February 9, 2005 in Official Records Book 7821, Page 3389.
- (E) That part deeded to D.R. Horton, Inc. in that certain Special Warranty Deed recorded September 23, 2005 in Official Records Book 8209, Page 3627, all in the Public Records of Orange County, Florida.

AND:

Tracts PD-1 (Retention Area), PD-2 (Retention Area), PD-3 (Retention Area), and PD-4 (Retention Area) of J LAWSON BOULEVARD, according to the plat thereof, as recorded in Plat Book 58, Pages 64 through 68, in the Public Records of Orange County, Florida.

AND:

Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Tract R-1, Tract R-2, Tract R-3 and Tract R-4, BEACON PARK BOULEVARD, according to the plat thereof, as recorded in Plat Book 71, Pages 145 through 149 of Public Records of Orange County, Florida.

AND:

A PORTION OF LOT 1, GINN-AIRPORT AS RECORDED IN PLAT BOOK 55, PAGES 44 THROUGH 49, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ALSO BEING THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, THENCE SOUTH 89°49'23" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2,652.01 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 29; THENCE SOUTH 89°42'59" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 2,669.45 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 00°10'46" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1,781.56 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 417 (CENTRAL FLORIDA GREENEWAY); THENCE DEPARTING SAID WEST SECTION LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 16 COURSES, SOUTH 85°46'28" EAST, A DISTANCE OF 1,155.95 FEET; THENCE SOUTH 78°22'03" EAST, A DISTANCE OF 1,008.41 FEET; THENCE SOUTH 59°12'34" EAST, A DISTANCE OF 111.80 FEET; THENCE SOUTH 75°05'26" EAST, A DISTANCE OF 161.81 FEET; THENCE SOUTH 85°46'28" EAST, A DISTANCE OF 140.99 FEET; THENCE NORTH 44°01'52" EAST, A DISTANCE OF 156.20 FEET; THENCE NORTH 85°41'41" EAST, A DISTANCE OF 404.47 FEET; THENCE NORTH 89°42'42" EAST, A DISTANCE OF 381.18 FEET; THENCE SOUTH 04°13'32" WEST, A DISTANCE OF 355.00 FEET; THENCE SOUTH 85°04'33" EAST, A DISTANCE OF 820.06 FEET; THENCE NORTH 04°13'32" EAST, A DISTANCE OF 355.00 FEET; THENCE SOUTH 84°34'04" EAST, A DISTANCE OF 95.04 FEET; THENCE SOUTH 83°51'55" EAST, A DISTANCE OF 60.03 FEET; THENCE SOUTH 83°42'55" EAST, A DISTANCE OF 445.29 FEET; THENCE NORTH 85°41'44" EAST, A DISTANCE OF 202.23 FEET; THENCE SOUTH 83°29'03" EAST, A DISTANCE OF 380.19 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 04°13'19" WEST, A DISTANCE OF 9.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,612.00 FEET, A CENTRAL ANGLE OF 08°05'10" AND A CHORD DISTANCE OF 227.31 FEET WHICH BEARS SOUTH 00°10'44" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 227.50 FEET; THENCE SOUTH 86°29'29" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,622.00 FEET, A CENTRAL ANGLE OF 07°30'54" AND A CHORD DISTANCE OF 212.59 FEET WHICH BEARS SOUTH 07°37'10" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 212.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°31'31" AND A CHORD DISTANCE OF 34.27 FEET WHICH BEARS SOUTH 31°53'09" WEST, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.75 FEET; THENCE SOUTH 75°08'54" WEST, A DISTANCE OF 16.34 FEET TO A POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,662.00 FEET, A CENTRAL ANGLE OF 03°26'53" AND A CHORD DISTANCE OF 100.00 FEET WHICH BEARS SOUTH 13°59'44" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.02 FEET; THENCE NORTH 75°08'54" EAST, A DISTANCE OF 15.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE 88°15'15" AND A CHORD DISTANCE OF 34.81 FEET WHICH BEARS SOUTH 60°43'29" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.51 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,622.00 FEET, A CENTRAL ANGLE OF 00°09'13" AND A CHORD DISTANCE OF 4.35 FEET WHICH BEARS SOUTH 16°40'27" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,504.00 FEET, A CENTRAL ANGLE OF 10°58'10" AND A CHORD DISTANCE OF 287.51 FEET WHICH BEARS SOUTH 11°15'59" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 287.95 FEET; THENCE SOUTH 05°46'54" EAST, A DISTANCE OF 93.25 FEET; THENCE NORTH 84°13'06" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 05°46'54" EAST, A DISTANCE OF 86.81 FEET; THENCE SOUTH 02°59'35" EAST, A DISTANCE OF 136.22 FEET; THENCE SOUTH 00°12'16" EAST, A DISTANCE OF 151.43 FEET TO A POINT ON THE SOUTHERLY LINE OF SECTION 28-24-30; THENCE SOUTH 89°46'42" WEST, ALONG SAID SOUTHERLY SECTION LINE A DISTANCE OF 249.73 FEET TO THE POINT OF BEGINNING.

AND:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; GO THENCE NORTH 89°13'39" EAST, ALONG THE NORTH LINE OF SAID SECTION, 2723.29 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°13'39" EAST, 658.51 FEET; THENCE GO SOUTH 01°45'45" EAST 330.15 FEET, THENCE GO SOUTH 89°13'39" WEST 661.52 FEET; THENCE GO NORTH 01°13'35" WEST 330.15 FEET TO THE POINT OF BEGINNING.

Together containing 1423.066 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

TOTAL AREA GINN DRI: 1,766.63 ACRES

Orlando Sentinel

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared **Sheri Schmitz / Brian Hall / Charity Casas / Jean M. Gallie**, 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 **Ginn Property PD LUP**, in ORANGE County Florida, was published in said newspaper in the issues **09/13/15**

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

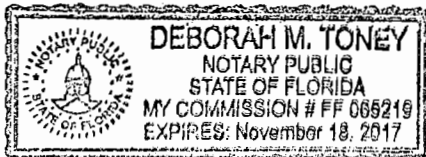
Printed Name of Affiant

[Handwritten Signature]

Signature of Affiant

Sworn to and subscribed before me on this **15** day of **September, 2015** by above said affiant, who is personally known to me (X) or who has produced identification ().

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



Ad No. 3543049

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct a public hearing on **October 6, 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: Heather Isaacs, Tavistock Development Company, Ginn Property Planned Development / Land Use Plan (PD / LUP) - Case # CDR-15-05-134

Consideration: Substantial change request to amend the Ginn Property Planned Development / Land Use Plan (PD/LUP) by reallocating 116 multi-family residential dwelling units from PD Parcel 1B to PD Parcel 1A. The total number of multi-family units within the PD remains unchanged; 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 4; property generally located on the south side of State Road 417 (Central Florida Greenway), east of Wyndham Lakes Boulevard, and west of Boggy Creek Road; 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

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PÚBLICA CON RESPECTO 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

ORG3543049 09/13/15