



Interoffice Memorandum

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10-20-15P01:22 RCVD

10-20-15P01:33 RCVD

DATE: October 9, 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

Applicant: George M. Kramer, Little John Engineering Associates

Case Information: Case # LUP-15-03-067 (Skyplex Orlando PD/LUP); Planning and Zoning Commission (PZC) Meeting Date: October 15, 2015

Type of Hearing: Rezoning Public Hearing

Commission District: 6

General Location: Generally located north of Sand Lake Road, east of International Drive, and west of Canada Avenue.

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

*December 1, 2015
@ 2:00 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 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 five (5) parcels containing 11.46 acres from C-2 (General Commercial District) to PD (Planned Development District) with a development program consisting of up to 39,823 square feet of restaurant uses; 333,423 square feet of entertainment retail uses; 95,371 square feet of general retail uses; and 350 hotel rooms, including a maximum 700-foot high tower structure with roller coaster-type attraction. In addition, the following two (2) waivers from Orange County Code have been requested:

- 1) A waiver to use the Convention Plaza District Overlay standards in Orange County Code Section 38-865, in lieu of the PD Tourist Commercial Standards found in Orange County Code Sections 38-1287, 38-1290, 38-1291, and 38-1300; and
- 2) Waivers from Orange County Code Section 38-1289 and Section 38-1476 to allow for a minimum parking requirement of 2,200 parking spaces, in lieu of 2,708 parking spaces (*a reduction of 508 parking spaces*).

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 **December 1, 2015** 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

Skyplex Orlando PD

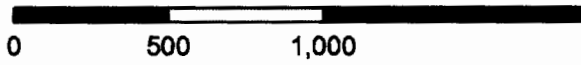


id

ikyplex Orlando PD



1 inch = 600 feet



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

SKYPLEX ORLANDO PD - LEGAL DESCRIPTION
(PREPARED BY SURVEYOR)

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 28 EAST AND BEING A PORTION OF LOT 5 AND ALL OF LOTS 6 AND 7 OF INTERNATIONAL COVE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 18 AND 19 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25 FOR A POINT OF REFERENCE; THENCE RUN NORTH $00^{\circ}17'48''$ EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 190.89 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH $89^{\circ}42'32''$ EAST, 30.00 FEET TO THE EAST RIGHT-OF-WAY OF INTERNATIONAL DRIVE, ACCORDING TO THE PLAT OF ROSEN TRUSTEE AS RECORDED IN PLAT BOOK 35, PAGE 83 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10029, PAGE 1882 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE RUN NORTH $00^{\circ}17'48''$ EAST, ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID SPECIAL WARRANTY DEED AND THE WEST LINE OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10651, PAGE 8177 OF SAID PUBLIC RECORDS 299.99 FEET TO THE NORTHWEST CORNER OF THE AFORESAID CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10651, PAGE 8177 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH $89^{\circ}42'12''$ EAST ALONG THE NORTH LINE OF SAID SPECIAL WARRANTY DEED, 369.99 FEET TO THE NORTHEAST CORNER OF SAID SPECIAL WARRANTY DEED AND THE WEST LINE OF THE CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10536, PAGE 7975 OF SAID PUBLIC RECORDS; THENCE RUN NORTH $00^{\circ}20'27''$ EAST ALONG SAID WEST LINE AND THE WEST LINE OF LOTS 5, 6, 7 OF INTERNATIONAL COVE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 18 AND 19 OF SAID PUBLIC RECORDS, 613.52 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH $89^{\circ}39'27''$ EAST, 148.42 FEET; THENCE RUN NORTH $77^{\circ}48'24''$ EAST, 135.33 FEET THE NORTHEAST CORNER OF SAID LOT 6 AND THE WEST RIGHT-OF-WAY OF CANADA AVENUE ACCORDING TO SAID PLAT OF INTERNATIONAL COVE BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG RIGHT-OF-WAY AND SAID NON-TANGENT CURVE HAVING A RADIUS OF 864.47 FEET; A CENTRAL ANGLE OF $11^{\circ}18'39''$, AN ARC LENGTH OF 170.66 FEET; A CHORD LENGTH OF 170.38 FEET; AND A CHORD BEARING OF SOUTH $17^{\circ}51'53''$ EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 784.47 FEET; A CENTRAL ANGLE OF $23^{\circ}51'08''$, AN ARC LENGTH OF 326.57 FEET; A CHORD LENGTH OF 324.22 FEET; AND A CHORD BEARING OF SOUTH $11^{\circ}35'37''$ EAST TO A POINT OF TANGENCY ALSO BEING THE SOUTHEAST

CORNER OF AFORESAID LOT 7 AND THE NORTHEAST CORNER OF AFORESAID SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10536, PAGE 7975 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°20'27" WEST, ALONG THE EAST LINE OF SAID SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10536, PAGE 7975 OF SAID PUBLIC RECORDS AND ALONG SAID WEST RIGHT-OF-WAY LINE, 334.65 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10536, PAGE 7975; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES ALONG SAID SOUTH LINE OF SAID SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10536, PAGE 7975, NORTH 89°46'01" WEST, 200.70 FEET; THENCE RUN SOUTH 00°20'27" WEST, 100.00 FEET; THENCE RUN NORTH 89°46'13" WEST, 150.00 FEET; THENCE RUN SOUTH 00°20'27" WEST, 169.44 FEET; THENCE RUN NORTH 89°47'13" WEST, 9.00 FEET; THENCE RUN SOUTH 00°20'27" WEST, 28.68 FEET; THENCE RUN NORTH 88°13'57" WEST, 38.60 FEET; THENCE RUN SOUTH 01°46'08" WEST, 3.00 FEET; THENCE RUN NORTH 88°13'52" WEST, 2.43 FEET TO THE WEST LINE OF SAID SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10536, PAGE 7975, ALSO BEING THE SOUTHEAST CORNER OF SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8060, PAGE 936 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE SOUTH LINE OF SAID WARRANTY DEED AND THE NORTH RIGHT-OF-WAY LINE OF SANDLAKE ROAD (STATE ROAD 482) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 75002, PREPARED BY JONES, WOODS AND GENTRY, INC., LAST REVISED 06/21/11, THE FOLLOWING COURSES: NORTH 88°13'52" WEST, 46.03 FEET; THENCE NORTH 01°46'08" EAST, 2.94 FEET; THENCE NORTH 88°13'52" WEST, 15.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2575.94 FEET, A CENTRAL ANGLE OF 00°40'25", AN ARC LENGTH OF 30.28 FEET, A CHORD LENGTH OF 30.28 FEET AND A CHORD BEARING OF NORTH 88°34'05" WEST TO A POINT; THENCE RUN SOUTH 01°05'43" WEST, 2.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2573.00 FEET, A CENTRAL ANGLE 02°59'23", AN ARC LENGTH OF 134.26 FEET, A CHORD LENGTH OF 134.25 FEET AND A CHORD BEARING OF SOUTH 89°36'01" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 88°06'20" WEST, 60.86 FEET; THENCE RUN NORTH 87°13'06" WEST 73.46 FEET TO THE SOUTHWEST CORNER OF SAID SPECIAL WARRANTY DEED; THENCE RUN NORTH 00°17'48" EAST, ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED AND THE EAST LINE OF THAT CERTAIN EASEMENT GRANT, RECORDED IN OFFICIAL RECORDS BOOK 1896, PAGE 340 OF SAID PUBLIC RECORDS, 170.24 TO THE NORTH LINE OF SAID SPECIAL WARRANTY DEED AND THE SOUTH LINE OF SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10029, PAGE 1882; THENCE THENCE RUN NORTH 89°42'32" WEST ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED, 10.00 FEET; TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED DEFAULT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 11.462 ACRES MORE OR LESS.

TOGETHER WITH non-exclusive easement rights granted for the benefit of Burger King Parcel, in that certain Easement recorded in Official Records Book 2925, Page 1705, and that certain Easement Grant recorded in Official Records Book 1896, Page 339, of the Public Records of Orange County, Florida.

AND

TOGETHER WITH non-exclusive easement rights for the benefit of the above described FEE Parcel (shown on sheet 1 of 2) as created by and set forth in that certain Warranty recorded August 8, 1978 in Official Records Book 2925, Page 1712, of the Public Records of Orange County, Florida.

AND

TOGETHER WITH non-exclusive easement rights for the benefit of the above described FEE Parcel (shown on sheet 1 of 2) as created by and set forth in that certain Easement recorded in Official Records Book 2936, Page 1838, of the Public Records of Orange County, Florida.

AND

TOGETHER WITH non-exclusive easement rights for the benefit of the above described FEE Parcel (shown on sheet 1 of 2) as created by and set forth in that certain Agreement Regarding Grant of Easements recorded in Official Records Book 9939, Page 7355, of the Public Records of Orange County, Florida."

ALSO TOGETHER WITH
(O.R.B. 10850, PG. 1593)(NO TITLE PROVIDED)

LOT 13 AND THE SOUTH 81.90 FEET OF LOT 14, INTERNATIONAL COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 18 & 19, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 14, INTERNATIONAL COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 18 & 19, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE S00°06'23"W ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 98.10 FEET FOR A POINT OF BEGINNING; THENCE S89°53'37"E A DISTANCE OF 250.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 14; THENCE S00°06'23"W ALONG THE EAST LINE OF SAID LOT 14 AND THE EAST LINE OF LOT 13 OF SAID INTERNATIONAL COVE, A DISTANCE OF 261.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE N89°53'37"W HE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 248.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF CANADA AVENUE, BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 784.47

FEET, A CHORD BEARING OF N01°34'27"W, A CHORD DISTANCE OF 46.01 FEET, RUN
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST
RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 03°21'39", A DISTANCE OF
46.02 FEET; THENCE N00°06'23"E ALONG SAID EAST RIGHT-OF-WAY LINE, A
DISTANCE OF 215.90 FEET TO THE POINT OF BEGINNING.

Orlando Sentinel

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared **Sheri Schmitz / Adys DelValle / Brian Hall / Charles McDowell / 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 **Skyplex Orlando PD/LUP** in **ORANGE** County Florida, was published in said newspaper in the issues **11/08/15**

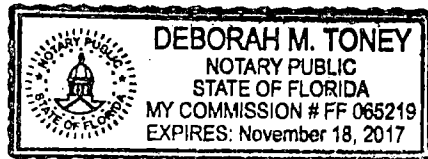
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County,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

Sheri Schmitz
Printed Name of Affiant

Sheri Schmitz
Signature of Affiant

Sworn to and subscribed before me on this **09** day of **November, 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. 3706915

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct a public hearing on December 1, 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: George M. Kramer, Little John Engineering Associates, Skyplex Orlando PD/LUP, Case # LUP-15-03-087
Consideration: A request to rezone five (5) parcels containing 11.46 acres from C-2 (General Commercial District) to PD (Planned Development District) with a development program consisting of up to 39,823 square feet of restaurant uses; 333,423 square feet of entertainment retail uses; 95,371 square feet of general retail uses; and 350 hotel rooms, including a maximum 700-foot high tower structure with roller coaster-type attraction. In addition, the following two (2) waivers from Orange County Code have been requested:

1. A waiver to use Convention Plaza District Overlay standards in Orange County Code Section 38-865, in lieu of the PD Tourist Commercial Standards found in Orange County Code Sections 38-1287, 38-1290, 38-1291, and 38-1300; and
 2. Waivers from Orange County Code Section 38-1289 and Section 38-1476 to allow for a minimum parking requirement of 2,200 parking spaces, in lieu of 2,708 parking spaces (a reduction of 508 parking spaces); pursuant to Orange County Code, Chapter 30.
- Location: District 6; property generally located north of Sand Lake Road, east of International Drive, and west of Canada Avenue; 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: plannings@ocfl.net

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDIENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, 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

ORG3706915 11/08/15