



Interoffice Memorandum

02-09-16 P04:59 RCVD

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DATE: February 9, 2016

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: Orangewood Center Planned Development / Land Use Plan (PD / LUP) / Case # CDR-15-10-325

Type of Hearing: Substantial Change

Applicant: Harry Brumley, HB Associates, LLC

Commission District: 1

General Location: South side of Central Florida Parkway and east of International Drive

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

3-15-16
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 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 substantial change to to create Phase 3 (comprised of proposed PD Parcels 1-3), and to modify previous BCC Condition #5 from August 18, 1988 (which limited commercial uses to C-1 uses), to allow for Tourist Commercial Uses on PD Parcels 1-3, and to establish a maximum development intensity of 60 rooms per acre and a maximum building height of 200 feet for hotels on PD Parcels 2 and 3; add setbacks for the residential portion of the PD as approved by the BCC on September 15, 1992; add notes regarding transit and landscape, pedestrian and utility easements along Central Florida Parkway and transportation concurrency vested rights information; and, add a table of trips by phase.

Material Provided:

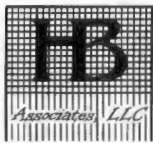
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

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

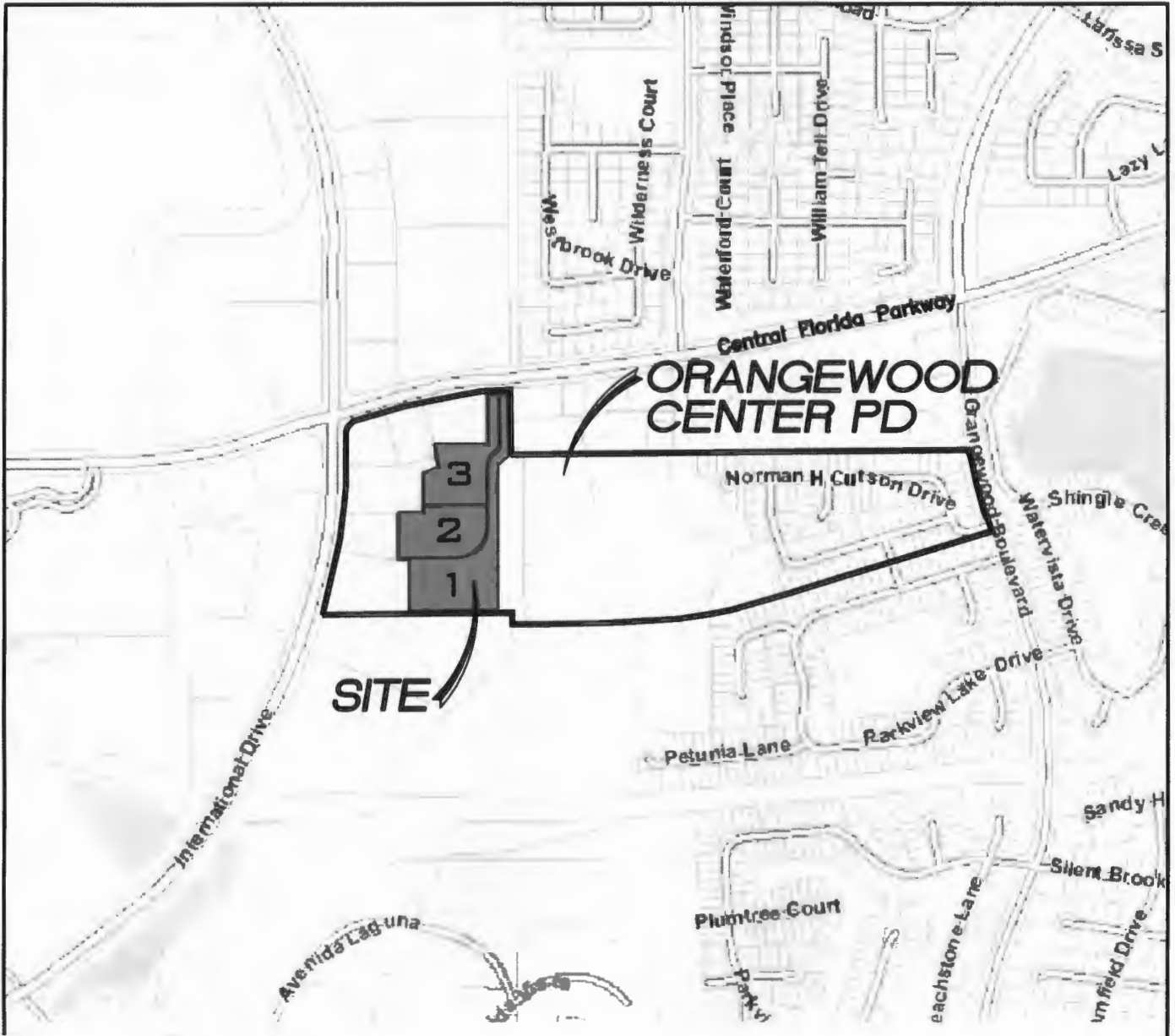


HB ASSOCIATES, LLC

STRUCTURAL/CIVIL ENGINEERING
FLORIDA CA # 0007045
HARRY BRUMLEY III, PE # 0041837

377 MAITLAND AVENUE, SUITE # 2007 (407) 740-5444
ALTAMONTE SPRINGS, FL 32701-5442

Project SUBSTANTIAL CHANGE TO ORANGWOOD CENTER PD
Job No. CDR 15-10-325 Sheet 1 of 3
Calculated by IC Date 2-3-16
Reviewed by HB Date 2-3-16
Subject LOCATION MAP



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

LOCATION MAP

(NOT TO SCALE)



SECTION 18 - TOWNSHIP 24S - RANGE 29E



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SUBSTANTIAL CHANGE TO ORANGEWOOD CENTER PD

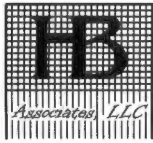
Project _____
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Subject PD LEGAL DESCRIPTION

Part of Sections 7 and 18, Township 24 South, Range 29 East, Orange County, Florida, being described as follows:

BEGIN at the Northwest corner of the Northeast 1/4 of said Section 18, said point on the South boundary line of the Town Center Parcel, as recorded in Official Records Book 3213, Page 2592, Public Records of Orange County, Florida; thence N. 89° 50' 19" E., along said South boundary line and along the North line of the Northeast 1/4 of said Section 18, 1250.30 feet to a point on a curve, concave Easterly, on the Westerly Right of Way line of Orangewood Boulevard as shown on the Plat of SOMERSET VILLAGE; as recorded in Plat Book 13, Pages 29 thru 32, inclusive, Public Records of Orange County, Florida, said curve having a radius of 2797.51 feet; thence along the Westerly Right of Way line of said Orangewood Boulevard the following two (2) courses and distances; from a tangent bearing of S. 10° 15' 49" E., run 336.06 feet along the arc of said curve, thru a central angle of 06° 52' 58" to the point of tangency thereof; thence S. 17° 08' 47" E., 104.92 feet to a point of curvature of a curve, concave Southwesterly, having a radius of 25.00 feet; thence from a tangent bearing of N. 17° 08' 47" W., run 39.27 feet along the arc of said curve thru a central angle of 90° 00' 00" to the point of tangency thereof; thence S. 72° 51' 13" W., 1148.32 feet to a point of curvature of a curve, concave Northerly, having a radius of 2060.00 feet and a central angle of 15° 33' 53"; thence run 559.61 feet along the arc of said curve to the point of tangency thereof; thence S. 88° 25' 06" W., 669.18 feet to the centerline of an Orlando Utilities Commission Easement (135 feet wide), as recorded in Official Records Book 1934, Pages 12, 13 and 14, Public Records of Orange County, Florida; thence N. 00° 20' 04" W., along said centerline 63.41 feet; thence S. 89° 10' 28" W., 931.24 feet to a point on a curve, concave Westerly, on the Easterly Right of Way line of International Drive, as shown on the Plat of ORANGEWOOD NEIGHBORHOOD 2, as recorded in Plat Book 17, Pages 81 thru 87, inclusive, Public Records of Orange County, Florida; thence along said Easterly Right of Way line of International Drive the following three (3) courses and distances; from a tangent bearing of N. 16° 29' 25" E., run 851.36 feet along the arc of said curve, having a radius of 2949.79 feet thru a central angle of 16° 32' 11" to the point of tangency thereof; thence N. 00° 02' 46" W., 68.18 feet to a point of curvature of a curve, concave Southeasterly, having a radius of 50.00 feet and a central angle of 73° 02' 46"; thence run 63.75 feet along the arc of said curve to the point of tangency thereof; said point lying on the Southerly Right of Way line of Central Florida Parkway, as shown on the aforementioned Plat of ORANGEWOOD NEIGHBORHOOD 2; thence along said Southerly Right of Way line of Central Florida Parkway the following two (2) courses and distances; run N. 73° 00' 00" E., 119.97 feet to a point of curvature of a curve, concave Southerly, having a radius of 2940.00 feet and a central angle of 12° 58' 41"; thence run 665.94 feet along the arc of said curve to a point on the centerline of the aforementioned Orlando Utilities Easement; thence S. 00° 19' 54" E., along said centerline, 322.02 feet to a point on the North line of the Northwest 1/4 of said Section 18; thence N. 89° 10' 28" E., along the North line thereof, 992.13 feet to the POINT OF BEGINNING.

Containing 57.279 acres more or less.

ORANGEWOOD CENTER PD LEGAL DESCRIPTION



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Project SUBSTANTIAL CHANGE TO ORANGEWOOD CENTER PD
Job No. CDR 15-10-325 Sheet 3 of 3
Calculated by IC Date 2-3-16
Reviewed by HB Date 2-3-16
Subject PARCEL LEGAL DESCRIPTIONS

PROJECT LEGAL DESCRIPTIONS

DESCRIPTION (PARCEL 1)

A PORTION OF LOT 3, ORANGEWOOD CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES, 95 AND 96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE RUN ALONG THE BOUNDARY LINE OF SAID LOT 3 THE FOLLOWING COURSES AND DISTANCES: (1) S00°19'54"E, A DISTANCE OF 322.02 FEET; (2) S53°35'31"W, A DISTANCE OF 83.51 FEET; (3) S00°20'03"E, A DISTANCE OF 728.00 FEET; (4) S89°10'28"W, A DISTANCE OF 435.92 FEET; THENCE, DEPARTING THE SOUTH LINE OF SAID LOT 3, RUN N00°49'32"W, DISTANCE OF 269.00 FEET; THENCE N89°10'28"E A DISTANCE OF 341.84 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 72.00 FEET, A CHORD BEARING OF N44°25'13"E, A CHORD DISTANCE OF 101.39 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°30'31", A DISTANCE OF 112.48 FEET; THENCE N00°20'03"W A DISTANCE OF 386.42 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, A CHORD BEARING OF N16°46'41"E, A CHORD DISTANCE OF 36.49 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°13'28", A DISTANCE OF 37.03 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N16°47'01"E, A CHORD DISTANCE OF 117.66 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°12'47", A DISTANCE OF 119.43 FEET; THENCE N00°19'22"W A DISTANCE OF 221.86 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 3 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2940.00 FEET, A CHORD BEARING OF N85°31'01"E, A CHORD DISTANCE OF 47.23 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 0°55'14", A DISTANCE OF 47.23 FEET TO THE POINT OF BEGINNING.

CONTAINS 148546 SQUARE FEET OR 3.410 ACRES MORE OR LESS.

DESCRIPTION (PARCEL 2)

A PORTION OF LOT 3, ORANGEWOOD CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES, 95 AND 96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2940.00 FEET, A CHORD BEARING OF S85°31'01"W, A CHORD DISTANCE OF 47.23 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY LINE OF SAID LOT 3, THROUGH A CENTRAL ANGLE OF 0°55'14", A DISTANCE OF 47.23 FEET; THENCE S00°19'22"E A DISTANCE OF 221.86 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF S16°47'01"W, A CHORD DISTANCE OF 117.66 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°12'47", A DISTANCE OF 119.43 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, A CHORD BEARING OF S16°46'41"W, A CHORD DISTANCE OF 36.49 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°13'28", A DISTANCE OF 37.03 FEET; THENCE S00°20'03"E A DISTANCE OF 206.34 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S00°20'03"E A DISTANCE OF 180.08 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 72.00 FEET, A CHORD BEARING OF S44°25'13"W, A CHORD DISTANCE OF 101.39 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°30'31", A DISTANCE OF 112.48 FEET; THENCE S89°10'28"W A DISTANCE OF 386.34 FEET; THENCE N00°49'32"W A DISTANCE OF 229.30 FEET; THENCE N89°10'28"E A DISTANCE OF 128.00 FEET; THENCE N00°49'32"W A DISTANCE OF 25.00 FEET; THENCE N89°39'57"E A DISTANCE OF 331.89 FEET TO THE POINT OF BEGINNING.

CONTAINS: 111,913 SQUARE FEET OR 2.569 ACRES MORE OR LESS.

DESCRIPTION (PARCEL 3)

A PORTION OF LOT 3, ORANGEWOOD CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES, 95 AND 96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2940.00 FEET, A CHORD BEARING OF S85°31'01"W, A CHORD DISTANCE OF 47.23 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY LINE OF SAID LOT 3, THROUGH A CENTRAL ANGLE OF 0°55'14", A DISTANCE OF 47.23 FEET FOR A POINT OF BEGINNING; THENCE S00°19'22"E A DISTANCE OF 221.86 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF S16°47'01"W, A CHORD DISTANCE OF 117.66 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°12'47", A DISTANCE OF 119.43 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, A CHORD BEARING OF S16°46'41"W, A CHORD DISTANCE OF 36.49 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°13'28", A DISTANCE OF 37.03 FEET; THENCE S00°20'03"E A DISTANCE OF 206.34 FEET; THENCE S89°39'57"W A DISTANCE OF 331.89 FEET; THENCE N00°49'32"W A DISTANCE OF 176.89 FEET; THENCE N77°13'12"E A DISTANCE OF 78.06 FEET; THENCE N12°46'48"W A DISTANCE OF 121.91 FEET; THENCE N89°40'06"E A DISTANCE OF 268.46 FEET; THENCE N00°20'03"W A DISTANCE OF 257.28 FEET TO A POINT OF ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2940.00 FEET, A CHORD BEARING OF N84°27'56"E, A CHORD DISTANCE OF 60.65 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°10'56", A DISTANCE OF 60.66 FEET TO THE POINT OF BEGINNING.

CONTAINS: 113,808 SQUARE FEET OR 2.612 ACRES MORE OR LESS.