

06-20-16P12:20 RCVD



Interoffice Memorandum

06-20-16P12:17 RCVD

~~Continue public~~
hearing to
OCT 18 2016 CAS

DATE: June 13, 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: Village F Master Planned Development / Land Use Plan (PD / LUP) – Case # CDR-15-12-381

Type of Hearing: Substantial Change

Applicant: Kathy Hattaway, HCI Planning & Land Development Consultants

Commission District: 1

General Location: West of Seidel Road, approximately one-half (1/2) mile east of the Western Beltway.

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

August 2, 2016
@ 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:

A Substantial Change request to the Village F Master PD by revising the Village Center Conceptual Block inset on the PD/LUP, expanding permitted Village Center District uses; and requesting the following seven (7) waivers from Orange County Code, applicable to PD Parcels S-6 and N-35 only (Village Center District):

1. A waiver from Section 38-1389(b) to allow a grocery store and up to three (3) additional buildings south of the internal main street to face Seidel Road and/or Seton Creek Boulevard; in lieu of the requirement that primary building entries and façades face the internal streets of the Village Center.
2. A waiver from Section 38-1389(d)(3)(g) to allow for interior blocks, not including Seidel Road or Seton Creek Boulevard, to have a minimum of forty percent (40%) of the build-to-line of any block or parcel to be occupied by buildings and/or street-walls, and up to one-hundred percent (100%) of that requirement to be landscaped street-walls; in lieu of the requirement that a minimum of seventy percent (70%) of the build-to-line of any block or parcel

be occupied by buildings and/or street-walls, and that landscaped street-walls not make up more than fifty percent (50%) of the required frontage.

3. A waiver from Section 38-1389(d)(4)(d) to allow parking adjacent to Seidel Road and Seton Creek Boulevard to span the length of the roadway frontage; in lieu of the maximum frontage for parking lots of sixty-five (65) feet along a Village Center circulator or a Village Center major local street.
4. A waiver from Section 38-1389(d)(4)(g) to allow parking lots to abut street intersections or civic use areas; in lieu of the requirement that parking lots and parking garages not abut street intersections or civic use areas.
5. A waiver from Section 38-1389(d)(4)(h) to allow parking in the front of the grocery store and buildings south of the internal main street; in lieu of the requirement that off-street parking be located to the rear or side of buildings.
6. A waiver from Section 38-1389(d)(4)(i)(i) to allow parking in the front of the grocery store; in lieu of the requirement that parking be located at the rear or side of the grocery store front façade.
7. A waiver from Section 24-5(a)(3) to allow a buffer to be less than six (6) feet in height and less than fifteen (15) feet wide; in lieu of the requirement that a buffer be completely opaque from the ground up to a height of at least six (6) feet and a minimum of fifteen (15) feet wide.

Material Provided:

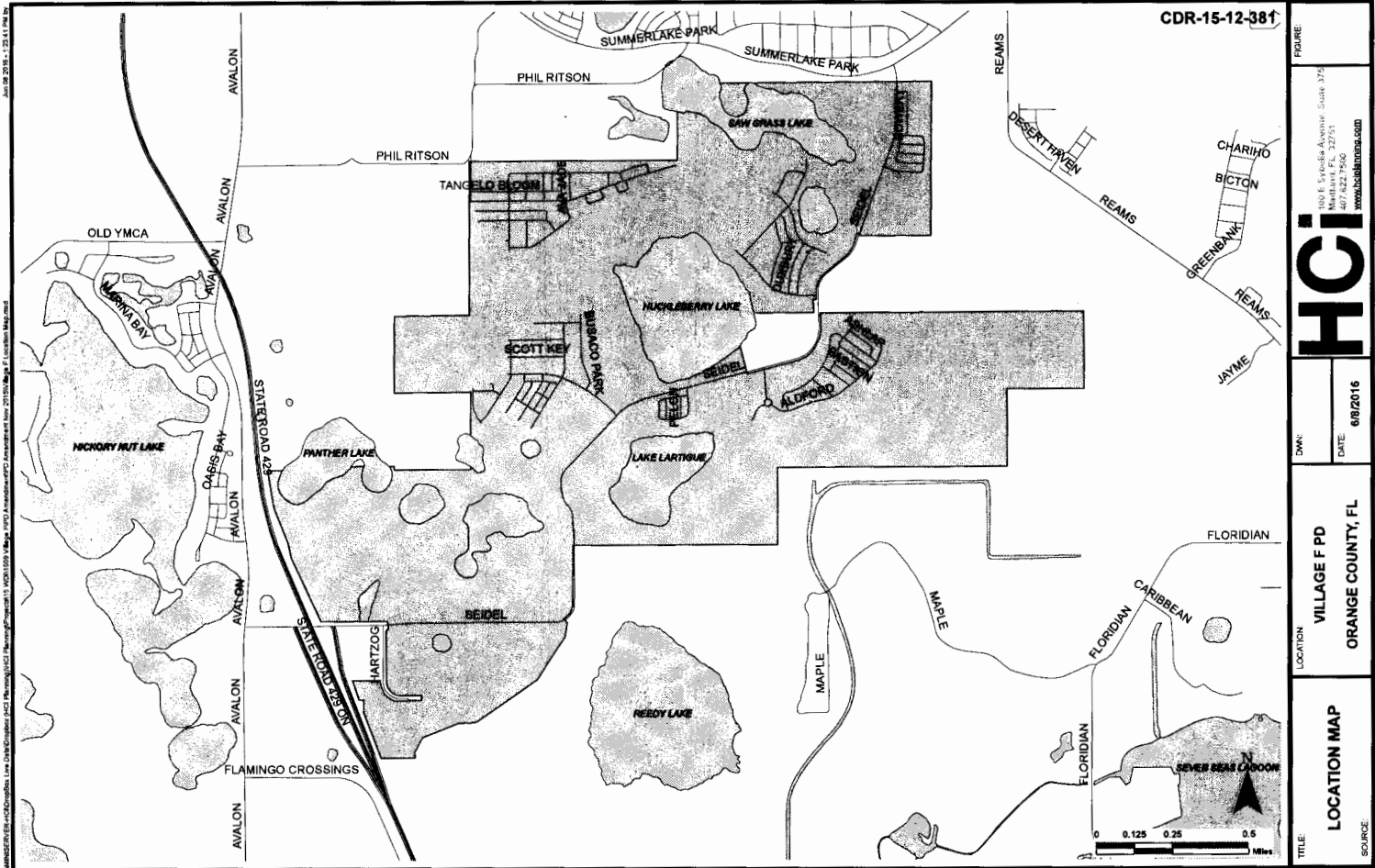
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

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



| | |
|---|----------------|
| | |
| DWN: | DATE: 6/8/2016 |
| LOCATION: VILLAGE F PD ORANGE COUNTY, FL | |
| TITLE: LOCATION MAP | |
| SOURCE: | |

100 E. Spedden Avenue, Suite 375
 Maitland, FL 32751
 407.822.7500
 www.hciinc.com

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

LEGAL DESCRIPTION (VILLAGE F PD) for CDR-15-12-381

Parcel 1:

The west 410 feet of the East 1730 feet of the SE $\frac{1}{4}$ and the East 1730 feet of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$, less portion in the North 30 feet of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 33, Township 23 South, Range 27 East, Orange County, Florida.

And

The South $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the East $\frac{3}{4}$ of the North $\frac{1}{2}$ of the SW $\frac{1}{4}$, less that part of the foregoing lying East of County Road (shown on County Tax Rolls as Lake Hancock Road), and less said County Road, in Section 34, Township 23 South, Range 27 East, Orange County, Florida.

Parcel 2:

That part of the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the East $\frac{3}{4}$ of the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ lying East of County Road, Section 34, Township 23 South, Range 27 East, Orange County, Florida.

Parcel 3:

Begin at the South $\frac{1}{4}$ corner of Section 34, Township 23 South, Range 27; run thence South $89^{\circ}26'38''$ West 2646.65 feet to the Southwest corner of Said Section 33; thence North 3648.94 feet to the West $\frac{1}{4}$ corner of said section 33; thence North $89^{\circ}35'26''$ East along the $\frac{1}{4}$ Section line 3541.95 feet; thence South $0^{\circ}10'$ East 2641.19 feet to the South line of the Southeast $\frac{1}{4}$ of said Section 33; thence South $89^{\circ}31'52''$ West 903.03 feet to the Point of Beginning, LESS the West 30 feet thereof.

Parcel 4:

East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 33, Township 23 South, Range 27 East; and the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 23 South, Range 27 East, Orange County, Florida.

LESS and EXCEPT: Begin at the SE corner of Section 33, Township 23, South, Range 27 East, run thence North $0^{\circ}07'38''$ East along the Section line 60', thence South $89^{\circ}53'49''$ West, parallel with the South line of said section, 113.36' thence North $0^{\circ}33'17''$ East 299.32 feet, thence South $89^{\circ}33'38''$ West 360.00 feet, thence South $17^{\circ}10'38''$ East 373.55 feet, to the south line of said Section 33, thence North $89^{\circ}53'49''$ East 360.00 feet to the point of beginning/ All lying and being situated in Orange County, Florida.

LESS and EXCEPT: Commence at the SE corner of Section 33, Township 23, Range 27 East, Orange County, Florida; thence run North $0^{\circ}07'38''$ East along the East line of said Section 33, a distance of 60.00 feet to the POINT OF BEGINNING, thence South $89^{\circ}53'49''$ West, parallel with South line of said Section 33, a distance of 113.36 feet; thence North $0^{\circ}33'17''$ East, a distance of 97.64 feet; thence North $85^{\circ}08'00''$ East, a distance of 113.06 feet to a point on the East line of aforesaid Section 33; thence South $0^{\circ}07'38''$ West along said East line of Section 33, a distance of 107.02 feet to the POINT OF BEGINNING.

Parcel 5:

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 23 South, Range 27 East, less that part thereof lying Southerly and Easterly of Lake Hancock Road, and less the South 60 feet thereof, Orange County, Florida.

LESS and EXCEPT: Commence at the SW corner of Section 34, Township 23 South, Range 27 East, Orange County, Florida; thence run North 0°07'38" East along the West line of said Section 34, a distance of 60.00 feet to the POINT OF BEGINNING; thence continue North 0°07'38" East along said West line, a distance of 107.02 feet; thence North 85°08'00" East, a distance of 674.17 feet to a point on the West right-of-way line of Lake Hancock Road, thence South 01°51'21" East along said West right-of-way, a distance of 162.90 feet; thence leaving said west right-of-way, run South 89°52'54" West, parallel with South line of said Section 34, a distance of 677.25 feet to the POINT OF BEGINNING.

Parcel 6:

Begin at the SE corner of Section 33, Township 23 South, Range 27 East, Orange County, Florida; run thence North 00°07'38" East along the Section line 60.00 feet; thence South 89°53'49" West parallel with the South line of said Section 113.36 feet; thence North 00°33'17" East 299.92 feet; thence South 89°33'38" West 360.00 feet; thence South 17°10'38" East 373.55 feet to the South line of said Section 33; thence North 89°53'49" East 360.00 feet to the POINT OF BEGINNING.

AND

That part of the South 60.00 feet of the SW ¼ of the SW 1/4, lying West of Lake Hancock Road in Section 34, Township 23 South, Range 27 East, Orange County, Florida.

AND

Commence at the SE corner of Section 33, Township 23 South, Range 27 East, Orange County, Florida; thence run North 00°07'38" East along the East line of said Section 33, a distance of 60.00 feet to the POINT OF BEGINNING; thence South 89°53'49" West, parallel with South line of said Section 33, a distance of 113.36 feet; thence North 00°33'17" East, a distance of 97.64 feet; thence North 85°08'00" East, a distance of 113.06 feet to a point on the East line of aforesaid Section 33; thence South 00°07'38" West along said East line of Section 33, a distance of 107.02 feet to the POINT OF BEGINNING.

AND

Commence at the SW corner of Section 34, Township 23 South, Range 27 East, Orange County, Florida; thence run North 00°07'38" East along the West line of said Section 34, a distance of 60.00 feet to the POINT OF BEGINNING, thence continue North 00°07'38" East along said West line, a distance of 107.02 feet; thence North 85°08'00" East, a distance of 674.17 feet to a point on the West right-of-way line of Lake Hancock Road; thence South 01°51'21" East along said West right-of-way, a distance of 162.90 feet; thence leaving said west right-of-way, run South 89°52'54" West, parallel with South line of said Section 34, a distance of 677.25 feet to the POINT OF BEGINNING.

Parcel 7:

The NE ¼ of the NE 1/4, less the West 60 feet of Section 5, Township 24 South, Range 27 East, Orange County, Florida.

Parcel 8:

The West ½ of the NE 1/4 and West ½ (LESS South ½ of the SW ¼) of Section 4, Township 24 South, Range 27 East, LESS the County Road right of way, Orange County, Florida.

LESS

Commence at the West ¼ corner of Section 4, Township 24 South, Range 27 East, Orange County, Florida; thence run North 89°37'54" East along the North line of the SW ¼ of said Section 4 a distance of 1597.27 feet; thence South 00°03'44" East, parallel to the East line of said SW ¼ a distance of 382.84 feet to a point on the centerline of Seidel Road for a POINT OF BEGINNING; thence from a tangent bearing of South 10°26'49" East run Southerly along said centerline through a curve concave Easterly, having a radius of 600.00 feet and a central angle of 27°53'48" for an arc distance of 292.13 feet to a point of reverse curve; thence continue Southerly through a curve concave Westerly having a radius of 370.35 feet and a central angle of 36°55'12" for an arc distance of 238.64 feet to the point of tangency of the curve; thence South 01°25'27" East along said centerline 98.45 feet; thence South 87°42'32" East 272.21 feet; South 69°41'50" East 196.50 feet; South 75°11'57" East 97.75 feet; thence North 45°58'03" East 199.74 feet; thence North 06°57'21" West 149.69 feet; thence North 64°47'15" West 936.64 feet to the Easterly right of way line of said Seidel Road; thence North 89°57'08" West 30.54 feet to the POINT OF BEGINNING; LESS the Westerly 30.00 feet thereof for Road right of way.

LESS:

Commence at the West ¼ corner of Section 4, Township 24 South, Range 27 East, Orange County, Florida; thence run North 89°37'54" East along the North line of the SW ¼ of said Section 4 a distance of 1597.27 feet; thence South 00°03'44" East, parallel to the East line of said SW ¼ a distance of 382.84 feet to a point on the centerline of Seidel Road; thence from a tangent bearing of South 10°26'49" East run Southerly along said centerline through a curve concave Easterly, having a radius of 600.00 feet and a central angle of 27°53'48" for an arc distance of 292.13 feet to a point of reverse curve; thence continue Southerly through a curve concave Westerly having a radius of 370.35 feet and a central angle of 36°55'12" for an arc distance of 238.64 feet to the point of tangency of the curve; thence South 01°25'27" East along said centerline 38.45 feet; thence along the top of a ditch bank for the following courses: South 87°42'32" East 272.21 feet; South 69°41'50" East 196.50 feet; South 75°11'57" East 97.75 feet to the POINT OF BEGINNING; thence North 45°58'03" East leaving said top of ditch bank 199.74 feet; thence North 06°57'21" West 149.69 feet; thence South 86°51'52" East 139.47 feet; thence South 35°53'15" East 65.53 feet; thence South 01°49'31" West 255.90 feet; thence South 13°27'57" West 38.81 feet; thence South 70°32'56" West 15.61 feet; thence North 75°07'52" West; 280.61 feet to the POINT OF BEGINNING.

Parcel 9:

Commence at the West ¼ corner of Section 4, Township 24 South, Range 27 East, Orange County, Florida; thence run North 89°37'54" East along the North line of the SW ¼ of said Section 4 a distance of 1597.27 feet; thence South 00°03'44" East, parallel to the East line of said SW ¼ a distance of 382.84 feet to a point on the centerline of Seidel Road for a POINT OF BEGINNING; thence from a tangent bearing of South 10°26'49" East run Southerly along said centerline through a curve concave Easterly; having a radius of 600.00 fence and a central angle of 27°53'48" for an arc distance of 292.13 feet to a point of reverse curve; thence continue Southerly through a curve concave Westerly having a radius of 370.35 feet and a central angle of 36°55'12" for an arc distance of 238.64 feet to the point of tangency of the curve; thence South 01°25'27" East along said centerline 98.45 feet; thence South 87°42'32" East 272.21 feet; South 69°41'50" East 196.50 feet; South 75°11'57" East 97.75 feet; thence North 45°58'03" East 199.74 feet; thence North 06°57'21" West 149.69 feet; thence North 64°47'15" West 936.64 feet to the Easterly right of way line of said Seidel Road; thence North 89°57'08" West 30.54 feet to the POINT OF BEGINNING; LESS the Westerly 30.00 feet thereof for Road right of way.

Parcel 10

Commence at the West $\frac{1}{4}$ corner of Section 4, Township 24 South, Range 27 East, Orange County, Florida; thence run North $89^{\circ}37'54''$ East along the North line of the SW $\frac{1}{4}$ of said Section 4 a distance of 1597.27 feet; thence South $00^{\circ}03'44''$ East, parallel to the East line of said SW $\frac{1}{4}$ a distance of 382.84 feet to a point on the centerline of Seidel Road; thence from a tangent bearing of South $10^{\circ}26'49''$ East run Southerly along said centerline through a curve concave Easterly, having a radius of 600.00 feet and a central angle of $27^{\circ}53'48''$ for an arc distance of 292.13 feet to a point of reverse curve; thence continue Southerly through a curve concave Westerly having a radius of 370.35 feet and a central angle of $36^{\circ}55'12''$ for an arc distance of 238.64 feet to the point of tangency of the curve; thence South $01^{\circ}25'27''$ East along said centerline 98.45 feet; thence along the top of a ditch bank for the following courses: South $87^{\circ}42'32''$ East 272.21 feet; South $69^{\circ}41'50''$ East 196.50 feet; South $75^{\circ}11'57''$ East 97.75 feet to the POINT OF BEGINNING; thence North $45^{\circ}58'03''$ East leaving said top of ditch bank 199.74 feet; thence North $06^{\circ}57'21''$ West 149.69 feet; thence South $86^{\circ}51'52''$ East 139.47 feet; thence South $35^{\circ}53'15''$ East 65.53 feet; thence South $01^{\circ}49'31''$ West 255.90 feet; thence South $13^{\circ}27'57''$ West 38.81 feet; thence South $70^{\circ}32'56''$ West 15.61 feet; thence North $75^{\circ}07'52''$ West, 280.61 feet to the POINT OF BEGINNING.

Parcel 11

The North $\frac{1}{2}$ of Section 3, Township 24 South, Range 27 East, Orange County, Florida, lying South and East of Seidel Road/Lake Hancock Road, less the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 3;

Together with the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 24 South, Range 27 East, Orange County, Florida; together with that part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4 lying South of Seidel Road, less the West 300 feet thereof;

Together with the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4, lying North of Seidel Road, less: begin at the NE corner of Said Section 4; thence run South $89^{\circ}45'36''$ West along the North line of said Section 4, 791.40 feet; thence run South $14^{\circ}35'54''$ East, 1007.06 feet to the Northerly right of way of Seidel Road; thence run North $75^{\circ}22'32''$ East along said right of way to the East line of the aforesaid Section 4; thence Northerly along said East line of Section 4 to the point of beginning.

Parcel 12:

The North $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the West 300 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying south of Seidel Road in Section 4, Township 24 South, Range 27 East, Orange County, Florida.

Parcel 13:

A parcel of land lying in Section 5 Township 24 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

That part of the following described property lying East of State Road 429.

The SE $\frac{1}{4}$ (less the South 30 feet for road) and the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ East of the road (less the South 30 feet for road) and the South 66 feet of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ (less that part of the South 66 feet of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying North and East of the Lake) and that part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying South of Lake adjacent to the parcel located on the South 66 feet thereof (less begin on the East right of way line of SR 545, 1061 feet more or less South of the North line of the South $\frac{1}{2}$ of the Section, run North $83^{\circ}E$

50 feet, then North 7° West 25 feet, then South 83° W 50 feet to a point on the said right of way line, then Southerly along the right of way line to the point of beginning, all in Section 5, Township 24 South, Range 27 East, Orange County, Florida.

Parcel 14

The West 234.70 feet of the SW ¼ of the SW ¼ of Section 4, Township 24 South, Range 27 East, Orange County, Florida.

Parcel 15

The SW ¼ of the SW ¼ (less the West 234.70 feet) of Section 4, Township 24 South, Range 27 East, Orange County, Florida.

Parcel 16

That part of the SE ¼ of the SW ¼ of Section 4, Township 24 South, Range 27 East, Orange County, Florida, lying West of Seidel Road.

Parcel 17

A portion of the East 1/2 of Section 8, Township 24 South, Range 27 East, Orange County, Florida, together with a portion of the West ½ of Section 9, Township 24 South, Range 27 East, Orange County, Florida.

More particularly described as follows:

A parcel of land lying in Sections 8 and 9, Township 24 South, Range 27 East, Orange County, Florida, and being more particularly described as follows:

Commence at a nail and disk stamped "Boyle Eng. Corp." currently marking the NW corner of said Section 9, run along the West line of the NW ¼ of Section, South 00°01'49" West, 30.00 feet to a point on the Southerly right of way line of Seidel Road as recorded in Official Records Book 789, page 243 of the Public Records of Orange County, Florida and the POINT OF BEGINNING; thence continue along said right of way line North 89°46'07" East, 1325.89 feet to a point on the East line of the NW ¼ of the NW ¼ of said section 9 being 30.00 feet South of the NE corner of the NW ¼ of the NW ¼ of said Section; thence continue along the presumed right of way line of Seidel Road the following two courses: North 89°46'07" East, 139.20 feet to a point of curvature of a curve concave Northerly having a radius 357.66 feet and a central angle of 23°38'05"; thence run Easterly along the arc of said curve, 147.53 feet; thence run along the North line of the NW ¼ of said Section 9, North 89°46'12" East, 63.17 feet; thence South 08°37'23" West, 258.89 feet; thence South 33°11'17" West, 877.94 feet; thence South 55°03'52" West 1274.60 feet; thence South 84°17'43" West, 108.64 feet to a point on the West line of NW ¼ of said Section 9 and being 1724.65 feet South of the NW corner of said Section; thence entering said Section 8 run South 84°17'43" West, 197.88 feet; thence North 00°00'00" East, 1713.14 feet to a point on the aforementioned Seidel Road right of way; thence run along said right of way North 89°39'24" East 197.81 feet to the POINT OF BEGINNING.

Parcel 18:

A parcel of land lying in the NE ¼ of Section 8, Township 24 South, Range 27 East, Orange County, Florida, and being more particularly described as follows:

Commence at the NE corner of Section 8, thence S 00°12'32" West along the East line of said NE ¼ of Section 8 a distance of 30.00 feet to a point on the Southerly right of way line of Seidel Road as recorded in Office Records Book 789, Page 243 of the Public Records of Orange County Florida and as shown on SR 429, Florida Department of Transportation right of way Map F.P.ID No. 403498-3; thence South 86°54'39" West, 142.45 feet; thence South 89°59'32" West, 166.97 feet; thence North 87°14'23" West, 291.28 feet to a point on a line 10.00 feet Easterly and parallel to the Easterly limited access right of way of SR 429 per Florida Department of Transportation right of way Map F.P.ID No. 403498-3; thence North 20°37'46" West, along said line 10.00 feet Easterly and parallel 836.45 feet to a point on the West line of the East 520.00 feet of the SW ¼ of the NE ¼ of said Section 8, thence North 00°19'03" East, along said West line 219.78 feet to a point on a line 10.00 feet North and parallel to the North line of the SW ¼ of the NE ¼ of said Section 8; thence South 89°51'53" West, along said line 10.00 feet North and parallel 83.88 feet to a point on said line 10.00 feet Easterly and parallel to the Easterly limited access right of way line of SR 429, thence the following courses and distances along said line 10.00 feet Easterly and parallel, North 20°37'46" West 96.16 feet to the point of curvature of a curve to the right, having a radius of 3721.72 feet, and a central angle of 03°53'37", thence along the arc of said curve a distance of 252.91 feet to a point on the Southerly line of Ponds 15A and 15B as shown on said Florida Department of Transportation right of way map F.P.ID No. 403498-3; thence leaving said line 10.00 feet Easterly and parallel to the Easterly limited access right of way line, run North 89°51'53" East, along said Southerly line 483.74 feet to a point on the Westerly right of way line of Frontage Road as shown on said Florida Department of Transportation right of way Map F.P.ID No. 403498-3; thence leaving said Southerly line of Ponds 15A and 15B, run the following courses and distances along said Westerly right of way line, South 00°13'38" West, 7.61 feet to the point of curvature of a curve to the left, having a radius of 350.00 feet, and a central angle of 70°54'00", thence along the arc of said curve a distance of 433.10 feet to a point on the South line of the NW ¼ of the NE ¼ of said Section 8; thence North 89°51'53" East, 1.39 feet to the NW corner of the NW ¼ of the NW ¼ of the SE ¼ of the NE ¼ of said Section 8, thence South 00°19'04" West, along the West line of the NW ¼ of the NW ¼ of the SE ¼ of the NE ¼ of said Section 8 a distance of 331.75 feet to the SW corner of the NE ¼ of the NW ¼ of the SE ¼ of the NE ¼ of said Section 8; thence North 89°52'34" East along the South line of the NW ¼ of the NW ¼ of the SE ¼ of the NE ¼ of said Section 8 a distance of 331.95 feet to the NW corner of the SE ¼ of the NW ¼ of the SE ¼ of the NE ¼ of said Section 8; thence North 00°17'26" East along the East line of said NW ¼ of the NW ¼ of the SE ¼ of the NE ¼ of said Section 8 a distance of 331.82 feet to a point on the Southerly right of way line of Frontage Road as shown on said Florida Department of Transportation right of way Map F.P.ID No. 403498-3 also being the North line of the SE ¼ of the NE ¼ of said Section 8; thence North 89°51'53" East, along said Southerly right of way line and North line 148.16 feet to the Easterly right of way line of said Frontage Road; thence North 00°08'07" West, along said Easterly right of way line 80.00 feet to the Northerly right of way line of said Frontage Road; thence the following courses and distances along said Northerly right of way line, South 89°51'53" West, 364.74 feet to the point of curvature of a curve to the right, having a radius of 250.00 feet and a central angle of 90°21'43" thence along the arc of said curve a distance of 394.28 feet to the point of tangency being on the Easterly right of way of said Frontage Road; thence leaving said Northerly right of way line, run North 00°13'38" East, along said Easterly right of way line 857.09 feet to a point on the aforesaid Southerly right of way line of Seidel Road; thence leaving said Easterly right of way line; run the following courses and distances along said Southerly right

of way line, North 42°31'14" East, 55.10 feet; thence North 89°50'06" East, 136.86 feet; thence North 00°09'54" West, 14.93 feet; thence North 84°48'54" East, 372.02 feet; thence North 89°50'06" East, 363.60 feet; thence North 00°09'54" West, 20.00 feet; thence North 89°50'06" East 356.22 feet to the POINT OF BEGINNING.

Parcel 18A (Described by: Southeastern Surveying and Mapping Corp.)

The NW ¼ of the NW ¼ of the SE ¼ of the NE ¼ of Section 8, Township 24 South, Range 27 East, Orange County, Florida.