



**Interoffice Memorandum**

07-20-16A11:57 RCVD

**DATE:** July 19, 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:** Hubbard Construction Planned Development / Land Use Plan (PD/LUP) - Case # CDR-16-02-069

**Type of Hearing:** Substantial Change

**Applicant:** Tyrone K. Smith, Orange County Public Schools

**Commission District:** 2

**General Location:** 5140 N. Pine Hills Road; or generally on the west side of N. Pine Hills Road, north of North Lane, and south of Clarcona Ocoee 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

*August 23, 2016  
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**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:**

A PD substantial change to amend the existing development program in order to accommodate a transportation bus compound by increasing office / industrial uses to 565,000 square feet (an increase of 385,000 square feet) and eliminating multi-family residential use.

**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*).

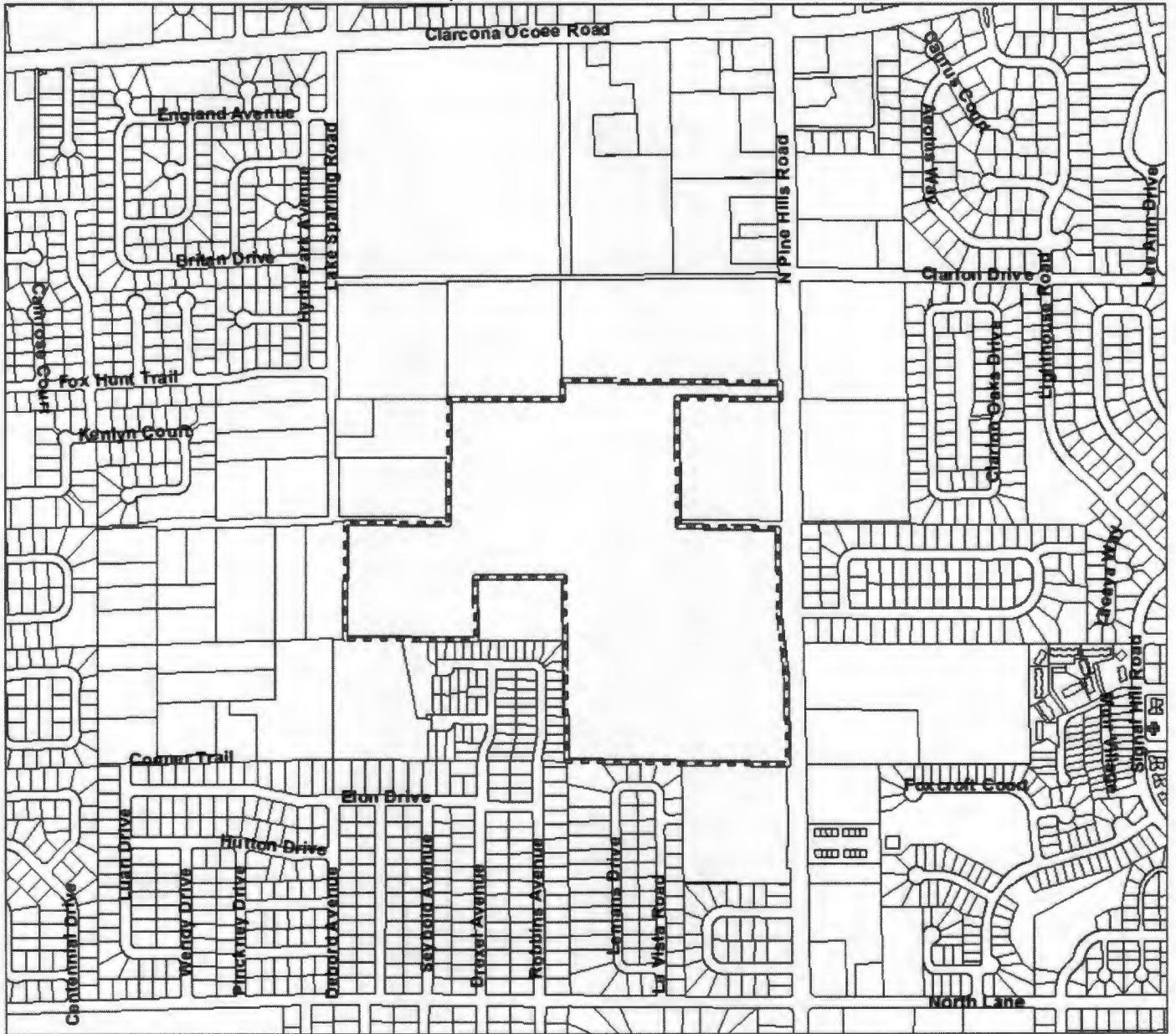
**Special instructions to the Clerk:**

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

Location Map  
CDR-16-02-069  
Hubbard Construction aka OCPS Pine Hills Bus Compound PD



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

**CDR-16-02-069**

**Hubbard Construction aka OCPS Pine Hills Bus Compound PD**

PARCEL 1:

LOTS 41, 42, 43 AND 44 OF WILLIS R. MUNGER'S LAND OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 3, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY ON EAST.

PARCEL 2:

THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 66 FEET THEREOF:

AND LESS

THE EASTERLY 500.00 FEET OF THE SOUTHERLY 350.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 3:

LOTS 51, 52, 53, 54, 73, 74, 75, 76, 85, 86, 87, AND 88, WILLIS R. MUNGER'S LAND IN SECTION 6, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 3, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 15 FEET OF THAT CERTAIN VACATED RIGHT OF WAY SOUTH OF AND ADJACENT TO LOTS 85, 86, 87 AND 88 OF WILLIS R. MUNGER'S LAND OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 3, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, VACATED IN THAT CERTAIN CERTIFICATE OF THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS RECORDED NOVEMBER 13, 1959, IN OFFICIAL RECORDS BOOK 639, PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

THAT CERTAIN 30 FOOT RIGHT-OF-WAY VACATED IN CERTIFICATE OF THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS RECORDED SEPTEMBER 26, 2000 IN OFFICIAL RECORDS BOOK 6095, PAGE 1549, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING 30 FEET IN WIDTH AND LYING SOUTH OF LOTS 51, 52, 53 AND 54 OF WILLIS R. MUNGER'S LAND OF SECTION 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 3, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING ALSO LOCATED IN SECTION 6, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SW 1/4 OF SAID SECTION 6; THENCE N 88°23'19"W ALONG THE NORTH LINE OF SAID SW 1/4 A DISTANCE OF 80.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PINE HILLS ROAD; THENCE LEAVING THE NORTH LINE OF SAID SW 1/4, S 00°00'00" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PINE HILLS ROAD, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF LOT 73 OF SAID MUNGER'S LAND COMPANY SUBDIVISION OF SECTION 6; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID PINE HILLS ROAD, N 88°23'19" W ALONG THE NORTHERLY LINE OF SAID LOTS 73 AND 74 OF SAID MUNGER'S LAND COMPANY SUBDIVISION OF SECTION 6, A DISTANCE OF 565.78 FEET TO THE NORTHEAST CORNER OF LOT 75 OF SAID MUNGER'S LAND COMPANY SUBDIVISION OF SECTION 6,

SAID POINT BEING THE POINT OF BEGINNING. THENCE N 88°23'19" W ALONG THE NORTHERLY LINE OF LOTS 75 AND 76 AND A LINE PARALLEL TO AND 30 FEET SOUTH OF THE SOUTHERLY LINE OF LOTS 52 AND 51, A DISTANCE OF 1281.56 FEET TO A POINT; THENCE N 0°45'10" E, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE S 88°23'19" E ALONG THE SOUTHERLY LINE OF SAID LOTS 51, 52, 53 AND 54, A DISTANCE OF 1281.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 54; THENCE LEAVING THE SOUTHERLY LINE OF SAID LOTS 51, 52, 53 AND 54, S 0°14'46" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF LOTS 73 AND 88, WILLIS R. MUNGER'S LAND, SECTION 6, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 3, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 29, EAST; THENCE RUN N 00°00'00" E, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, ORANGE COUNTY, FLORIDA, A DISTANCE OF 1352.68 FEET; THENCE RUN N 88°20'17" W, A DISTANCE OF 50.02 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF PINE HILLS ROAD, AS ESTABLISHED IN OFFICIAL RECORDS BOOK 1248, PAGE 430 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE N 88°20'17" W, ALONG THE SOUTH LINE OF LOT 88, WILLIS R. MUNGER'S LAND SECTION 6, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 3, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 10.00 FEET; THENCE RUN N 00°00'00" E, ALONG A LINE BEING PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SOUTHWEST 1/4, A DISTANCE OF 470.58 FEET; THENCE RUN N 90°00'00" W, A DISTANCE OF 10.00 FEET; THENCE RUN N 00°00'00" E, A DISTANCE OF 225.00 FEET; THENCE RUN N 90°00'00" W, A DISTANCE OF 10.00 FEET; THENCE RUN N 00°00'00" E, A DISTANCE OF 125.00 FEET; THEN RUN N 90°00'00" W, A DISTANCE OF 10.00 FEET; THENCE RUN N 00°00'00" E, A DISTANCE OF 487.99 FEET TO A POINT ON THE NORTH LINE OF LOT 73 OF AFOREMENTIONED PLAT OF WILLIS R. MUNGER'S LAND; THENCE RUN S 88°18'33" E, ALONG SAID NORTH LINE, A DISTANCE OF 40.02 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF PINE HILLS ROAD; THENCE RUN S 00°00'00" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1307.68 FEET TO THE POINT OF BEGINNING.