



**Interoffice Memorandum**

04-01-15 P02:47 RCVD

04-01-16 P02:43 RCVD

**DATE:** April 1, 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

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**Applicant:** Daryl M. Carter

**Case Information:** New Independence Planned Development (PD) - Case # LUPA-16-01-005

**Type of Hearing:** Land Use Plan Amendment

**Commission District:** 1

**General Location:** Generally located on the west side of S.R. S.R. 429 (Western Beltway), north of New Independence Parkway, and west of C.R. 545 (Avalon Road).

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

5-10-16  
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](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 request to aggregate and rezone a portion of one (1) adjacent parcel comprising 0.37 acre into the existing New Independence PD.

**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:**

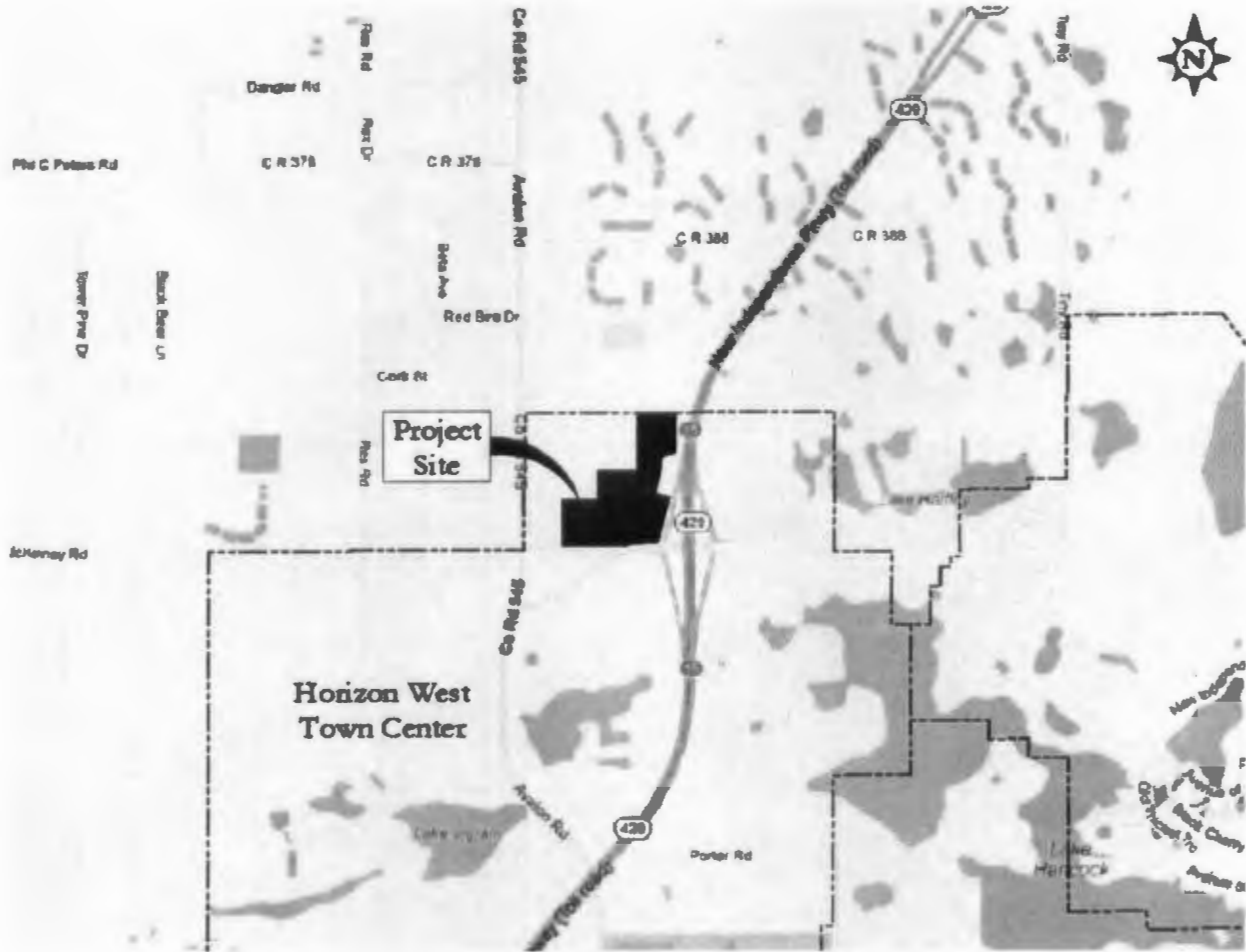
Please place this request on next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

c: Chris R. Testerman, AICP, Assistant County Administrator  
Jon V. Weiss, Director, Community Environmental Development Services  
Department

LUPA-16-01-005  
New Independence PD/UNP

### Project Area Location Map



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

LUPA-16-01-005

New Independence PD/UNP

### Legal Description:

FROM OFFICIAL RECORDS BOOK 7832, PAGE 3970, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA:

PARCEL 1 (FEE SIMPLE ESTATE)

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

PARCEL 2 (NON EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH THE NON EXCLUSIVE INGRESS AND EGRESS EASEMENT AS CREATED IN THE WARRANTY DEED RECORDED OCTOBER 3, 1960, IN OFFICIAL RECORDS BOOK 797, PAGE 176, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST; THENCE EAST ALONG THE NORTHERN BOUNDARY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF THE AFORESAID SECTION; THENCE DUE SOUTH 30 FEET; THENCE RUN WEST PARALLEL TO THE NORTHERN BOUNDARY OF SOUTH HALF OF SOUTHWEST QUARTER OF SAID SECTION TO THE WESTERN BOUNDARY OF THE SAID SECTION; THENCE DUE NORTH 30 FEET TO THE POINT OF BEGINNING.

FROM OFFICIAL RECORDS BOOK 8160, PAGE 2981, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA:

PARCEL 1

THE WEST 287.00 FEET OF THE EAST 307.00 FEET OF THE SOUTH 830.00 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS THE SOUTH 30 FEET FOR ROAD) IN SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

PARCEL 2

THE SOUTH 830 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS THE WEST 733 FEET AND THE EAST 307 FEET THEREOF AND LESS THE SOUTH 30 FEET FOR ROAD), SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

FROM OFFICIAL RECORDS BOOK 9373, PAGE 3380, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST (LESS ROAD ON SOUTH), ORANGE COUNTY, FLORIDA

AND

THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

LESS

THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7034, PAGE 1148, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 00°08'31" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 300.14 FEET TO A POINT ON THE WESTERLY LINE OF AN EXISTING RIGHT OF WAY AS RECORDED AND DESCRIBED IN SAID OFFICIAL RECORDS BOOK 7034, PAGE 1148 AND THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, RUN SOUTH 75°40'58" WEST, A DISTANCE OF 206.63 FEET; THENCE RUN SOUTH 41°08'22" WEST, A DISTANCE OF 72.09 FEET; THENCE RUN SOUTH 00°32'29" WEST, A DISTANCE OF 134.36 FEET; THENCE RUN SOUTH 11°17'03" WEST, A DISTANCE OF 126.80 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5379.58 FEET AND A CENTRAL ANGLE OF 03°41'07"; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 348.02 FEET TO A POINT; THENCE RUN SOUTH 75°08'18" EAST, A DISTANCE OF 236.01 FEET; THENCE RUN SOUTH 14°31'44" WEST, A DISTANCE OF 805.83 FEET; THENCE RUN SOUTH 89°41'58" WEST, A DISTANCE OF 223.88 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1289.09 FEET AND A CENTRAL ANGLE OF 13°08'08"; THENCE ON A CHORD BEARING OF SOUTH 81°05'07" WEST, RUN 338.98 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WICKINNEY ROAD AS RECORDED IN DEED BOOK 861, PAGE 381, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°44'30" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF WICKINNEY ROAD, A DISTANCE OF 456.19 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 00°06'33" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 1297.75 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 89°51'28" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 865.24 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 00°03'32" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 893.49 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 89°52'31" EAST, ALONG THE NORTH LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 863.80 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 00°08'31" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 893.15 FEET TO THE POINT OF BEGINNING.

TOGETHER ALSO WITH A 20 FOOT WIDE STRIP OF LAND BEING THE EAST 307.00 FEET OF THE SOUTH 830.00 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS THE SOUTH 30 FEET FOR ROAD AND LESS WEST 287.00 FEET THEREOF) IN SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20 WITH THE NORTH RIGHT-OF-WAY LINE OF WICKINNEY ROAD AND RUN S89°50'02"W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 19.96 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 8160, PAGE 2981, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°08'52"W, ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 799.74 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE N89°48'12"E, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 20.15 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE S00°06'04"E, ALONG SAID EAST LINE, A DISTANCE OF 799.75 FEET TO THE POINT OF BEGINNING, CONTAINING 0.37 ACRE, MORE OR LESS.