



**Interoffice Memorandum**

04-11-16 P01:33 RCVD

04-11-16 P01:27 RCVD

Handwritten initials, possibly "JS", in the top right corner.

**DATE:** April 7, 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:** Isleworth – Four Corners Planned Development / Land Use Plan (PD / LUP)  
Case # CDR-15-11-355

**Type of Hearing:** Substantial Change

**Applicant:** Heather Isaacs, Tavistock Development Company, LLC

**Commission District:** 1

**General Location:** South of Conroy Windermere Road / West of S. Apopka Vineland 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

May 24, 2016  
1 @ 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](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:

This substantial change request is to amend the Isleworth – Four Corners Planned Development / Land Use Plan (PD/LUP), to add notes to clarify the allowable amount of commercial square footage within the PD, and to modify an existing waiver from Orange County Code to read as follows:

1. A waiver from Section 38-1372(f) to allow no more than two (2) restaurants (coffee shop establishments) with drive-thru within the Southwest Quadrant.

**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*).

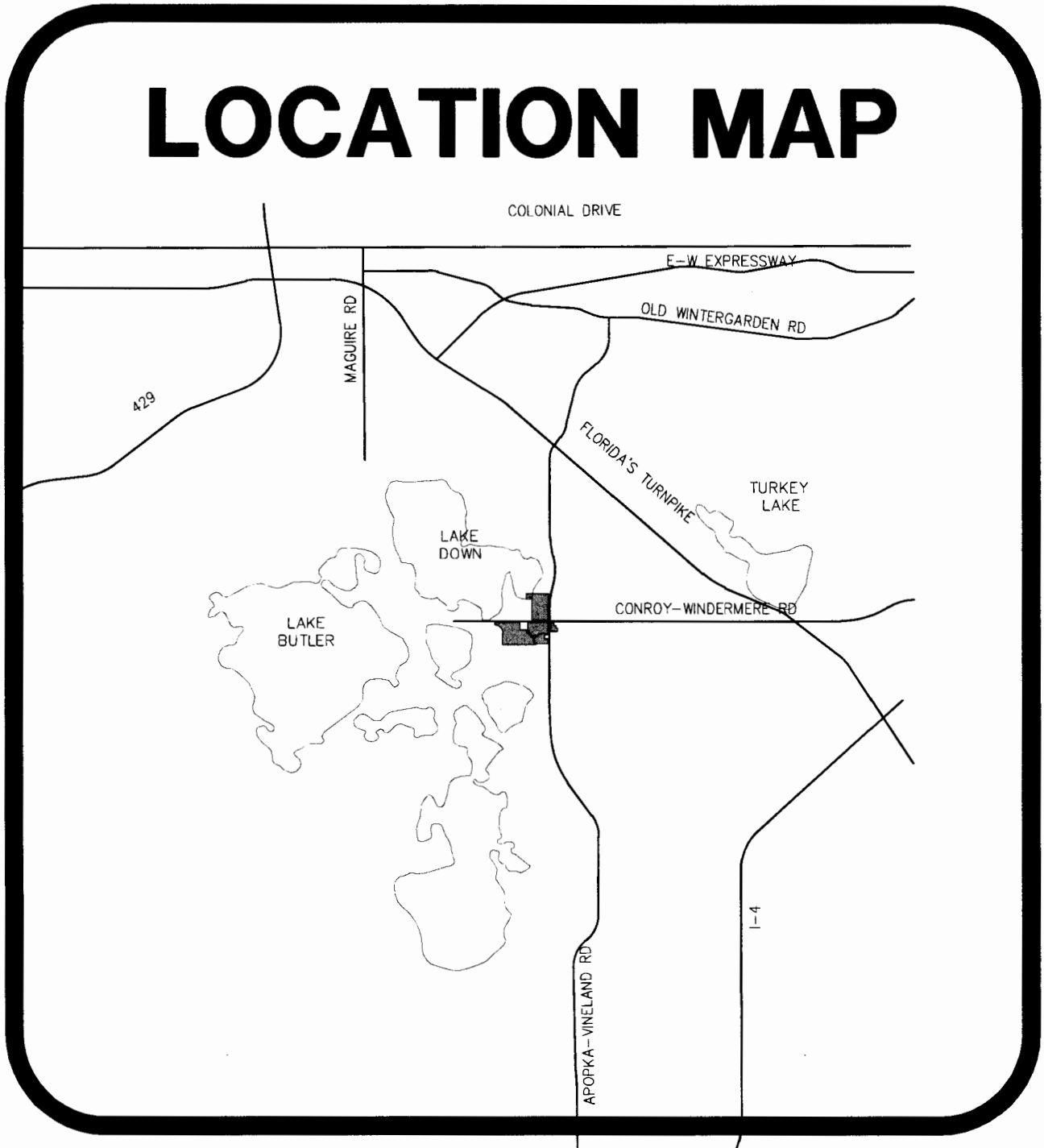
**Special instructions to the Clerk:**

Please place the request on the next earliest 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



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

# Legal Description

Commence at the Northwest corner of the Northwest 1/4 of Section 15, Township 23 South, Range 28 East, run thence South 89° 18' 11" East along the North line of said Northwest 1/4, a distance of 30 feet to a point, thence run South 00° 14' 03" East and parallel with the West line of the said Northwest 1/4, a distance of 30 feet to the POINT OF BEGINNING; thence continue South 00° 14' 03" East and parallel with said West line of the Northwest 1/4, a distance of 211.70 feet thence run South 89° 18' 11" East parallel with the North line of said Northwest 1/4, a distance of 229 feet to a point thence run North 00° 14' 03" West and parallel with the West line of the said Northwest 1/4, a distance of 211.70 feet to a point on the Southerly right-of-way line of Conroy-Waldemere Road thence run North 89° 18' 11" West along said right-of-way line of Conroy-Waldemere Road and parallel with the North line of said Northwest 1/4 of Section 15, a distance of 223 feet to the POINT OF BEGINNING.

### LESS AND EXCEPT THE FOLLOWING:

Commence at the Northwest corner of the Northwest 1/4 of Section 15, Township 23 South, Range 28 East (run thence South 89° 18' 11" East along the North line of said Northwest 1/4, a distance of 30.00 feet; thence South 00° 14' 03" East parallel with the West line of said Northwest 1/4, a distance of 30.00 feet to the POINT OF BEGINNING); thence continue parallel with said West line of the Northwest 1/4 run South 00° 14' 03" East, a distance of 211.70 feet; thence South 89° 18' 11" East parallel with the North line of said Northwest 1/4, a distance of 30.00 feet; thence North 00° 14' 03" West parallel with the West line of said Northwest 1/4, a distance of 93.23 feet to the point of curvature of a curve concave Southeastward and having a radius of 50.00 feet; thence run along the arc of said curve a distance of 142.53 feet through a central angle of 90° 59' 59" to a point of tangency; thence South 89° 18' 11" East parallel with the North line of said Northwest 1/4, a distance of 107.22 feet; thence North 00° 14' 03" West parallel with the West line of said Northwest 1/4, a distance of 30.00 feet; thence North 89° 18' 11" West parallel with the North line of said Northwest 1/4, a distance of 229.00 feet to the POINT OF BEGINNING.

### AND

From the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 23 South, Range 28 East, Orange County, Florida, run East 239.00 feet along the North boundary of said Northwest 1/4 of the Northwest 1/4; run thence South 00° 56' 00" East, 241.70 feet along a line parallel with the West boundary of said Northwest 1/4 of the Northwest 1/4 for the POINT OF BEGINNING, said POINT OF BEGINNING being on a line parallel with and 241.70 feet South of the staked North boundary of the Northwest 1/4 of the Northwest 1/4; run thence East 119.00 feet along said parallel line; run thence South 00° 56' 00" East, 146.50 feet along a line parallel with the staked West boundary of the Northwest 1/4 of the Northwest 1/4 to a point being on a line parallel with and 188.20 feet South of the staked North boundary of the Northwest 1/4 of the Northwest 1/4; run thence East 54.77 feet parallel with the staked North boundary of the Northwest 1/4 of the Northwest 1/4; thence South 00° 56' 00" East, 180.00 feet along a line parallel with the staked West boundary of the Northwest 1/4 of the Northwest 1/4; thence run West 442.77 feet parallel with the staked North boundary of the Northwest 1/4 of the Northwest 1/4 to a point on a line 30.00 feet East of and parallel with the staked West boundary of the Northwest 1/4; run thence North 00° 56' 00" West, 324.50 feet along said parallel line; thence East 239.00 feet parallel with the staked North boundary of the Northwest 1/4 of the Northwest 1/4 to the POINT OF BEGINNING.

LESS the West 20 feet deced to Orange County by Deed filed October 18, 1990 in Official Records Book 4228, Page 1621.

TOGETHER WITH ACCESS EASEMENT GRANTED in Official Records Book 4668, Page 1463

### ACCESS EASEMENT AREA

From the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 23 South, Range 28 East, Orange County, Florida, run East 239.00 feet along the North boundary of said Northwest 1/4 of the Northwest 1/4; run thence South 00° 56' 00" East, 30.00 feet along a line parallel with the West boundary of said Northwest 1/4 of the Northwest 1/4 for the POINT OF BEGINNING, said POINT OF BEGINNING being on a line parallel with and 30.00 feet South of the staked North boundary of the Northwest 1/4 of the Northwest 1/4; run thence East 30.00 feet along said parallel line; run thence South 00° 56' 00" East, 211.70 feet along a line parallel with the staked West boundary of the Northwest 1/4 of the Northwest 1/4; run thence West 30.00 feet parallel with the staked North boundary of the Northwest 1/4 of the Northwest 1/4 to a point on a line 250.00 feet East of and parallel with the staked West boundary of the Northwest 1/4 of the Northwest 1/4; run thence North 00° 56' 00" West, 211.70 feet along said parallel line to the POINT OF BEGINNING.

LESS the North 30 feet deced to Orange County by Deed filed June 21, 1990 in Official Records Book 4198, Page 4808.

### AND

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 14, Township 23 South, Range 28 East, Orange County, Florida, together with any lands lying between said parcel and the Conroy Boundary established pursuant to that certain Instrument of Real Property titled "Cable Deed" recorded in Official Records Book 3578, Page 490, in the Public Records of Orange County, Florida, (less that portion lying within the right-of-way of State Road 439), Orange County, Florida.

Total Acres per Survey - 20.00.

### AND

The West 2/4 of the Northwest 1/4 of the Northwest 1/4 and the East 1/2 of the Northwest 1/4 of the Northwest 1/4 and the South 100.00 feet of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 23 South, Range 28 East.

The described land situate, lying and being in the County of Orange, State of Florida.

LESS AND EXCEPT the following described property previously conveyed to the United States Postal Service recorded September 28, 1992 in Official Records Book 4464, Page 2464, more particularly described as follows:

A parcel of land in the Northeast 1/4 of Section 16, Township 23 South, Range 28 East, Orange County, Florida, described as follows: Commencing at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 16, run South 89° 58' 37" East along the North line of said Section 16, a distance of 60.22 feet; thence South 00° 01' 23" West, 60.00 feet to a point on the South right-of-way line of Conroy-Waldemere Road and the POINT OF BEGINNING; thence South 00° 01' 23" West, 493.80 feet; thence North 89° 58' 37" West, 360.00 feet; thence North 00° 01' 23" East, 433.50 feet; thence South 89° 58' 37" East, 360.00 feet to the POINT OF BEGINNING.

Also less and except road right-of-way for Conroy-Waldemere Road and Apopka-Walkead Road.

### AND

The North 771 feet of the East quarter of the Northeast quarter of the Northwest quarter of Section 16, Township 23 South, Range 28 East, Orange County, Florida.

LESS the North 30 feet deced in Deed Book 347, Page 44 and Deed Book 347, Page 45.

AND LESS the East 30 feet deced in Deed Book 334, Page 429 and Deed Book 334, Page 429.

AND LESS that part taken in Official Records Book 4234, Page 2878, described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 16, Township 23 South, Range 28 East, Orange County, Florida; thence North 89° 58' 37" West, along the North line of the Northeast 1/4 of said Section 16, a distance of 30.00 feet; thence South 00° 14' 03" East, parallel with the East line of the Northeast 1/4 of said Section 16, a distance of 30.00 feet to a POINT OF BEGINNING; thence continue South 00° 14' 03" East, a distance of 341.01 feet to the South line of the North 771.00 feet of the East 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 16; thence North 89° 58' 37" West, along said South line a distance of 30.00 feet; thence North 00° 14' 03" West, a distance of 61.28 feet to the point of curvature of a curve concave Southeastward having a radius of 60.00 feet; thence through a central angle of 89° 44' 34", run Northwestward along the arc of said curve a distance of 33.38 feet to the point of tangency; thence North 89° 58' 37" West, a distance of 315.73 feet to the West line of the East 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 16; thence North 00° 12' 50" West, along said West line, a distance of 30.00 feet to the existing Southerly right-of-way line of Conroy-Waldemere Road; thence South 89° 58' 37" East along said right-of-way line, a distance of 304.48 feet to the POINT OF BEGINNING.

### AND

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) (less the North 100.00 feet thereof), and the East three-quarters (E 3/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 23 South, Range 28 East, Orange County, Florida.

LESS Apopka-Walkead Right-of-Way

Commence at the South corner of the Southeast 1/4 of Section 9, Township 23 South, Range 28 East, Orange County, Florida; thence North 00° 01' 19" East, along the East line of said Section 9, a distance of 30.00 feet; thence North 89° 58' 37" West parallel with the South line of said Section 9, a distance of 30.00 feet to the POINT OF BEGINNING; thence continue North 89° 58' 37" West, a distance of 974.23 feet to the West line of the East 3/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 9; thence North 00° 11' 01" East, along said West line, a distance of 30.00 feet; thence South 89° 58' 37" East, a distance of 506.31 feet; thence North 00° 11' 01" East, a distance of 15.00 feet; thence South 89° 58' 37" East, a distance of 99.79 feet; thence South 88° 04' 04" East, a distance of 190.08 feet; thence South 89° 58' 37" East, a distance of 190.00 feet to the point of curvature of a curve concave Northwestward having a radius of 50.00 feet; thence through a central angle of 58.0000° run Northwestward along the arc of said curve, a distance of 76.54 feet to the point of tangency; thence North 00° 01' 19" East, a distance of 430.00 feet; thence North 02° 35' 04" East, a distance of 200.25 feet; thence North 11° 19' 53" East, a distance of 152.97 feet to the existing Westerly right-of-way line of Apopka-Walkead Road; thence South 00° 01' 19" West, a distance of 1,070.00 feet to the POINT OF BEGINNING.

### COUNTY RETENTION POND

The North 282.00 feet of the South 412.00 feet of the West 206.31 feet of the East 2/4 of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 23 South, Range 28 East, Orange County, Florida.

### STRIP ALONG WEST PROPERTY (COUNTY)

The West 30.00 feet of the East 2/4 of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 23 South, Range 28 East, Orange County, Florida, (less the South 412.00 feet thereof)

### AND

The East 1/4 of the Northeast 1/4 of the Northwest 1/4, less the South 180 feet and less the North 971 feet of Section 14, Township 23 South, Range 28 East, less road right-of-way on the East side in Orange County, Florida.