

11-25-15 10:54 RCVD



**Interoffice Memorandum**

11-25-15 11:22 15

**DATE:** November 25, 2015

**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:** Peppermill West Planned Development / Land Use Plan (PD / LUP) / Case # CDR-15-06-185

**Type of Hearing:** Substantial Change

**Applicant:** Tara L. Tedrow, Lowndes Drosdick Doster Kantor & Reed, P.A.

**Commission District:** 1

**General Location:** West of S. John Young Parkway and south of Crystal Creek Boulevard.

**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

*January 5, 2016 @ 2 p.m.*

**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 substantial change request to amend the Peppermill West PD by removing the age-restriction (age 55+) previously applied to PD Parcel F - Lot 7B.

**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:**

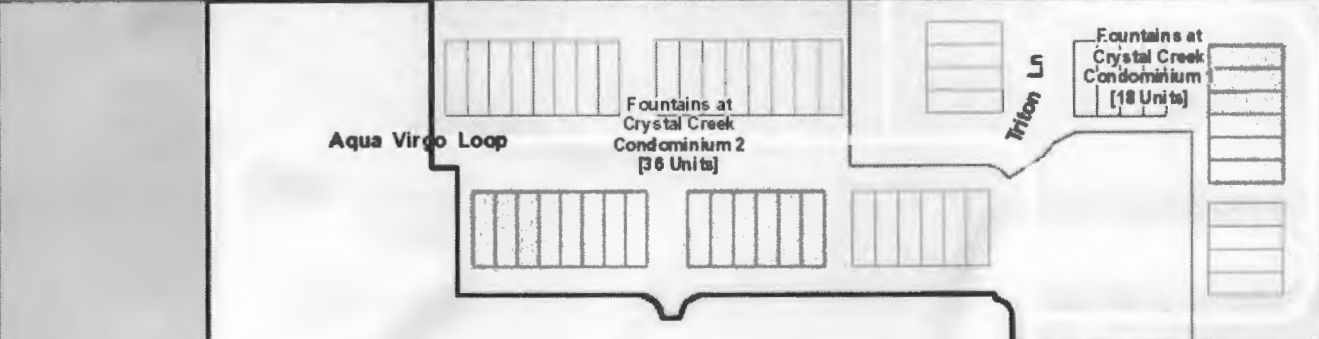
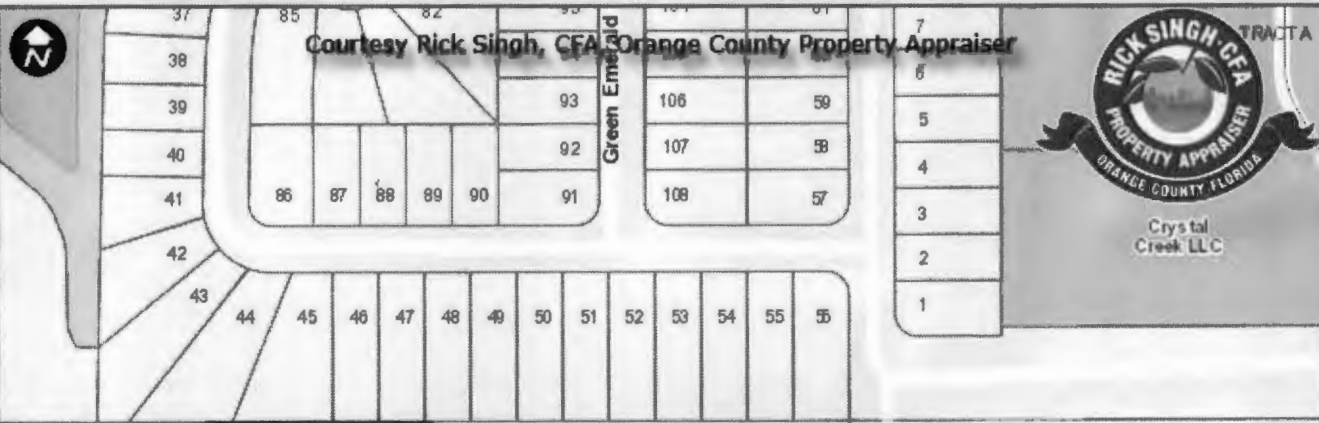
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

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

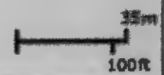
**OCPA Web Map**

Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Florida Sample	Public Roads	Brick Road	Governmental/Institutional/Spec	Waste Land	Lakes and Rivers
Interstate 4	Gated Roads	Rail Road	Residential	County Boundary	Building
Toll Road	Road Under Construction	Proposed Sunfall	Agriculture	Parks	Hospital
			Agricultural Cartilage		



**20-24-29-2980-00-011**

Inlesia Fuente  
De Agua Viva Church  
Concilio Mision  
Cristiana Fuente  
De Agua Viva Inc



Created: 5/28/2015

This map is for reference only and is not a survey.

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

## Legal Description

**FEE PARCEL:** THAT PART OF LOT 1, FUENTE DE AGUA VIVA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 148, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 56, CRYSTAL CREEK, AS RECORDED IN PLAT BOOK 36, PAGES 149 AND 150, OF SAID PUBLIC RECORDS; THENCE RUN N89°55'35"E ALONG THE SOUTH LINE OF SAID CRYSTAL CREEK FOR A DISTANCE OF 517.50 FEET; THENCE RUN S00°04'25"E FOR A DISTANCE OF 373.00 FEET; THENCE RUN S89°55'35"W FOR A DISTANCE OF 292.50 FEET; THENCE RUN S00°04'25"E FOR A DISTANCE OF 102.00 FEET; THENCE RUN S89°55'35"W FOR A DISTANCE OF 160.00 FEET; THENCE RUN S00°04'25"E FOR A DISTANCE OF 176.61 FEET; THENCE RUN S89°55'35"W FOR A DISTANCE OF 50.00 FEET; THENCE RUN S00°04'25"E FOR A DISTANCE OF 194.09 FEET; THENCE RUN N49°09'23"W FOR A DISTANCE OF 296.34 FEET; THENCE RUN S89°55'35"W FOR A DISTANCE OF 122.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING OF N45°04'25"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 117.81 FEET TO THE POINT OF TANGENCY, THENCE RUN N00°04'25"W FOR A DISTANCE OF 71.52 FEET; THENCE RUN S89°56'58"W FOR A DISTANCE OF 214.07 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING OF N45°04'25"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 117.81 FEET TO THE POINT OF TANGENCY, THENCE RUN N00°04'25"W FOR A DISTANCE OF 430.00 FEET TO THE AFORESAID SOUTH LINE OF CRYSTAL CREEK; THENCE RUN N89°55'35"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 695.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

THE FOUNTAINS AT CRYSTAL CREEK CONDOMINIUM I, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF THE FOUNTAINS AT CRYSTAL CREEK CONDOMINIUM I, AS RECORDED IN OFFICIAL RECORDS BOOK 9058, PAGE 2882, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THE FOUNTAINS AT CRYSTAL CREEK II, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 9188, PAGE 2801, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**EASEMENT PARCEL 1:** TOGETHER WITH THAT CERTAIN SLOPE MAINTENANCE EASEMENT CONTAINED IN THAT CERTAIN CONSTRUCTION, GRADING AND SLOPE MAINTENANCE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7946, PAGE 3665 AND CORRECTIVE CONSTRUCTION, GRADING AND SLOPE MAINTENANCE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9553, PAGE 4788, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**EASEMENT PARCEL 2:** TOGETHER WITH THAT CERTAIN PERPETUAL, NON-EXCLUSIVE DRAINAGE AND RETENTION POND EASEMENT RECORDED IN DEDICATION OF DRAINAGE AND RETENTION POND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7946, PAGE 3673, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**EASEMENT PARCEL 3:** TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE STREET ACCESS EASEMENT, UTILITY EASEMENTS AND CHURCH STORM DRAINAGE EASEMENT CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 9188, PAGE 2781, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.