



Interoffice Memorandum

05-16-15P03:00 RCVD

05-16-16P00:56 RCVD

Handwritten initials "GJ" in black ink.

DATE: May 16, 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: Colonial Sunflower Planned Development / Land Use Plan (PD / LUP) - Case # CDR-16-04-151

Type of Hearing: Substantial Change

Applicant: Matthew Gourlay, Grandeville at Avalon Park, LTD

Commission District: 4

General Location: 525 Loyola Circle; generally located on the west side of North Alafaya Trail, north of Avalon Reserve Boulevard and south of East Colonial Drive

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

July 12, 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 grant the following "after-the-fact" waiver from Orange County Code to recognize five (5) buildings that are inconsistent with the applicable building separation development standards:

1. A waiver from Section 38-1258(j), and applicable to PD Parcel B – Grandeville at Avalon Park DP, Buildings 13 through 17 only, to allow a minimum multi-family residential building separation of 25 feet for two-story buildings where doors, windows or other openings in the wall of a living unit back up to a wall of another building with doors, window or other openings; in lieu of a minimum separation of 30 feet.

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

Name: Colonial Sunflower PD
Ref No.: CDR-16-04-151



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

Name: Colonial Sunflower PD
Ref No.: CDR-16-04-151

Legal Description - Overall PD

That portion of Section 24, Township 22 South, Range 31 East, Orange County, Florida, described as follows:

The South 1/2 of the Northeast 1/4 and the North 1/2 of the Southeast 1/4 less: begin at the Northeast corner of the South 1/2 of the Northeast 1/4; thence West 1500 feet to the centerline of Old Cheney Highway; thence southeasterly along said centerline to the East line of the Northeast 1/4; thence along said East line 375 feet to the POINT OF BEGINNING.

ALSO

The South 1/2 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4, LESS: the East 381.50 feet of the South 361.50 feet, thereof.

ALSO

The South 100 feet of the North 2000 feet of the West 1/2 of the Southwest 1/4 less: the West 30 feet for road.

ALSO

That portion of Section 25, Township 22 South, Range 31 East, Orange County, Florida, described as follows: The East 1/2 of the Northwest 1/4 of the Northeast 1/4.

ALSO The West 1/2 of the Northwest 1/4 of the Northeast 1/4 and the North 3/4 of the Northeast 1/4 of the Northwest 1/4, LESS: the West 880.00 feet, thereof. That portion of Section 19, Township 22 South, Range 32 East, Orange County, Florida, described as follows: The Southwest 1/4 of the Southwest 1/4.

ALSO

The East 1/2 of the Southwest 1/4 less that portion lying North of Old Cheney Highway and less road Right-of-Way on the East.

ALSO

That portion of Section 30, Township 22 South, Range 32 East, Orange County, Florida, described as follows: The North 1/4 of the Northwest 1/4 of the Northwest 1/4.

ALSO

The East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 22 South, Range 32 East, Orange County, Florida.

AND

(PARCEL 0002) For a point of Reference Commence at the North 1/4 Corner of Section 30, Township 22 South, Range 32 East, Orange County, Florida; Thence Run South 00 Degrees 01 Minutes 00 Seconds West along the East Line of the Northwest 1/4 of said Section 30, A distance of 929.91 Feet; Thence run South 88 Degrees 51 Minutes 14 Seconds West, Parallel to the south line of the Northeast 1/4 of the Northwest 1/4 of said Section 30, A Distance of 30.00 Feet to a Concrete Monument set on the West Right-of-Way Line of Sunflower Trail and the Point of Beginning (P.O.B.); Continue thence South 88 Degrees 51 Minutes 14 Seconds West, Parallel to the South Line of said Northeast 1/4 of the Northwest 1/4, A distance of 1262.01 Feet to a Concrete Monument Situated 30.00 Feet East of the West Line of said Northeast 1/4 of the Northwest 1/4; Thence Run North 00 Degrees 02 Minutes 38 Seconds West along a Line 30.00 Feet East of the West Line of said Northeast 1/4 of the Northwest 1/4, a Distance of 587.87 Feet to a Concrete Monument; Thence Run North 88 Degrees 37 Minutes 25 Seconds East, A Distance of 102.27 Feet to a Concrete Monument; Thence run North 00 Degrees 02 Minutes 16 Seconds West, A Distance of 335.24 Feet to a Concrete Monument on the North Line of the Northwest 1/4 of Section 30; Thence run North 88 Degrees 32 Minutes 50 Seconds East along the North Line of said Northwest 1/4, A Distance of 198.47 Feet to a Concrete Monument; Thence Run South 00 Degrees 01 Minutes 44 Seconds East, along the West Line of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 30, A Distance of 671.02 Feet to a Concrete Monument at the Southwest Corner of said East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4; Thence Run North 88 Degrees 42 Minutes 02 Seconds East a Distance of 330.59 Feet to a Concrete Monument at the Southeast Corner of said East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4; Thence Run South 00 Degrees 00 Minutes 49 Seconds East, along the East Line of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 30, A Distance of 78.33 Feet to a Concrete Monument; Thence Run North 88 Degrees 32 Minutes 50 Seconds East, Parallel to the North Line of the Northwest 1/4 of said Section 30, A Distance of 242.08 Feet to a Concrete Monument; Thence Run North 00 Degrees 00 Minutes 49 Seconds West a Distance of 338.11 Feet to a Concrete Monument; Thence Run North 88 Degrees 32 Minutes 50 Seconds East, Parallel to the North Line of said Northwest 1/4 a Distance of 389.28 Feet to a Concrete Monument set on the West Right-of-Way Line of Sunflower Trail; Thence Run South 00 Degrees 01 Minutes 00 Seconds West along said West Right-of-Way Line, Being 30.00 Feet West of and Parallel to the East Line of the Northwest 1/4 of said Section 30, a Distance of 515.61 Feet to the P.O.B., All Lying and being in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 22 South, Range 32 East, Orange County, Florida.

(PARCEL 00018) Together with an Easement for Ingress/Egress and Utility Purposes as set forth in the Private Easement for Ingress and Egress Recorded March 18, 1979 in Official Records Book 2890, Page 1135, and Amended by the Amendments and Grants of Easement Recorded in Official Records Book 3831, Page 2962, Official Records Book 3831, Page 2968, Official Records Book 3831, Page 2973, Official Records Book 3831, Page 2978, All in the Public Records of Orange County, Florida. Together with the East 1/2 of the Northwest 1/4 Northeast 1/4 Northwest 1/4 of Section 30, Township 22 South, Range 32 East of Orange County, Florida.

(PARCEL 0020) Together with the following Described Tract of Land per Official Records Book 3437, Page 2678, of the Public Records of Orange County, Florida:

Beginning at the Northwest Corner of the Northwest 1/2 of Section 30, Township 22 South, Range 32 East Run South 110 Yards, Then East 44 Yards, Then North 110 Yards, Then West 44 Yards to Place of Beginning, Orange County, Florida.

(PARCEL 3) East 418 Feet of the North 209 Feet of the Northeast 1/4 of the Northwest 1/4 (Less the East 30 Feet for Road) of Section 30, Township 22 South, Range 32 East.

(PARCEL 5) Begin at the Northwest Corner of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 for a Point of Beginning. From the Point of Beginning Run South 750 Feet; Run Thence East 242 Feet; Run Thence North 750 Feet; Run Thence West 242 Feet to the POB. Together with Begin 209 Feet South of the Northeast Corner of the Northeast 1/4 of the Northwest 1/4; Run South 100 Feet; Run Thence West 418 Feet; Run Thence North 100 Feet; Run Thence East 418 Feet to the POB. (Less the East 30 Feet for R/W) All Located in Section 30 Township 22 South Range 32 East.

(PARCEL 23) From the Northeast Corner of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4; Run Thence South 309 Feet to the Point of Beginning; From the POB Run Thence South 105 Feet; Run Thence West 418 Feet; Run Thence North 105 Feet; Run Thence East 418 Feet to the POB (Less the East 30 Feet for R/W); All Located in Section 30 Township 22 South, Range 32 East.

Whole Containing 473.97 Acres More or Less.