

Received: November 2, 2021 @ 4:07pm

Publish: Nov. 21

Deadline: Nov. 16




**Interoffice Memorandum**

**DATE:** November 2, 2021

**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:** Eric Raasch, DRC Chairman  
Development Review Committee  
Planning Division   
(407) 836-5523 or Eric.RaaschJr@ocfl.net

**SUBJECT:** Request for Board of County Commissioners  
(BCC) Public Hearing

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**Applicant:** Brooks Stickler, Kimley-Horn & Associates, Inc.

**Case Information:** East Colonial Student Housing Planned  
Development / Land Use Plan (PD/LUP) – Case #  
CDR-21-08-260

**Type of Hearing:** Substantial Change

**Commission District:** 5

**General Location:** Generally located on the north side of East Colonial  
Drive, east of Challenger Parkway.

**BCC Public Hearing  
Required by:** Orange County Code, Chapter 38, Article VIII,  
Division 1, Section 38-1207

**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: Front Desk, 407-836-8181

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, 407-836-8181

**Advertising Language:**

A PD substantial change to amend the maximum building height waiver to allow all buildings on site to be five (5) stories / sixty (60) feet in height. The requested waiver language is as follows:

1. A waiver from Section 38-1259 (k) to allow all buildings to be a maximum of five (5) stories, sixty (60) feet in height, in lieu of the required three (3) stories, forty (40) feet in height.

**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.

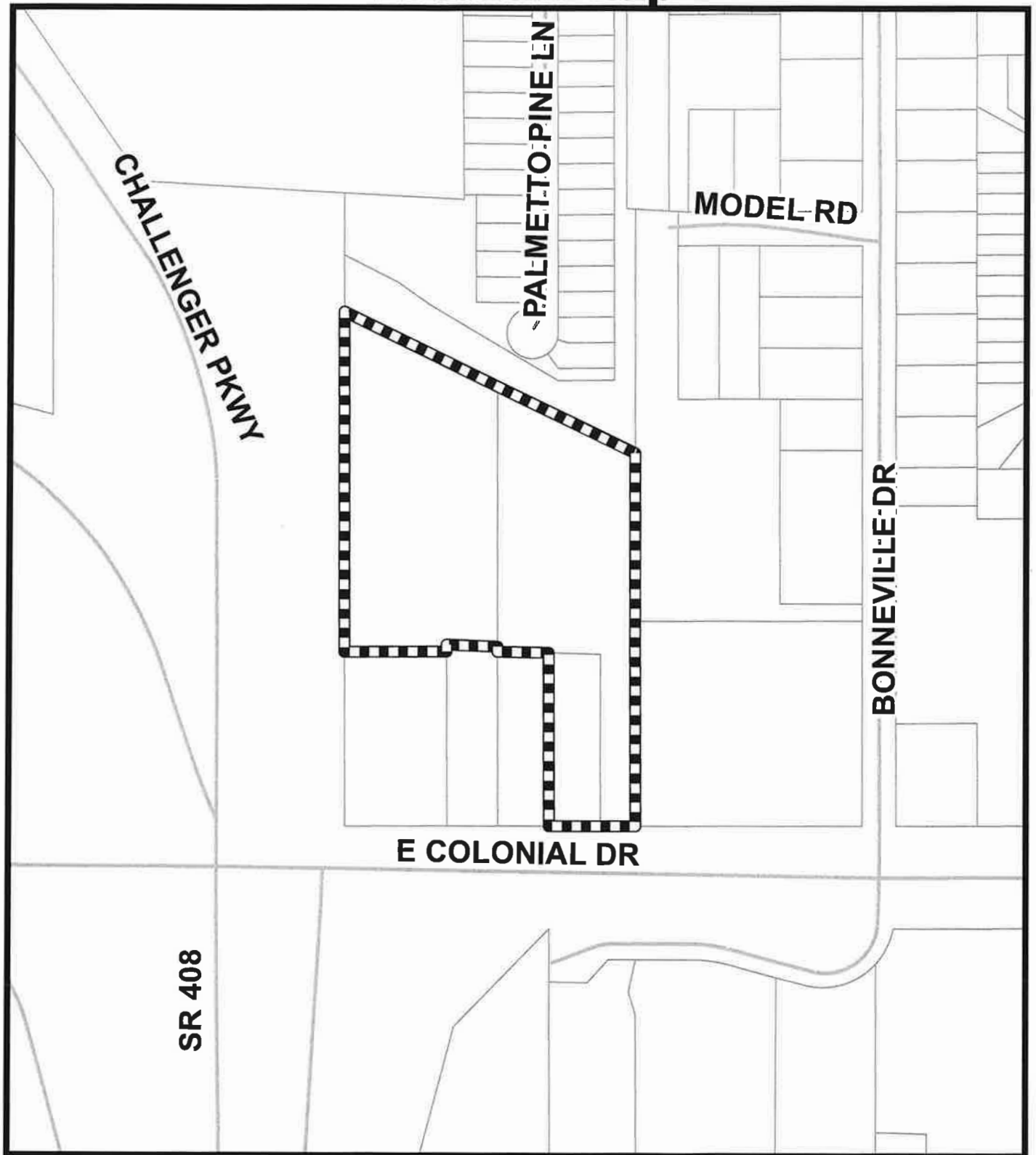
Attachment (location map)

c: Chris R. Testerman, AICP, Deputy County Administrator  
Jon V. Weiss, Director, Planning, Environmental, and Development Services  
Department

# **E. Colonial Student Housing PD (CDR-21-08-260)**

For questions regarding this  
map, please call the Planning  
Division at 407-836-5600

## **Location Map**



**Subject Property**



0 250 500 Feet

## Legal Description

**CDR-21-08-260**

### **LEGAL DESCRIPTION**

(PER TITLE COMMITMENT ORDER NO. 8061724)

PARCEL 1: AREA - 0.771 ACRES

THE SOUTH 1 ACRE OF THE EAST 100 FEET OF THE WEST 600 FEET OF NORTHEAST 1/4 OF NORTHWEST 1/4, LESS ANY PORTION LYING IN ROAD RIGHT OF WAY, SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST, LYING AND BEING IN ORANGE COUNTY, FLORIDA.

PARCEL 2: AREA - 4.051 ACRES

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST, RUN THENCE SOUTH 86°48'53" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 100.15 FEET TO THE POINT OF BEGINNING, RUN THENCE SOUTH 0°06'42" EAST, PARALLEL TO AND 100.0 FEET EASTERLY FROM THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 996.34 FEET, TO A POINT 324.60 FEET NORTH OF, AND AT A RIGHT ANGLE TO, THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 87°56'30" EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 200.14 FEET, THENCE NORTH 0°06'42" WEST, 121.0 FEET; THENCE SOUTH 87°56'30" EAST, 100.07 FEET; THENCE SOUTH 0°06'42" EAST, 10.0 FEET THENCE SOUTH 87°56'30" EAST, 200.14 FEET THENCE SOUTH 0°06'42" EAST 335.20 FEET TO A POINT ON THE NORTH R/W LINE OF STATE ROAD NO. 50; THENCE SOUTH 89°48'19" EAST ALONG SAID R/W LINE 68.86 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE NORTH 0°03'26" WEST ALONG SAID EAST LINE, 1207.03 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 86°48'53" WEST 570.93 FEET TO THE POINT OF BEGINNING; LESS THE EAST 269.19 FEET THEREOF, LYING AND BEING IN ORANGE COUNTY, FLORIDA.

ALSO LESS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST, RUN THENCE SOUTH 86°48'53" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 100.15 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 0°06'42" EAST PARALLEL TO AND 100.0 FEET EASTERLY FROM THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 231.89 FEET, THENCE SOUTH 64°03'39" EAST, 633.94 FEET, TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, THENCE NORTH 0°03'26" WEST ALONG SAID EAST LINE, 477.47 FEET TO THE NORTHEAST CORNER THEREOF, THENCE NORTH 86°48'53" WEST, 570.93 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN ORANGE COUNTY, FLORIDA.

PARCEL 3: AREA - 3.355 ACRES

THE EAST 269.19 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST, RUN THENCE SOUTH 86°48'53" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 100.15 FEET TO THE POINT OF BEGINNING, RUN THENCE SOUTH 0°06'42" EAST, PARALLEL TO AND 100.0 FEET EASTERLY FROM THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 996.34 FEET, TO A POINT 324.60 FEET NORTH OF, AND AT A RIGHT ANGLE TO, THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 87°56'30" EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 200.14 FEET, THENCE NORTH 0°06'42" WEST, 121.0 FEET; THENCE SOUTH 87°56'30" EAST, 100.07 FEET; THENCE SOUTH 0°06'42" EAST, 10.0 FEET THENCE SOUTH 87°56'30" EAST, 200.14 FEET THENCE SOUTH 0°06'42" EAST 335.20 FEET TO A POINT ON THE NORTH R/W LINE OF STATE ROAD NO. 50; THENCE SOUTH 89°48'19" EAST ALONG SAID R/W LINE 68.86 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE NORTH 0°03'26" WEST ALONG SAID EAST LINE, 1207.03 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 86°48'53" WEST 570.93 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF PINE CREEK SUBDIVISION AS RECORDED IN PLAT BOOK 42, PAGE 138, LOCATED IN SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**FOR A TOTAL AREA OF 8.177 ACRES**