



Interoffice Memorandum

Received on April 3, 2025

Deadline: April 22, 2025

Publish: April 27, 2025

April 2, 2025

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

FROM: Nicolas Thalmueller, AICP, Planning Administrator
Planning Division, DRC Office

CONTACT PERSON: **Rebecca Bowden** *Rebecca Bowden*
Assistant Project Manager
Planning Division 407-836-5523
Rebecca.Bowden@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Tuscana Planned Development (PD)
Case # LUP-22-01-002

Type of Hearing: Planned Development

Applicant(s): Jennifer Stickler
Kimley-Horn & Associates, Inc.
6876 Marwick Lane, Suite 350
Orlando, Florida 32827

Commission District: 1

General Location: North of State Road 417 / South of Central
Florida Parkway / East of International Drive

Parcel ID #(s) 24-24-28-5844-00-250/ 274/ 271/ 281/ 452/ 451/
441/ 442/ 413/ 414/ 371/ 491/ 492/ 501/ 502/ 513/
522/ 521/ 533/ 541/ 514/ 511/ 523/ 532/ 531/ 540/
551/ 552/ 800/ 213/ 221/ 233/ 241/ 273/ 272/ 282/
440/ 443/ 431/ 432/ 420/ 411/ 401/ 394/ 393/ 383/

381/ 372/ 063/ 061/ 054/ 051/ 072/ 062/ 060/ 053/
041/ 241/ 244/ 251/ 231/ 254/ 252/ 263/ 794/ 743/
412/ 421/ 781/ 734/ 723/ 731/ 742/ 422/ 423/ 732/
741/ 871/ 883/ 891/ 902/ 911/ 445/ 551/ 542/ 533/
532/ 520/ 792/ 791/ 223/ 231/ 019/ 027/ 070/ 783/
221/ 733/ 541/ 192/ 253/ 744/ 784/ 424/ 803/ 892/
453/ 044/ 020/ 021/ 031/ 026/ 462/ 232/ 042/ 553/
552/ 543

24-24-28-5844-01-051/ 041/ 033/ 023/ 201/ 200/
212/ 214/ 222/ 233/ 232/ 211/ 062/ 061/ 054/ 052/
042/ 043/ 034/ 032/ 024/ 223/ 231

24-24-28-0000-00-092/ 011/ 023/ 036/ 008/ 025/
020/ 023/ 024/ 026/ 028/ 029/ 022/ 021/ 019/ 027/
026

Size / Acreage: 227.48 gross acres

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

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: Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

Advertising Language:

This request is to rezone 227.48 acres from A-2 (Farmland Rural District) to PD (Planned Development) with a proposed development program of 653,400 square feet of commercial uses, 1,291 hotel rooms, and 4,814 multi-family dwelling units.

In addition, the following waivers from Orange County Code are being requested:

1. A waiver from Section 38-1287(2) to allow for a zero (0) feet side setback in lieu of ten (10) feet when the side is internal to the development.
2. A waiver from Section 38-1287(3) to allow for a zero (0) feet rear setback in lieu of twenty (20) feet when the rear is internal to the development.
3. A waiver from Section 38-1287(5) to allow for a zero (0) foot paving setback for pedestrian facilities only for side lot lines in lieu of seven and a half (7.5) feet internal to the PD.
4. A waiver from Section 38-1300 to allow the maximum building height for multi-family to be one-hundred and fifty (150) feet in lieu of sixty (60) feet, but thirty-five (35) feet within one hundred (100) feet of single-family residential.

Material Provided:

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*)

Special Instructions to Clerk (if any):

Please schedule this public hearing for **May 20, 2025**. 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.

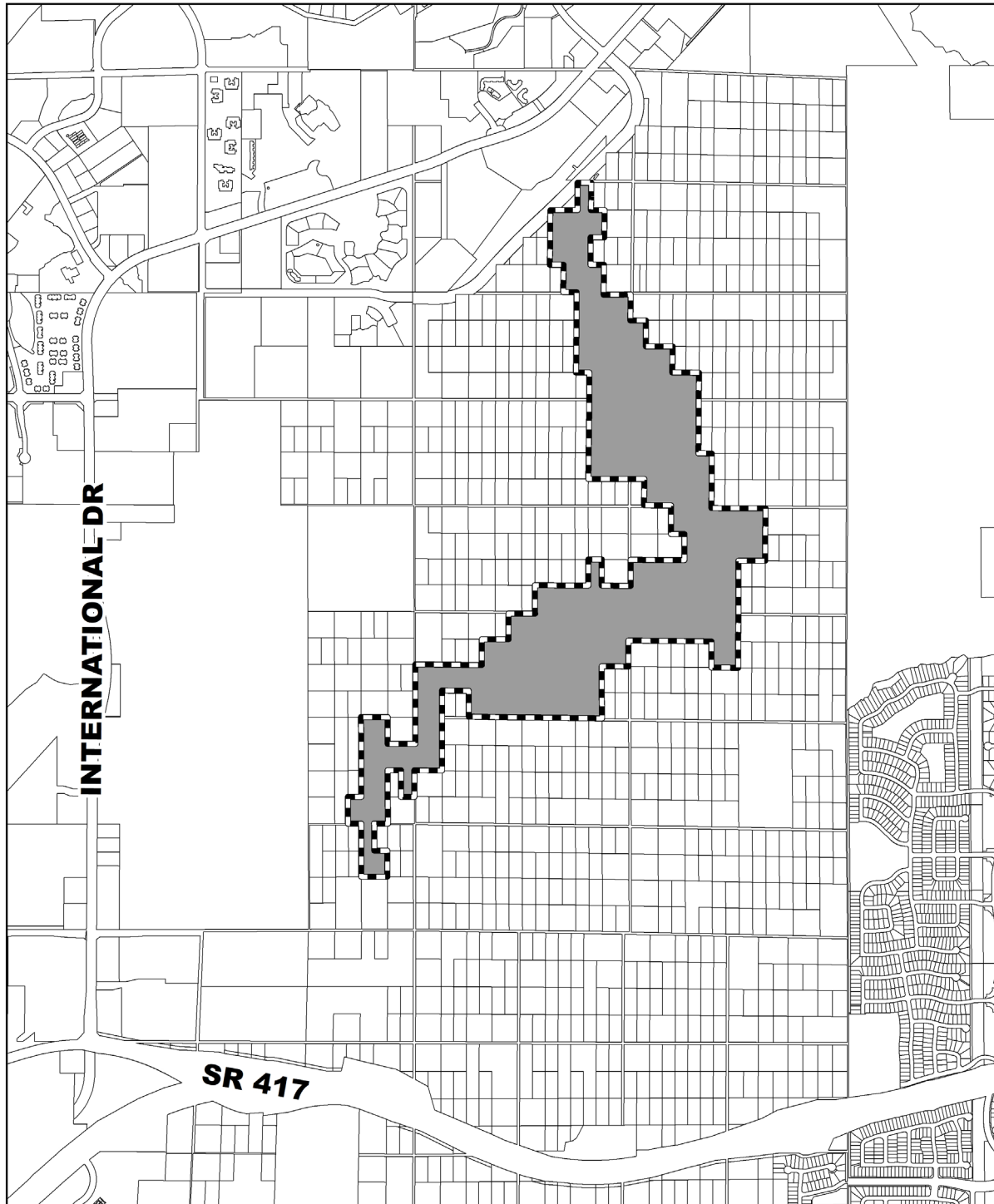
Please notify Rebecca Bowden and Lisette Egipciano of the scheduled date and time. The DRC Office will notify the applicant.

Attachments (location map)

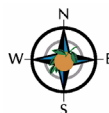
If you have any questions regarding this map,
please call Planning Division at 407-836-5600.

Location Map

LUP-22-01-002



 **Subject Property**



0 1,400 2,800
Feet

