



Interoffice Memorandum


Received on January 19, 2023
Publish: January 29, 2023
Deadline: January 24, 2023

DATE: January 19, 2023

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: **Nicolas Thalmueller, Planning Administrator** 
Development Review Committee
Planning Division
(407)836-5523 or Nicolas.Thalmueller@ocfl.net

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

Applicant: Christopher Leppert, Kimley-Horn & Associates,
Inc.

Case Information: Vistana Planned Development / Land Use Plan
(PD / LUP) – Case # CDR-22-06-210

Type of Hearing: Substantial Change

Commission District: 1

General Location: Generally located west of State Road 535, north of
Vistana Centre Drive

**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 modify the PD to add a driveway location off Meadow Creek Drive, revise the conversion matrix to add multi-family mid-rise residential, and convert 70,716 sf of general office and 74 Timeshare units to 290 multi-family midrise residential units. In addition, the applicant has requested the following waivers from Orange County Code:

1. A waiver from Orange County Code Sec. 38-1251(d) for parcels 14A and 14B to allow a maximum building height for residential development of one hundred (100) feet in lieu of thirty five (35) feet.
2. A waiver from Orange County Code Sec. 38-1251(b) for parcels 14A and 14B to allow a maximum building coverage of all buildings up to fifty percent (50%) in lieu of thirty percent (30%).

3. A waiver from Orange County Code Sec. 38-1254 (1) for the north boundary of parcels 14A and 14B to allow a ten (10) foot setback in lieu of all one-story and two-story units should provide a minimum twenty-five-foot setback from all boundaries of the PD.
4. A waiver from Orange County Code Sec. 38-1272 (3) to allow all paving setbacks reduced to zero (0) feet between internal parcels of the PD in lieu of a 10' side and rear setback for commercial abutting commercial and a 25' setback for commercial abutting residential.

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)

Cc: Jon V. Weiss, AICP, Deputy County Administrator
Tim Boldig, Interim Director, Planning, Environmental, and Development
Services Department

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

Location Map

