



**Interoffice Memorandum**

**DATE:** July 7, 2020

**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** *ERM*  
**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:** Jon Wood, Urban Scape USA

**Case Information:** Valencia College Lane Planned Development / Land Use Plan (PD / LUP) – Case # CDR-20-02-032

**Type of Hearing:** Substantial Change

**Commission District:** 3

**General Location:** 8751 Valencia College Lane; Generally north of Valencia College Lane and south of State Road 417.

**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 change the PD entitlements from 75,000 square feet of commercial uses to 252 multi-family residential dwelling units.

In addition, the applicant has requested the following waivers from Orange County Code:

- 1) A waiver from Section 38-1254(1) to allow a 10' setback along the western property boundary in lieu of the required 25'.
- 2) A waiver from Section 38-1254(2)(d) to allow 10' setbacks for non-residential buildings and 50' setbacks for residential buildings along the northern property boundary in lieu of the required 75'.

- 3) A waiver from Section 38-1476 to allow a parking ratio of 1.53 spaces per unit in lieu of 1.5 spaces per unit for one bedroom apartments and 2 spaces per unit for two and three bedroom apartment units.
- 4) A waiver from Section 38-1258(a) to allow a four story building located within 100' of a single-family zoned property in lieu of the required one story building.
- 5) A waiver from Section 38-1258(b) to allow a four story building height of 55' and four stories in lieu of varying in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height.
- 6) A waiver from Section 38-1258(c) to allow a four story building height of 55' and four stories in lieu of 40' and three stories.
- 7) A waiver from Section 38-1258(d) to allow a four story building height of 55' and four stories in lieu of 40' and three stories.
- 8) A waiver from Section 38-1258(e) to allow the existing drainage canal to remain unaltered in lieu of providing a 25' landscape buffer with Type "C" landscape buffer requirements.
- 9) A waiver from Section 38-1258(f) to allow a multifamily development adjacent to a single-family zoned property without a six-foot high masonry, brick or block wall in lieu of requiring a six-foot high masonry, brick or block wall.
- 10) A waiver from Section 38-1258(j) to allow all buildings to be constructed with 20' separation rather than 30' separation for two-story buildings, 40' separation for three-story buildings and 50' separation for four-story buildings.

**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:**

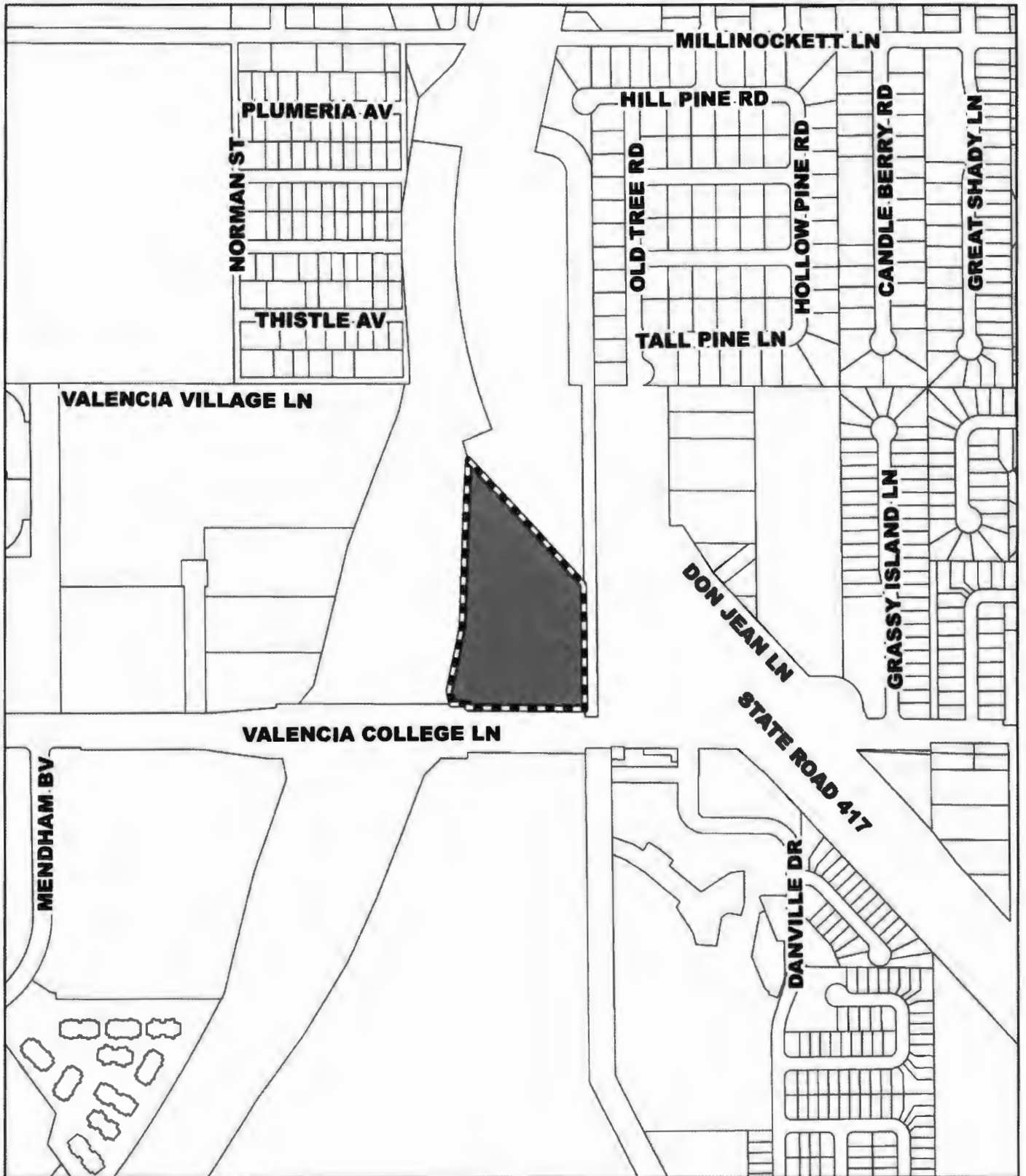
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

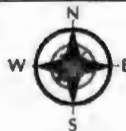
c: Chris R. Testerman, AICP, Deputy County Administrator  
Jon V. Weiss, Director, Planning, Environmental, and Development Services  
Department

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

CDR-20-02-032



 Subject Property



1 inch = 500 feet