



**Interoffice Memorandum**

**DATE:** December 21, 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:** **Jason H. Sorensen, AICP, Chief Planner**  
**Current Planning Section**  
**Planning Division**  
**(407) 836-5602 or Jason.Sorensen@ocfl.net**

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

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Applicant: Brent Lenzen, Kimley-Horn and Associates, Inc.

Case Information: Kingsland Grande Planned Development / Land  
Use Plan (PD / LUP) – Case # CDR-21-09-279

Type of Hearing: Substantial Change

Commission District: 1

General Location: Northwest of the Lake Street and Regency Village  
Drive intersection.

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 convert 1,044 hotel rooms to 310,300 square feet of amusement / commercial use through the conversion matrix and add cross access connection to the north.

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

1. A waiver from Section 38-1476 to calculate required parking for amusement or assembly places without fixed seats at 1 space per each 3.46 patrons (0.289 spaces per patron), plus 1 space per each employee, in lieu of 1 space per each 3 patrons (0.333 spaces per patron), plus 1 space per each employee.

**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

## **Legal Description**

**CDR-21-09-279**

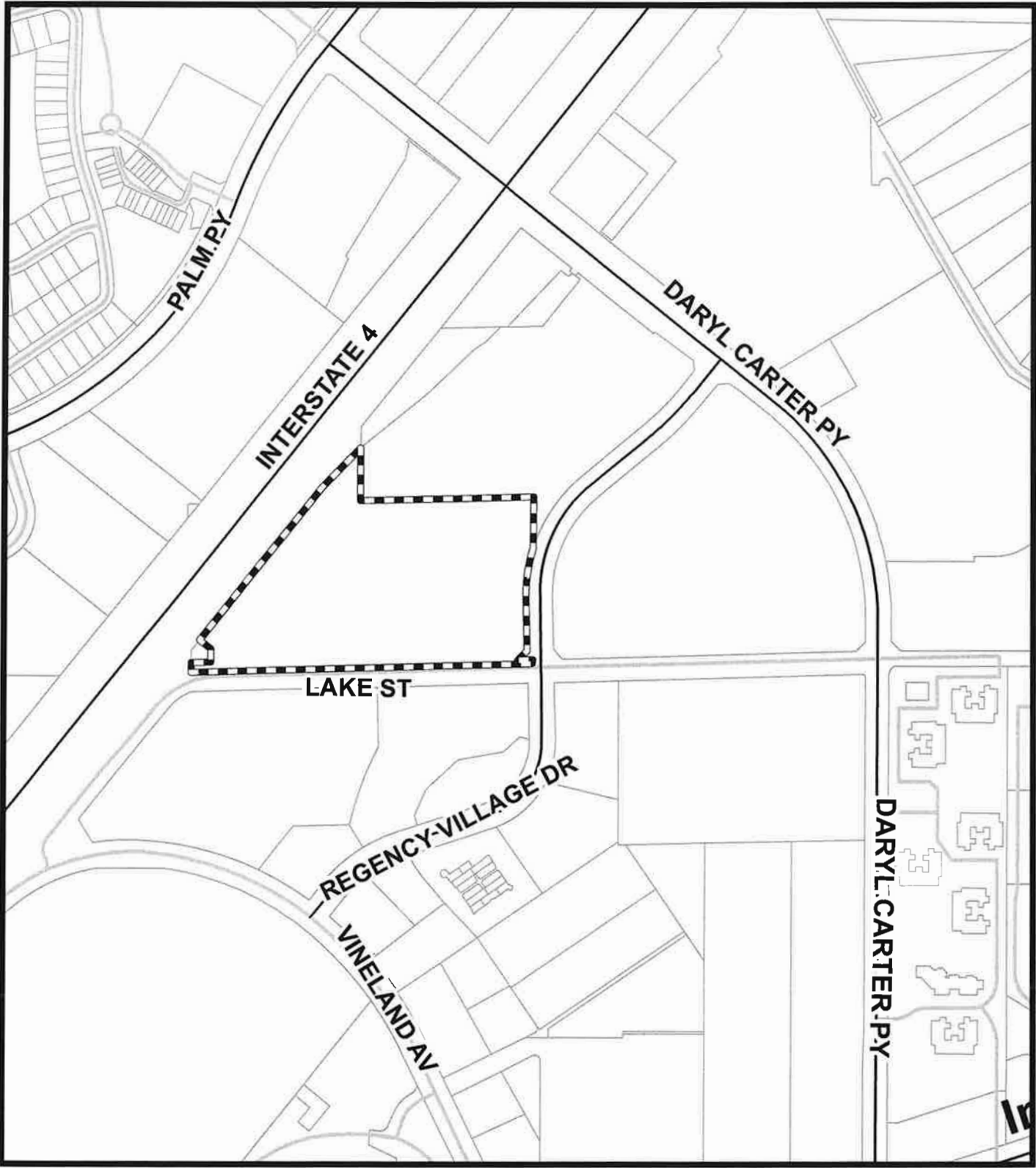
**Parcel #: 14-24-28-5844-01-130**

WILLIS R MUNGERS LAND SUB E/22 LOTS 111 & 113 LYING E OF EXPY & LOTS 114 TO 116 (LESS EXPRESSWAY R/W) & (LESS COMM AT THE SE COR OF LOT 116 S 88 DEG W 1221.30 FT N 01 DEG W 35 FT FOR POB TH S 88 DEG W 76.61 FT N 96.15 FT N 38 DEG E 13.66 FT S 51 DEG E 85.48 FT S 01 DEG E 51.38 FT TO POB) & COMM S1/4 COR OF SEC 14-24-28 TH RUN N 00-05-27E 30 FT TO N R/W LINE OF LAKE ST TH N89-56-11W .50 FT TH S88-30-00W 1328.16 FT TO POB TH S 88-30-00W 56.72 FT TH RUN N45-05-27E 51.15 FT TH N01-30-00W 200.74 FT TO CURVE CONCAVE E TH RUN NLY ALONG CURVE DELTA 19-04-12 RAD 590 FT FOR 196.37 FT CHORD N08-02-06E CHORD LENGTH 195.47 FT TH RUN S00-12-45W 428.85 FT TO POB( LESS PT TAKEN FOR R/W PER GT21-19406 COMM AT THE SW CORNER OF THE SW 1/4 OF SEC 14-24-28 TH N0-1-0W 125.15 FT TO S R/W OF SR 400 TH N38-39-53E 37.66 FT TO POB TH CONT N38-39-53E 1028.4 FT TH S0-6-0W 81.29 FT TH S44-11-12W 211.41 FT TH S38-39-53W 753.24 FT TH N53-32-18W 30.36 FT TO POB )

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

# Kingsland Grande (CDR-21-09-279)

## Location Map



**Subject Property**



0 500 1,000 Feet