



Interoffice Memorandum

06-21-19P02:50 RCVD


JUN21 19 2:47PM

**DATE:** June 20, 2019

**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

**Applicant:** Dan O'Keefe, Shutts & Bowen LLP

**Case Information:** Case # LUPA-18-12-393 (Sunterra Resorts PD)  
Planning and Zoning Commission (PZC)  
Meeting Date: June 20, 2019

**Type of Hearing:** Land Use Plan Amendment Public Hearing

**Commission District:** 1

**General Location:** Generally located north of Lake Street, east of Ruby Lake Road, and south of Lemon Lake Boulevard.

**BCC Public Hearing Required by:** Orange County Code, Chapter 30  
Clerk's Advertising

LEGISLATIVE FILE #

19-987

August 6, 2019  
@ 2pm

**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:**

To rezone 0.325 acres from R-CE (Country Estate District) to PD (Planned Development District) and incorporate the property into the Sunterra Resorts PD. The request is also to change the approved uses of the Sunterra Resorts PD from 30,000 square feet of commercial uses and 420 timeshare units to 400 multi-family dwelling units.

The request also includes the following waivers from Orange County Code:

1. A waiver from Section 38-1393 to allow a multifamily and/or non-residential building with a maximum height of sixty-five (65) feet to have a minimum setback of 25 feet from single family residential development within the BVN district, single family zoned land outside the BVN district, or lands outside the BVN district designated as Low-Density Residential on the Future Land Use Map, in lieu of the Code's graduated building height/setback requirements.

2. A waiver from Section 38-1258(j) to allow a minimum building separation of twenty (20) feet in lieu of a minimum separation of thirty (30) feet for two-story buildings, and forty (40) feet for buildings three (3) stories.
3. A waiver from Section 38-1251(b) to allow the maximum coverage of all buildings to not exceed 75% of the gross land area, in lieu of the allowable maximum coverage of 30% of the gross land area.
4. A waiver from Section 38-1258(e) to allow (i) parking and other paved areas for multi-family development to be located no closer than 7.5 feet from any single family zoned property internal to the project only, in lieu of the requirement that parking and other paved areas for multi-family development be located no closer than 25 feet from any single family zoned property, and (ii) a minimum 7.5-foot landscape buffer consistent with Type C landscape buffer requirements, in lieu of a minimum 25-foot landscape buffer.
5. A waiver from section 38-830(12)(c) to allow refuse or solid waste areas to be located zero (0) feet from the north property line, wherever a wall is proposed, in lieu of the requirement that refuse or solid waste areas be located at least five (5) feet from any side or rear property line.

**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:**

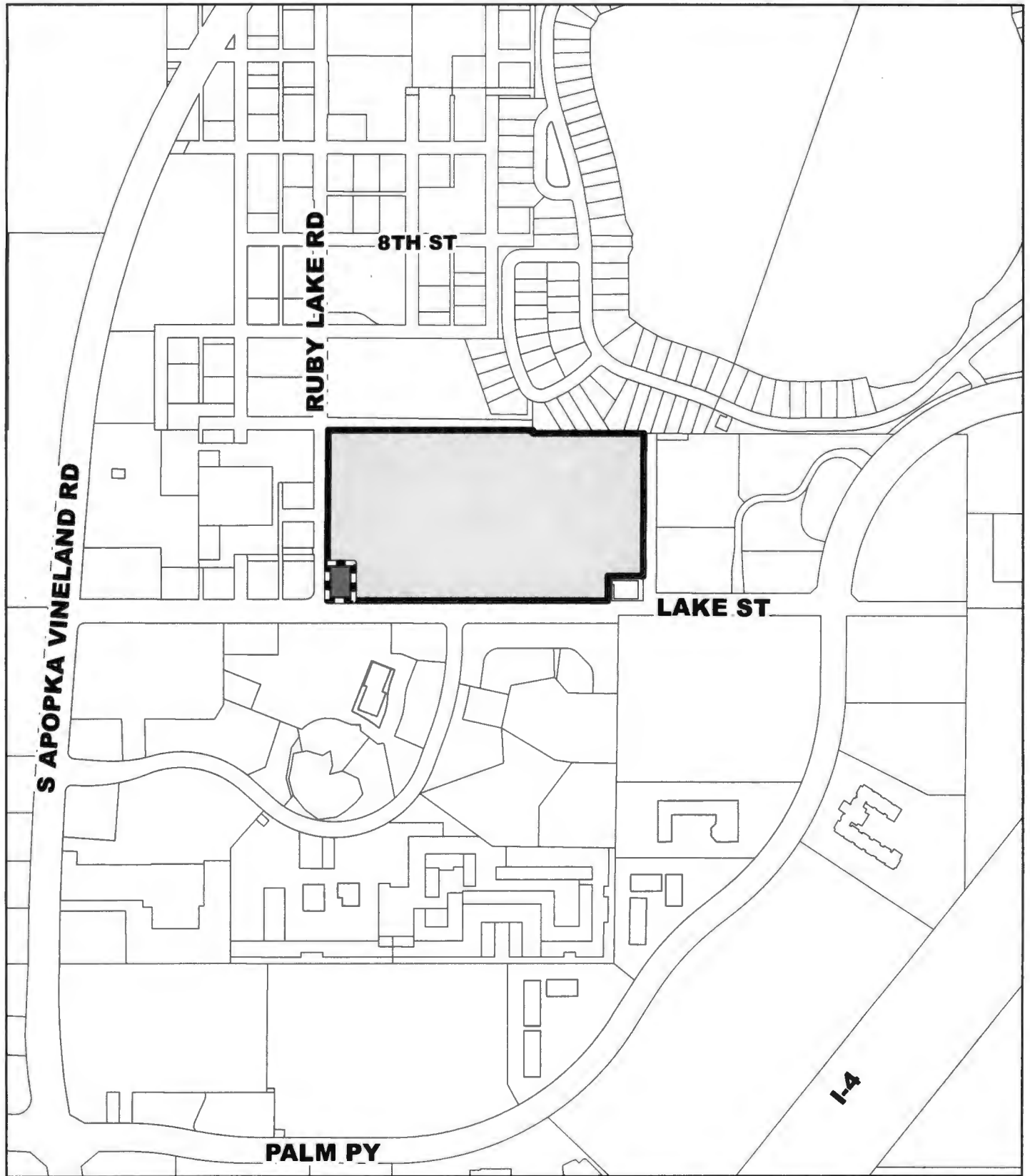
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.



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.

**LUPA-18-12-393**



-  Area to be Aggregated
-  Existing PD



1 inch = 500 feet