



Interoffice Memorandum



AUG27 19 1:20PM

DATE: August 23, 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 *ERR*

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

Applicant: Adam Smith, VHB, Inc.

Case Information: Ruby Lake Planned Development / Land Use Plan (PD / LUP) – Case # CDR-19-02-075

Type of Hearing: Substantial Change

Commission District: 1

General Location: Generally located southwest of the intersection of Palm Parkway and Daryl Carter Parkway

BCC Public Hearing Required by: Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

October 8, 2019 @ 2 pm

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 amend the approved development program for Lot 3B to include twenty (20) townhomes and 200,000 square feet of Commercial C-1 uses, including a 20,000 square foot free standing emergency department, add two access points, and add an emergency department ground sign to the Master Sign Plan.

The request also includes the following seven (7) waivers from Orange County Code:

1. A waiver from Section 38-1394.1(a)(2) to allow for non-residential buildings to allow for tree planting requirements around the building base area per Sec. 24-4(d), in lieu of the one (1) canopy tree for each one hundred (100) square feet of green space.

2. A waiver from Section 38-830(13) to allow for commercial development to share access with single family development, in lieu of not allowing entrances or exits to direct traffic into adjacent residential areas.
3. A waiver from Section 38-1392.2(2)c to allow for a minimum landscape strip width of five (5) feet along one side of the pedestrian path in lieu of ten (10) feet along one side of the pedestrian path.
4. A waiver from Section 38-1392.2(3)c for Lot 3B-2 to allow for a minimum landscape strip width of five (5) feet along one side of the pedestrian path in lieu twelve (12) feet along one (1) side (or six (6)-foot on each side) of the connecting pathway.
5. A waiver from Section 38-1391.1 to provide architectural design concepts with Development Plans, in lieu of providing a building architectural design concept or set of design guidelines as part of the planned development process.
6. A waiver from Section 38-1396.1(2) for Lot 3B-2 to allow light fixtures other than the acorn-style fixtures.
7. A waiver from Section 38-79(20)f to allow for fifty (50) percent of the units in buildings containing five (5) or more units in Lot 3B-1 in lieu of seventy-five (75) percent of the units in buildings containing five (5) or more units.

Material Provided:

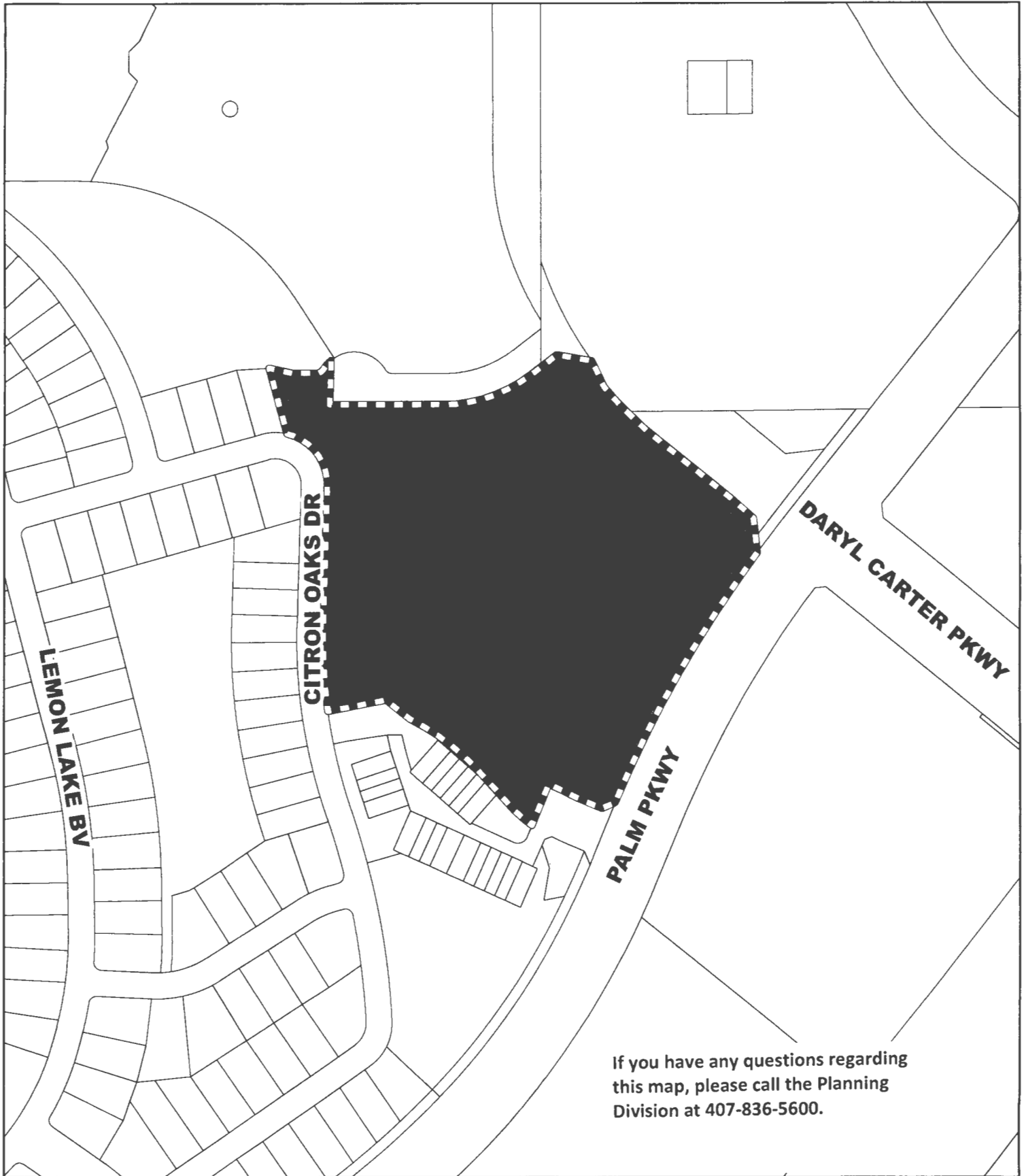
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

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.

 **Subject Property**



1 inch = 250 feet