



Interoffice Memorandum

JUN 9 '20 PM 4:07

RCUD

DATE: June 8, 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 *GPR*
Planning Division
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

Applicant: Neel Shivcharran, Galleon Consulting Group, LLC

Case Information: Case # LUP-19-06-225 (Old Cheney Townhomes PD)
Planning and Zoning Commission (PZC)
Meeting Date: May 21, 2020

Type of Hearing: Rezoning Public Hearing

Commission District: 5

General Location: 5565 Old Cheney Highway; or generally at the northeast corner of the Old Cheney Highway and Turrisi Boulevard intersection.

BCC Public Hearing Required by: Orange County Code, Chapter 30

LEGISLATIVE FILE # 20-814

*July 28, 2020
@ 2pm*

**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:

To rezone 1.14 gross acres from R-1A (Single-Family Dwelling District) and R-3 (Multiple-Family Dwelling District) to PD (Planned Development District), in order to construct ten (10) single-family attached residential dwelling units. The request also includes the following waivers from Orange County Code:

- a. A waiver from Section 38-1272(a)(3) to allow a 10' rear yard setback between the residential and commercial site internal to the PD, in lieu of the 25' setback.
- b. A waiver from Section 24-5(a)(3) for a 5' buffer between the commercial and residential internal to the PD, in lieu of the 15' required buffer.

- c. A waiver from Section 38-1254(a) to allow for a 5' side yard setback along the north property line, in lieu of the 25' perimeter setback.
- d. A waiver from Section 38-1272(a)(3) to allow an 8.3' setback from Turrisi Boulevard for the commercial portion, in lieu of the 30' setback.
- e. A waiver from Section 38-1272(a)(3) to allow an 18.7' setback from Old Cheney Highway for the commercial portion, in lieu of 30'.
- f. A waiver from Section 38-1254(1) to allow a 20' setback from Turrisi Boulevard, in lieu of 25'.
- g. A waiver from Section 38-12-53 to waive the requirement for a recreational area.
- h. A waiver from Section 30-248(8) to allow backing of vehicles on the right-of-way, in lieu of not permitting backing of vehicles on the right-of-way, as shown on the plans.
- i. A waiver from Section 30-248(7) to allow parking, stopping and maneuvering of vehicles in the right-of-way, in lieu of not allowing parking, stopping and maneuvering of vehicles on the right-of-way, as shown on the plans.

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*).

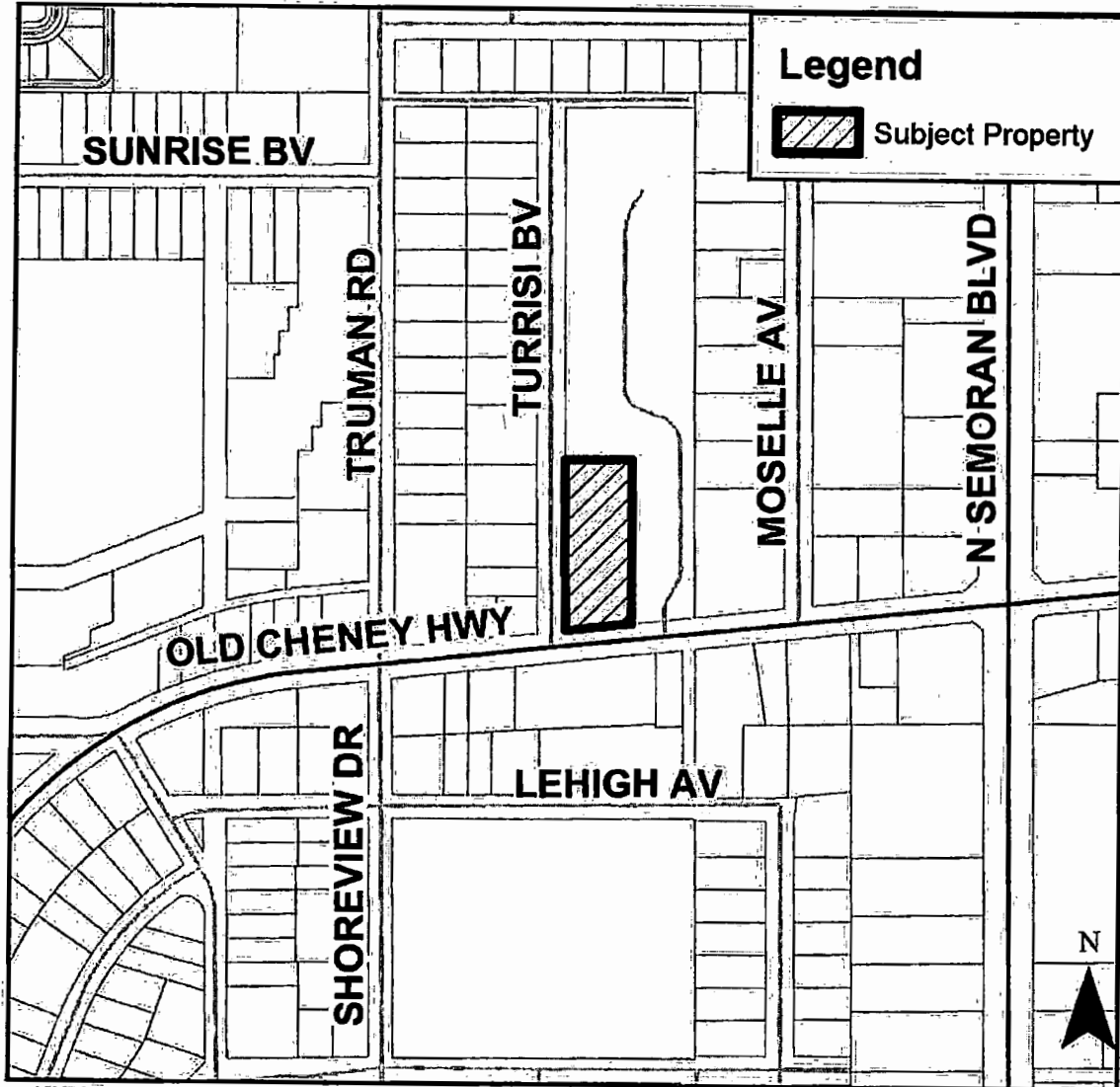
Special instructions to the Clerk:

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

Location Map LUP-19-06-2254 (Old Cheney Townhomes PD)



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

Legal Description

LUP-19-06-225 (Old Cheney Townhomes PD)

Parcel 21-22-30-0000-00-011

FROM THE INTERSECTION OF E LINE OF W1/2 OF SE1/4 OF NE1/4 & NLY R/W LINE OF OLD CHENEY HWY BEING 228.95 FT N OF SE COR OF SAID W1/2 TH N 433.7 FT W 271.8 FT S 101 FT FOR A POB TH E 140 FT S 344.54 FT TO NLY R/W OF OLD CHENEY HWY WLY ALONG SAID R/W 140.65 FT N 357.8 FT TO POB IN SEC 21-22-30