



Interoffice Memorandum

12-02-19P04:02 RCVD

12-02-18 A28-09-PM1



DEC 2 19 4:00PM

DATE: November 21, 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: Eric Raasch, DRC Chairman
Development Review Committee
Planning Division *ERP*

CONTACT PERSON: Christopher R. Testerman, AICP
Deputy County Administrator
(407) 836-5883 or chris.testerman@ocfl.net

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

Applicant: John McReynolds, Universal City Development Partners LP

Case Information: Universal Boulevard Planned Development / Land Use Plan Amendment (PD / LUPA) – Case # LUPA-19-09-300

Type of Hearing: Land Use Plan Amendment

Commission District: 6

General Location: North and South of Sand Lake Road / West of South John Young Parkway

BCC Public Hearing Required by: Orange County Code, Chapter 38, Article II, Section 38-30

LEGISLATIVE FILE # 19-1883

December 17, 2019
@ 2pm

**Clerk's Advertising
Requirements:**

This request has already been advertised by the
Planning Division.

Advertising Language:

To rezone two parcels totaling 108.78 gross acres from PD (Pavilion at Sand Lake Planned Development) to incorporate it into the Universal Boulevard (AKA U.S.I. South Campus) PD and to integrate the 1,000,000 square feet of retail commercial land uses from the Pavillion at Sand Lake PD Universal Boulevard (AKA U.S.I. South Campus) PD . The request is also to remove Parcel ID 29-23-29-0000-00-007 from the PD boundary; and to remove the Convention Plaza District & Equivalency Zone standards from the PD.

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

- 1) A Waiver from Section 38-1479(b) of the code to allow a minimum parking space of 7'x17' in lieu of 9'x20' or 10'x18' spaces.
- 2) A Waiver from Section 38-1235(b)(9) of the code to zero percent in lieu of a minimum of 3 percent of parking areas to be landscaped to allow flexibility in landscape design in and around parking areas to facilitate safe, efficient parking circulation and design.
- 3) A Waiver from Section 38-1235(b)(11) of the code to allow portions of the vehicular and pedestrian passageways in the PDP perimeter to be together in lieu of separated.
- 4) A Waiver from Section 38-1291(d) of the code to remove the standardized regulations requiring screen hedges and/or berms for all paved areas and fenced stormwater retention facilities to allow more flexibility in landscape design in lieu of having to meet this requirement.
- 5) A Waiver from Section 38-1291(e) of the code to allow zero percent in lieu of 5 percent of total paved parking areas in the PDP perimeter to be landscaped to allow flexibility in landscape design in and around parking areas in the PDP perimeter to facilitate safe, efficient parking circulation and design.
- 6) A Waiver from Section 38-1298 of the code to allow flexibility in sidewalk design adjacent to the row in the PDP perimeter in lieu of requiring sidewalks along all rows.

- 7) In the event a perimeter development plan (PDP) is approved for any portion of the universal property pursuant to Section 38-30 of the code, A Waiver from the applicability of all of Chapters 9, 19, 24, 30, 34, 37, and 38, except for (i) Section 38-30 and (ii) the building and fire codes, as those determinations are the authority of the building and fire marshal, respectively, of the code for that portion of the universal property located inward of any established PDP perimeter as shown on an applicable PDP (the "PDP interior") in lieu of the applicability of those chapters of the code to the PDP interior.
- 8) A Waiver from Section 38-1230(a) and article xi of chapter 38 of the code for the universal property in lieu of compliance with Section 38-1230(a) and article xi of chapter 38 of the code.
- 9) A Waiver from Section 38-1234 of the code for the universal property in lieu of compliance with Section 38-1234 of the code.
- 10) A Waiver from Section 38-1287(1) of the code for the universal property to allow reduced building setbacks along certain right-of-ways as stated in the building setback table for the universal property on sheet 3 of the land use plan in lieu of compliance with the standard building setbacks found in Section 38-1287(1) of the code.
- 11) A Waiver from Section 38-1287(2) of the code for the universal property to allow for an internal side property line setback between lots with different ownership of twenty-five (25) feet in lieu of the standard thirty (30) foot setback found in Section 38-1287(2) of the code.
- 12) A Waiver for the universal property from Sections 38-1287(2) and (3) to allow for internal side and rear property line setbacks between lots with common ownership or between lots owned by affiliated entities of zero (0) feet in lieu of the required thirty (30) foot setback and twenty (20) foot setback, respectively. For purposes of this waiver, affiliated entities shall have the same meaning ascribed to "affiliated entity" defined in Section 38-30(b) of the code.
- 13) A Waiver from Section 38-1287(4) of the code for the universal property to allow a zero (0) foot paving setback in lieu of all of the standard paving setbacks set forth in Section 38-1287(4) of the code.
- 14) For any portion of the universal property approved as a perimeter development plan (PDP) pursuant to Section 38-30 of the code, A Waiver from Section 38-1427(g) and Section 38-1427(o) to allow the installation of communication antennas, including antennas that are a part of a distributive

antenna system (das), small wireless facility, two-way radio system, or other similar communication facilities, on any buildings, structures, poles or pole-type structures located within the approved PDP in lieu of having to meet the code's minimum height, design and siting requirements contained in these Sections.

- 15) For any portion of the universal property approved as a perimeter development plan (PDP) pursuant to Section 38-30 of the code, A Waiver from Sections 38-1236 and 38-1427 of the code to allow the installation of communication towers at various locations within the approved PDP to be determined at the time of permitting and construction in lieu of having to meet the minimum siting and separation requirements found in Sections 38-1236 and 38-1427 of the code.

Material Provided:

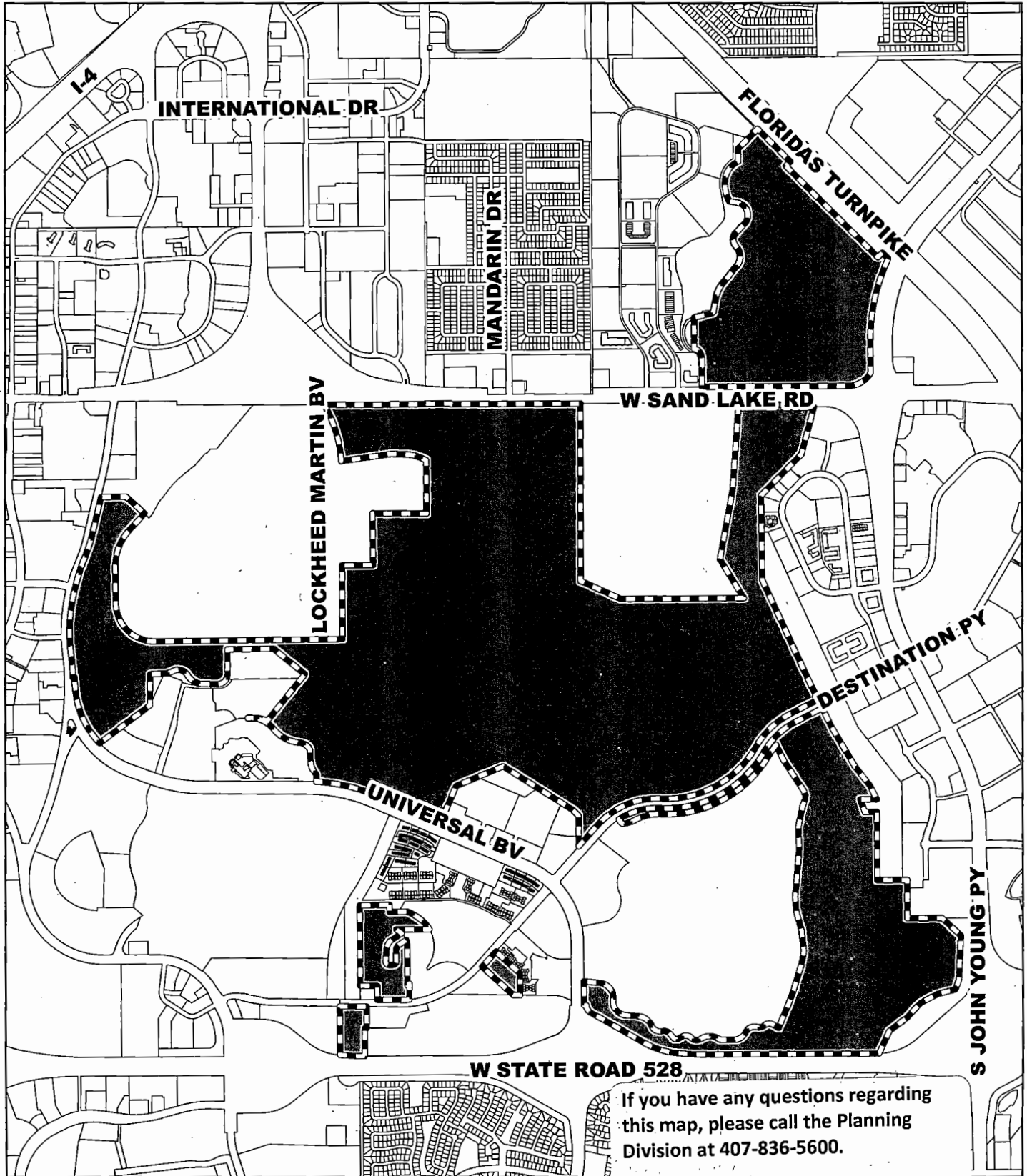
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk:

Please schedule this public hearing for **December 17, 2019**. 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 = 2,075 feet