



**Interoffice Memorandum**

05-24-19P03:33 RCVD

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05-24-19P03:42 RCVD

**DATE:** May 20, 2018

**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 *erm*  
Planning Division  
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

**Applicant:** Robert Reese, Brossier Corporation

**Case Information:** Case # LUP-18-12-417 (The Registry at Grass Lake PD)  
Planning and Zoning Commission (PZC)  
Meeting Date: May 16, 2019

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 1

**General Location:** 14544 Avalon Road; or generally located on the west side of Avalon Road, approximately 1,800 feet north of W. Irlo Bronson Memorial Highway

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

LEGISLATIVE FILE # 19-913

*July 2, 2019  
9:27pm*

**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 one (1) parcel containing 18.33 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District), in order to construct 360 multi-family residential dwelling units.

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

1. A waiver from Section 38-1258(a) to allow two (2) story multi-family buildings no less than twenty-five (25) feet from single-family zoned property, in lieu of multi-family buildings located within one hundred (100) feet of single-family zoned property being restricted to a single story in height;
2. A waiver from Section 38-1258(b) to allow 100% of multi-family buildings to be five (5) stories, 70 feet in height, no less than eighty (80) feet from

single-family zoned property, in lieu of a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet in height with the remaining buildings being one (1) story or two (2) stories in height located between 100 and 150 feet from single-family zoned property;

3. A waiver from Section 38-1258(c) to allow multi-family buildings to be five (5) stories, seventy (70) feet in height no less than eighty (80) feet from single-family zoned properties, in lieu of multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property not exceeding three (3) stories, forty (40) feet in height; and
4. A waiver from Section 38-1258(d) to allow two (2) story multi-family buildings no less than twenty-five (25) feet from single-family zoned properties and multi-family buildings five (5) stories, seventy (70) feet in height no less than eighty (80) feet from single-family zoned properties, in lieu of multi-family buildings located within one hundred (100) feet of single-family zoned property being restricted to a single story in height and multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property not exceeding three (3) stories (forty (40) feet) in height.

**Material Provided:**

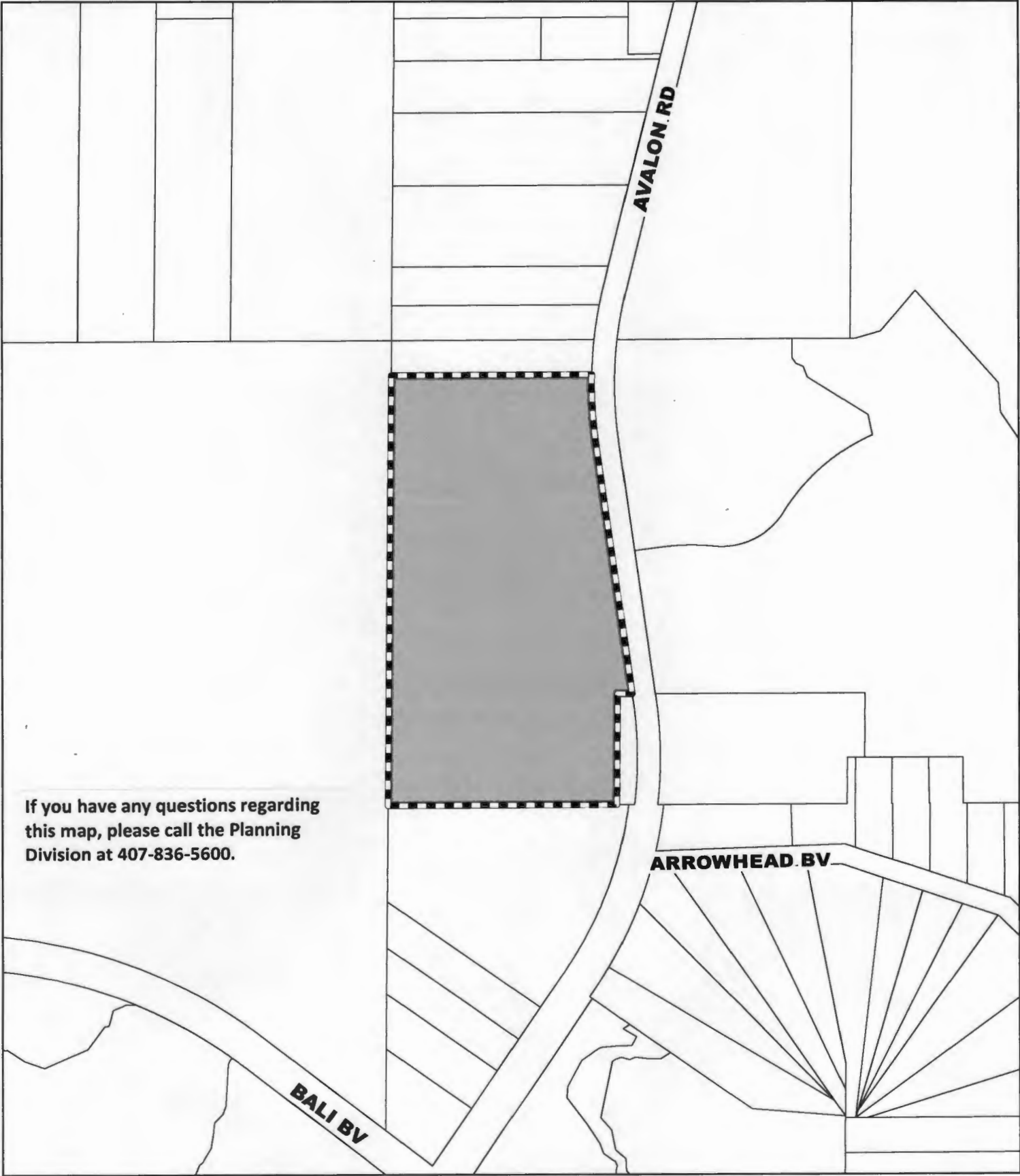
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**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 = 375 feet