



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 *ERR*  
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 # LUPA-19-08-262 (Registry on Grass Lake PD)  
Planning and Zoning Commission (PZC)  
Meeting Date: June 5, 2020

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

**Commission District:** 1

**General Location:** 14506 Avalon Road; or approximately 2,800 feet north of US 192 on the west side of Avalon Road.

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

LEGISLATIVE FILE #

20-815

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:**

A request to rezone one parcel containing 1.33 acres from A-1 (Citrus Rural District) to PD (Planned Development District) and incorporate the subject parcel into The Registry on Grass Lake PD. There is no proposed increase in entitlements associated with this request. The request also includes the following waivers from Orange County Code:

1. A waiver from 38-1258(a) to allow the buildings that will be 5 stories, 70 ft. tall to be 30 ft. from single family, in lieu of buildings within 100 ft. of single family to be single story.
2. A waiver from Section 38-1258(b) to allow 100% of multi-family buildings to be five (5) stories, 70 feet in height, thirty (30) feet from single-family zoned property, in lieu of a maximum of fifty (50) percent of the building being three (3) stories (not to exceed forty (40) feet) in height with the remaining building

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 five (5) stories, seventy (70) feet in height, thirty (30) feet from single-family 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.
4. A waiver from Section 38-1258(d) to allow two (2) story multi-family buildings twenty-five (25) feet from single-family zoned properties and five (5) stories, seventy (70) feet, multi-family buildings thirty (30) feet from single-family properties, in lieu of multi-family buildings located within one hundred (100) feet of single-family zoned property being restricted to 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 July 28, 2020 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

**Legal Description**  
**Registry on Grass Lake**  
**LUPA-19-08-262**

Parcel: 31-24-27-0000-00-007

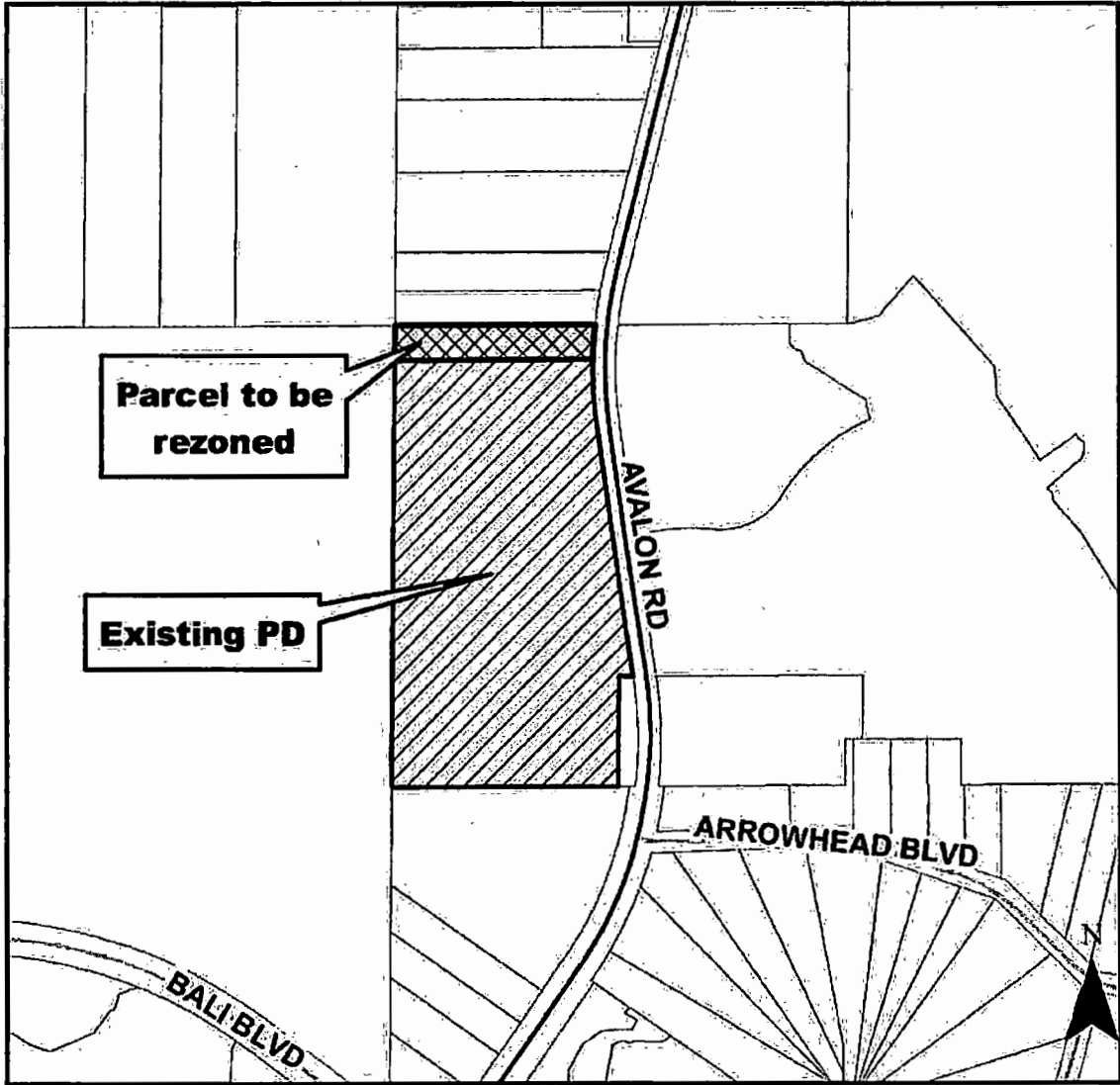
N 100 FT OF NW1/4 OF SE1/4 W OF SR 545 IN SEC 31-24-27 2597/1772

Parcel: 31-24-27-0000-00-020

NW1/4 OF SE1/4 OF SEC 31-24-27 LYING W OF ST 545 (LESS N 100 FT THEREOF) & (LESS A STRIP  
IN SE COR THEREOF MEASURING 315 N & S & 47.51 FT E& W ON N END & 49.58 FT E & W ON S  
END)

**Location Map**

**LUPA-19-08-262 – Registry on Grass Lake**



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