



**Interoffice Memorandum**

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RCUD

**DATE:** December 20, 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 *ERR*  
Planning Division  
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

**Applicant:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

**Case Information:** Case # LUP-19-04-116 (Harbor Chase PD)  
Planning and Zoning Commission (PZC)  
Meeting Date: December 19, 2019

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 1

**General Location:** 7243 Della Drive; or generally located east of Della Drive, south of Mabel Louise Lane, and north of Dr. Phillips Boulevard

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

LEGISLATIVE FILE # 20-123

February 25, 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 3.31 acres of C-1 (Retail Commercial District) and 5.64 acres of R-3 (Multiple-Family Dwelling District) to PD (Planned Development District) for the development of a 231,910 square foot Assisted and Independent Living Facility with on-site alcohol consumption.

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

1. A waiver from Section 38-1251 is requested to allow a maximum height of 50 feet, in lieu of 35 feet.

2. A waiver from Section 1258(b) is requested to allow a maximum height of 50 feet located between 100 feet to 150 feet of single-family zoned property, in lieu of a maximum of 50% of the buildings being three (3) stories (not to exceed 40 feet in height) with the remaining buildings being one (1) story or two (2) stories in height.
3. A waiver from Section 38-1254 is requested to reduce the PD perimeter setback to 23 feet, in lieu of 25 feet.
4. A waiver from Section 38-1272(3) is requested to reduce the PD perimeter setback to 23 feet, in lieu of 25 feet.

**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