



Interoffice Memorandum

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08-20-19P04:32 RCVD

AUG20 19 4:05PM

DATE: August 15, 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 *ERP*
Planning Division
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

Applicant: Larry Poliner, RCE Consultants, LLC

Case Information: Case # LUP-19-02-063 (Four Corners Plaza PD)
Planning and Zoning Commission (PZC)
Meeting Date: August 15, 2019

Type of Hearing: Rezoning Public Hearing

Commission District: 1

General Location: 17981 W. Space Coast Parkway (US 192); or generally located north of the Osceola County Line, east of the Lake County Line, approximately 2,200 feet west of Avalon Road

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

LEGISLATIVE FILE # 19-1315

September 24, 2019 @ 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 (1) parcel containing 2.41 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District), in order to construct 23,400 square feet of commercial uses.

The request also includes the following five (5) waivers from Orange County Code:

1. A waiver from Section 38-1476(a), Shopping Centers, is requested to allow for a reduced parking requirement of 4.0 spaces / 1,000 square feet, in lieu of a minimum parking requirement of 5.5 spaces / 1,000 square feet.
2. A waiver from Section 38-1287(1)(c) is requested to allow a reduced minimum north building setback of 20 feet, in lieu of the minimum setback of 40 feet.

3. A waiver from Section 38-1287(1)(b) is requested to allow a reduced minimum south building setback of 20 feet, in lieu of the minimum setback of 60 feet.
4. A waiver from Section 38-1287(4) is requested to allow a reduced minimum south pavement setback of 20 feet, in lieu of the minimum setback of 25 feet.
5. A waiver from Section 38-1287(4) is requested to allow a reduced minimum north pavement setback of 10 feet, in lieu of the minimum setback of 20 feet.

Material Provided:

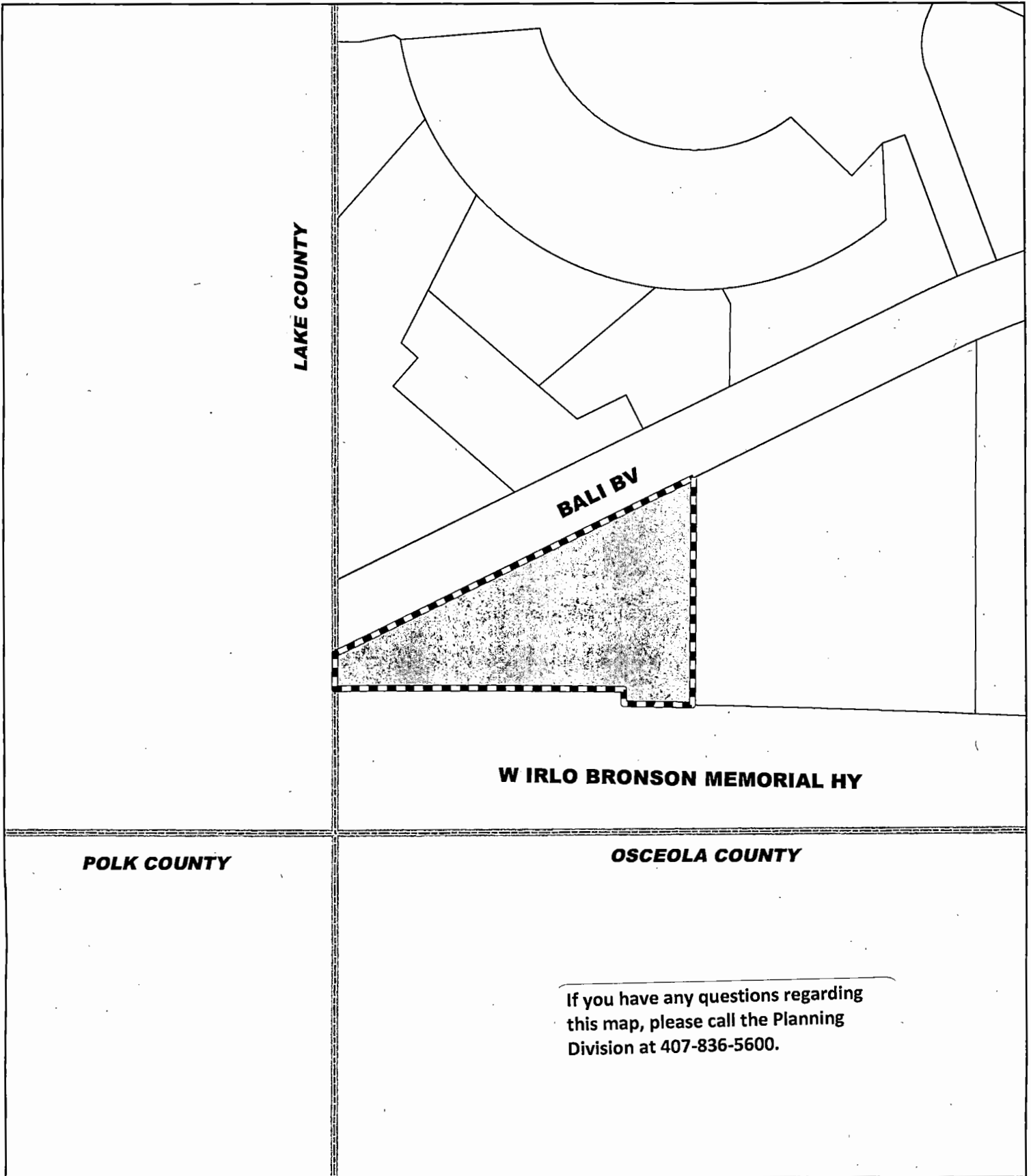
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

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)

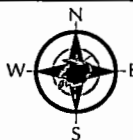
c: Chris R. Testerman, AICP, Deputy County Administrator
Jon V. Weiss, Director, Planning, Environmental, and Development
Services Department



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



Subject Property



1 inch = 200 feet