



Interoffice Memorandum

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MAR10 20 1:34F

DATE: March 2, 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
Planning Division
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

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RCUD

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Applicant: Jonathan Martin, Kimley-Horn and Associates, Inc.

Case Information: Waterstar Orlando Planned Development / Land Use Plan (PD / LUP) – Case # LUP-19-04-119

Type of Hearing: Rezoning Public Hearing

Commission District: 1

General Location: Generally north of Irlo Bronson Memorial Highway and east of East Orange Lake Boulevard

BCC Public Hearing Required by: Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

LEGISLATIVE FILE # 20-427

April 21, 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 PD substantial change to rezone 33.638 gross acres from PD (Black Lake Parcel PD), PD (Imported Gifts PD), and PD (Samuel Grimes PD) to PD in order to create the Waterstar Orlando PD with a development program of 250,000 square feet of Commercial uses, 250 Hotel Rooms, and 320 Multi-Family Dwelling Units.

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

- 1) A waiver from Section 24-4(a)(2), to allow all landscape buffer widths reduced to zero (0) feet between internal parcels of the PD in lieu of a 7' wide landscape buffer for Parcels A and B.

- 2) A waiver from Section 24-5(a)(3) is requested to allow for no buffer between internal uses within the PD in lieu of the requirement for a Type C, opaque buffer.
- 3) A waiver from Section 38-1251(b) is requested to allow a maximum building coverage of all buildings up to thirty five percent (35%) for Parcel A in lieu of thirty percent (30%).
- 4) A waiver from Section 38-1251(d) is requested to allow multi-family buildings within Parcel A a maximum height of sixty (60) feet / four (4) stories in lieu of a maximum height of 35 feet.
- 5) A waiver from Section 38-1253 is requested to allow all of the Parcel B plaza adjacent to Parcel A to be used as a portion of the required Active and Passive recreation facilities for Parcel A in lieu of being located solely on the Multi-Family Parcel A.
- 6) A waiver from Section 38-1254 (1) to allow no increase in the twenty-five foot (25') PD boundary building setback for structures in excess of two (2) stories for Parcel A in lieu of increase to reflect additional structural height.
- 7) A waiver from Section 38-1258(j) is requested to allow no increase in building separation for Parcel A in lieu of proportional increase due to increased structural height and allow minimum setbacks between three (3) story buildings be twenty feet (20') for Parcel A in lieu of forty feet (40').
- 8) A waiver from Section 38-1272 (a)(1) is requested to allow eighty (80) percent impervious coverage for Parcel B in lieu of seventy (70) percent.
- 9) 10. A waiver is requested from Section 38-1272 (3), to allow all paving setbacks reduced to zero (0) feet between internal parcels of the PD in lieu of a 10' side and rear setback for commercial abutting commercial and a 25' setback for commercial abutting residential for Parcel B.
- 10) A waiver is requested from Section 38-1476 (A) to allow for multi-family parking at a ratio of one and six-tenths (1.6) spaces per multi-family unit regardless of bedroom count, in lieu of one and one-half (1.5) spaces for efficiencies and one-bedroom units and two (2) spaces for two (2) and three (3) bedroom units.

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

EAST ORANGE LAKE BV

W IRLO BRONSON MEMORIAL HY

Osceola County



Subject Property



1 inch = 350 feet