



Interoffice Memorandum

Received on April 3, 2025

Deadline: April 8, 2025

Publish: April 13, 2025

March 31, 2025

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

FROM: Nicolas Thalmueller, AICP, Planning Administrator
Planning Division, DRC Office

CONTACT PERSON: **Rebecca Bowden** *Rebecca Bowden*
Assistant Project Manager
Planning Division 407-836-5619
Rebecca.Bowden@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Hibiscus Springs Planned Development (PD)
Case # LUP-24-11-264

Type of Hearing: Planned Development

Applicant(s): Bradley Elwell
AVCON, Inc.
5555 East Michigan Street
Orlando, Florida 32822

Commission District: 2

General Location: East of Old Apopka Road / West of Sheeler
Avenue / North of East Cleveland Street

Parcel ID #(s) 15-21-28-0000-00-060, 15-21-28-0000-00-057

Size / Acreage: 3.47 gross acres

BCC Public Hearing
Required by:

Orange County Code, Chapter 30

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:

Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

Advertising Language:

This request is to rezone 3.47 acres from R-3 (Multi-Family Dwelling District) to PD (Planned Development District) with a proposed development program of up to 30 single-family attached residential dwelling units. In addition, the applicant is requesting five (5) waivers from Orange County Code for reduced lot sizes and setbacks. District 2; East of Old Apopka Road / West of Sheeler Avenue / North of East Cleveland Street.

The following waivers from Orange County Code are being requested:

1. A waiver from Section 38-79(20)(f)(2) to allow for a minimum lot size of 1,800 square feet in lieu of the required 2,000 square feet minimum lot size.
2. A waiver from Section 38-79(20)(f)(3) to allow for a front yard setback of 15-feet in lieu of the required 20-foot minimum front yard setback.
3. A waiver from Section 38-79(20)(f)(5) to allow for a minimum side street yard setback of 10-feet in lieu of the required 15-foot minimum side street yard setback.
4. A waiver from Section 38-79(20)(f)(6) to allow for a rear yard setback of 15-feet in lieu of the required 20-foot minimum rear yard setback.
5. A waiver from Section 38-1254(a)(1) to allow for a PD boundary setback of 15-feet in lieu of the required 25-foot minimum PD boundary setback.

Material Provided:

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

Special Instructions to Clerk (if any):

Please schedule this public hearing for **May 6, 2025**. 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.

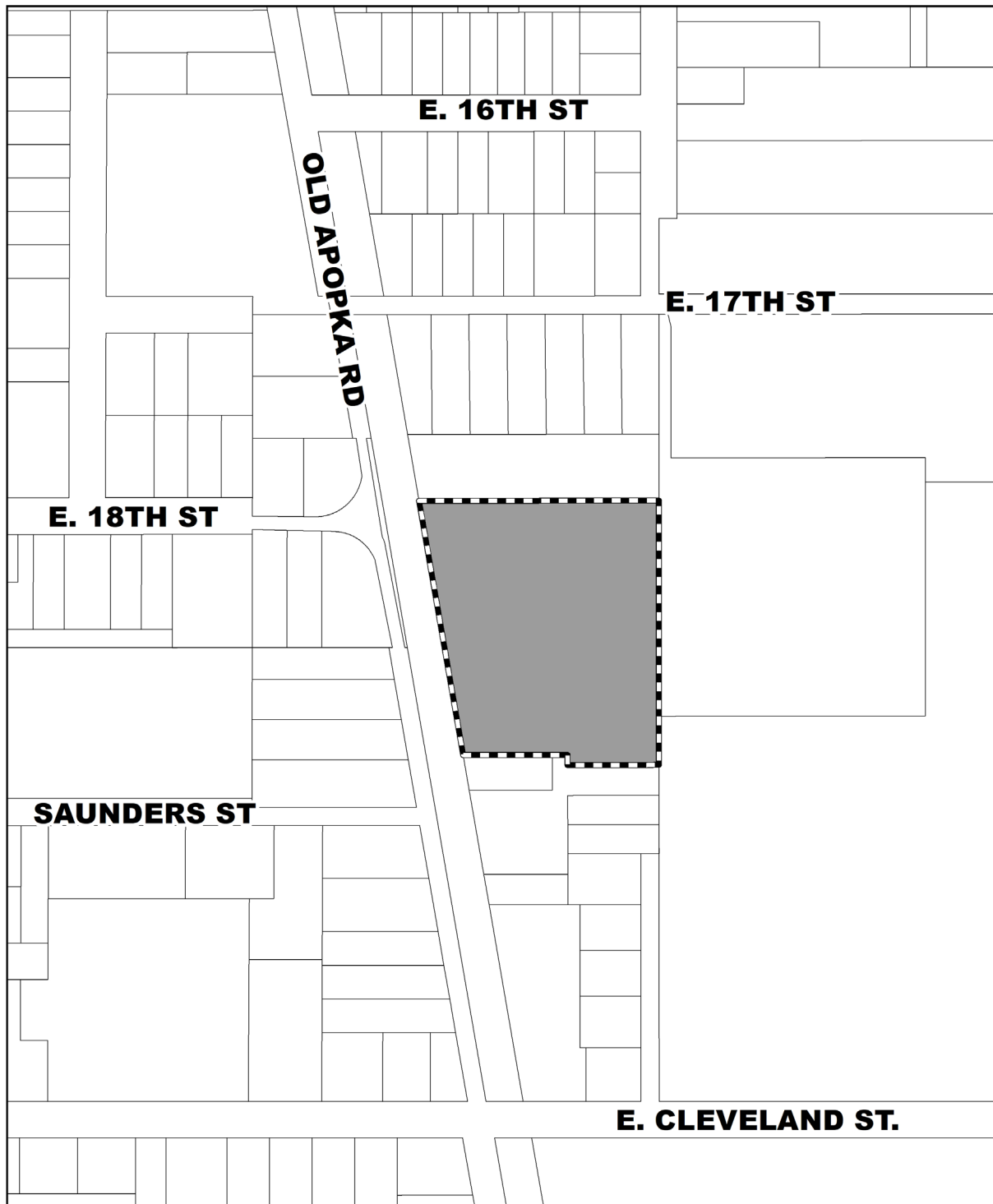
Please notify Rebecca Bowden and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map)

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

Location Map

LUP-24-11-264



Subject Property



0 190 380
Feet

