



Interoffice Memorandum

Received on June 20, 2024

Deadline: July 16, 2024

Publish: July 21, 2024

June 20, 2024

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: **Bari Snyder**, *Bari Snyder*
Assistant Project Manager
Planning Division 407-836-5805
Bari.Snyder@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Southpark Center Land Use Plan (LUP)
Case # LUP-23-08-260

Type of Hearing: Land Use Plan / Planned Development

Applicant(s): Brent Lenzen
Kimley-Horn & Associates, Inc.
189 South Orange Avenue, Suite 1000
Orlando, Florida 32801

Commission District: 6

General Location: North of State Road 528 / West of South John
Young Parkway

Parcel ID #(s) 04-24-29-0000-00-012, 04-24-29-3045-00-060,
04-24-29-3045-00-090, 04-24-29-3045-00-080,
04-24-29-3045-00-030, 04-24-29-3045-00-020,
04-24-29-3045-00-040, 04-24-29-3045-00-051,
04-24-29-3045-00-091

Size / Acreage: 90.31 gross acres
88.89 developable 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:

A request to rezone 90.31 acres from I-2 / I-3 (Industrial District) to PD (Planned Development District) in order to construct up to 2,403 multi-family units and 1,710,700 square feet of commercial uses. Up to 400,000 square feet of commercial uses are proposed to be vertically integrated with multi-family residential uses. District 6; North of State Road 528 / West of South John Young Parkway

The following waivers from Orange County Code are being requested:

1. A waiver from Section 38-1258(2) to allow multi-family buildings located more than 100-feet from single-family zoned property to be a maximum height of seven (7) stories / one-hundred ten (110) feet, in lieu of three (3) stories / forty (40) feet.
2. A waiver from Section 38-1272(a)(5) to allow commercial buildings with a maximum height of twelve (12) stories / one-hundred eighty (180) feet for hotels and seven (7) stories / one-hundred ten (110) feet for commercial / retail, in lieu of fifty (50) feet, except thirty-five (35) feet within one hundred (100) feet of any residential use of residential district.
3. A waiver from Section 38-1476 to allow 1.35 spaces per efficiency unit or 1 bedroom and 1.8 spaces per apartment unit of two (2) or three (3) bedrooms, 0.9 spaces per 1.5 hotel rooms, 0.9 spaces per 200 square feet of office building, and 4.5 spaces per 1,000 square feet of retail in lieu of the required 1.5 spaces per efficiency unit or 1 bedroom, 2.0 spaces per two or three bedroom units, 1 space per 1.5 hotel rooms, 1 space per 200 square feet of office building, and 5 spaces per 1,000 square feet of retail.
4. A waiver from Section 38-1272(a)(3)(a) for commercial buildings to have a minimum setback of ten (10) feet from front and side street yards (South John Young Parkway, San Marco Court, Southpark Center Loop, Cordova Park Drive & Challen Court) in lieu of thirty (30) feet.
5. A waiver from Section 38-1254(a)(2) for residential buildings to have a minimum setback of ten (10) feet from functionally classified roads (South John Young Parkway) in lieu of twenty-five (25) feet.
6. A waiver from Section 38-1254 (a)(3) for residential buildings to have a minimum setback of ten (10) feet from all other rights-of-ways (San Marco Court, Southpark Center Loop, Cordova Park Drive & Challen Court) in lieu of twenty (20) feet.

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 **August 13, 2024**. 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.

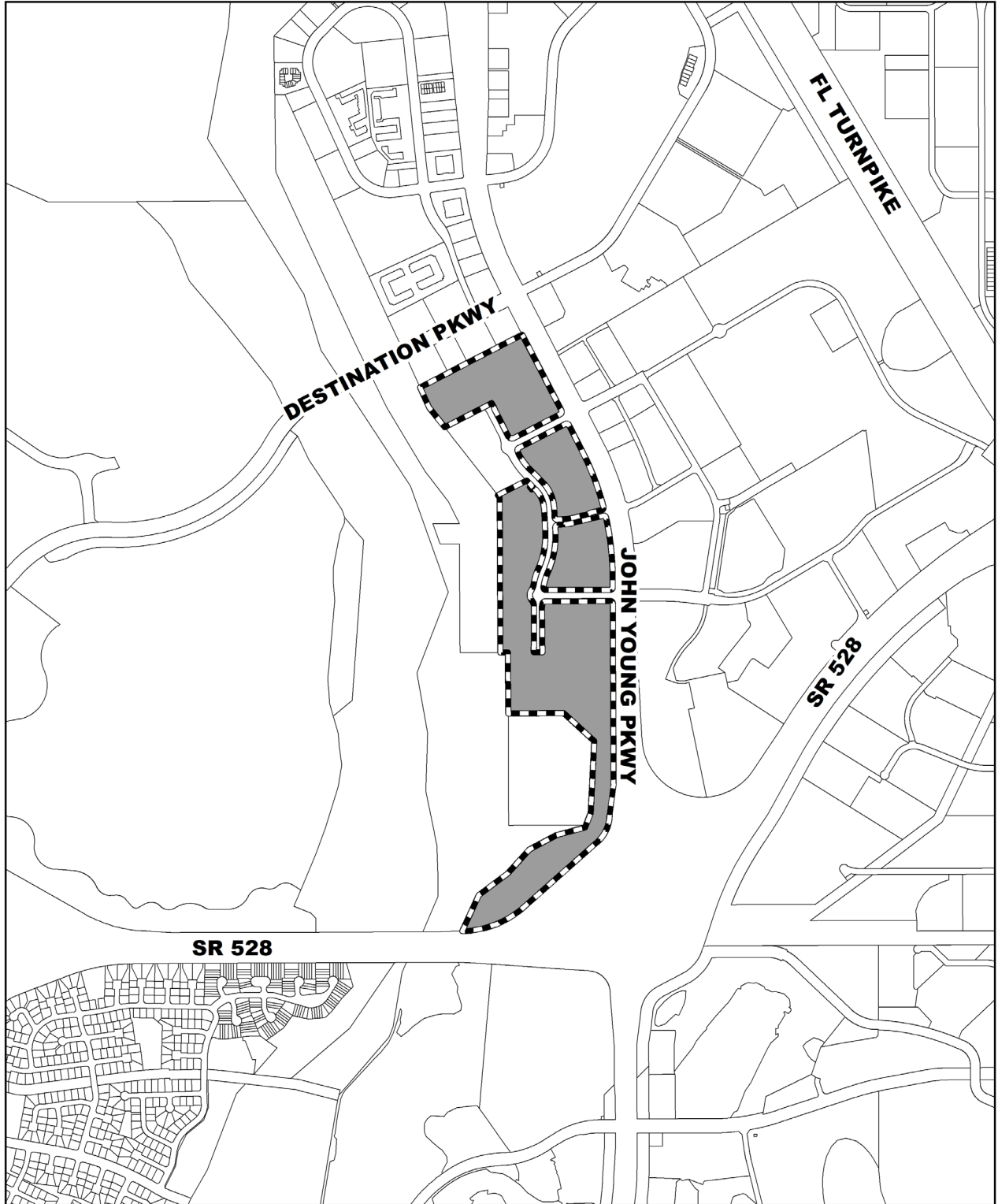
Please notify Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map)

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

Location Map

LUP-23-08-260



 Subject Property



0 750 1,500
Feet

