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Interoffice Memorandum

RCUD

MAY26 28 12:07PM

DATE: May 26, 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 *ERR*
Planning Division
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

Applicant: Constance Silver, TRI³ Civil Engineering Design Studio, Inc.

Case Information: South Orlando Urban Center Planned Development / Land Use Plan (PD / LUP) – Case # CDR-20-02-057

Type of Hearing: Substantial Change

Commission District: 3

General Location: Generally located north of Sand Lake Road and east of South Orange Avenue.

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

LEGISLATIVE FILE # 20-752

July 7, 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 convert the approved 38 single-family attached residential units to 38 multi-family units to be designed and constructed to appear as townhomes.

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

1. A waiver from Section 38-1254 (1) to allow two-story multi-family residential buildings to be fifteen (15) feet of the PD Boundary in lieu of a twenty-five (25) foot setback from the PD boundary.
2. A waiver from Section 38-1258 (a) to allow two-story multi-family residential buildings to be fifteen (15) feet from SFR zoned properties in lieu of multi-family buildings within one-hundred (100) feet of a SFR zoned property being limited to one-story.

3. A waiver from Section 38-1258(e) to allow a ten (10) foot wide landscape buffer from the PD Boundary, consistent with Type C buffer requirements set forth in Chapter 24, and a zero (0) foot wide landscape buffer from lots internal to the PD, in lieu of a twenty-five (25) foot landscape buffer.
4. A waiver from Section 38-1358(f) to allow a maximum ten (10) foot high concrete, masonry or block retaining wall in conjunction with a and four (4) foot high aluminum fence for safety where multi-family residential is adjacent to single-family residential, in lieu of a six (6) foot high masonry, brick or block wall.
5. A waiver from Section 38-1258 (j) to allow the two-story multi-family residential buildings to have ten (10) feet of separation from another multi-family residential building where doors, windows and other openings in the wall of a living unit back up to a wall of another building with doors, windows, or other openings, in lieu of thirty (30) feet and to otherwise allow the two-story multi-family residential buildings to have a ten (10) feet of separation from another multi-family residential building, in lieu of twenty (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.

CDR-20-02-057



 **Subject Property**



1 inch = 550 feet