



Interoffice Memorandum

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JAN14 20 11:58AM

**DATE:** December 20, 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  
Planning Division  
(407) 836-5523 or Eric.RaaschJr@ocfl.net *ER*

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

RCUD

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**Applicant:** Brooks A. Stickler, Kimley-Horn and Associates, Inc.

**Case Information:** Case # LUP-19-08-266  
(Waterford Lakes Multifamily PD)  
Planning and Zoning Commission (PZC)  
Meeting Date: December 19, 2019

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 4

**General Location:** 12400 & 12464 E. Colonial Drive; Generally located south of E. Colonial Drive, and east of Woodbury Road.

LEGISLATIVE FILE # 20-128

February 25, 2020  
@ 2pm

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:

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:**

To rezone two (2) parcels containing 10.08 gross acres from C-1 to PD, in order to construct two hundred fifty-six (256) multi-family residential units.

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

1. A waiver from Section 38-1281(1) to allow a minimum building setback abutting an expressway to be sixty-five (65) feet in lieu of seventy-five (75) feet.

2. A waiver from Section 38-1476 to allow maximum parking spaces for proposed dwelling units that are one (1) bedroom with a ratio of 1.35 in lieu of 1.5, and proposed dwelling units that are two (2) and three (3) bedroom with a ratio of 1.85 in lieu of 2.
3. A waiver from Section 24-2(a)(2)a to waive the requirement, along the eastern boundary of the property, of planting shade tree every fifty (50) feet of common lot line or fraction thereof.
4. A waiver from Section 38-1258(a) along the eastern boundary of the proposed development to allow a multifamily building with a maximum height of sixty (60) feet/four (4) stories with a minimum setback of 25 feet from single-family zoned property in lieu of the single-story height requirement where multifamily buildings are located within one hundred (100) feet of single-family zoned property.
5. A waiver from Section 38-1258(b) along the eastern boundary of the proposed development to allow a multifamily building with a maximum height of sixty (60) feet/four (4) stories with a minimum setback of 25 feet from single-family zoned property in lieu of the varying building height where the multifamily buildings are located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned properties.
6. A waiver from Section 38-1258(c) along the eastern boundary of the proposed development to allow a multifamily building with a maximum height of sixty (60) feet/four (4) stories with a minimum setback of 25 feet from single-family zoned property located along the eastern boundary in lieu of forty (40) feet/three (3) stories in height where the multifamily buildings are located within one hundred and fifty (150) feet of single-family zoned properties.
7. A waiver from Section 38-1258(d) along the eastern boundary of the proposed development to allow a multifamily building with a maximum height of sixty (60) feet/four (4) stories with a minimum setback of 25 feet from single-family zoned property located along the eastern boundary in lieu of forty (40) feet/three (3) stories in height.
8. A waiver from Section 38-1258(e) along the eastern boundary of the proposed development to allow for parking and other paved areas for multifamily development to be located 14 feet from any single-family zoned property internal to the planned development in lieu of twenty-five (25) feet. A 14 foot landscape buffer shall be provided with hedges and trees consistent

with Type C landscape buffer requirements, in lieu of a twenty-five (25) foot landscape buffer.

9. A waiver from Section 38-1258(e) along the eastern boundary of the proposed development to require no wall when a multi-family development is located adjacent to any single-family zoned property internal to the planned development in lieu of a 6 (six)-foot high masonry, brick, or block wall.
10. A waiver from Section 38-1258(j) to allow a minimum building separation of thirty (30) feet between four (4) story buildings in lieu of the required forty (40) 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:**

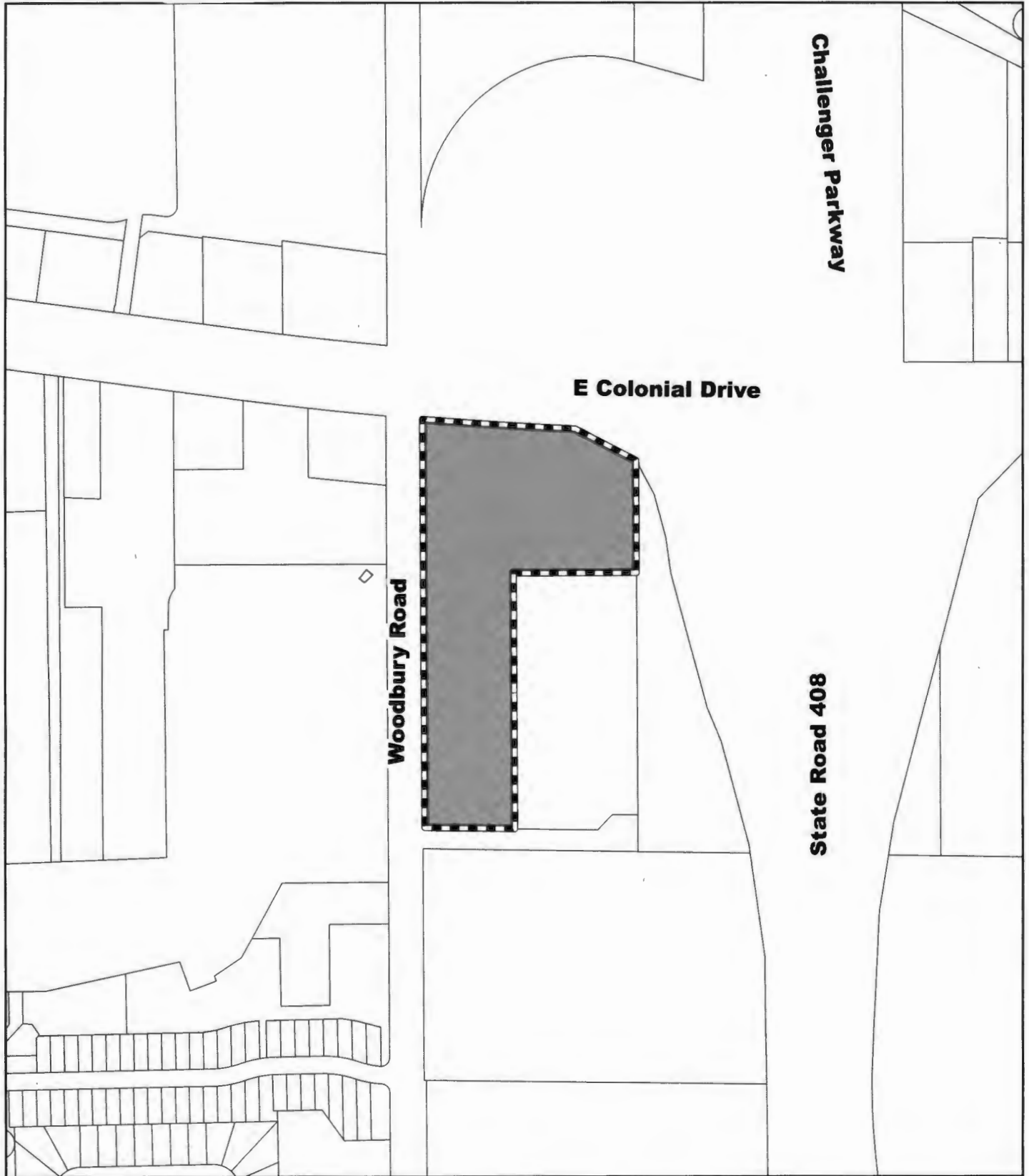
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

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.

**LUP-19-08-266**



 **Subject Property**



**1 inch = 375 feet**