



**Interoffice Memorandum**

**DATE:** July 27, 2023

**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:** Alberto A. Vargas, MArch., Manager,  
Planning Division

**CONTACT PERSON:** **Nicolas Thalmueller, Planning Administrator**  
**Development Review Committee**  
**Planning Division**  
**(407)836-5523 or Nicolas.Thalmueller@ocfl.net**

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

A handwritten signature in blue ink, appearing to be "N. Thalmueller", is written over the contact information.

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**Applicant:** Brian Canin, Canin Associates

**Case Information:** Wilderness Creek Planned Development / Land  
Use Plan (PD / LUP) – Case # CDR-21-02-085

**Type of Hearing:** Substantial Change

**Commission District:** #1

**General Location:** Generally located on the south side of S.  
International Drive, approximately 3,000 feet east  
of Daryl Carter Parkway.

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

**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 ESTE AVISO PARA UNA AUDENCIA PUBLICA SOBRE UNA PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

**Advertising Language:**

A PD substantial change to change the use PD Parcel 402 from "Access Tract" to "Commercial" in order to develop the site and build a 12,000 square foot athletic training facility.

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

- 1) A waiver from Section 38-1287(2) to allow a 9' side setback from the west side PD boundary in lieu of a 30' side setback.
- 2) A waiver from Section 38-1287(2) to allow a 21' side setback to the residential parcel on the east property line in lieu of a 30' side setback.
- 3) A waiver from Section 38-1300 to allow a building height of 57' in lieu of 35' within one hundred (100) of single-family residential.

- 4) A waiver from Section 38-1287(4) to allow a pavement setback from side lot line of 0' in lieu of 7.5' on a 45' strip along the western property line to accommodate for the emergency vehicle turnaround.
- 5) A waiver from Section 38-1287(4) to allow a dumpster setback from side lot line of 3' in lieu of 7.5' on a 20' strip along the western property line to accommodate for the emergency vehicle turnaround.
- 6) A waiver from Section 38-1287(4) to allow a pavement setback from side lot line of 0' in lieu of 7.5' on a 580' strip along the eastern property line.
- 7) A waiver from Section 38-1291(c) and Section 24-10(b)(1) to allow no perimeter landscaping along a 580' strip on the eastern property line, in lieu of providing one tree every 75 linear feet in buffer yard areas with at least 50% of the required trees located within 15' from the property line.
- 8) A waiver from Section 24-10(b)(4) to allow no building landscaping along the eastern side of the building in lieu of providing a minimum of a 4-foot-wide landscaped area at the building base and trees provided at a ratio of one tree per 200 square feet of required landscaped area.

**Material Provided:**

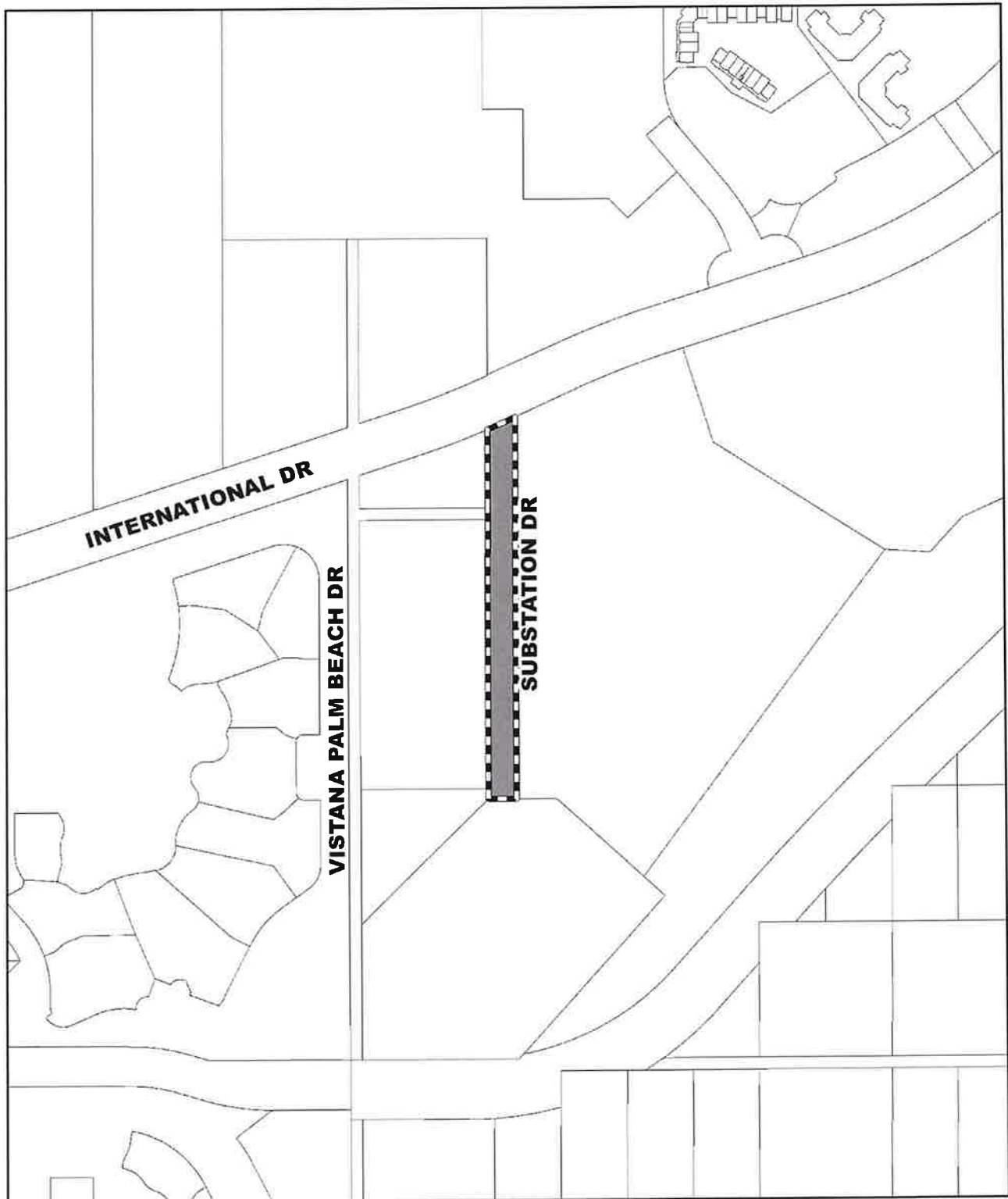
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**Special instructions to the Clerk:**

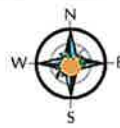
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

**CDR-21-03-085**



 **Subject Property**



**1 inch = 325 feet**