



Interoffice Memorandum

DATE: May 4, 2021

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**

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

Applicant: Stephen Allen, Civil Corp Engineering

Case Information: Case # LUP-20-09-248 (Buena Vista Family Dentistry PD)
Planning and Zoning Commission (PZC)
Meeting Date: April 15, 2021

Type of Hearing: Rezoning Public Hearing

Commission District: 1

General Location: 11449 S Apopka Vineland Road; generally located on the north side of 4th Street, east of Apopka Vineland Road, south of 3rd Street.

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 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 request to rezone 0.55 gross acres from R-1AA (Single-Family Dwelling District) to PD (Planned Development District) in order to construct a dental office. The request also includes the following waivers from Orange County Code:

1. A waiver from Section 38-1392, Buena Vista North District standards to allow for a minimum lot size of 0.541 acres in lieu of 0.75 acres with office future land use designation.
2. A waiver from Section 38-1392.1, Buena Vista North District standards to allow for a rear setback of ten (10) feet in lieu of twenty (20) feet.
3. A waiver is requested from Section 38-1394.1(a), Buena Vista North District standards to allow the landscaped area to be equal to the full linear length of the building base oriented toward the public right-of-way and have

a minimum depth of eight (8) feet in lieu of a ten (10) foot building base green space for a one-story building.

4. A waiver from Section 38-1394.1(a)(2), Buena Vista North District standards to allow one (1) shade tree planted for each twenty-five (25) feet or fraction thereof of the lineal building facade, or one (1) understory tree or palm tree planted for each fifteen (15) feet or fraction thereof of the lineal building facade in lieu of one (1) canopy tree for each one hundred (100) square feet of green space at the building base.

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 **June 8, 2021** 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

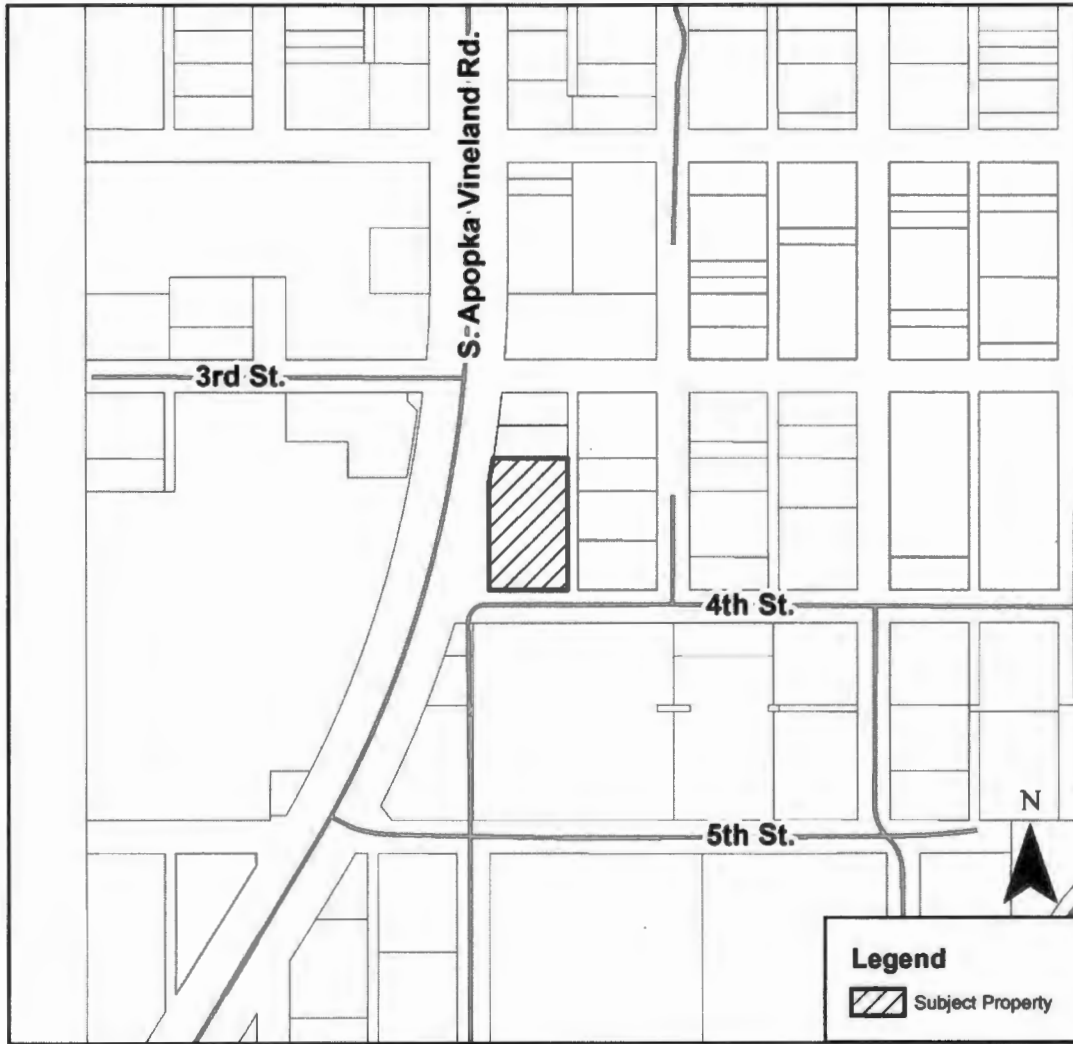
Legal Description

LUP-20-09-248 (Buena Vista Family Dentistry PD)

Parcel # 15-24-28-6211-67-130

ORANGE CENTER D/143 LOTS 13 THROUGH 20 BLK 67 SEE 3974/1949

Location Map LUP-20-09-248 (Buena Vista Family Dentistry PD)



If you have any questions regarding this map, please call Eric Raasch at 407-836-5523.