



Interoffice Memorandum

DEC 13 19 4:23

RCUD

**DATE:** November 27, 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

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

DEC 13 19 4:21 PM

---

**Applicant:** Erika Hughes, VHB, Inc.

**Case Information:** Case # LUP-17-04-135 (Westgate Seasons PD)  
Planning and Zoning Commission (PZC)  
Meeting Date: November 21, 2019

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 6

**General Location:** North of West Oak Ridge Road, south of Wakulla Way, east of S. John Young Parkway, west of S. Texas Avenue

**BCC Public Hearing Required by:** Orange County Code, Chapter 30

LEGISLATIVE FILE # 20-030

January 28, 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 request to rezone one (1) parcel containing 19.4 gross acres from R-3 (Multiple-Family Dwelling District) to PD (Planned Development District), in order to construct up to 358 multi-family residential dwelling units. The request also includes the following waivers from Orange County Code:

1. A waiver from Section 38-1258(a) is requested to allow a maximum building height of forty (40) feet and three (3) stories for all multi-family buildings located seventy-five (75) feet to one hundred (100) feet from single-family zoned property, in lieu of being restricted to a single story in height within one hundred (100) feet.
2. A waiver from Section 38-1258(b) is requested to allow a maximum building height of forty (40) feet and three (3) stories for all multi-family buildings

between one hundred plus (100+) feet to one hundred fifty (150) feet of single-family zoned property, in lieu of a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height.

3. A waiver from Section 38-1258(j) is requested to allow a minimum building separation of twenty (20) feet for all multi-family buildings, in lieu of thirty (30) feet for two-story buildings, and forty (40) feet for buildings three (3) stories.

**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:**

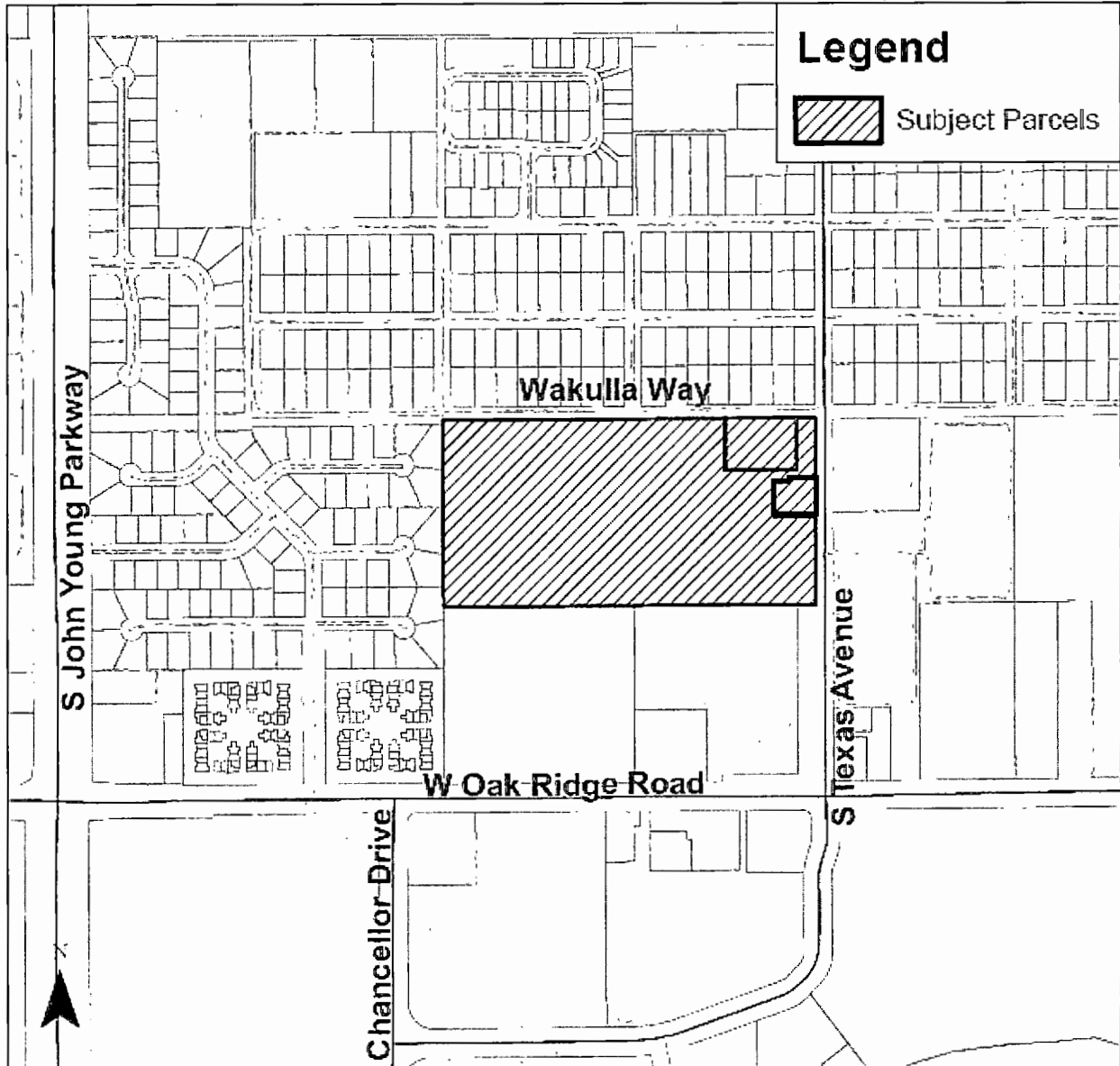
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

c: Chris R. Testerman, AICP, Deputy County Administrator  
Jon V. Weiss, Director, Planning, Environmental, and Development  
Services Department

**Location Map**

**LUP-17-04-135**



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

## **Legal Description**

**LUP-17-04-135**

### **Legal Description – The Seasons**

Lots 17 and 18 of McCoy Land Company Subdivision (less the East 15 feet of Lot 17 for road right of way and including the East 15 feet of vacated street on the West boundary of Lot 18), according to the Plat thereof, recorded in Plat Book F, at Pages 48 and 49, of the Public Records of Orange County, Florida. Containing 19.4 acres, more or less.