

Received on April 20, 2023
Deadline: April 25, 2023
Publish: April 30, 2023



Interoffice Memorandum

DATE: April 20, 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: **Jason H. Sorensen, Chief Planner** Jason Sorensen
Current Planning Section Sorensen
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

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

Digitally signed by
Jason Sorensen
Date: 2023.04.20
16:50:43 -04'00'

Applicant: Brandon Sansaricq, Kimley Horn & Associates, Inc.

Case Information: Case # LUPA-22-08-274 (Nadeen-Tanmore II PD)
Planning and Zoning Commission (PZC)
Meeting Date: April 20, 2023

Type of Hearing: Land Use Plan Amendment Public Hearing

Commission District: 1

General Location: Generally located north of World Center Drive, east
of International Drive

**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 41.23 acres from A-2 (Farmland Rural District) into the Nadeen-Tanmore II PD and convert 80,473 square feet of commercial on Parcel 4 into 415 multi-family residential dwelling units for Parcel 5, with a private access road, utilizing the trip equivalency matrix. In addition, two (2) waivers from Orange County Code are being requested:

1. A waiver from Section 38-1476 is requested to provide 1.69 parking spaces per one (1) dwelling unit in lieu of the required 1.5 parking spaces per one (1) bedroom apartment and 2 parking spaces per two (2) & three (3) bedroom apartments, and;
2. A waiver from Section 38-1254(1) is requested for the northern boundary of parcel 4 to allow a ten (10) feet PD setback for the multi-family building in lieu of the required setback of twenty-five (25) feet from all boundaries of the PD for all buildings in excess of two stories increasing the setback due to additional structural height.

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 **May 23, 2023** 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)

CC: Jon V. Weiss, Deputy County Administrator
Tim Boldig, Interim Director, Planning, Environmental, and Development
Services Department

Legal Description

LUPA-22-08-274

Parcel #: 35-24-28-5844-00-050

WILLIS R MUNGERS LAND SUB E/23 LOTS 5 THROUGH 8

Parcel #: 35-24-28-5844-00-090

WILLIS R MUNGERS LAND SUB E/23 TRACTS 9 THROUGH 12 & 21 THROUGH 24 &(LESS PT TAKEN ON E PER 4340/2713) & (LESS PT TAKEN ON N FOR R/W PER OR 5409/582) & (LESS CENTRAL FLORIDA GREENEWAY R/W ON S) & (LESS R/W TAKEN ON N & E PER 9565/3953) & (LESS PT TAKEN ON S FOR R/W PER 9804/9125) & (LESS PT DESC AS COMM AT NW COR OF SEC 35-24-28 TH N89-55-42E 1443.03 FT TH S0-22-27W 110 FT TH S0-22-27W 525.63 FT TO POB TH S0-22-27W 100 FT TH EAST 210.28 FT TH N76-36-53E 108.47 FT TH S0-13-7E 611.22 FT TH S78-46-37E 230.33 FT TH S81-3-41E 12.38 FT TH S89-47-31E 682.51 FT TH N2-26-40E 715.01 FT TH WEST 408.15 FT TH NORTH 58 FT TH WEST 272.99 FT TO TANGENT CURVE CONCAVE SE W/ RADIUS OF 448 FT CHORD BRG AND DISTANCE OF S83-18-27W 104.42 FT TH WLY ALONG CURVE THROUGH A CENTRAL ANGLE OF 13-23-7 AN ARC DISTANCE OF 104.66 FT TH S76-36-53W 107.37 FT TH WEST 379.32 FT TO POB PER DOC 20220410347) & (LESS COMM AT SE COR OF LOT 24 TH N89-47-31W 682.51 TH N81-3-41W 12.38 FT TH N78-46-37W 230.33 FT TO POB TH N78-46-37W 315.08 FT TH N0-22-27W 187.44 FT TH N2-29-18W 100.12 FT TH N1-46-24W 200.14 FT TH N0-22-27W 37.28 FT TH EAST 210.28 FT TH N76-36-53E 108.47 FT TH S0-13-7E 611.22 FT TO POB)

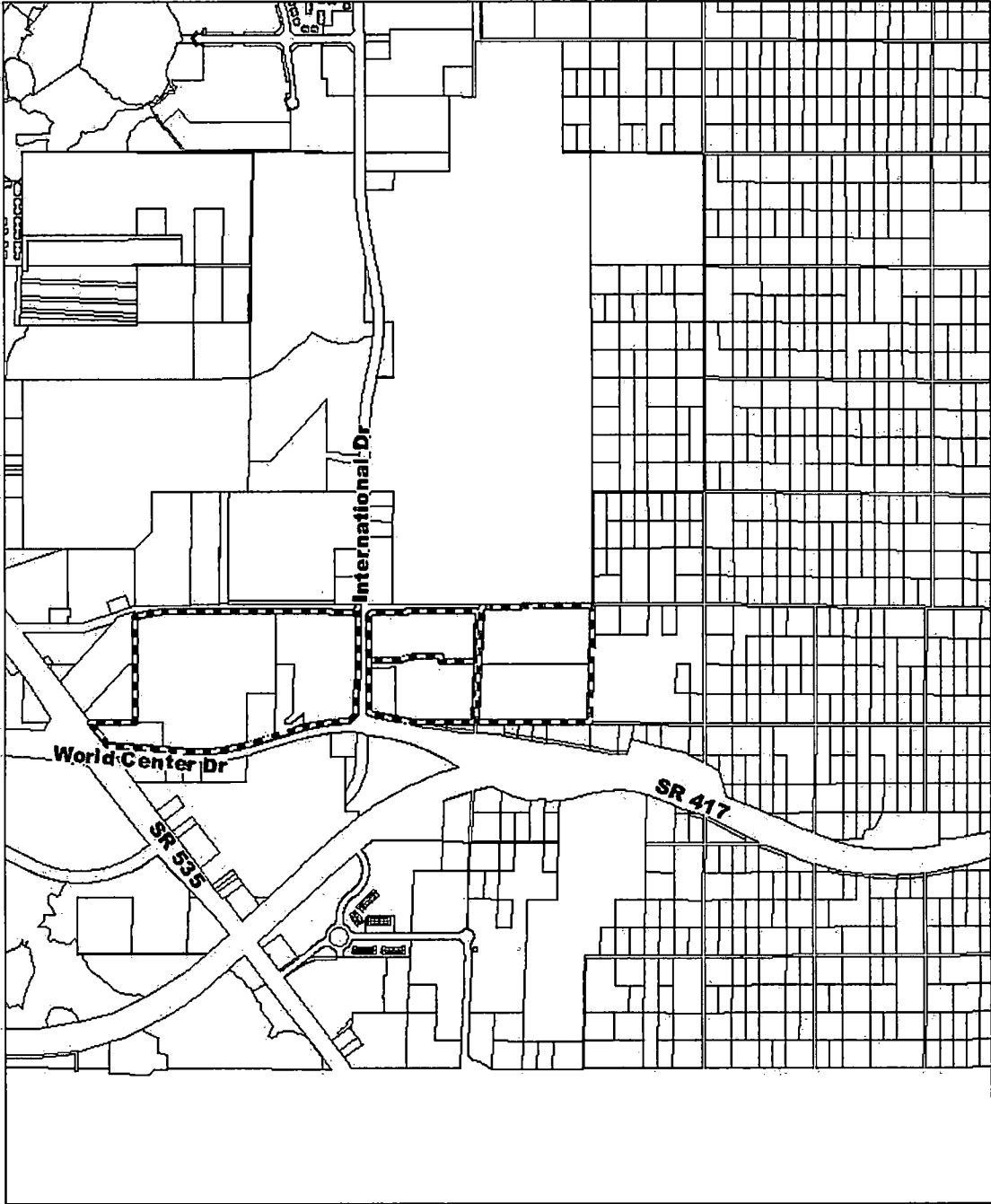
Parcel #: 35-24-28-5844-00-250

WILLIS R MUNGERS LAND SUB E/23 LOTS 25 THROUGH 28

For questions regarding this map, please call the Planning Division at 407-836-5600.

Location Map

LUPA-22-08-274



Existing PD



Added Property



0 1,500 3,000 Feet