



Interoffice Memorandum


Received on July 30, 2024
Deadline: August 13, 2024
Publish: August 18, 2024

July 30, 2024

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: Nicolas Thalmueller, AICP, Planning Administrator
Planning Division, DRC Office

CONTACT PERSON: **Michael Rosso** 
Assistant Project Manager
Planning Division 407-836-5616
Michael.Rosso@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Silver City Properties Planned Development (PD)
Case # CDR-24-05-127

Type of Hearing: Substantial Change

Applicant(s): Jordan Draper
Kimley-Horn & Associates, Inc.
200 S Orange Avenue, Suite 600
Orlando, Florida 32801

Commission District: 5

General Location: North of University Boulevard / East of North
Semoran Boulevard

Parcel ID #(s) 03-22-30-0000-00-029 (affected parcel)

Size / Acreage: 35.52 acres (overall PD)
13.14 acres (affected area)

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:

Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

Advertising Language:

A Planned Development (PD) substantial change to revise the development program for Lot 4, which is currently undeveloped, to allow for 2,400 student housing beds and 30,000 square feet of commercial uses.

The request also includes the following six (6) waivers from Orange County Code:

1. A waiver from Orange County Code Section 38-1272(a)(3)(a) to allow a minimum required front (south) building setback for commercial buildings along the east 150 ft, to 10 ft in lieu of the minimum required 30 ft.
2. A waiver from Orange County Code Section 38-1259(3) to allow a student housing complex to contain up to 2,400 beds in lieu of not more than 750 total bedrooms.
3. A waiver from Orange County Code Section 38-1272(a)(5), to allow commercial buildings a maximum height of 70 ft for buildings located between 90 ft and 350 ft from University Boulevard right-of-way and a maximum height of 95 ft for buildings located beyond 350 ft from University Blvd right-of-way, in lieu of 50 ft.
4. A waiver from Orange County Code Section 38-1258 (2), to allow residential buildings a maximum height of 70 ft for buildings located between 90 ft and 350 ft from University Boulevard right-of-way and a maximum height of 95 ft for buildings located beyond 350 ft from University Blvd right-of-way, in lieu of three (3) stories or 40 ft in height.
5. A waiver from Orange County Code Section 38-1254(c)(1) to allow a zero foot (0') minimum front setback between interior lot lines in lieu of the minimum 25' setback.
6. A waiver from Orange County Code Section 38-1254(c)(3) to allow a zero foot (0') minimum rear setback between interior lot lines in lieu of the minimum 25' setback.

Material Provided:

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

Special Instructions to Clerk (if any):

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.

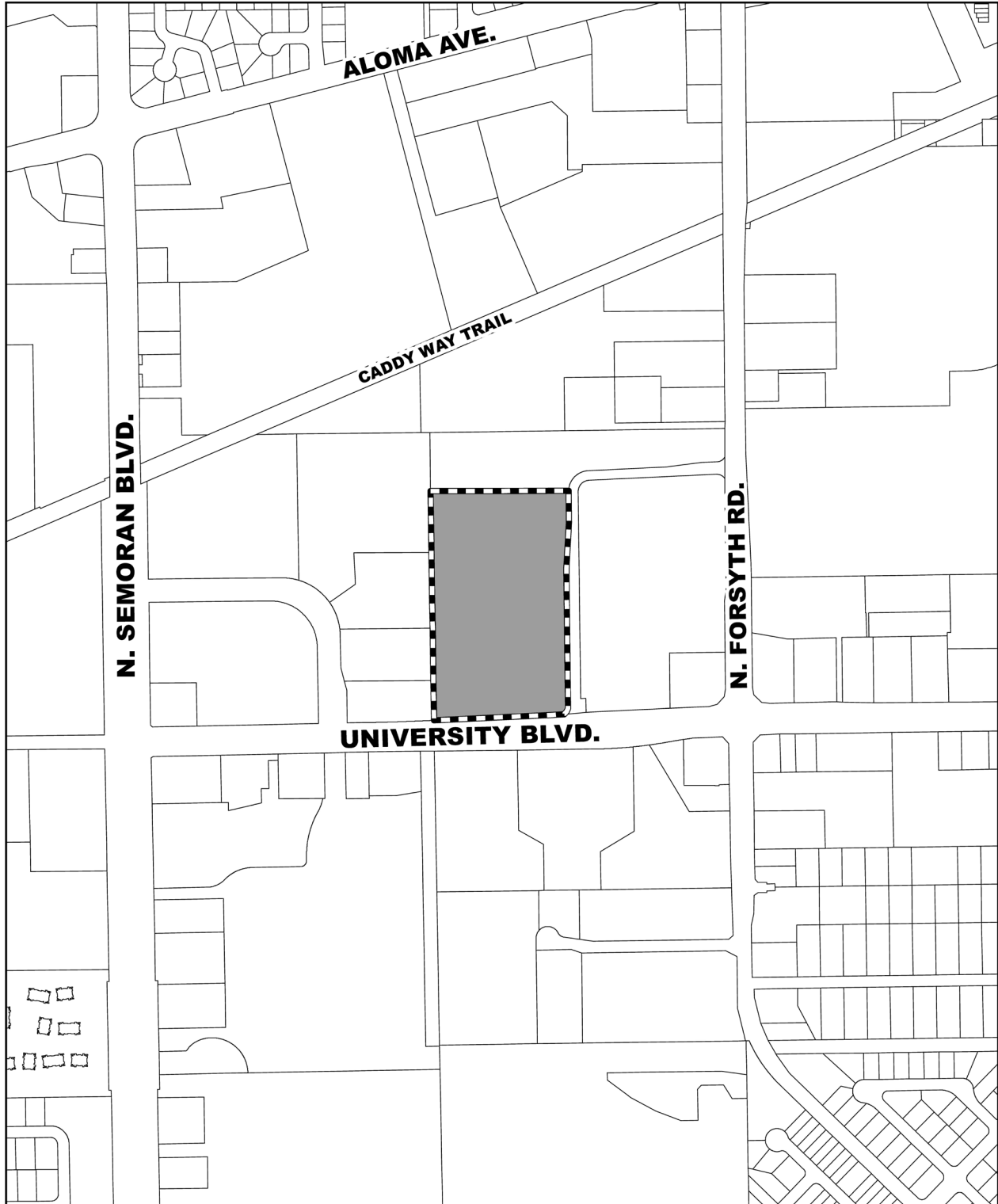
Please notify Michael Rosso of the scheduled date and time. The Planning Division will notify the applicant.

Attachment (location map)

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

Location Map

CDR-24-05-127



 Subject Property



0 500 1,000 Feet

