



**Interoffice Memorandum**

**Received: July 14, 2022 @ 12:50pm**  
**Fiscal & Operational Support Division will**  
**publish display advertisement in local**  
**newspaper**

**DATE:** July 11, 2022

**TO:** Katie A. Smith, Deputy Clerk of the  
Board of County Commissioners (BCC),  
County Comptroller's Office

**THRU:** Agenda Development BCC

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

**CONTACT PERSON:** Alberto A. Vargas, Manager, Planning Division  
(407) 836-5354 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net)

**SUBJECT:** Request Public Hearing on August 9, 2022

**Ordinance/Comprehensive Plan – Adoption of Regular Cycle Amendment,  
Ordinance, and Concurrent Rezoning Request**

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**TYPE OF HEARING:** Adoption of Regular Cycle Future Land Use Map  
Amendment, Ordinance, and Concurrent Rezoning  
Request

**APPLICANT/AGENT:** M. Rebecca Wilson, Lowndes, Drosdick, Doster,  
Kantor & Reed, P.A. for Rita J. Friedman

**AMENDMENT:** 2022-1-A-1-1: Activity Center Mixed Use (ACMU) to  
Activity Center (ACR)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT REZONING:** Rezoning Case #: LUP-21-11-353: R-CE (Country  
Estate District) to PD (Planned Development District)  
(The Villages at Westwood PD/ LUP). Also requested  
are three (3) waivers from Orange County Code:

1) A waiver from Section 38-1300 to allow a  
maximum building height of sixty (60) feet in  
height for buildings located no closer than  
seventy-five (75) feet from the single-family  
residential zoned property to the east and west in

lieu of a maximum building height of thirty-five (35) feet in height within one hundred (100) feet of single-family residential;

- 2) A waiver from Section 38-1476(a) to allow 1.65 spaces per unit in lieu of the required 2 spaces per unit for each dwelling unit that are two (2) and three (3) bedrooms for apartments of three (3) dwelling units or more; and
- 3) A waiver from Section 38-1476(a) to allow 1.4 spaces per unit in lieu of the required 1.5 spaces for each dwelling unit that are efficiencies and one-bedrooms for apartments of three (3) dwelling units or more.

**DISTRICT #:**

1

**ESTIMATED TIME REQUIRED  
FOR PUBLIC HEARING:**

2 minutes

**HEARING CONTROVERSIAL:**

Yes

**HEARING REQUIRED BY  
FL STATUTE OR CODE:**

Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 38, Article VIII, Division 1, Section 38-1207

**ADVERTISING  
REQUIREMENTS:**

Fiscal & Operational Support Division will publish display advertisement in local newspaper of general circulation at least fifteen (15) days prior to the public hearing.

**ADVERTISING TIMEFRAMES:**

At least fifteen (15) days prior to public hearing

**APPLICANT/ABUTTERS  
TO BE NOTIFIED:**

N/A. Fiscal & Operational Support Division will send notices to all affected property owners.

**MATERIALS BEING SUBMITTED  
AS BACKUP FOR PUBLIC  
HEARING REQUEST:**

Fiscal & Operational Support Division will provide the Clerk's Office with proof of publication the Wednesday prior to the Public Hearing.

The staff report binder will be provided under separate cover seven (7) days prior to the public hearing.

**SPANISH CONTACT PERSON:**

Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

**SPECIAL INSTRUCTIONS TO CLERK (IF ANY):**

**Please schedule the public hearing concurrent with the Ordinance for the proposed amendment and the concurrent rezoning.**

- c: Chris Testerman, AICP, Deputy County Administrator  
Joel Prinsell, Deputy County Attorney, County Attorney's Office  
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services Department  
Nicolas Thalmueller, AICP, Planning Administrator, Planning Division  
Gregory Golgowski, AICP, Chief Planner, Planning Division  
Olan Hill, AICP, Assistant Manager, Planning Division

