



Interoffice Memorandum

11-27-17A11:46 RCVD

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DATE: November 21, 2017

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: John Smogor, Planning Administrator
Planning Division 407-836-5616 and john.smogor@ocfl.net *UPR*

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

11-27-17A10:59 RCVD

Project Name: Vista Centre Lots 6 and 7 Planned Development /
Land Use Plan (PD / LUP) –
Case # CDR-16-12-418

Type of Hearing: Substantial Change

Applicant: Jonathan Huels, Lowndes, Drosdick, Doster,
Kantor, and Reed, P.A.

Commission District: 1

General Location: 8175 Palm Parkway; west of Palm Parkway, south
of Lake Street.

**BCC Public Hearing
Required by:** Orange County Code, Chapter 30, Article III,
Section 30-89 and Orange County Code, Chapter
38, Article VIII, Division 1, Section 38-1207

LEGISLATIVE FILE # 17-1604

LEGISLATIVE FILE # 18006

*January 9, 2018
@ 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 PD substantial change to add up to 300 multi-family units to PD Lot 7, Parcel 22-24-28-8915-00-070, by using an equivalency matrix and to modify Board of County Commissioners condition of approval from April 23, 1991, to reduce the required building setback along the north property line adjacent to Lake Street from 60 feet to 40 feet.

In addition, the applicant has requested the following waivers from Orange County Code for Parcel 22-24-28-8915-00-070 within Lot 7 only:

- 1) A waiver from Section 38-1258(i) to allow multi-family development located adjacent to a right-of-way to be un-fenced when a single-family zoned property is located across the right-of-way, in lieu of the requirement that it be fenced;

- 2) A waiver from Section 38-1287(2) to allow for a zero (0) foot east side building setback internal to the PD, in lieu of thirty (30) feet for the apartment development; and
- 3) A waiver from Section 38-1300 to allow for buildings sixty (60) feet in height when located within one hundred (100) feet of single-family zoned property, in lieu of a thirty-five (35) foot maximum 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 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, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department

Location Map

CDR-16-12-418



If you have any questions
regarding this map, please call
John Smogor at 407-836-5616.

Legal Description

CDR-17-03-082

VISTA CENTRE REPLAT 18/117 LOT 7