



Interoffice Memorandum

02-20-19P01:04 RCVD

02-20-19P01:17 RCVD


A handwritten signature in black ink, possibly reading "CJ".

DATE: February 19, 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, Interim DRC Chairman
Development Review Committee
Planning Division
(407) 836-5523 or Eric.Raasch@ocfl.net 

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

Project Name: South Orlando Urban Center Planned
Development / Land Use Plan (PD / LUP) – Case
CDR-18-05-164

Type of Hearing: Substantial Change

Applicant: Constance Owens, TRI³ Civil Engineering Design
Studio, Inc.

Commission District: 3

General Location: Generally located north of Sand Lake Road and
west of South Orange Avenue

**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 #

19-343

March 12, 2019

@
2 PM

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 request the following eight (8) waivers from Orange County Code:

1. A waiver from Section 38-1254(1) to allow a continuous 10 foot PD perimeter setback along the south PD boundary line adjacent to residentially zoned properties outside of the PD boundary in lieu of 25 feet.
2. A waiver from Section 38-1477 to allow on-street parking spaces that are not located on the same lot or within 300 feet of the principal entrance as measured along the most direct pedestrian route.

3. A waiver from Section 38-1479(b) to allow vehicles the ability to back onto or from any public street and to request that on-street parking be permitted within public right-of-way.
4. A waiver from Section 38-1480 to permit loading, unloading, and maneuvering of commercial vehicles within a Public R/W and to permit vehicles the ability to back up onto or from a public street as necessary.
5. A waiver from Section 38-79(20)p and Section 38-1254(2)(e) to allow a 15' rear building setback for the SFR townhomes in lieu of 20 feet.
6. A waiver from Section 38-79(20)k to allow a 10' building setback between townhome buildings in lieu of 20 feet.
7. A waiver from Section 38-1258(e) to allow a continuous 10 foot paving setback along the south PD boundary line adjacent to residentially zoned properties outside of the PD boundary in lieu of a 25 foot paving setback.
8. A waiver from Section 38-1272(a)(3) to allow a continuous 10 foot paving setback along the south PD boundary line adjacent to residentially zoned properties outside of the PD boundary line in lieu of a 25 foot paving setback.

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:

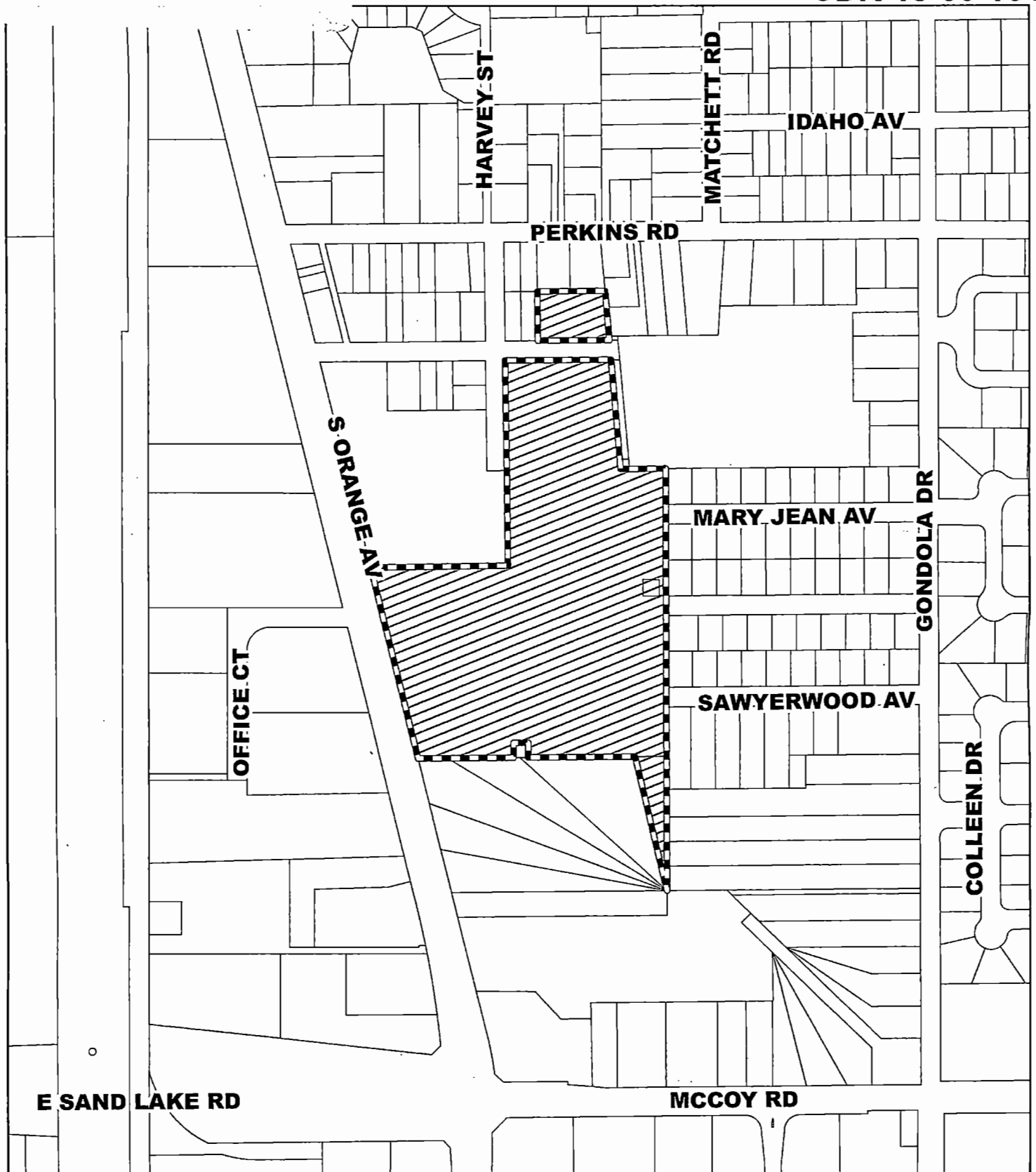
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

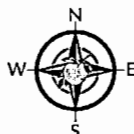
c: Chris R. Testerman, AICP, Deputy County Administrator
Jon V. Weiss, Director, Planning, Environmental, and Development
Services Department

If you have any questions
regarding this map, please call
Eric Raasch at 407-836-5523.

CDR-18-05-164



 Subject Property



1 inch = 400 feet

LEGAL DESCRIPTIONS

PARCEL 1, PARCEL 3, A PORTION OF PARCEL 2, AND PORTION OF ABANDONED MADENA AVENUE

THAT PT OF SE1/4 E OF HWY (LESS N 726 FT & LESS S 1052.27 FT & LESS E 803 FT) & (LESS BEG S LINE OF MADENA AV & E LINE OF S ORANGE AV RUN E 483.63 FT S 290 FT W 415.96 FT N 13 DEG W 297.5 FT TO POB) IN SEC 25-23-29 SEE 3052/982 & 4067/881 & PINE CASTLE PARK N/99 LOTS 77 & 78 & PINE CASTLE PARK N/99 LOTS 43 THROUGH 49 & 79 THROUGH 83 (LESS E 22.94 FT ON N END & E 27.39 FT ON S END) & (LESS COMM AT THE SE CORNER OF SEC 25-23-29 TH N00-06-54W 1052.30 FT TH S89-28-30W 1225 FT FOR THE POB TH CONT S89-28-30W 45 FT TH N00-31-30E 45 FT TH N89-28-30E 45 FT TH S00-31-30W 45 FT TO THE POB SEE DOC #20160182897) & (LESS COMM AT THE SW CORNER LOT 1 BLOCK D GRAHAM GARDENS V/128 TH N00-01-51W 466.68 FT TH S89-58-09W 45 FT TH N00-01-51W 22 FT TH N89-58-09E 25 FT FOR THE POB TH N00-01-51W 50 FT TH S89-58-09W 50 FT TH S00-01-51E 50 FT TH N89-58-09E 50 FT TO THE POB SEE DOC# 20160182897)

A PORTION OF PARCEL 2 NORTH OF ROYAL PALM AVENUE

PINE CASTLE PARK N/99 LOTS 38 THROUGH 42 (LESS E 25.37 FT ON N END & E 25.99 FT ON S END)

PARCEL 4

FROM SE COR OF SEC RUN N 1052.07 FT W 804 FT FOR A POB TH S 417.49 FT N 10 DEG W 427.31 FT E 95 FT TO POB IN SEC 25-23-29 SEE 3052/983

PARCEL 25-23-29-0000-00-143

COMM AT SE CORNER OF SEC 25-23-29 TH N00-06-54W 1052.30 FT TH S89-28-30W 1225 FT FOR THE POB TH CONT S89-28-30W 45 FT TH N00-31-30E 45 FT TH N89-28-30E 45 FT TH S00-31-30W 45 FT TO THE POB SEE DOC# 20160182897

PARCEL 25-23-29-0000-00-144

COMM AT THE SW CORNER LOT 1 BLOCK D GRAHAM GARDENS V/128 TH N00-01-51W 466.68 FT TH S89-58-09W 45 FT TH N00-01-51W 22 FT TH N89-58-09E 25 FT FOR THE POB TH N00-01-51W 50 FT TH S89-58-09W 50 FT TH S00-01-51E 50 FT TH N89-58-09E 50 FT TO THE POB SEE DOC# 20160182897