



## Interoffice Memorandum

03-04-19A09:36 RCVD

**DATE:** February 21, 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 *ERR*  
(407) 836-5523 or Eric.Raasch@ocfl.net

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

**NOTE:** Related to consent item: APF-18-10-317

**Case Information:** Case # LUP-18-04-115 (Horizon West Village H  
Parcels 12A & 12B PD)  
Planning and Zoning Commission (PZC)  
Meeting Date: February 21, 2019

**Type of Hearing:** Rezoning Public Hearing

**Applicant:** Kathy Hattaway, Poulos & Bennett, LLC

**Commission District:** 1

**General Location:** 10553 Avalon Road; or generally located south of  
Flamingo Crossings Boulevard and east of Avalon  
Road

**BCC Public Hearing  
Required by:** Orange County Code, Chapter 30

LEGISLATIVE FILE # 19-365

April 9, 2019  
@ 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 request to rezone 34.60 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct 89 attached single-family dwelling units and 340 multi-family dwelling units.

In addition, the applicant has requested the following waivers from Orange County Code:

- 1) A waiver from Section 38-1382(h)(4) to allow alleys to be designed as a tract in lieu of the requirement that they shall be designed as a private easement.
- 2) A waiver from Section 38-1384(g)(1) to allow garage access to be setback from an alley tract, in lieu of an easement.
- 3) A waiver from Section 38-1384(i)(2) to allow vehicular access to garages or other off-street parking to be from a rear alley tract in lieu of an easement.

- 4) A waiver from Section 38-1258(a), for Parcel 12A, to allow multi-family residential buildings located within ten (10) feet of single-family zoned property to be constructed up to five-stories and 65 feet in height in lieu of the requirement that multi-family buildings within one hundred (100) feet of a single-family zoned property be restricted to a single-story height.
- 5) A waiver from Section 38-1258(c), for Parcel 12A, to allow multi-family buildings located within ten (10) feet of a single-family zoned property to be constructed up to five-stories and 65 feet in height, in lieu of the requirement that multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property shall not exceed three (3) stories (forty (40) feet) in 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, Deputy County Administrator  
Jon V. Weiss, Director, Planning, Environmental, Development Services  
Department

#### LEGAL DESCRIPTION

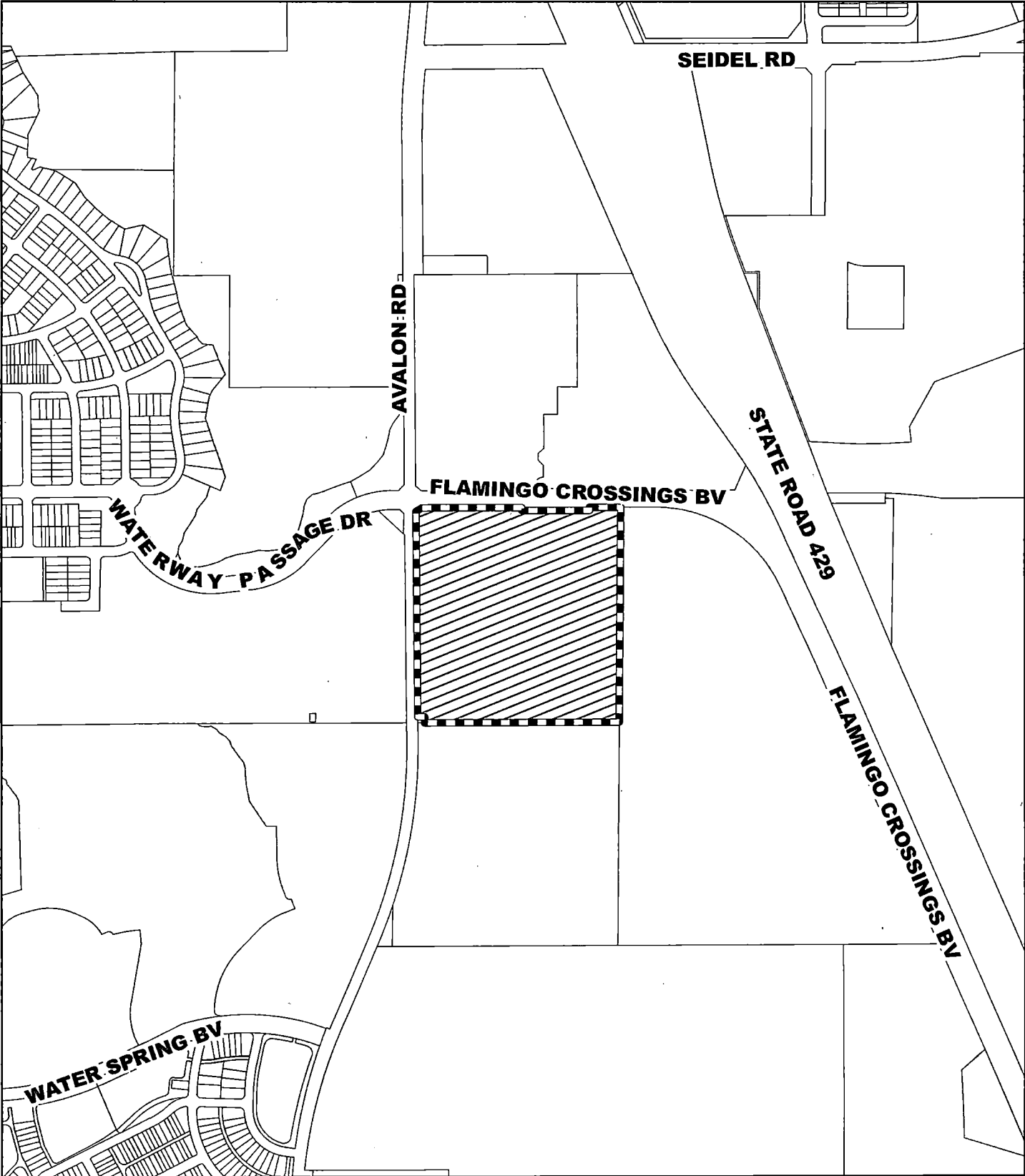
That part of the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 24 South, Range 27 East, lying South of Hartzog Road and East of Avalon Road, Orange County, Florida.

LESS the Westerly 40.00 feet of the Southerly 35.00 feet of that portion of the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 24 South, Range 27 East, in the County of Orange, State of Florida, lying Easterly of the Easterly right of way line of State Road No. 545, as deeded in Book 3673, Page 2159. LESS Right of Way deeded to State of Florida Department of Transportation in Book 6373, Page 3236 and Book 6373, Page 3236.

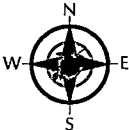
LESS Any part of the West 49 feet more or less, being West of the paved highway of the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 24 South, Range 27 East, as deeded in Book 761, Page 19. Containing 34.60 acres more or less.

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

LUP-18-04-115



Subject Property



1 inch = 775 feet