



**Interoffice Memorandum**

DO-18-12-400

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**DATE:** June 6, 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, DRC Chairman  
Development Review Committee  
Planning Division  
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

**NOTE:** Related to consent item: DO-18-12-400

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**Applicant:** Miranda Fitzgerald, Lowndes, Drosdick, Doster,  
Kantor, & Reed, P.A.

**Case Information:** Southchase Planned Development / Land Use  
Plan (PD / LUP) – Case # CDR-18-05-149

**Type of Hearing:** Substantial Change

**Commission District:** 4

**General Location:** Generally located on the south side of E. Town  
Center Boulevard and on the east side of S.  
Orange Avenue

July 16, 2019  
@ 2pm

**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:**

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 convert 95,000 square feet of commercial uses into 281,160 square feet of industrial distribution (high cube) uses on PD Parcel 29A using a trip equivalency ratio.

Additionally, the list of permitted uses within the Industrial category is being amended to reflect the uses permitted within the I-2 zoning district in effect at the date of the initial approval of the Southchase PD and DRI.

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

1. A waiver from Section 38-1327 to allow a maximum impervious surface coverage of 80%, in lieu of a maximum impervious surface coverage of 70%.

**Material Provided:**

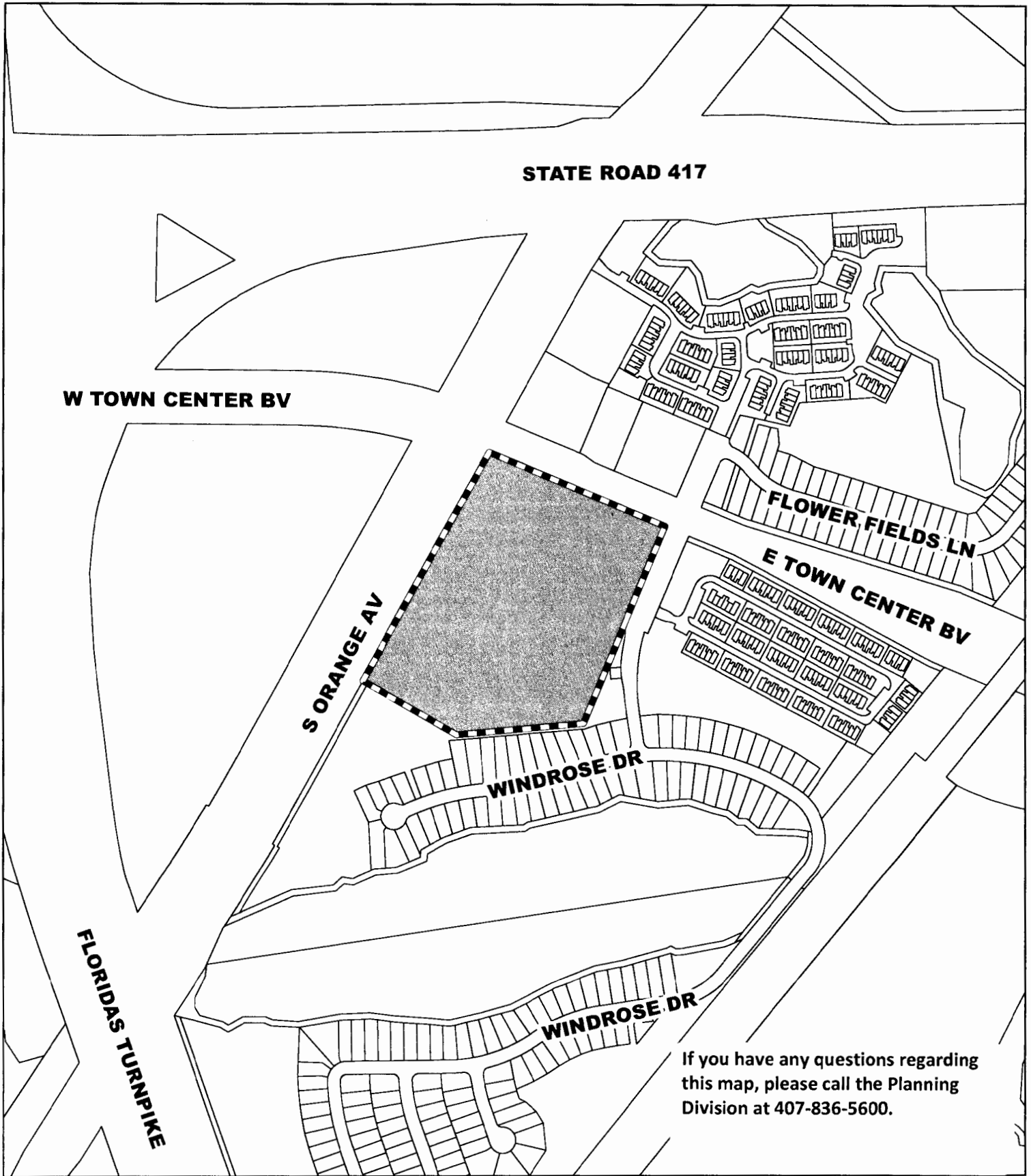
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**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 the Planning Division at 407-836-5600.



**Subject Property**



**1 inch = 500 feet**