



Interoffice Memorandum

Q1

JUL23 19 2:04PM

**DATE:** July 22, 2019 07-23-19P02:08 RCVD

**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 *gmr*  
Planning Division  
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

---

**Applicant:** Sam J. Sebaali, Florida Engineering Group, Inc.

**Case Information:** Case # LUPA-19-01-032 (Sam's Trail Plaza PD)  
Planning and Zoning Commission (PZC)  
Meeting Date: July 18, 2019

**Type of Hearing:** Land Use Plan Amendment Public Hearing

**Commission District:** 4

**General Location:** 9430 S. Orange Blossom Trail; or generally located  
west of S. Orange Blossom Trail, approximately  
625 feet north of Taft Vineland Road

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

LEGISLATIVE FILE # 19-1162

September 10, 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:**

To rezone a 0.36 gross acre subject parcel from C-1 (Retail Commercial District) to PD (Planned Development District), incorporate the parcel into the Sam's Trail Plaza PD, and revise the PD development program in order to construct a 2,053 square foot fast food restaurant on the subject parcel.

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

1. A waiver from Section 38-830 to allow for a zero (0) foot solid waste area setback on the west side of Parcel ID: 03-4-29-6209-00-020, in lieu of the solid waste area location requirement of at least five (5) feet from the rear property line;

2. A waiver from Section 38-1272(a)(1) to allow for the currently existing 83% impervious surface coverage to be permitted within the PD boundary, in lieu of a maximum impervious surface coverage area of 70%;
3. A waiver from Section 38-1234(3)(c) to allow for the currently existing 17% open space to be permitted within the PD boundary, in lieu of the open space requirement of 20%;
4. A waiver from Section 38-1272(a)(3) to allow for a zero (0) foot side setback on the north side of Parcel ID: 03-24-29-6209-00-020, in lieu of the side setback requirement of at least 10 feet from the side property line; and
5. A waiver from Section 38-1272(a)(3) to allow for a 30 foot front setback on the east side of Parcel ID: 03-24-29-6209-00-020, in lieu of the front arterial setback requirement of at least 40 feet from the front property line.

**Material Provided:**

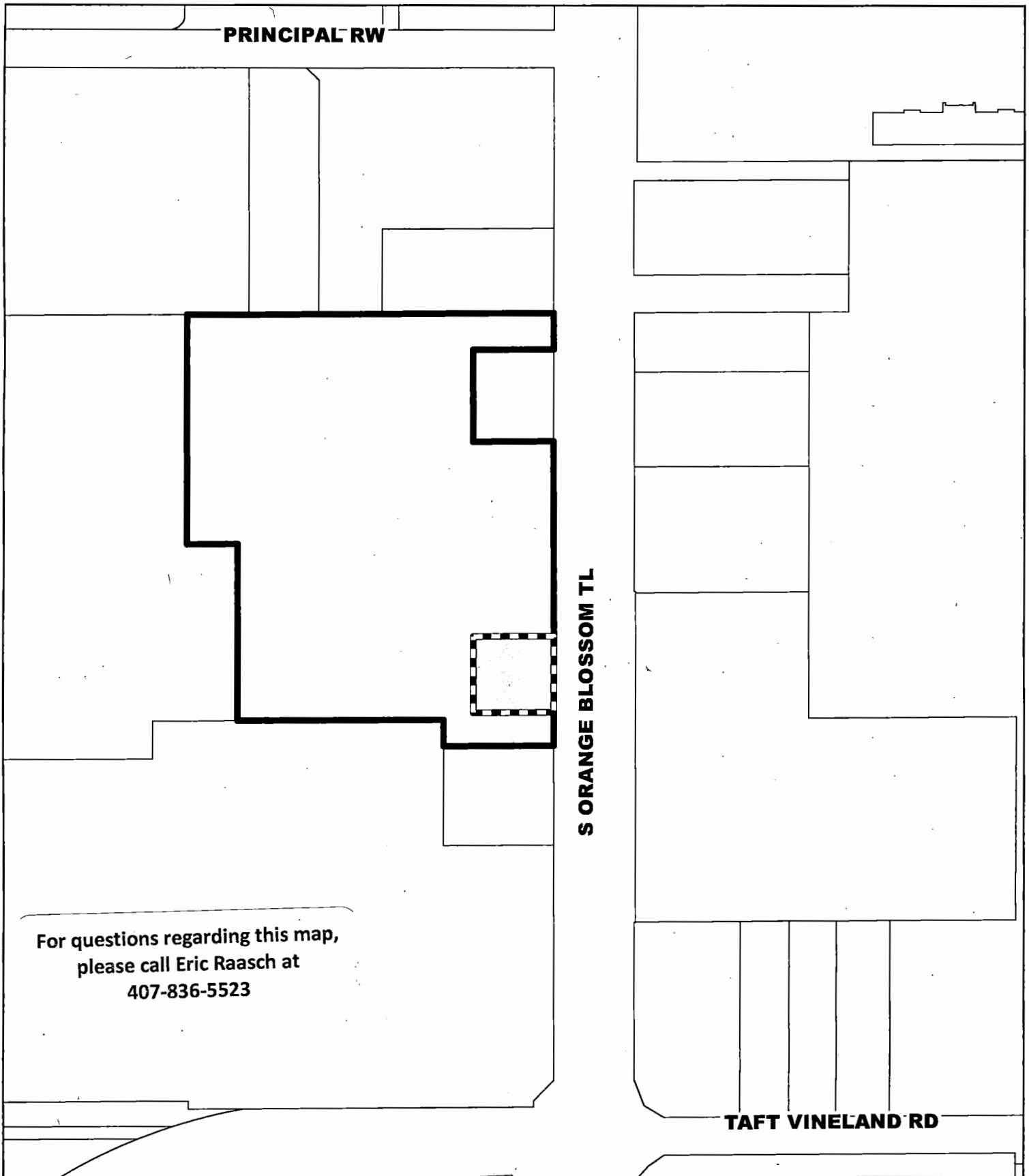
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**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.

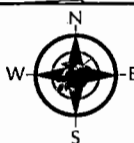
Attachment (location map)

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



**Subject Property**

**Existing PD**



**1 inch = 208 feet**