



**Interoffice Memorandum**

Received: August 26, 2021 @ 11:30 a.m.

Publish: September 5, 2021

Deadline: August 31, 2021

**DATE:** August 26, 2021

**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 *ERR*  
Development Review Committee  
Planning Division  
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

---

**Applicant:** Jonathan Martin, Kimley-Horn & Associates

**Case Information:** Case# CDR-21-03-075 (Waterstar Orlando PD)

**Type of Hearing:** Substantial Change

**Commission District:** 1

**General Location:** Generally north of Irlo Bronson Memorial Highway  
and east of East Orange Lake Boulevard

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

**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 update the Parcel B development program to 167,322 square feet of commercial, 375 multi-family residential dwelling units, and 250 hotel rooms. In addition, the applicant has requested the following waivers from Orange County Code:

1. A waiver from Section 38-1251(b) is requested to allow a maximum building coverage of all buildings up to thirty five percent (35%) for residential portions of the project in lieu of thirty percent (30%).
2. A waiver from Section 38-1251(d) is requested to allow multi-family buildings within residential portions of the project, a maximum height of seventy-five (75) feet / five (5) stories in lieu of a maximum height of 35 feet.
3. A waiver from Section 38-1254 (1) to allow no increase in the twenty-five-foot (25') PD boundary building setback for structures in excess of two (2) stories for residential portions of the project in lieu of increase to reflect additional structural height.

4. A waiver is requested from Section 38-1272 (3), to allow all paving setbacks reduced to zero (0) feet between internal parcels of the PD in lieu of a 10' side and rear setback for commercial abutting commercial and a 25' setback for commercial abutting residential.

**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:**

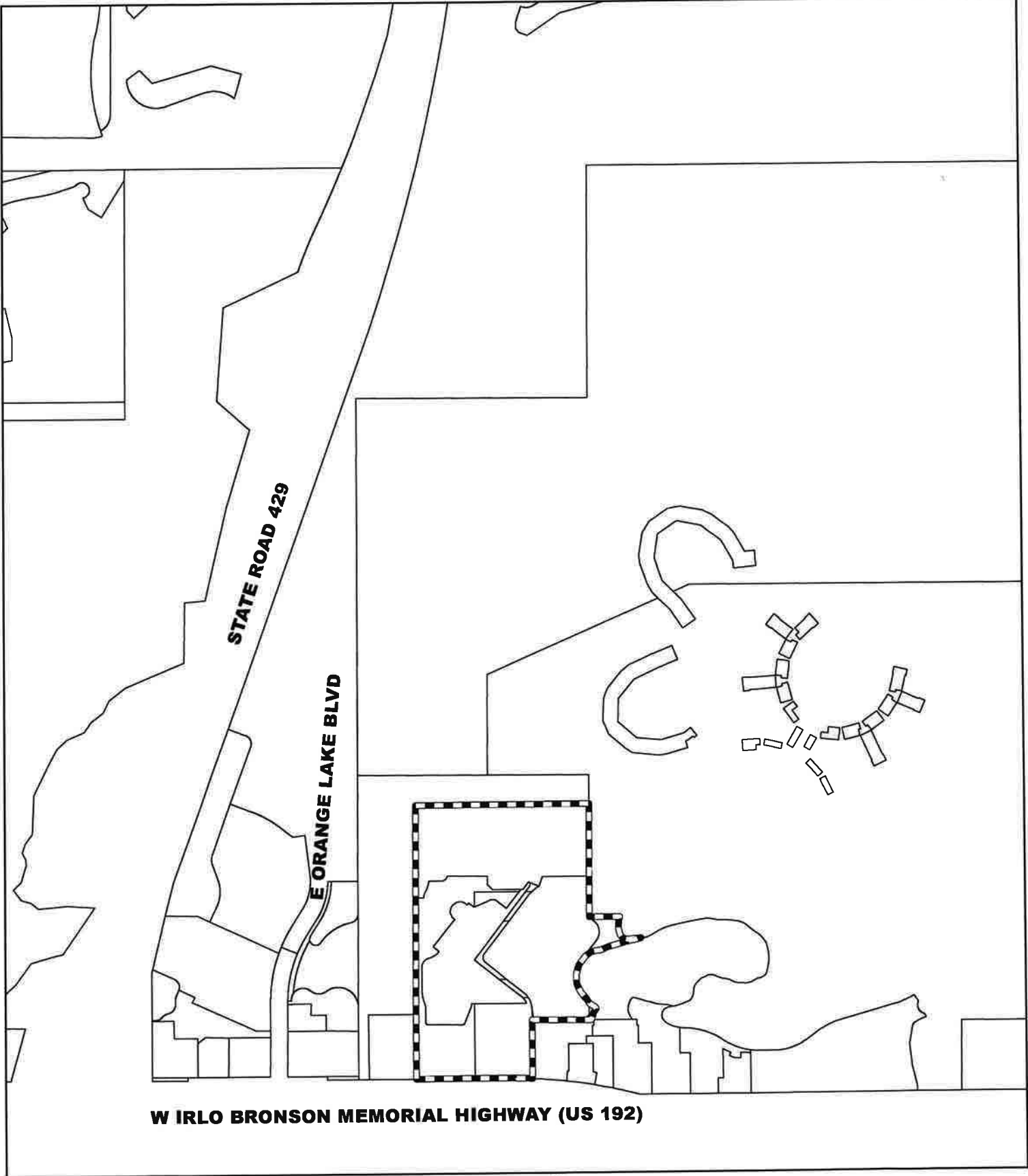
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

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

For questions regarding this map,  
please call the Planning Division  
at 407-836-5600.

**CDR-21-03-075**



**Subject Property**



**1 inch = 750 feet**