



Interoffice Memorandum

Received: Sept. 23 @ 11:26 am

Publish: Oct. 3


Deadline: Sept. 28

DATE: September 20, 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
Development Review Committee 
Planning Division
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

Applicant: Brooks Stickler; Kimley Horn & Associates, Inc.

Case Information: Nadeen-Tanmore II Planned Development / Land
Use Plan (PD / LUP) – Case # CDR-21-04-134

Type of Hearing: Substantial Change

Commission District: #1

General Location: North of World Center Drive / East of International
Drive

**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 realign the lot orientation within Parcel 4. Additionally, the applicant has requested the following waivers from Orange County Code:

- a. A waiver from Section 38-1258(a) is requested along the eastern and southern boundaries of the proposed multifamily development to allow a multifamily building with a maximum height of sixty-seven (67) feet/five (5) stories with a minimum setback of 25 feet from single-family zoned in lieu of the single-story height requirement where the multifamily buildings are located within one hundred (100) feet of single-family zoned property.
- b. A waiver from Section 38-1258(b) is requested along the eastern and southern boundaries of the proposed multifamily development to allow a multifamily building with a maximum height of sixty-seven (67) feet/five (5) stories with a minimum setback of 25 feet from single-family zoned property along the southern and eastern boundaries in lieu of the varying

building height where the multifamily buildings are located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned properties.

- c. A waiver from Section 38-1258(c) is requested along the eastern and southern boundaries of the proposed multifamily development to allow a multifamily building with a maximum height of sixty-seven (67) feet/five (5) stories with a minimum setback of 25 feet from single-family zoned property located along the eastern and southern boundaries in lieu of forty (40) feet/ three (3) stories in height where the multifamily buildings are located within one hundred and fifty (150) feet of single-family zoned properties.
- d. A waiver from Section 38-1258(d) is requested along the eastern and southern boundaries of the proposed multifamily development to allow a multifamily building with a maximum height of sixty-seven (67) feet/five (5) stories with a minimum setback of 25 feet from single-family zoned property located along the eastern and southern boundaries in lieu of forty (40) feet/ three (3) stories in height.
- e. A waiver from Section 38-1258(e) is requested along the eastern and southern boundaries of the proposed multifamily development to allow for parking and other paved areas for multi-family development to be located 7.5 feet from any single-family zoned property in lieu of twenty-five (25) feet.
- f. A waiver from Section 38-1476 to provide 1.69 parking spaces per unit in lieu of the required 1.83 spaces per unit.

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:

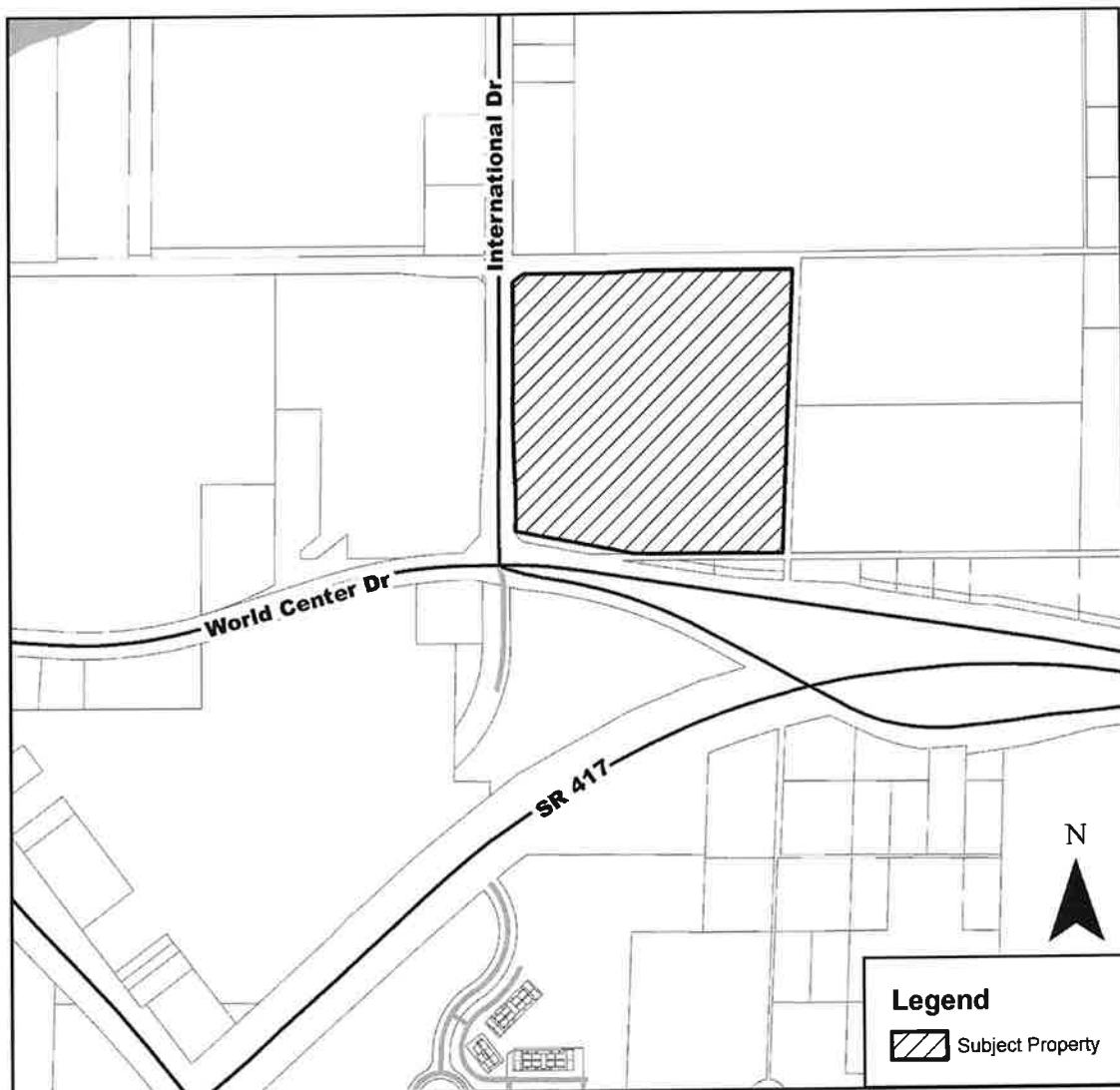
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

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

Location Map CDR-21-04-134 (Gem Groves PD)



Legal Description

CDR-21-04-134 (Nadeen-Tanmore II PD)

Parcel # 35-24-28-5844-00-090

WILLIS R MUNGERS LAND SUB E/23 TRACTS 9 THROUGH 12 & 21 THROUGH 24 &(LESS PT TAKEN ON E PER 4340/2713) & (LESS PT TAKEN ON N FOR R/W PER OR 5409/582) & (LESS CENTRAL FLORIDA GREENEWAY R/W ON S) & (LESS R/W TAKEN ON N & E PER 9565/3953) & (LESS PT TAKEN ON S FOR R/W PER 9804/9125)