



Interoffice Memorandum

DATE: April 20, 2016

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: **John Smogor, Planning Administrator** *OKS*
Planning Division 407-836-5616 and
john.smogor@ocfl.net *for*

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

Applicant: Marco Manzie, IDrive Orlando Hotel, LLC

Case Information: Case # LUP-16-02-061
(Avanti Resort Expansion PD/LUP)
Planning and Zoning Commission (PZC)
Meeting Date: April 21, 2016

Type of Hearing: Rezoning Public Hearing

Commission District: 6

General Location: 8738 International Drive; or generally located between International Drive and Interstate-4, south of Austrian Court.

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

May 24, 2016
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, Email: lourdes.o'farrill@ocfl.net 407-836-5686

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, 407-836-5684.836-5686

Advertising Language:

A request to rezone one (1) parcel containing 10.19 gross acres from C-2 to PD, in order to expand an existing hotel to include 1,004 hotel rooms, and 2,967 square feet of restaurant use. The request also provides for a maximum building height of 250 feet. In addition, the following seven (7) waivers from the Orange County Code have been requested:

1. For the existing pole sign at the northwest corner of the property, adjacent to Interstate-4:
 - a. A waiver from Section 31.5-166(a) to allow two hundred twenty-one (221) square feet of copy area for a monument sign in lieu of eighty (80) square feet.
 - b. A waiver from Section 31.5-166(b) to allow a height of twenty-five feet (25') for a monument sign in lieu of ten feet (10').

- c. A waiver from Section 31.5-166(f) to allow a property with less than one thousand (1,000) feet of total road frontage to have a changeable copy sign.

2. For the overall parcel:

- a. A waiver from Section 31.5-166(d) to allow three (3) ground signs per parcel with property frontage that does not exceed five-hundred feet (500'); in lieu of the requirement that allows a maximum of one (1) ground sign per parcel, unless the property frontage of the parcel exceeds five-hundred feet (500').
- b. A waiver from Section 31.5-168(b) to allow two (2) wall signs on one (1) building face, in lieu of the requirement for a maximum number of one (1) wall sign per building face for a single tenant, or per store front for a multitenant site.
- c. A waiver from Section 38-1272(a)(3) to allow a ten foot (10') building setback along the south PD perimeter for the proposed parking garage, in lieu of the requirement for a twenty-five foot (25') building setback along the perimeter of the PD.
- d. A waiver from Section 38-1272(a)(5) to allow a maximum height of two-hundred fifty feet (250'), in lieu of a maximum height of fifty feet (50').

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 **May 24, 2016** 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, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department

Avanti Resort Expansion (LUP-16-02-061)

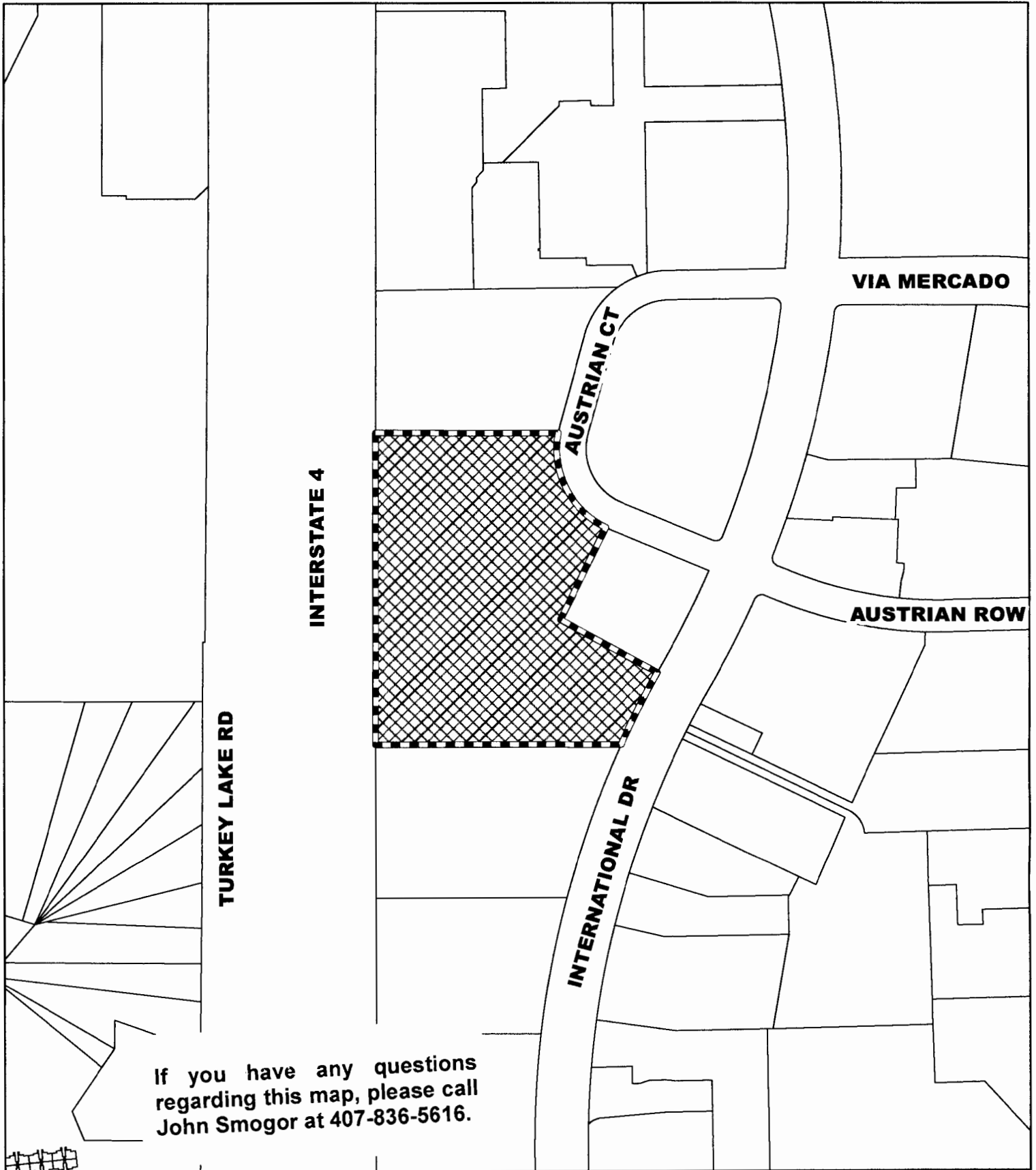
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED LAND BEING A PORTION OF BLOCK B, PLAZA INTERNATIONAL UNIT SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 135, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA:

THAT PART OF THE WEST ½ OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST, RUN NORTH 89°05'07" EAST 343.78 FEET ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 4 (STATE ROAD 400), SAID EAST RIGHT-OF-WAY LINE BEING THE WEST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2905, PAGE 1787, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN SOUTH 00°51'22" EAST 463.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 10°27'10" WEST, RUN SOUTHWESTERLY AND SOUTHEASTERLY 291.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°06'38"; THENCE RUN SOUTH 26°20'32" WEST 260.00 FEET; THENCE RUN SOUTH 61°19'10" EAST 280.56 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE AS SHOWN ON THE PLAT OF PLAZA INTERNATIONAL UNIT ONE, AS RECORDED IN PLAT BOOK 8, PAGES 148 AND 149, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID WESTERLY RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2517.50 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 28°40'50" WEST RUN SOUTHWESTERLY 205.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'11"; THENCE RUN SOUTH 89°51'22" WEST 622.90 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF INTERSTATE 4 (STATE ROAD 400); THENCE RUN NORTH 00°08'38" WEST 794.33 FEET ALONG SAID EAST RIGHT-OF-WAY TO THE POINT OF BEGINNING.



If you have any questions regarding this map, please call John Smogor at 407-836-5616.

 **Subject Property**



1 inch = 333 feet