

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **June 2, 2020, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding the following requests by:

**Applicant:** Momtaz Barq, P.E., Terra-Max Engineering, Davis Planned Development / Land Use Plan (PD / LUP), Case # CDR-19-12-402

**Consideration:** A PD substantial change to remove cross-access between Phase 2 - Parcels 2 and 3; and to remove BCC Conditions of Approval 6 and 7 from April 23, 2002, which required sloped tile roofs and that the rear façade of commercial buildings to be designed as a front façade. In addition, the applicant has requested the following waivers from Orange County Code:

- 1) A waiver from Section 38-1393.1 to allow for less than 10% of all ground floor secondary facades to be glass, in lieu of a requirement that all secondary facades contain a minimum of ten (10) percent of the ground floor to be windowed.
- 2) A waiver from Section 38-1393.3 to allow for more than 3 low contrast colors as well as to allow for the use of high contrast colors, in lieu of the restriction of high contrast colors as well as the limitation of building colors to a maximum of 3 low contrast colors.
- 3) A waiver from Section 38-1391.3(a)(1)a. to allow for 15 feet width covered with required canopy and understory tree requirements tapering down to 5 feet and currently covered with concrete with zero landscape requirements. This would be in lieu of a median width of 20 feet.
- 4) A waiver from Section 38-1391.3(a)(1)b. to allow for the existing 5 foot sidewalk to be used, in lieu of proposed 8 foot width sidewalk.
- 5) A waiver from Section 38-1391.3(a)(3) to allow a 7 foot width landscape adjacent property line buffer with 1 canopy tree per each 40 linear feet, in lieu of the 11-foot-wide landscape parkway and landscape requirements.
- 6) A waiver from Section 38-1394.1(a)(2) site landscape to allow for 0.4 canopy trees for each one hundred (100) square feet of green space around the building base, in lieu of the one (1) canopy tree for each one hundred square feet of green space around the building base stipulated in the code.
- 7) A waiver from Section 38-1392.2(2)(c) to allow for 4-foot wide landscape strips along either side of a direct pedestrian access path, in lieu of the 10-foot wide landscape strip along one side of said path; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property located at 8805 10th Street; Generally located north of Lake Street, east of S. Apopka Vineland Road, and west of Ruby Lake Road; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Jay R. Jackson, P.E., Kimley-Horn & Associates, Inc., Cannongate Planned Development / Land Use Plan (PD / LUP) – Case # CDR-19-08-264

**Consideration:** A PD substantial change request to use the trip equivalency matrix to convert the approved 30,000 square feet commercial health club/clubhouse uses into 27,180 square feet of C-1 (Retail Commercial District) uses; to delete BCC Condition of Approval #7 from September 25, 1989, which prohibited commercial uses other than the health club and pro shop for the golf course.

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

1. A waiver from Section 38-1258(b) is requested to allow five (5) stories, seventy (70) feet in height multi-family buildings between one hundred plus (100+) to one hundred and fifty (150) feet of single family zoned property, in lieu of the required varying height and maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings one (1) story or two (2) stories in height. the buildings will be designed in an L-shape configuration +/- 305' long by +/- 70' wide with the base of the "L" at a total +/- 160' in length by +/- 70' wide, so that the narrowest end of the structure (+/- 70' in width) is no closer than 100' from the property line and the remaining portions of the structure are no closer than 200' from the property line.

2. A waiver from Section 38-1258(c) is requested to allow five (5) stories, seventy (70) feet in height multi-family buildings one hundred (100) feet from single-family properties, in lieu of multi-family buildings located within one hundred and fifty (150) feet of a single-family zoned property not exceeding three (3) stories (forty (40) feet) in height. the buildings will be designed in an L-shape configuration +/- 305' long by +/- 70' wide with the base of the "L" at a total +/- 160' in length by +/- 70' wide, so that the narrowest end of the structure (+/- 70' in width) is no closer than 100' from the property line and the remaining portions of the structure are no closer than 200' from the property line.

3. A waiver from Section 38-1258(a) to allow five (5) stories, seventy (70) feet in height multi-family buildings within one hundred (100) feet a of single-family property. the buildings will be designed in an L-shape configuration +/- 305' long by +/- 70' wide with the base of the "l" at a total +/- 160' in length by +/- 70' wide, so that the narrowest end of the structure (+/- 70' in width) is no closer than 100' from the property line and the remaining portions of the structure are no closer than 200' from the property line; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 6; property generally located north of W. Oak Ridge Road, south of Conroy Road, east of Wingate Drive, and west of S. John Young Parkway; Orange County, Florida (legal property description on file in Planning Division)

## **AND**

**Applicant:** Ian McCook, Nvision Development Management Services, River Run at Valencia Planned Development / Land Use Plan (PD / LUP) – Case # CDR-19-09-312

**Consideration:** A PD substantial change to request a waiver from Orange County Code Section 38-1258(f) is to allow for a six (6) foot high opaque vinyl fence along the southern property line, northern property line, and adjacent to the SR 417 right-of-way, in lieu of a six (6) foot high masonry, brick, or block wall; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 3; property generally located north of SR 417 and east of Econlockhatchee Trail; Orange County, Florida (legal property description on file in Planning Division)

## **AND**

**Applicant:** William Burkett, Burkett Engineering, Inc., Summerchase Planned Development / Land Use Plan (PD / LUP) – Case # CDR-19-12-432

**Consideration:** A PD substantial change to increase the building square footage from 60,000 square feet to 150,000 square feet. No waivers from Orange County Code are associated with this request; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 1; property generally located south of Chase Road and east of State Road 535; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Christy David, IA Orlando Suncrest Village, LLC (FKA Inland American Orlando Suncrest Village LLC), Pegasus Place Planned Development / Land Use Plan (PD / LUP) – Case # CDR-19-11-371

**Consideration:** A PD substantial change to clarify the development program on Parcel 1 (Suncrest Village Shopping Center) of 107,500 square feet of commercial uses. The following waivers from Orange County Code are requested for the commercial parcel only:

1. A waiver from Orange County Code Section 38-1476(a) to allow for a parking ratio of 4.86 spaces for each 1,000 square feet of gross floor area in lieu of a parking ratio of 5 spaces for each 1,000 square feet of gross floor area.
2. A waiver from Section 38-1272(a)(1) to allow for a maximum impervious coverage of seventy-one (71) percent of net land area, in lieu of seventy (70) percent of net land area.
3. A waiver from Section 31.5-67(g) to allow existing ground sign to have a minimum setback from University Boulevard right-of-way of two (2) feet, in lieu of ten (10) feet.
4. A waiver from Section 31.5-68(f) to allow existing pole sign to have a minimum setback from University Boulevard right-of-way of five (5) feet, in lieu of ten (10) feet; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 5; property generally located north of University Boulevard and east of North Dean Road; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property descriptions by calling Orange County Planning Division 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: [planning@ocfl.net](mailto:planning@ocfl.net)**

**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 PLANIFICACIÓN, AL NUMERO, 407-836-8181.**

**If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.**

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida

Publish: **May 10, 2020**; the Orlando Sentinel Public Record

Certify Lines    Davis PD/LUP  
                     Cannongate PD/LUP  
                     River Run at Valencia PD/LUP  
                     Summerchase PD/LUP  
                     Pegasus Place PD/LUP

cas/ll  
np/cas/jlk

c: Districts 1, 3, 5, and 6 Commissioner's Office [email]  
County Attorney's Office, BCC [Angela Diaz email]  
Chris Testerman, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division, BCC [email]  
Eric Raasch, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
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