

ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Orange County Board of County Commissioners will conduct public hearings on **November 10, 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 a request by:

Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor, & Reed P.A.

Amendment Case # SS-20-07-048

Consideration: A Small Scale Comprehensive Plan Amendment request to change the subject property's Future Land Use Map designation from IND (Industrial) to HDR – Student Housing (High Density Residential), in order to allow for the construction a student housing project with 764 beds; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 5; property located at 12175 Science Drive; generally located on the north side of Science Drive, on the west side of Technology Parkway. (The legal description is on file in the Planning Division.)

and

Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor, & Reed P.A.; Case # LUP-20-06-163

Consideration: A Rezoning request to change the subject property's zoning from R-3 (Multiple-Family Residential District) to PD (Planned Development District), in order to construct a student housing project with 764 beds. In addition, the following ten waivers from Orange County Code are requested: 1. A waiver from Section 38-1259(d) is requested to allow a vegetative buffer in lieu of a six-foot high masonry, brick, or block wall along the boundaries of the student housing development located adjacent to right-of-way. This buffer will conform to the requirements found in Orange County Land Development Code Chapter 24-4 (a)(1); 2. A waiver from Section 38-1259(h) is requested to allow the student housing buildings up to five (5) stories/fifty-five (55) feet with an additional 10' to accommodate stair well shafts, elevator shafts, and up to 16 mezzanine bedrooms in lieu of the maximum building height of three (3) stories/forty (40) feet; 3. A waiver from Section 38-1476(a) is requested to allow 0.85 parking spaces per bedroom in lieu of one (1) space per bedroom; 4. A waiver from Section 38-1254(1) is requested to allow a twenty (20) foot PD perimeter setback in lieu of the twenty-five (25) foot PD perimeter setback; 5. A waiver from Section 38-1251(b) is requested to allow a maximum building coverage of sixty-five (65) percent in lieu of the thirty (30) percent; 6. A waiver from Section 38-1259(g) is requested to allow a maximum density rate of 1 bedroom to count as one-quarter dwelling unit (1 bedroom = 1/4 dwelling unit) in lieu of one-half dwelling unit; 7. A waiver from Section 38-1259(c) is requested to allow a maximum number of bedrooms of 764 in lieu of the 750 maximum; 8. A waiver from Section 38-1272(a)(1) is requested to allow maximum impervious coverage of eighty-five (85) percent in lieu of the seventy (70) percent; 9. A waiver from Section 38-1253(b) is requested to allow the required recreation space to be calculated with a ratio of 2.25 acres per one thousand (1,000) projected population in lieu of the 2.5 acres per one thousand (1,000); 10. A waiver from Section 38-1259(h) is requested to allow the parking garage up to six (6) stories/sixty-five (65) feet in lieu of the maximum building height of three (3) stories/forty (40) feet; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 5; property located at 12175 Science Drive; generally located on the north side of Science Drive, on the west side of Technology Parkway. (The legal description is on file in the Planning Division-see enclosed map)

and

In conjunction with the adoption of the above Comprehensive Plan Amendment, the BCC will consider adoption of the following Ordinance:

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING SMALL-SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.

Due to Covid-19, the BCC hearing in this case will be a "virtual" hearing, utilizing communications media technology.

If you wish to participate in the virtual hearings by providing testimony and/or evidence, you may do so by communicating virtually via WebEx © with the BCC members, utilizing one of the following two options:

1. You may participate in the virtual hearings at Room 105 on the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, in downtown Orlando, Florida, at a kiosk equipped with a computer laptop and video camera. Orange County staff will be present to assist at the kiosk and to ensure that social distancing and other health and safety measures are practiced and enforced.

OR

2. You may participate in the virtual hearings from a remote location, such as your home or office, through the video section of WebEx found in the link in the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>. However, if you desire to participate from a remote location, you should register via the link provided in the County Calendar by not later than 5:00 p.m. on **Monday, November 9, 2020**, so that Orange County may register your name and make arrangements to ensure that you are able to participate in the hearing via WebEx from the remote location.

Also, if you intend to show photographs, presentations, reports, or any other documents when you participate in the virtual hearing, it is requested that by not later than 5:00 p.m. on **Monday, November 9, 2020**, you email true and correct copies of such documentary evidence to Public.Comment@ocfl.net, and note that it relates to this hearing, or physically deliver copies of such documentary evidence to Orange County Planning Division, 201 South Rosalind Avenue, Second Floor; Orlando, Florida

If you have any questions regarding this notice, contact the Orange County Planning Division, 407-836-5602; email: jason.sorensen@ocfl.net

Para más información en español acerca de estas reuniones publicas o de cambios por ser efectuados, favor de llamar a la Division de Planificacion, al 407-836-8181.

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

You may examine the proposed ordinance by calling the Orange County Planning Division at 407-836-5602 or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando Florida.

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

jk/ll/np
October 9, 2020
c: Applicant/Abutters