

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Orange County Board of County Commissioners will conduct a public hearing on **April 9, 2019, 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:

**Applicant:** Kathy Hattaway, Poulos & Bennett, LLC, Estates of Lake Hancock Planned Development / Estates of Lake Hancock Preliminary Subdivision Plan Case # PSP-18-09-310

**Consideration:** Estates of Lake Hancock Planned Development / Estates of Lake Hancock Preliminary Subdivision Plan, Case # PSP-18-09-310, submitted in accordance with Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89; This Preliminary Subdivision Plan (PSP) is a request to subdivide 20.65 acres in order to construct 4 single-family detached residential dwelling units. This project is proposed to be a gated community under Orange County Code Sections 34-280, 34-290, and 34-291. The request also includes the following waivers from Orange County Code:

1) A waiver for Lot 76 only from Section 38-79(114)(h), to allow an accessory structure to have a maximum building height of thirty-five (35) feet / two (2) stories, in lieu of a maximum height of fifteen (15) feet / one (1) story.

2) A waiver for Lot 76 only from Section 38-1384(e), to allow a maximum height of six (6) feet for a fence or wall in the front yard setback, in lieu of the maximum height of three (3) feet, six (6) inches.

3) A waiver for Lot 76 only from Section 38-1384(j), to allow a maximum living area of one thousand five hundred (1,500) square feet for the accessory unit over the stable, in lieu of a maximum living area of seven hundred fifty (750) square feet.

4) A waiver from Section 38-1384(d), to allow for none of the homes to have front porches in lieu of the requirement for front porches on at least fifty (50) percent of all detached single-family lots of less than seventy five (75) feet in width.

5) A waiver from Section 38-1384(f)(2)c, to allow for the first floor elevations to be twelve (12) to fourteen (14) inches above sidewalk along grading in lieu of the requirement for first floor elevations to be at least eighteen (18) inches above the finished grade of the sidewalk.

6) A waiver from Section 34-171(7), to allow for a sidewalk to be on one side of the right-of-way, in lieu of both sides.

**Location:** District 1; property generally located North of Porter Road / East of Summerlake Pointe Boulevard; Orange County, Florida (legal property description on file in Planning Division-see map on reverse side)

**If you have any questions regarding this notice, contact the Orange County Planning Division, Email: [planning@ocfl.net](mailto:planning@ocfl.net) 407-836-5600.**

**Para más información referente a esta vista publica, favor de comunicarse con la División de Planificación (Planning Division) al numero 407-836-8181.**

You may obtain a copy of the legal property description by calling the Orange County Planning Division, 407-836-5600; 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