

# Orlando Sentinel

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ORANGE County, Florida

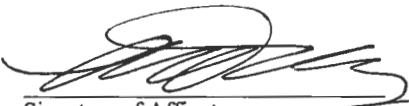
RCUD

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State Of Illinois  
County Of Cook

Before the undersigned authority personally appeared Blaine Rogers, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, Certify Lines Withers PD/LUP Spring Grove – Jaffers PD/LUP was published in said newspaper in the issues of Feb 16, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

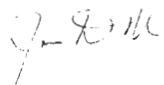


**Blaine Rogers**

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 17 day of February, 2020,  
by above Affiant, who is personally known to me ( X ) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**Sold To:**  
Clerk County Commission-Orange Attn: Katie Smith - CU00123736  
PO Box 38  
ORLANDO, FL, 32802-0038

**Bill To:**  
Clerk County Commission-Orange Attn: Katie Smith - CU00123736  
PO Box 38  
ORLANDO, FL, 32802-0038

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**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITIONS TO VACATE 19-10-030 & 19-05-019  
AND ADMINISTRATIVE PETITION TO  
VACATE # 19-01-005**

The Orange County Board of County Commissioners will conduct public hearings on **March 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 the following requests by:

Applicant: Kathy Hattaway, Poulos and Bennett, LLC, Withers Planned Development / Land Use Plan (PD/LUP), Case # CDR-19-10-331  
Consideration: A PD substantial change to revise the unit count and density for PD Parcels 4, 5, and 6; to update the APF table to reflect transfers to the Parcel 1 PD (LUP-19-02-052), Serenade PD (LUP-18-10-354), and Cross PD (LUP-18-12-410); to update the TDR table to reflect a transfer to the Parcel 1 PD. In addition, the applicant has requested the following waivers from Orange County Code: 1. A waiver from Section 34-152(c), for PD Parcels 4, 5, 11, 13, and 17, to allow lots to front a mews, park, open space, etc. and have access via a tract or easement, in lieu of the requirement that each lot shall have a minimum access width of twenty (20) feet to a dedicated public paved street. 2. A waiver from Section 38-1382(h)(4), for PD Parcels 4, 5, 11, 13, and 17, to allow alleys to be designed as a tract, in lieu of the requirement that they shall be designed as a private easement. 3. A waiver from Section 38-1384(g)(1), for PD Parcels 4, 5, 11, 13, and 17, to allow garage access to be setback from an alley tract, in lieu of an easement. 4. A waiver from Section 38-1384(g)(2), for PD Parcels 4, 5, 11, 13, and 17, to allow detached garages without access to a rear alley tract, including garages with an accessory dwelling unit, shall be located a minimum of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot, in lieu of detached garages without access to a rear alley easement, including garages with an accessory dwelling unit, shall be located a minimum of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot. 5. A waiver from Section 38-1384(i)(2), for PD Parcels 4, 5, 11, 13, and 17, to allow vehicular access to garages or other off-street parking to be from a rear alley tract, in lieu of an easement. 6. A waiver from Section 30-714(c) to allow the project to proceed beyond 5% of the approved PD entitlements, which 5% threshold is identified in the APF Agreement as 40 dwelling units (attached or detached); provided, however, that prior to said 5% threshold being reached or exceeded: (A) the approximately 5.81 acres of Future APF Right-of-Way have been conveyed to the County or to an escrow agent who is obligated to release a deed conveying such right-of-way to the County, in accordance with that certain Hartzog Road Right-of-Way Agreement recorded at ORB 9712/4850, as amended, and as affected by that certain First Amendment to Agreement Concerning Hartzog Road Right-of-Way Agreement recorded at ORB 11021/4154, as amended: (B) the

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approximately 0.98 acres of APF ROW have been conveyed to the County or placed into escrow, pursuant to an escrow agreement acceptable to the County; and (C) the approximately 5.0 acre APF Park has been conveyed to the County or placed into escrow, pursuant to an escrow agreement acceptable to the County. 7. A waiver from Orange County Code Section 38-1258(g), for PD Parcels 11, 13, and 17, to allow shared access for multi-family and single-family residential and to allow multi-family residential to directly access a right-of-way serving platted single-family residential development, in lieu of the requirement that multi-family development shall not directly access any right-of-way serving platted single-family residential. This waiver is external to the Withers PD. 8. A waiver from Orange County Code Section 30-551 is requested to allow the project to obtain a CEL upon the project becoming subject to the Village I Road Network Agreement, provided that all other requirements for obtaining a CEL have been met by the applicant. The foregoing is in lieu of allowing the project to obtain a CEL prior to the issuance of trips for the project under the Village I Road Network Agreement; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

Location: District 1; property generally located east of Avalon Road, north of Hartzog Road, and south of Western Way; Orange County, Florida (legal property description on file in Planning Division)

## AND

Applicant: Kathy Hattaway, Poulos and Bennett, LLC, Spring Grove - Jaffers Planned Development / Land Use Plan (PD/LUP), Case # CDR-18-10-353

Consideration: A PD substantial change to transfer 1.44 gross acres to the Serenade at Ovation PD (LUP-18-10-354) and revise development tables based on removal of that property. No change in the development program is proposed; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

Location: District 1; property generally located south of Flemings Road, west of Avalon Road, and east of the Lake County Line; 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 PÚBLICA CON RESPECTO A UNA AUDIENCIA PÚBLICA SOBRE PROPIEDAD EN SU ÁREA/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**

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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

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2/16/2020

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