

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

**If you have any questions regarding this notice, 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 audiencia publica sobre propiedad en su area/vecindad, favor comunicarse con la División de Planificación, al numero, 407-836-8181.**

The Orange County Board of County Commissioners will conduct a public hearing on **July 7, 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:** Constance Silver, TRI<sup>3</sup> Civil Engineering Design Studio, Inc., South Orlando Urban Center Planned Development / Land Use Plan (PD / LUP), Case # CDR-20-02-057

**Consideration:** A PD substantial change to convert the approved 38 single-family attached residential units to 38 multi-family units to be designed and constructed to appear as townhomes. In addition, the applicant has requested the following waivers from Orange County Code:

1. A waiver from Section 38-1254 (1) to allow two-story multi-family residential buildings to be fifteen (15) feet of the PD Boundary in lieu of a twenty-five (25) foot setback from the PD boundary.
2. A waiver from Section 38-1258 (a) to allow two-story multi-family residential buildings to be fifteen (15) feet from SFR zoned properties in lieu of multi-family buildings within one-hundred (100) feet of a SFR zoned property being limited to one-story.
3. A waiver from Section 38-1258(e) to allow a ten (10) foot wide landscape buffer from the PD Boundary, consistent with Type C buffer requirements set forth in Chapter 24, and a zero (0) foot wide landscape buffer from lots internal to the PD, in lieu of a twenty-five (25) foot landscape buffer.
4. A waiver from Section 38-1358(f) to allow a maximum ten (10) foot high concrete, masonry or block retaining wall in conjunction with a and four (4) foot high aluminum fence for safety where multi-family residential is adjacent to single-family residential, in lieu of a six (6) foot high masonry, brick or block wall.
5. A waiver from Section 38-1258 (j) to allow the two-story multi-family residential buildings to have ten (10) feet of separation from another multi-family residential building where doors, windows and other openings in the wall of a living unit back up to a wall of another building with doors, windows, or other openings, in lieu of thirty (30) feet and to otherwise allow the two-story multi-family residential buildings to have a ten (10) feet of separation from another multi-family residential building, in lieu of twenty (20) feet; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 3; property generally located north of Sand Lake Road and east of South Orange Avenue; Orange County, Florida (legal property description on file in Planning Division-see map on reverse side)

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

cas/np/ll  
June 1, 2020  
c: Applicant/Abutters