

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **February 21, 2023, 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:** Robert Paymayesh, PE Group, LLC, Ten Acres International Orlando Planned Development / Land Use Plan (PD / LUP) – Case # CDR-23-01-000

**Consideration:** A PD substantial change request to modify the October 26, 2021 BCC Condition of Approval #6 to read, Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate prior to issuance of the initial certificate of occupancy; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property generally located Northwest of South International Drive / East of Interstate 4; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Robert Paymayesh, PE Group, LLC, Ten Acres International Orlando Planned Development / Ten Acres International Orlando Preliminary Subdivision Plan, Case # CDR-23-01-001

**Consideration:** Substantial change request is to modify the December 13, 2022, BCC Condition of Approval #10, to read, Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate prior to issuance of the initial certificate of occupancy; pursuant to Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89.

**Location:** District 1; property generally located Northwest of South International Drive / East of Interstate 4; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** David Stokes, Madden, Moorhead & Stokes, Inc., Lake Sheen Sound Preliminary Subdivision Plan, Case # CDR-22-04-137

**Consideration:** Substantial change request is to remove one (1) lot, add an open space tract, add a note related to expected finished grades, and add retaining walls; pursuant to Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89.

**Location:** District 1; property generally located South of Penny Lane Drive / East of Winter Garden Vineland Road; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Erika Hughes, VHB, Inc., Lake Bryan Condos Planned Development / Land Use Plan (PD / LUP), Case # CDR-22-04-133

**Consideration:** A PD Substantial Change to modify the PD to add multi-family development as an approved use, to convert 555 hotel rooms into 588 multi-family units and 23,530 square feet of commercial use, In addition, the applicant has requested the following waivers from Orange County Code: 1. A waiver is requested from Orange County Code Sec. 38-1300 to allow a maximum height of 136' for multi-family development, in lieu of a maximum height of 60'; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property generally located east of SR 535, north of Vistana Drive; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Russell Maynard, Central Florida Engineering Consultants, LLC, Buena Vista Cay Planned Development / Land Use Plan (PD / LUP), Case # CDR-22-05-164

**Consideration:** A PD substantial change to increase the development program from 14 short term rental units to 24 Short Term Rental units; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property generally located North of 9th Street and South of 8th Street / East of Ruby Lake Drive; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Matthew Engle, Faith Assembly of God, Faith Assembly of God Planned Development / Land Use Plan (PD / LUP), Case # CDR-22-08-281

**Consideration:** A PD substantial change to add carnivals to the list of permitted special events, to occur up to two times per year. No waiver is associated with this request; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 3; property generally located at the northeast corner of Curry Ford Road and Econlockhatchee Trail and the northwest corner of Curry Ford and S.R. 417; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Christopher Leppert, Kimley-Horn & Associates, Inc., Vistana Planned Development / Land Use Plan (PD / LUP), Case # CDR-22-06-210

**Consideration:** A PD Substantial Change to modify the PD to add a driveway location off Meadow Creek Drive, revise the conversion matrix to add multi-family mid-rise residential, and convert 70,716 sf of general office and 74 Timeshare units to 290 multi-family midrise residential units. In addition, the applicant has requested the following waivers from Orange County Code: 1.) A waiver from Orange County Code Sec. 38-1251(d) for parcels 14A and 14B to allow a maximum building height for residential development of one hundred (100) feet in lieu of thirty five (35) feet. 2.) A waiver from Orange County Code Sec. 38-1251(b) for parcels 14A and 14B to allow a maximum building coverage of all buildings up to fifty percent (50%) in lieu of thirty percent (30%). 3.) A waiver from Orange County Code Sec. 38-1254 (1) for the north boundary of parcels 14A and 14B to allow a ten (10) foot setback in lieu of all one-story and two-story units should provide a minimum twenty-five-foot setback from all boundaries of the PD. 4.) A waiver from Orange County Code Sec. 38-1272 (3) to allow all paving setbacks reduced to zero (0) feet between internal parcels of the PD in lieu of a 10' side and rear setback for commercial abutting commercial and a 25' setback for commercial abutting residential; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property generally located west of State Road 535, north of Vistana Centre Drive; 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: **January 29, 2023**; the Orlando Sentinel Orange Extra  
Certify Lines      Ten Acres International Orlando PD / LUP (CDR-23-01-000)  
                         Ten Acres International Orlando PD / PSP (CDR-23-01-001)  
                         Lake Sheen Sound PSP  
                         Lake Bryan Condos PD / LUP  
                         Buena Vista Cay PD / LUP  
                         Faith Assembly of God PD / LUP  
                         Vistana PD/LUP

ll/np/jv

c: District 1 & 3 Commissioner's Office [email]  
County Attorney's Office, BCC [Angela Diaz email]  
Jon Weiss, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division, BCC [email]  
Nicolas Thalmueller, Planning Division, BCC [email]  
Misty Mills, Planning Division, BCC [email]  
Iris Harkonen, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
Lisette Egipciano, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]