

ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Orange County Board of County Commissioners will conduct a public hearing on **November 12, 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 a request by:

Applicant: Kathy Hattaway, Poulos and Bennett, LLC, Lake Mac Planned Development (PD), Case # LUP-18-07-225

Consideration: Request to rezone two (2) parcels containing 107.57 gross acres from A-1 and A-2 to PD, in order to construct 399 dwelling units and 196,000 square feet of commercial uses. The request also includes the following waivers from Orange County Code:

1. A waiver from Section 34-152(c), for Parcel 23, 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 Parcel 23, 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 Parcel 23 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 Parcel 23, 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 Parcel 23, 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 38-1258(a), for Parcel 21, to allow multi-family residential buildings fifteen (15) feet from single-family zoned property and to be constructed up to five-stories and 75 feet in height in lieu of the requirement that multi-family buildings within one hundred (100) feet of a single-family zoned property be restricted to a single-story height. This waiver is both internal and external to the Lake Mac PD.
7. A waiver from Section 38-1258(b), for Parcel 21, to allow multi-family residential buildings fifteen (15) feet from single-family zoned property and to be constructed up to five-stories and 75 feet in height in lieu of the requirement that multi-family buildings within one hundred and fifty (150) feet of a single-family zoned property vary in building height. This waiver is both internal and external to the Lake Mac PD.
8. A waiver from Section 38-1258(c), for Parcel 21, to allow multi-family buildings fifteen (15) feet from a single-family zoned property and to be constructed up to five-stories and 75 feet in height, in lieu of the requirement that multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property shall not exceed three (3) stories (forty (40) feet) in height. This waiver is both internal and external to the Lake Mac PD.
9. A waiver from Section 38-1258(d), for Parcel 21, to allow multi-family buildings constructed up to five-stories and 75 feet in height, in lieu of the restriction that a multi-family development shall be limited to three (3) stories (forty (40) feet) in height. This waiver is both internal and external to the Lake Mac PD.
10. A waiver from Section 38-1258(e), for Parcel 21, to allow parking and paved areas for multi-family development fifteen (15) feet from single-family zoned property, in lieu of the restriction that a parking and paved areas shall be twenty-five (25) feet from single-family zoned property. This waiver is both internal and external to the Lake Mac PD.
11. A waiver from Section 38-1258(f), for Parcel 21, to not require a six (6) foot high masonry, brick, or block wall as part of the multi-family development since it is adjacent to single-family

zoned property, in lieu of the a six (6) foot high masonry, brick, or block wall requirement. This waiver is both internal and external to the Lake Mac PD.

12. A waiver from Section 38-1258(g), for Parcel 21, 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 both internal and external to the Lake Mac PD.

13. A waiver from Section 38-1258(i), for Parcel 21, to not require fencing as part of the multi-family development simply because it is adjacent to right-of-way that has single family zoned property across the right-of-way, in lieu of the requirement that multi-family development shall have fencing as part of the development because it is adjacent to right-of-way that has single family zoned property across the right-of-way. This waiver is both internal and external to the Lake Mac PD.

14. A waiver from Section 38-1258(j), for Parcel 21, to require a minimum separation of twenty (20) feet between buildings, in lieu of the requirement where doors, windows, or other openings in the wall of a living unit back up to a wall of another building with doors, windows or other openings, there shall be a minimum separation of thirty (30) feet for two-story buildings, and forty (40) feet for building three (3) stories. This waiver is both internal and external to the Lake Mac PD; pursuant to Orange County Code, Chapter 30.

Location: District 1; property generally located on the west side of Avalon Road and south of Flemings Road; Orange County, Florida (legal property description on file in Planning Division-see enclosed map)

If you have any questions regarding this notice, contact the Orange County Planning Division, 407-836-5600; email: 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.

You may obtain a copy of the legal property description by calling the Orange County Planning Division 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
October 8, 2019
c: Applicant/Abutters