

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct public hearings on **February 25, 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:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., Harbor Chase Planned Development (PD), Case # LUP-19-04-116

**Consideration:** Request to rezone 3.31 acres of C-1 (Retail Commercial District) and 5.64 acres of R-3 (Multiple-Family Dwelling District) to PD (Planned Development District) for the development of a 231,910 square foot Assisted and Independent Living Facility with on-site alcohol consumption. In addition, the applicant has requested the following waivers from Orange County Code: 1) A waiver from Section 38-1251 is requested to allow a maximum height of 50 feet, in lieu of 35 feet. 2) A waiver from Section 38-1258(b) is requested to allow a maximum height of 50 feet located between 100 feet to 150 feet of single-family zoned property, in lieu of a maximum of 50% of the buildings being three (3) stories (not exceed 40 feet in height) with the remaining buildings being one (1) story or two (2) stories in height. 3) A waiver from Section 38-1254 is requested to reduce the PD perimeter setback to 23 feet, in lieu of 25 feet. 4) A waiver from Section 38-1272(3) is requested to reduce the PD perimeter setback to 23 feet, in lieu of 25 feet; pursuant to Orange County Code, Chapter 30.

**Location:** District 1; property located at 7243 Della Drive; or generally located east of Della Drive, south of Mabel Louise Lane, and north of Dr. Phillips Boulevard; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Stephen Allen, Civil Corp Engineering, Inc., Eagle Lake Planned Development (PD), Case # LUP-18-06-216

**Consideration:** Request to rezone one (1) parcel containing 3.14 gross acres from A-2 (Farmland Rural District) to PD, in order to construct 47,872.4 square feet of office and retail commercial uses. The request also includes the following waivers from Orange County Code: In addition, the applicant has requested the following waivers from Orange County Code: 1) A waiver from Section 38-1272(3) to allow for a setback on the north property line of 5 feet, in lieu of 25 feet. 2) A waiver from Section 38-1476(a) to allow for a minimum of 215 parking spaces (4.5 per 1,000 square feet), in lieu of 263 spaces (5.5 per 1,000 square feet); pursuant to Orange County Code, Chapter 30.

**Location:** District 4; property generally located south of Kirby Smith Road, north of Weller Boulevard, and east of Narcoossee Road; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Kenneth Patterson, Design SolutionsFL, Inc, Hiawassee Road Property Planned Development (PD), Case # LUP-19-05-156

**Consideration:** Request to rezone one (1) parcel containing 6.71 gross acres from R-CE-C to PD, in order to construct a 43,854 square foot church complex with ancillary gymnasium, 50 student K-8 school, and 50 student daycare. No waivers to Orange County Code are requested; pursuant to Orange County Code, Chapter 30.

**Location:** District 2; property located N. Hiwassee Road, or generally located on the west side of N. Hiwassee Road, approximately 1,100 feet north of Clarcona Ocoee Road; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Brooks A. Stickler, Kimley-Horn and Associates, Inc., Narcoossee Retail Planned Development (PD), Case # LUP-19-06-226

**Consideration:** Request to rezone 1.03 gross acres from A-2 to PD, in order to construct 15,703 square feet of retail commercial uses. In addition, the applicant has requested the following waivers from Orange County Code: 1) A waiver from Section 38-1272(a)(3) to allow for a setback on the south property line of 5 feet, in lieu of 30 feet. 2) A waiver from Section 24-4(a)(2) to allow for a landscape buffer of 5 feet on the south property line, in lieu of 7 feet. 3) A waiver from Section 24-4(a)(2) to allow for a landscape buffer of 0 feet on the north property line, in lieu of 7 feet. 4) A waiver from Section 38-830(13) to allow a commercial driveway to direct traffic into a residential district; pursuant to Orange County Code, Chapter 30.

**Location:** District 4; property generally located east of Narcoossee Road, approximately 400 feet south of Kirby Smith Road; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Brooks A. Stickler, Kimley-Horn and Associates, Inc., Waterford Lakes Multifamily Planned Development (PD), Case # LUP-19-08-266

**Consideration:** Request to rezone two (2) parcels containing 10.08 gross acres from C-1 to PD, in order to construct two hundred fifty-six (256) multi-family residential units. In addition, the applicant has requested the following waivers from Orange County Code:

1) A waiver from Section 38-1281(1) to allow a minimum building setback abutting an expressway to be sixty-five (65) feet in lieu of seventy-five (75) feet. 2) A waiver from Section 38-1476 to allow maximum parking spaces for proposed dwelling units that are one (1) bedroom with a ratio of 1.35 in lieu of 1.5, and proposed dwelling units that are two (2) and three (3) bedroom with a ratio of 1.85 in lieu of 2. 3) A waiver from Section 24-2(a)(2)a to waive the requirement, along the eastern boundary of the property, of planting shade tree every fifty (50) feet of common lot line or fraction thereof. 4) A waiver from Section 38-1258(a) along the eastern boundary of the proposed development to allow a multifamily building with a maximum height of sixty (60) feet/four (4) stories with a minimum setback of 25 feet from single-family zoned property in lieu of the single-story height requirement where multifamily buildings are located within one hundred (100) feet of single-family zoned property. 5) A waiver from Section 38-1258(b) along the eastern boundary of the proposed development to allow a multifamily building with a maximum height of sixty (60) feet/four (4) stories with a minimum setback of 25 feet from single-family zoned property in lieu of the varying building height where the multifamily buildings are located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned properties. 6) A waiver from Section 38-1258(c) along the eastern boundary of the proposed development to allow a multifamily building with a maximum height of sixty (60) feet/four (4) stories with a minimum setback of 25 feet from single-family zoned property located along the eastern boundary in lieu of forty (40) feet/three (3) stories in height where the multifamily buildings are located within one hundred and fifty (150) feet of single-family zoned properties. 7) A waiver from Section 38-1258(d) along the eastern boundary of the proposed development to allow a multifamily building with a maximum height of sixty (60) feet/four (4) stories with a minimum setback of 25 feet from

single-family zoned property located along the eastern boundary in lieu of forty (40) feet/three (3) stories in height. 8) A waiver from Section 38-1258(e) along the eastern boundary of the proposed development to allow for parking and other paved areas for multifamily development to be located 14 feet from any single-family zoned property internal to the planned development in lieu of twenty-five (25) feet. A 14 foot landscape buffer shall be provided with hedges and trees consistent with Type C landscape buffer requirements, in lieu of a twenty-five (25) foot landscape buffer. 9) A waiver from Section 38-1258(e) along the eastern boundary of the proposed development to require no wall when a multi-family development is located adjacent to any single-family zoned property internal to the planned development in lieu of a 6 (six)-foot high masonry, brick, or block wall. 10) A waiver from Section 38-1258(j) to allow a minimum building separation of thirty (30) feet between four (4) story buildings in lieu of the required forty (40) feet; pursuant to Orange County Code, Chapter 30.

**Location:** District 4; property located at 12400 & 12464 E. Colonial Drive; Generally located south of E. Colonial Drive, and east of Woodbury Road; Orange County, Florida (legal property description on file in Planning Division)

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

**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: **February 2, 2020**; the Orlando Sentinel Public Record  
Certify Lines Harbor Chase PD  
Eagle Lake PD  
Hiawassee Road Property PD  
Narcoossee Retail PD  
Waterford Lakes Multifamily PD

c: District 1, 2 & 4 Commissioner's Office [email]  
County Attorney's Office, BCC [Anna Caban email]  
Chris Testerman, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division, Manager, BCC [email]  
Eric Raasch, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
Lisette Egipciaco, Planning Division, BCC [email]  
Sapho Vatel, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]