

ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Orange County Board of County Commissioners will conduct a public hearing 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 a request 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-see map on reverse side)

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.

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/ll/np
January 22, 2020
c: Applicant/Abutters