



Public Hearing Notice

Planning, Environmental & Development Services

Commission District #1

Nicole Wilson, Commissioner

Project Manager:

Hayden Denton

Email: Hayden.Denton@ocfl.net

Phone #: 407-836-1433

Environmental Protection Division:

(407) 836-1400

Conservation Area Impact (CAI) Permit

May 20, 2025 – 2:00 PM (or thereafter)

BOARD OF COUNTY COMMISSIONERS

County Administration Building

201 South Rosalind Avenue, 1st Floor

Orlando, FL 32801

Project Information

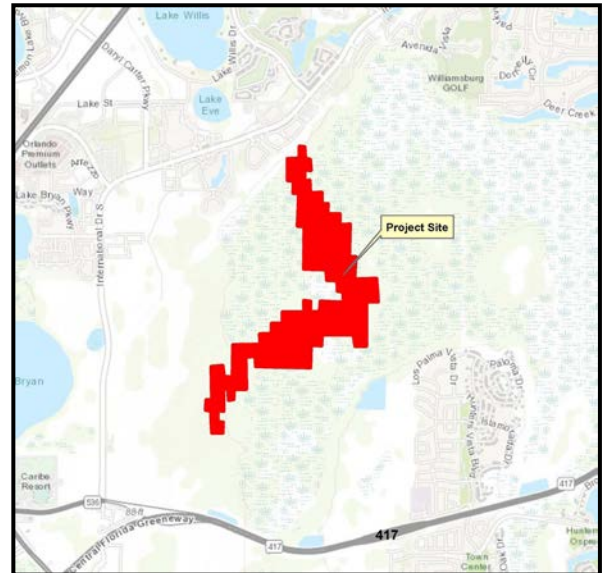
Applicant: Shingle Creek Co-Owners, LLC

Project Number: CAI-23-05-022

Subject Parcel ID Nos.: Multiple Parcels on file with EPD

Subject Address: South International Drive
Orlando, FL 32821

Subject Property Location Map



Request

The applicant, Shingle Creek Co-Owners, LLC, is requesting a Conservation Area Impact (CAI) permit to authorize 22.444 acres direct impacts (22.363 acres Class I and 0.08 acre Class III) and 28.035 acres of secondary impacts to Class I wetlands for the construction of the Tuscana PD which includes hotel and commercial buildings, multi-family buildings, and associated infrastructure.

**The applicant and/or agent are required to attend this meeting.
All other interested parties are invited to attend and be heard.**

APPEALS

Section 286.0105, Florida Statutes, states that "if a person decides to appeal any decision made by a board, agency or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to 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."

Citizens may access real-time development data, board meeting details, project locations and view new construction projects within Orange County in the palm of your hand through:

OCFL ATLAS (www.OCFL.net/atlas)
(Downloadable on Google Play and Itunes)

Android



Apple



In accordance with the Americans with Disabilities Act (ADA), any person requiring special accommodations to participate in this proceeding should contact the Orange County Communications Division no later than two (2) business days prior to the proceeding, at 201 S. Rosalind Ave., 3rd Floor., Orlando, FL, (407) 836-6568.

- Para mas informacion referente a esta vista publica, favor comunicarse al Departamento de Zonificacion al numero, (407) 836-5525
- Pou plis enfòmasyon sou odyans piblik la, kontakte zòn depatman la nan : 407-836-3111

FREQUENTLY ASKED QUESTIONS

Q: How can I provide questions or comments about the application or speak during the BCC Public Hearing?

The scheduled BCC public hearing will be held at the Orange County Administration Building located at 201 South Rosalind Avenue, Orlando Florida 32801, 1st Floor, County Commission Chambers.

Information on Attending or Observing the Meeting:

The Mayor and District Commissioners will participate in person. A quorum will be maintained during the meeting, and the meeting will be conducted and operated by Orange County Government. Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced.

Information on Providing Testimony or Participating in this Hearing:

Members of the public who would like to provide testimony during the hearing for this case may attend the meeting in person at 201 South Rosalind Avenue, County Commission Chambers.

If a person is unable to attend the BCC meeting in person, please call Liz Johnson, Assistant Manager, Orange County Environmental Protection Division, at 407-836-1511 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays, not later than 24 hours before the meeting, so that she can assist.

Information on Providing Public Comments or Questions Regarding this Specific Case:

Written comments or questions may be submitted five different ways: (1) by filling out the form at the end of this notice and returning it to Orange County via mail, fax or e-mail; (2) by contacting the project manager listed on the front of this notice; (3) by e-mailing your comments/questions to wetlandpermitting@ocfl.net, (4) by mailing your comments/questions to "Orange County Environmental Protection Division, 3165 McCrory Place, Suite 200, Orlando Florida 32803"; or (5) by faxing your comments/questions to (407) 836-1499.

MAIL, FAX, OR EMAIL COMMENTS TO:

Orange County Environmental Protection Division, 3165 McCrory Place, Suite 200,
Orlando, Florida 32803

Phone #: (407) 836-1400 - Fax #: (407) 836-1499

E-Mail Address: wetlandpermitting@ocfl.net

APPLICANT: Shingle Creek Co-Owners, LLC
PROJECT NO.: CAI-23-05-022

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IN FAVOR

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OPPOSED

Your Information

Name:

Address:

Phone:

Email:

Commentary:

From: [Wetland Permitting](#)
To: [stephanie@bio-techconsulting.com](#); [waderamsey@aol.com](#); [ksewell@mbrfirm.com](#); [John Miklos](#); [dan@delisi-inc.com](#); [DOkeefe@shutts.com](#); [Jennifer.Stickler@kimley-horn.com](#)
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Subject: Notice of Public Hearing - May 20, 2025 BCC - CAI-23-05-022
Date: Tuesday, April 29, 2025 15:36:00
Attachments: [5-20-25 Tuscana CAI NoPH.pdf](#)

Please see the attached Notice of Public Hearing for the Tuscana PD, CAI-23-05-022, scheduled for the May 20, 2025 Orange County Board of County Commissioners public hearing date.

From:
To:

Wetland Permitting

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Subject: Notice of Public Hearing - May 20, 2025 BCC - CAI-23-05-022
Date: Tuesday, April 29, 2025 15:38:00
Attachments: [5-20-25 Tuscana CAI NoPH.pdf](#)

Please see the attached Notice of Public Hearing for the Tuscana PD, CAI-23-05-022, scheduled for the May 20, 2025 Orange County Board of County Commissioners public hearing date.