

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Orange County Board of County Commissioners will conduct a public hearing on **April 21, 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:** Jonathan Martin, Kimley-Horn and Associates, Inc., Waterstar Orlando Planned Development / Land Use Plan (PD / LUP) – Case # LUP-19-04-119

**Consideration:** A PD substantial change to rezone 33.638 gross acres from PD (Black Lake Parcel PD), PD (Imported Gifts PD), and PD (Samuel Grimes PD) to PD in order to create the Waterstar Orlando PD with a development program of 250,000 square feet of Commercial uses, 250 Hotel Rooms, and 320 Multi-Family Dwelling Units.

In addition, the applicant has requested the following waivers from Orange County Code:

- 1) A waiver from Section 24-4(a)(2), to allow all landscape buffer widths reduced to zero (0) feet between internal parcels of the PD in lieu of a 7' wide landscape buffer for Parcels A and B.
- 2) A waiver from Section 24-5(a)(3) is requested to allow for no buffer between internal uses within the PD in lieu of the requirement for a Type C, opaque buffer.
- 3) A waiver from Section 38-1251(b) is requested to allow a maximum building coverage of all buildings up to thirty five percent (35%) for Parcel A in lieu of thirty percent (30%).
- 4) A waiver from Section 38-1251(d) is requested to allow multi-family buildings within Parcel A a maximum height of sixty (60) feet / four (4) stories in lieu of a maximum height of 35 feet.
- 5) A waiver Section 38-1253 is requested to allow all of the Parcel B plaza adjacent to Parcel A to be used as a portion of the required Active and Passive recreation facilities for Parcel A in lieu of being located solely on the Multi-Family Parcel A.
- 6) A waiver from Section 38-1254 (1) to allow no increase in the twenty-five foot (25') PD boundary building setback for structures in excess of two (2) stories for Parcel A in lieu of increase to reflect additional structural height.
- 7) A waiver from Section 38-1258(j) is requested to allow no increase in building separation for Parcel A in lieu of proportional increase due to increased structural height and allow minimum setbacks between three (3) story buildings be twenty feet (20') for Parcel A in lieu of forty feet (40').
- 8) A waiver from Section 38-1272 (a)(1) is requested to allow eighty (80) percent impervious coverage for Parcel B in lieu of seventy (70) percent.
- 9) A waiver is requested from Section 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 for Parcel B.
- 10) A waiver is requested from Section 38-1476(A) to allow for multi-family parking at a ratio of one and six-tenths (1.6) spaces per multi-family unit regardless of bedroom count, in lieu of one and one-half (1.5) spaces for efficiencies and one-bedroom units and two (2) spaces for two (2) and three (3) bedroom units; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property generally located north of Irlo Bronson Memorial Highway and east of East Orange Lake Boulevard; 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](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, Email: [planning@ocfl.net](mailto:planning@ocfl.net)**

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

np/cas/ll  
March 18, 2020  
c: Applicant/Abutters