

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **June 20, 2023**, 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:** Rick Baldocchi, AVCON, Inc., for Rez Sec Land, LLC, Amendment SS-23-01-124

**Consideration:** To change the Future Land Use Map designation from Medium Density Residential (MDR) to Medium-High Density Residential (MHDR) to allow for up to 266 multi-family dwelling units; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 3; property located at 4893 South Orange Blossom Trail; generally located east of S. Orange Blossom Trail, south of Redman Street, and north of Americana Boulevard (legal property description on file in Planning Division)

**AND**

**Consideration:** An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; Amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**AND**

**Applicant:** Rick Baldocchi, AVCON, Inc., for Rez Sec Land, LLC, The Alton PD, Case # LUP-22-10-318

**Consideration:** To change the zoning designation from R-3 (Multiple-Family Dwelling District) to PD (Planned Development District) (The Alton at Lake Bumby PD/LUP) to allow up to 266 multi-family dwelling units. Also requested is a waiver from Orange County Code Section 38-1258(d) to allow a building height of 55-feet / 4-stories in lieu of 40-feet / 3-stories; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 3; property located at 4893 South Orange Blossom Trail; generally located east of S. Orange Blossom Trail, south of Redman Street, and north of Americana Boulevard (legal property description on file in Planning Division)

**Applicant:** Jeffrey Smith, RS&H, Inc., for TD Associates, Inc., Amendment SS-23-01-125

**Consideration:** To change the Future Land Use Map designation from Neighborhood Activity Corridor (NAC) to Planned Development-Commercial (PD-C) to allow for up to 48 transitional housing units for homeless veterans; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 6; Recovery Way; generally bounded by 26th Street to the north, S. Rio Grande Street to the west, W. Michigan Street to the south, and S. Nashville Avenue to the east (legal property description on file in Planning Division)

**Applicant:** Jeffrey Smith, RS&H, Inc., for TD Associates, Inc., Amendment SS-23-01-FLUE-1

**Consideration:** To amend Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange

County; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**AND**

**Consideration:** An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; Amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting Small-Scale development amendments pursuant to Section 163.3187, Florida Statutes; and providing effective date.

**AND**

**Applicant:** Jeffrey Smith, RS&H, Inc., for TD Associates, Inc., William Just Campus PD, Case # LUP-22-10-321

**Consideration:** To change the zoning designation from NAC (Neighborhood Activity Corridor) to PD (Planned Development District) (William Just Campus PD/LUP) to allow for up to 48 transitional housing units for homeless veterans. In addition, six (6) waivers are requested from Orange County Code: 1. A waiver from Section 38-1272(a)(3)b to allow a setback of 25'-0" from Rio Grande Blvd. in lieu of the required setback of 40 feet from arterial streets; 2. A waiver from Section 38-1272(a)(3)b to allow a setback of 15'-0" from Michigan Street in lieu of the required setback of 40 feet from arterial streets; 3. A waiver from Section 38-1272(a)(3)d to allow a setback of 25'-0" from Nashville Ave. in lieu of the required setback of 30 feet from all other rights-of-way; 4. A waiver from Section 38-1272(a)(3)d to allow a setback of 20'-0" from 26th Street in lieu of the required setback of 30 feet from all other rights-of-way; 5. A waiver from Section 38-1272(a)(5) to allow a maximum building height of forty-five (45) feet, in lieu of a maximum height thirty-five (35) feet within one hundred (100) feet of any residential; and 6. A waiver from Section 38-1476 to allow a reduction of parking at a rate of 0.8 parking spaces in lieu of 2.0 parking spaces for each bedroom unit and one space per 1,000 square feet in lieu of 200 square feet for office; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 6; Recovery Way; generally bounded by 26th Street to the north, S. Rio Grande Street to the west, W. Michigan Street to the south, and S. Nashville Avenue to the east (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, 407-836-5600, or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, PLEASE CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, EMAIL: PLANNING@OCFL.NET.**

**PARA MÁS INFORMACIÓN EN ESPAÑOL ACERCA DE ESTAS REUNIONES PUBLICAS O DE CAMBIOS POR EFECTUADOS, FAVOR DE LLAMAR A LA DIVISION DE PLANIFICACION, AL 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: **May 28, 2023**; the Orlando Sentinel Orange Extra  
Certify Lines Amendment SS-23-01-124, Ordinance, & Concurrent Rezoning The Alton  
PD LUP-22-10-318  
Amendment SS-23-01-125, Amendment SS-23-01-FLUE-1, Ordinance, &  
Concurrent Rezoning William Just Campus PD LUP-22-10-321

np/cas/mf

c: Districts 3 & 6 Commissioner's Office [email]  
County Attorney's Office, BCC [Angela Diaz email]  
Jon Weiss, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
Nicolas Thalmueller, Planning Division, BCC [email]  
Misty Mills, Planning Division, BCC [email]  
Lisette Egipciano, Planning Division, BCC [email]  
Sonali Patil, Planning Division, BCC [email]  
Adriana Trujillo Villa, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]]