

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct a public hearing on **September 24, 2019**, 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 request by:

**Applicant:** Larry Poliner, RCE Consultants, LLC, Four Corners Plaza Planned Development (PD), Case # LUP-19-02-063

**Consideration:** A request to rezone one (1) parcel containing 2.41 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District), in order to construct 23,400 square feet of commercial uses. The request also includes the following five (5) waivers from Orange County Code: -

1. A waiver from Section 38-1476(a), Shopping Centers, is requested to allow for a reduced parking requirement of 4.0 spaces / 1,000 square feet, in lieu of a minimum parking requirement of 5.5 spaces / 1,000 square feet. 2. A waiver from Section 38-1287(1)(c) is requested to allow a reduced minimum north building setback of 20 feet, in lieu of the minimum setback of 40 feet. 3. A waiver from Section 38-1287(1)(b) is requested to allow a reduced minimum south building setback of 20 feet, in lieu of the minimum setback of 60 feet. 4. A waiver from Section 38-1287(4) is requested to allow a reduced minimum south pavement setback of 20 feet, in lieu of the minimum setback of 25 feet. 5. A waiver from Section 38-1287(4) is requested to allow a reduced minimum north pavement setback of 10 feet, in lieu of the minimum setback of 20 feet; pursuant to Orange County Code, Chapter 30

**Location:** District 1; property located at 17981 W. Space Coast Parkway (US 192); or generally located north of the Osceola County Line, east of the Lake County Line, approximately 2,200 feet west of Avalon Road; Orange County, Florida (legal property description on file in Planning Division)

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 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, 407-836-5600.**

**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: **September 1, 2019**; the Orlando Sentinel Public Record  
Certify Four Corners Plaza PD

np/ll/cas

c: District 1 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]