

# Orlando Sentinel

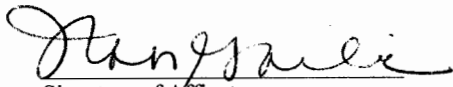
MEDIA GROUP

Published Daily  
ORANGE County, Florida

State Of Florida  
County Of Orange

Before the undersigned authority personally appeared Jean Gailie, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of **Certify: Meadow Woods PD/LUP Nadeen Tanmore II PD/LUP Ivey Groves PD/LUP Springhill PD/LUP Collegiate Village PD/LUP** was published in said newspaper in the issues of May 12, 2019.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Jean Gailie

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 14 day of May, 2019,  
by above Affiant, who is personally known to me ( X ) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on June 4, 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 requests by:

**Applicant:** Kathy Hattaway, Poulos & Bennett, LLC, Meadow Woods Planned Development / Land Use Plan (PD / LUP), Case # CDR-18-10-335  
**Consideration:** A PD substantial change request to change the use on PD Parcels 21 and 3.2 from Open Space and Fire / Police, respectively, to Community Commercial and utilize existing unused commercial entitlements within the PD for the proposed commercial development, which will be assigned as the Preliminary Subdivision Plan (PSP) / Development Plan (DP); pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.  
**Location:** District 4; property generally located South of Wetherbee Road and east of Orange Avenue, Orange County, Florida (legal property description on file in Planning Division)

AND

**Applicant:** Robert B. Paymavesh, PE Group LLC, Nadeen Tanmore II Planned Development / Land Use Plan (PD / LUP), Case # CDR-18-09-307  
**Consideration:** A Change Determination Request (CDR) to assign the existing PD entitlements to Parcels 1, 2, and 3, and to increase the PD entitlements by adding 160,000 square feet of commercial uses, 341 multi-family residential units, and 300 hotel rooms and assigning them to Parcel 4. The request is also to remove BCC Condition of Approval #13C from April 5, 2011, which prohibits residential uses on the PD; to amend BCC Condition of Approval #7 from July 10, 2018 to increase the overall PD entitlements; to add two new access points to Parcel 3; to add an access point (right-in/right-out) to Parcel 4; to show two previously approved access points that were omitted on the latest PD amendment; to revise the Parcel 4 area from 36.26 acres to 37 acres per an updated survey; and to delete the 50' building setback from existing onsite drainage ponds; pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.  
**Location:** District 1; property generally located north of World Center Drive, east of State Road 535 and east and west of International Drive; Orange County, Florida (legal property description on file in Planning Division)

AND

**Applicant:** James H. McNeil Jr., Akerman, LLP, Ivey Groves Planned Development / Land Use Plan (PD / LUP), Case # CDR-18-09-258  
**Consideration:** A PD substantial change to allow the ability for the developer to use one of the single-family residences on Platted Lot 59 / Lot 201 of the Ivey Groves Subdivision Preliminary Subdivision Plan (PSP) as a corporate guest house for a period of 3 years from the date of Board of County Commissioners approval or sixty (60) days after the developer sells the land / home in the subdivision, whichever is sooner. Pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.  
**Location:** District 1; property located at 10110 Royal Island Court, generally located west of Winter Garden Vineland Road and north of Vista Boulevard; Orange County, Florida (legal property description on file in Planning Division)

AND

**Applicant:** Eric Warren, Poulos & Bennett, LLC, Springhill Planned Development / Land Use Plan (PD / LUP) - Case # CDR-18-10-351  
**Consideration:** A PD Substantial change request to reallocate thirty-four (34) units from PD Parcel 15 to PD Parcel 35. In addition, the applicant has requested the following three (3) waivers from Orange County Code for PD Parcel 35 only:  
 1.) A waiver from Section 38-1258(a) to allow multi-family residential buildings located no less than ten (10) feet of single-family zoned property along the west parcel line and one hundred (100) feet along the south parcel line to be constructed up to five-stories and 65 feet in height, in lieu

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**Consideration:** A PD substantial change request to change the use on PD Parcels 2.1 and 3.2 from Open Space and Fire / Police, respectively, to Community Commercial and utilize existing unused commercial entitlements within the PD for the proposed commercial development, which will be assigned as the Preliminary Subdivision Plan (PSP) / Development Plan (DP); pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.  
**Location:** District 4; property generally located South of Wetherbee Road and east of Orange Avenue; Orange County, Florida (legal property description on file in Planning Division)

AND

**Applicant:** Robert B. Paymavesh, PE Group LLC, Nadeen Tanmore II Planned Development / Land Use Plan (PD / LUP), Case # CDR-18-09-307  
**Consideration:** A Change Determination Request (CDR) to assign the existing PD entitlements to Parcels 1, 2, and 3, and to increase the PD entitlements by adding 160,000 square feet of commercial uses, 341 multi-family residential units, and 300 hotel rooms and assigning them to Parcel 4. The request is also to remove BCC Condition of Approval #13C from April 5, 2011, which prohibits residential uses on the PD; to amend BCC Condition of Approval #7 from July 10, 2018 to increase the overall PD entitlements; to add two new access points to Parcel 3; to add an access point (right-in/right-out) to Parcel 4; to show two previously approved access points that were omitted on the latest PD amendment; to revise the Parcel 4 area from 36.26 acres to 37 acres per an updated survey; and to delete the 50' building setback from existing onsite drainage ponds; pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.  
**Location:** District 1; property generally located north of World Center Drive, east of State Road 535 and east and west of International Drive; Orange County, Florida (legal property description on file in Planning Division)

AND

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**Consideration:** A PD substantial change to allow the ability for the developer to use one of the single-family residences on Platted Lot 59 / Lot 201 of the Ivey Groves Subdivision Preliminary Subdivision Plan (PSP) as a corporate guest house for a period of 3 years from the date of Board of County Commissioners approval or sixty (60) days after the developer sells the land / home in the subdivision, whichever is sooner. Pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.  
**Location:** District 1; property located at 10110 Royal Island Court, generally located west of Winter Garden Vineland Road and north of Vista Boulevard; Orange County, Florida (legal property description on file in Planning Division)

AND

**Applicant:** Eric Warren, Poulos & Bennett, LLC, Springhill Planned Development / Land Use Plan (PD /

LUP) - Case # CDR-18-10-351  
**Consideration:** A PD Substantial change request to reallocate thirty-four (34) units from PD Parcel 15 to PD Parcel 35. In addition, the applicant has requested the following three (3) waivers from Orange County Code for PD Parcel 35 only:

- 1.) A waiver from Section 38-1258(a) to allow multi-family residential buildings located no less than ten (10) feet of single-family zoned property along the west parcel line and one hundred (100) feet along the south parcel line to be constructed up to five-stories and 65 feet in height, in lieu of the requirement that multi-family buildings within one hundred (100) feet of a single-family zoned property be restricted to a single-story in height.
- 2.) A waiver from Section 38-1258(b), to allow multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property to be constructed up to five-stories and 65 feet in height, in lieu of the requirement that multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property shall vary in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet in height with the remaining buildings being one (1) story or two (2) stories in height.
- 3.) A waiver from Section 38-1258(c), to allow multi-family buildings located no less than ten (10) feet of single-family zoned property along the west parcel line and one hundred (100) feet along the south parcel line to be constructed up to five-stories and 65 feet in height, in lieu of the requirement that multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property shall not exceed three (3) stories (forty (40) feet in height; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.  
**Location:** District 1; property generally located north of Water Spruce Boulevard and West of Avalon Road; Orange County, Florida (legal property description on file in Planning Division)

AND

**Applicant:** William E. Burkett, Burkett Engineering, Inc., Collegiate Village Planned Development / Land Use Plan (PD / LUP), Case # CDR-18-09-258  
**Consideration:** A PD substantial change request to amend approved uses, decrease Commercial square footage from 166,000 to 153,600, increase student housing from 1,400 beds to 1,800 beds, eliminate the multi-family age restricted units, add on-street parking on Lots 6-9, and request the following waivers from Orange County Code:  
 1) A waiver from Section 38-1259(c) is requested to allow a total of 1,800 beds of student housing, in lieu of 750 bedrooms for PD Parcel 1 and Lots 6 and 6A and Collegiate Village Inn.  
 2) A waiver from Section 38-1258(d) and 38-1259(h) is requested to allow a maximum building height up to 100 feet for student housing, in lieu of a maximum building height of three stories (40 feet) for Parcel 1 and Lots 6 and 6A and Collegiate Village Inn.  
 3) A waiver from Section 38-1476(a) is requested to allow for a reduction in parking requirements for commercial / retail development of 3.6 parking spaces per 1,000 square feet of gross floor area, in lieu of 5 spaces per 1,000 square feet of gross floor area for Lots 7, 8 and 9 and commercial development that may be a part of Lot 6 and/or Collegiate Village Inn. 4) A waiver from Section 38-1501 is requested to allow container stores to be a minimum of 160 square feet, in lieu of a minimum 500 square feet for Lots 7, 8 and 9.  
 5) A waiver from Section 38-79(87) is requested to allow multiple food vendors to operate as described in the Paseo programming on Sheet 4 of the Land Use Plan; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.  
**Location:** District 5; property generally located South of University Boulevard, west of Alafaya Trail; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property descriptions by calling Orange County Planning Division at 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: planning@ocfl.net**

**PARA MÁS INFORMACIÓN REFERENTE A ESTA VISTA PÚBLICA CON RESPECTO A UNA AUDIENCIA PÚBLICA SOBRE PROPIEDAD EN SU AREAVIGILANCIA, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACIÓN, AL NÚMERO, 407-836-5600.**

If you wish to appeal any decision made by the Board of County

Commissioners of 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 Americans 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

ORG6274544

5/10/2019