

ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, 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.

The Orange County Board of County Commissioners will conduct a public hearing 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 at this public hearing.

Applicant: Eric Raasch, Inspire Placemaking Collective, and Brooks Stickler, Kimley-Horn Associates, Inc., for Boggy Creek South Property, Inc., Genesis Christian Center of Orlando Florida, Inc., and Ralph Jeudy, Amendment 2023-1-A-4-1

Consideration: To change the Future Land Use Map designation from Rural/Agricultural (R) to Planned Development-Medium-High Density Residential (PD-MHDR) and Urban Service Area (USA) Expansion to allow up to 360 multi-family dwelling units, and up to 10,000 square feet of Institutional Uses, including churches and ancillary uses to the church; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

Location: District 4; property located at 5501, 5603, 5623, and 5707 Simpson Rd.; generally located north of Simpson Rd., east of Ward Rd., west of Boggy Creek Rd., and north of the Orange County-Osceola County line (legal property description on file in Planning Division—see enclosed map)

AND

Applicant: Eric Raasch, Inspire Placemaking Collective, and Brooks Stickler, Kimley-Horn Associates, Inc., for Boggy Creek South Property, Inc., Genesis Christian Center of Orlando Florida, Inc., and Ralph Jeudy, Amendment 2023-1-B-FLUE-4

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

AND

Applicant: Eric Raasch, Inspire Placemaking Collective, and Brooks Stickler, Kimley-Horn Associates, Inc., for Boggy Creek South Property, Inc., Genesis Christian Center of Orlando Florida, Inc., and Ralph Jeudy, Amendment 2023-1-B-FLUE-8

Consideration: To amend Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA).

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 amendments pursuant to Section 163.3184(3), Florida Statutes; and providing effective dates.

AND

Applicant: Eric Raasch, Inspire Placemaking Collective, and Brooks Stickler, Kimley-Horn Associates, Inc., for Boggy Creek South Property, Inc., Genesis Christian Center of Orlando Florida, Inc., and Ralph Jeudy, Simpson Road Multi-Family PD, Case # LUP-22-12-389

Consideration: To change the zoning designation from A-2 (Farmland Rural District) to PD (Planned Development District) (Simpson Road Multi-Family PD/LUP) in order to construct up to 360 multi-family residential dwelling units. The PD will also incorporate an existing church site allowing up to 10,000 square feet for institutional uses. Also requested are nine (9) waivers from Orange County Code: 1. A waiver from Section 38-1258(a) to allow a maximum height of four (4) stories/seventy (70) feet for multi-family buildings within one hundred (100) feet of single-family zoned property, in lieu of a maximum height of one story for multi-family residential buildings located within one-hundred (100) feet of single family zoned property; 2. A waiver from Section 38-1258(b) to allow buildings to be four (4) stories/seventy (70) feet in height, in lieu of varying in building height with a maximum of fifty (50) percent of 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, when located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property; 3. A waiver from Section 38-1258(c) to allow a building height of seventy (70) feet and four (4) stories, in lieu of not exceeding three (3) stories (40 feet) in height, when located within one hundred and fifty (150) feet of single-family zoned property; 4. A waiver from Section 38-1258(d) to allow a building height of seventy (70) feet and four (4) stories in lieu of 40' and three (3) stories; 5. A waiver from Section 38-1258(e) to allow for parking and other paved areas for multi-family development to be located 16.5 feet from single-family zoned property (northern property line) in lieu of twenty-five (25) feet; 6. A waiver from Section 38-1258(f) to not require a six (6) foot high masonry, brick, or block wall for multi-family development adjacent to single-family zoned property, in lieu of requiring a six (6) foot high masonry, brick or block wall; 7. A waiver from Section 34-209 to provide no masonry wall adjacent to a roadway that has over 8,000 daily trips in lieu of providing a masonry wall adjacent to a roadway that has over 8,000 daily trips; 8. A waiver from Section 38-1476 to allow a ten percent reduction for multi-family parking at a ratio of 1.35 spaces for efficiencies and one-bedroom units and 1.80 for two (2) and three (3) bedroom units, in lieu of the required 1.5 parking spaces per one (1) bedroom apartment and 2 parking spaces per two (2) & three (3) bedroom apartments; and 9. A waiver from Section 38-1254(2) to allow for the southern boundary of the property to allow a minimum building setback of twenty-five (25) feet from a major collector street (Simpson Road) in lieu of thirty-five (35) feet; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

Location: District 4; property located at 5501, 5603, 5623, and 5707 Simpson Rd.; generally located north of Simpson Rd., east of Ward Rd., west of Boggy Creek Rd., and north of the Orange County-Osceola County line (legal property description on file in Planning Division—see enclosed map)

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

You may examine the notice and the proposed ordinance at the office of the Comptroller Clerk of the Board of County Commissioners, 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida; between 8 a.m. and 5 p.m., Monday through Friday.

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/mf
June 2, 2023
c: Applicant/Abutters