

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: Abdul Alkadry, PE, Harris Civil Engineers, LLC for OC-IB II Property Owner, LLC, Amendment 2022-2-A-4-1

Consideration: To change the Future Land Use Map designation from Medium Density Residential/Commercial/Office (PD-MDR/C/O) (Senior Adult Housing) to Planned Development-Medium-High Density Residential Commercial/Office (PD-MHDR/C/O) to allow up to 1,354 dwelling units and 263,480 square feet of commercial and office uses; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30 and Orange County Code Chapter 38, Article VIII, Division 1, Section 38-1207

Location: District 4; property generally located east of South Orange Blossom Trail, west of Florida's Turnpike, and north of the Orange County/Osceola County line (legal property description on file in Planning Division—see enclosed map).

AND

Applicant: Abdul Alkadry, PE, Harris Civil Engineers, LLC for OC-IB II Property Owner, LLC, Amendment 2022-2-B-FLUE-4

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

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: Abdul Alkadry, PE, Harris Civil Engineers, LLC for OC-IB II Property Owner, LLC., Tupperware Heights Planned Development/Land Use Plan (PD/LUP), Case # CDR-22-10-306

Consideration: A Planned Development substantial change to the previously approved Tupperware Heights Planned Development (PD) / Land Use Plan (LUP) to add up to 1,354 multi-family residential units as a permitted use, remove the age restricted designation for existing residential entitlements (200 units), and adjust the permitted intensities for commercial and office uses to allow up to 263,480 square feet of office and commercial

uses. Also requested are five (5) waivers from Orange County Code: 1. A waiver from Section 38-1254(2)c to allow the residential setback from Orange Blossom Trail to be 25 feet in lieu of 50 feet from an arterial street; 2. A waiver from Section 38-1272(a)(3) to allow the commercial setback from Orange Blossom Trail to be 25 feet in lieu of 40 feet from an arterial street; 3. A waiver from Section 38-1254(2)c to allow the residential setback from Orange Avenue to be 15 feet in lieu of 50 feet for from an arterial street; 4. A waiver from Section 38-1272(a)(3) to allow the commercial setback from Orange Avenue to be 15 feet in lieu of 40 feet from an arterial street; and 5. A waiver from Section 38-1272(a)(3) to allow the commercial setback from Mary Louis Lane to be 25 feet in lieu of 30 feet from a collector street; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30 and Orange County Code Chapter 38, Article VIII, Division 1, Section 38-1207

Location: District 4; property generally located east of South Orange Blossom Trail, west of Florida's Turnpike, 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 8, 2023
c: Applicant/Abutters