

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

**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 audiencia publica sobre propiedad en su area/vecindad, favor comunicarse con la División de Planificación, al numero, 407-836-8181.**

The Orange County Board of County Commissioners will conduct a public hearing on **October 26, 2021**, 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 a request by:

**Applicant:** Tom Daly; Daly Design Group, Tyson Ranch Planned Development / Land Use Plan (PD / LUP), Case # CDR-21-05-164.

**Consideration:** A PD substantial change to allow 4-story apartment buildings on Parcel 3 and to amend the approved setbacks for the apartment buildings. The request includes a clarification that the approved use of climate controlled self storage is permitted within parcels 1 and 2. Additionally, the following waivers are requested from Orange County Code: 1. A waiver from Section 38-1258(d) to allow 4-story (65' height) multi-family buildings within parcel 3, in lieu of 3-story and 45' in height. 2. A waiver from Section 38-1258(a) to allow 3 story (45' height) multi-family buildings to be located 75' from the east property line of Parcel 3, to allow 4 story (65' height) multi-family buildings to be located 90' from the east property line of Parcel 3, and to allow 4 story (65' height) multi-family buildings to be located 100' from single family zoned property west of the site, in lieu of Multi-family buildings located within one hundred (100) feet of single-family zoned property, as measured from the property line of the proposed multi-family development to the nearest property line of the single-family zoned property, shall be restricted to single story in height. 3. A waiver from Section 38-1258(b) to allow 4 story multi-family buildings (65' height) to be located 90' from the east property line of Parcel 3, to allow 3 story (45' height) multi-family buildings to be located 75' from the east property line of Parcel 3, and to allow 4 story (65' height) multi-family buildings to be located 100' from single family zoned property west of the site, in lieu of 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. 4. A waiver from Section 38-1258(c) to allow 4 story multi-family buildings (65' height) to be located 90' from the east property line of Parcel 3, to allow 3 story (45' height) multi-family buildings to be located 75' from the east property line of Parcel 3, and to allow 4 story (65' height) multi-family buildings to be located 100' from single family zoned property west of the site, in lieu of Multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property shall not

exceed three (3) stories (40 feet) in height, except as provided in (d) below. 5. A waiver from Section 38-1254(1) to allow 3 story (45' height) multi-family buildings to be located 75' from the east property line of Parcel 3, to allow 4 story (65' height) multi-family buildings to be located 90' from the east property line of Parcel 3, to allow 4 story (65' height) multi-family buildings to be located 20' from the north property line of Parcel 3, and to allow 4 story (65' height) multi-family buildings to be located 20' from the west property line of Parcel 3, in lieu of structures in excess of two (2) stories should increase this setback to reflect the additional structural height; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 4; property generally located on the west side of Boggy Creek Road, north of Simpson Road, south of Lake Nona Boulevard; Orange County, Florida (legal property description on file in Planning Division-see map on reverse side)

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

**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

jk/np/jv  
October 8, 2021  
c: Applicant/Abutters