

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Orange County Board of County Commissioners will conduct a public hearing on **July 26, 2022, 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:** Lance Bennett, Poulos and Bennett, LLC, Lake Dennis PD, Case # LUP-21-10-325

**Consideration:** Request to rezone one (1) parcel containing 45.17 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District – Lake Dennis PD), in order to construct 95 detached dwelling units. The request also includes the following waivers from Orange County Code: 1. A waiver from Section 34-152(c) for Parcel 23, to allow lots to front a mews, park, open space, etc. and have access via a tract or easement in lieu of the requirement that each lot shall have a minimum access width of twenty (20) feet to a dedicated public paved street. 2. A waiver from Section 38-1382(h)(4) to allow alleys to be designed as a tract in lieu of the requirement that they shall be designed as a private easement. 3. A waiver from Section 38-1384(g)(1) to allow garage access to be setback from an alley tract in lieu of an easement. 4. A waiver from Section 38-1384(g)(2) to allow detached garages without access to a rear alley tract, including garages with an accessory dwelling unit, shall be located a minimum of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot in lieu of detached garages without access to a rear alley easement, including garages with an accessory dwelling unit, shall be located a minimum of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot. 5. A waiver from Section 38-1384(i)(2) for Parcel 23, to allow vehicular access to garages or other off-street parking to be from a rear alley tract in lieu of an easement; pursuant to Orange County Code, Chapter 30.

**Location:** District 1; property generally located northwest of Lake Star Road, to the north and west of Horizon West – Village I Cross PD, and south of the Waterleigh PD; Orange County, Florida (legal property description on file in Planning Division-see map on reverse side)

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

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 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/er  
July 5, 2022  
c: Applicant/Abutters