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Publication Date: 07/24/2022
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City of Oviedo
NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS TO FUND STREET LIGHTING SERVICES

Notice is hereby given that the City Council of Oviedo, Florida, will conduct a public hearing as required by Section 197.3632, *Florida Statutes* related to the City of Oviedo (the "City") street lighting services. The street lighting annual assessment rate resolution provides for the imposition of special assessments against property located within City limits to fund street lighting services and collection of the assessments by the Seminole County Tax Collector pursuant to the tax bill collection method described in Section 5.01 of City Ordinance No. 1667 (the "Assessment Ordinance"). The assessment is an annual assessment that will continue from year to year. The hearing will be held at 6:30 p.m. on August 15, 2022, in City Council Chambers of City Hall, 400 Alexandria Blvd., Oviedo, Florida 32765. All affected property owners have a right to appear at the hearing and to file written objections with the City Council within twenty (20) days of this notice.

The assessments were initiated in 2018 to fund street lighting related essential services, facilities, equipment and improvements throughout the City. The assessment is based upon the number of Equivalent Benefit Units ("EBUs") attributable to each tax parcel as of the date the assessments are imposed. The City has determined that the size of the average single-family residential parcel in the City is 0.26 acres, which is the value of one EBU. Single family residential parcels consisting of one dwelling unit, including multi-family units with ten (10) dwelling units or less, shall each be attributed one EBU. Vacant parcels are not included in the street light assessment until developed. For all other developed parcels, the number of EBUs has been calculated individually for each parcel of property by dividing the total size of the parcel in acres by 0.26 acres, with a minimum of one (1) EBU attributed to each parcel. The street lighting assessment will be imposed at the proposed rate of $78.13 per EBU for Fiscal Year 2022-23. A more specific description of the street lighting related services and the method of computing the assessment for each parcel of property are set forth in Resolution No. 3588-18 (the "Final Assessment Resolution") adopted by the City Council on August 23, 2018. Copies of the Final Assessment Resolution, the Assessment Ordinance and the Street Lighting Assessment Roll are available for inspection at the office of the City Clerk, located at City Hall, 400 Alexandria Blvd., Oviedo, Florida 32765.

The assessment will be collected by the Seminole County Tax Collector on the ad valorem tax bill to be mailed in November 2022, as authorized by Section 197.3632, *Florida Statutes*. Failure to pay will cause a tax certificate to be issued against the property which may result in a loss of title.

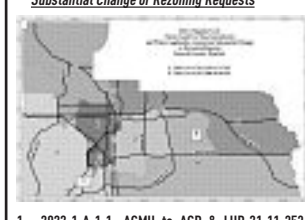
ANY PERSON WISHING TO ENSURE THAT AN ADEQUATE RECORD OF THE PROCEEDINGS IS MAINTAINED FOR APPELLATE PURPOSES IS ADVISED TO MAKE THE NECESSARY ARRANGEMENTS FOR RECORDING AT HIS OR HER OWN EXPENSE. PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK AT LEAST FOUR DAYS IN ADVANCE OF THE MEETING AT (407) 971-5504.

Elianne Rivera
CITY CLERK
Publish July 24, 2022

NOTICE OF CHANGE TO THE ORANGE COUNTY COMPREHENSIVE PLAN – PUBLIC HEARINGS

On **Tuesday, August 9, 2022, beginning at 2:00 P.M.,** or as soon thereafter as the matter may be heard, the **Orange County Board of County Commissioners (BCC)** shall conduct public hearings in the Orange County Administration Center at 201 S. Rosalind Ave., 1st Floor, in downtown Orlando, FL, regarding **the adoption of the 2022-1 Regular Cycle Amendments** to the Orange County Comprehensive Plan ("CP"), as it has been amended, as authorized by Chapter 163, Florida Statutes, for the following matters:

A. Privately Initiated Future Land Use Element Map Amendments to Change the Designation of Lands within Areas Identified on Map Set Forth Below, and Where Expressly Noted Below, Concurrent Substantial Change or Rezoning Requests



1. **2022-1-A-1-1: ACMU to ACR & LUP-21-11-353: Rezoning: R-CE to PD (The Villages at Westwood PD/LUP). Also requested are three (3) waivers from Orange County Code: 1) A waiver from Section 38-1300 to allow a maximum building height of sixty (60) feet in height for buildings located no closer than seventy-five (75) feet from the single-family residential zoned property to the east and west in lieu of a maximum building height of thirty-five (35) feet in height within one hundred (100) feet of single-family residential; 2) A waiver from Section 38-1476(a) to allow 1.65 spaces per unit in lieu of the required 2 spaces per unit for each dwelling unit that are two (2) and three (3) bedrooms for apartments of three (3) dwelling units or more; and 3) A waiver from Section 38-1476(a) to allow 1.4 spaces per unit in lieu of the required 1.5 spaces for each dwelling unit that are efficiencies and one-bedrooms for apartments of three (3) dwelling units or more.** Parcel ID#: 23-24-28-5844-00-680; Generally located south of International Drive S., east of Wildwood Ave., and west of Vistana Palm Beach Dr. - 14.43 gross ac.
2. **2022-1-A-4-1: Mixed-Use Tract: PD-C/LMDR/PR-OS, PD-C, C, and LMDR to PD-C/LMDR/MDR/PR-OS; Multi-Family Tract: PD-LMDR/MDR and LMDR to MDR & CDR-21-04-131: Substantial Change Request to the Reserve at Alafaya PD to increase multi-family units from 950 to 1,750 and add 100 townhomes through a conversion from 100,000 square feet of commercial uses; combine Tracts 4A and 4B into a single Tract 4; revise access points; allow for 40' wide single-family lots and reduce lot size to 4,200 square feet; revise the layout for the Park Tract and decrease the Park acres; and request to remove Condition of Approval #24 from December 16, 2008 which provided the development program maximums. Also requested are twelve (12) waivers from Orange County Code: 1) A waiver from Section 38-1258(a) is requested to allow for a maximum building height of 60 feet (4 stories) for multi-family buildings located within 20 feet of single-family zoned property on Tract 4, in lieu of single story in height located within 100 feet of single-family zoned property; 2) A waiver from Section 38-1258(b) is requested to allow for a maximum building height of 60 feet (4 stories) for all multi-family buildings located within 20 feet of single-family zoned property within Tract 4, in lieu of varying building height with a maximum of 50% of the buildings being three-stories (not to exceed 40 feet) in height with the remaining buildings being one story or two stories in height located between 100+ feet to 150 feet of single-family zoned property; 3) A waiver from Section 38-1258(c) to allow for a maximum building height of 60 feet for multi-family buildings located within 20 feet of single-family zoned property within Tract 4, in lieu of three stories, 40 feet in height located within 150 feet of single-family zoned property; 4) A waiver from Section 38-1258(d) to allow for a maximum building height of 60 feet (4 stories) for multi-family buildings on Tract 4 and Tract 9, in lieu of 3-stories or 40 feet; 5) A waiver from Section 38-1258(j) to allow for a minimum building separation of 20 feet between all multi-family buildings on Tract 4 with no increase in proportion to additional structural height, in lieu of 30 feet for two-story buildings, and 40 feet for buildings three-stories, and separation increases in proportion to additional structural height; Waivers 6 through 9 are for detached single-family dwellings on Tract 1, 2, 3 and 5: 6) A waiver from Section 38-1501 to allow a minimum lot size of 4,200 square feet for a detached, rear loaded, single-family dwelling, in lieu of 4,500 square feet; 7) A waiver from Section 38-1501 to allow a minimum lot width of 40 feet for a detached, rear loaded, single-family dwelling, in lieu of 45 feet; 8) A waiver from Section 38-1501 to allow for a minimum front yard setback of 15 feet for a detached, rear loaded, single-family dwelling, in lieu of 20 feet; 9) A waiver from Section 38-1501 to allow a minimum side street setback of 10 feet for a detached, rear loaded, single-family dwelling, in lieu of 15 feet; Waiver 10 and 11 are for townhome buildings on Tracts 1, 2, 3, 4 and 5: 10) A waiver from Section 38.79(20)(j) to allow for a minimum distance of 40 feet between buildings, front to front or rear to rear, in lieu of 60 feet; 11) A waiver from Section 38.1501 to allow a minimum side street setback of 10 feet for townhome buildings, in lieu of 15 feet; and Waiver 12 is for all tracts: 12) A waiver from Section 30-248(b)(2)(P) to allow a full access intersection separation of 660+/- feet along Alafaya Trail, in lieu of 1/2-mile, or 2,640 feet.** *FLUM Amendment Parcel ID#s:* 12-23-31-0000-00-006/011/012/013; 3100 S. Alafaya Trl.; Generally located south of S. Alafaya Trl., north and west of Innovation Wy. - FLUM Amendment: 114.17 gross ac.; CDR:512.70 ac. (Reserve at Alafaya PD overall acres). CDR Parcel ID#s: 12-23-31-0000-00-001, 12-23-31-0000-00-006, 12-23-31-0000-00-007, 12-23-31-0000-00-008, 12-23-31-0000-00-010, 12-23-31-0000-00-011,12-23-31-0000-00-012, 12-23-31-0000-00-013, 12-23-31-0000-00-017 CDR Acreage: 512.9 gross ac.

B. Staff-Initiated Comprehensive Plan Map and Text Amendments

2022-1-B-FLUE-1 - Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County associated with Amendment 2022-1-A-4-1

In conjunction with the adoption of the above Comprehensive Plan Amendments, the BCC will consider adoption of the following Ordinance:

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, FOR THE 2022 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING EFFECTIVE DATES.

ABBREVIATIONS INDEX: IND-IND-Industrial; **C**-Commercial; **O**-Office; **LDR**-Low Density Residential; **LMDR**-Low-Medium Density Residential; **MDR**-Medium Density Residential; **MDHR**-Medium High Density Residential; **HDR**-High Density Residential; **PD**-Planned Development; **INST**-Institutional; **CONS**-Wetland/Conservation; **PR/OS**-Parks/Recreation/Open Space; **OS**-Open Space; **R**-Rural/Agricultural; **RS**-Rural Settlement; **RS 1/5**-Rural Settlement 1/5; **RS 1/2**-Rural Settlement 1/2; **RS 1/1**-Rural Settlement 1/1; **GC**-Growth Center; **USA**-Urban Service Area; **WB**-Water Body; **ACMU**-Activity Center Mixed Use; **ACR**-Activity Center Residential; **EDU**-Educational; **CP**-Comprehensive Plan; **FLUM**-Future Land Use Map; **FLUE**-Future Land Use Element; **GOPS**-Goals, Objectives, and Policies; **OBJ**-Objective; **TRAN**-Transportation; **WSFWP**-Water Supply Facilities Work Plan; **R-CE**-Country Estate District; **CDR**-Change Determination Request; **PD**-Planned Development District; **SR**-State Road; **AC**-Acres

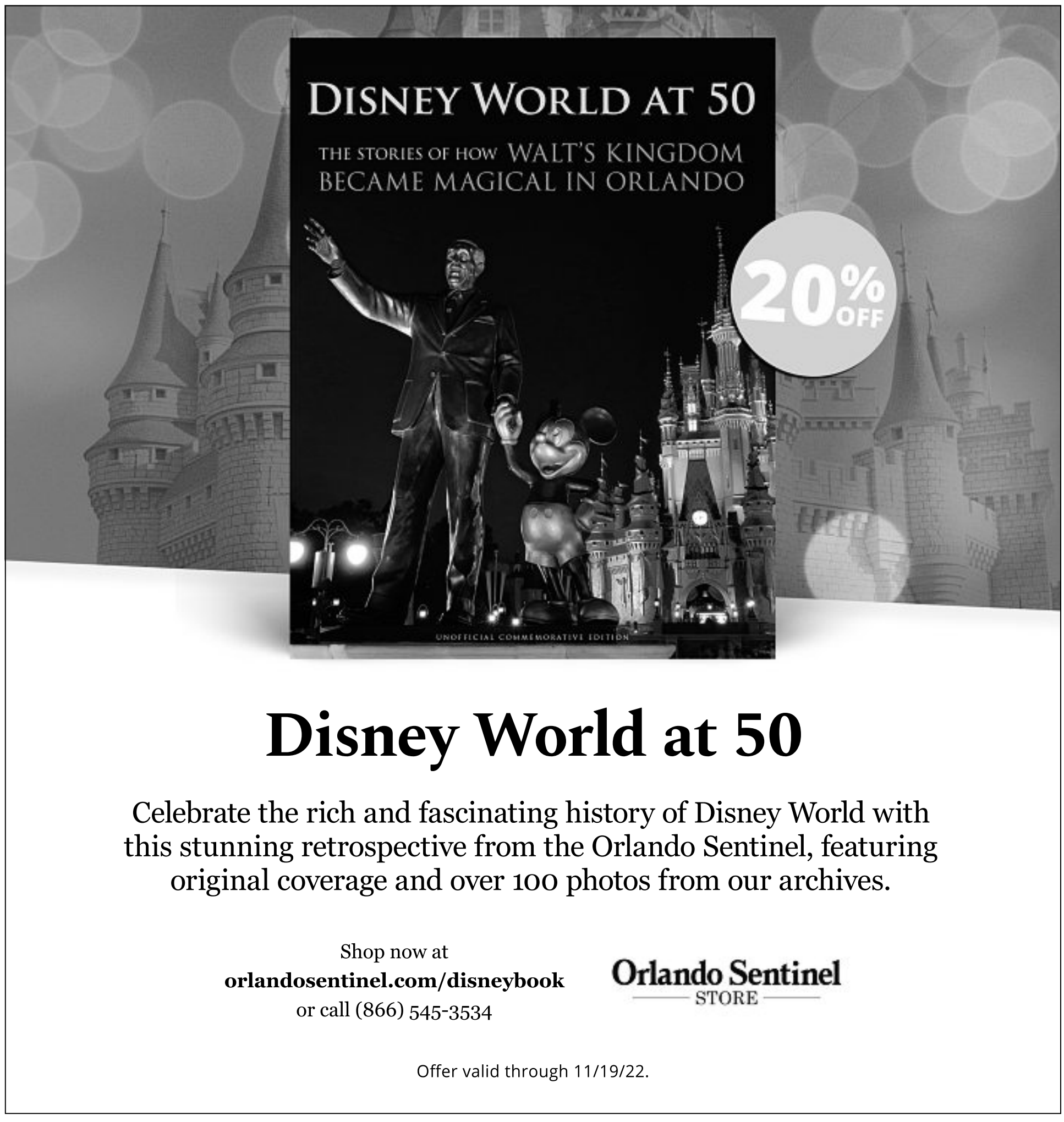
Any interested party may appear at any of the public hearing and be heard regarding the consideration of any of the above described Comprehensive Plan Amendments, and submit written comments to the address below prior to the public hearing.

Any of the public hearings may be continued on the date of the public hearing to a future date or dates. Any interested party is hereby advised that the date, time, and place of any continuation of the public hearing shall be announced during the public hearing and that no further notices regarding these matters will be published.

To obtain more detailed information, or to inspect the proposed amendment package, or any part thereof, any interested party may appear between 8:00 A.M. to 5:00 P.M., Monday through Friday, at the Orange County Planning Division, 201 S. Rosalind Ave., 2nd Floor, Orlando, FL, 32801, or telephone during those same hours at 407-836-5600, or send an email to planning@ocfl.net.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, that person should contact the Orange County Communications Division, 3rd Floor, Orange County Administration Center, 201 S. Rosalind Ave., Orlando, FL, or telephone that department at (407) 836-6568.

PARA MAS INFORMACION, REFERENTE A ESTAS AUDIENCIAS PUBLICA, FAVOR COMMUNICARSE CON LA DIVISION DE PLANIFICACION URBANA AL NUMERO, (407) 836-3111. POU PLIS ENFÒMASYON AN KREYÒL, SOUPLE RELE (407) 836-3111.



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