

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

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 **August 13, 2024, 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: Brent Lenzen, Kimley-Horn & Associates, Inc., Southpark Center Land Use Plan (LUP), Case # LUP-23-08-260

Consideration: A request to rezone 90.31 acres from I-2 / I-3 (Industrial District) to PD (Planned Development District) in order to construct up to 2,403 multi-family units and 1,710,700 square feet of commercial uses. Up to 400,000 square feet of commercial uses are proposed to be vertically integrated with multi-family residential uses. The following waivers from Orange County Code are being requested: 1. A waiver from Section 38-1258(2) to allow multi-family buildings located more than 100-feet from single-family zoned property to be a maximum height of seven (7) stories / one-hundred ten (110) feet, in lieu of three (3) stories / forty (40) feet. 2. A waiver from Section 38-1272(a)(5) to allow commercial buildings with a maximum height of twelve (12) stories / one-hundred eighty (180) feet for hotels and seven (7) stories / one-hundred ten (110) feet for commercial / retail, in lieu of fifty (50) feet, except thirty-five (35) feet within one hundred (100) feet of any residential use of residential district. 3. A waiver from Section 38-1476 to allow 1.35 spaces per efficiency unit or 1 bedroom and 1.8 spaces per apartment unit of two (2) or three (3) bedrooms, 0.9 spaces per 1.5 hotel rooms, 0.9 spaces per 200 square feet of office building, and 4.5 spaces per 1,000 square feet of retail in lieu of the required 1.5 spaces per efficiency unit or 1 bedroom, 2.0 spaces per two or three bedroom units, 1 space per 1.5 hotel rooms, 1 space per 200 square feet of office building, and 5 spaces per 1,000 square feet of retail. 4. A waiver from Section 38-1272(a)(3)(a) for commercial buildings to have a minimum setback of ten (10) feet from front and side street yards (South John Young Parkway, San Marco Court, Southpark Center Loop, Cordova Park Drive & Challen Court) in lieu of thirty (30) feet. 5. A waiver from Section 38-1254(a)(2) for residential buildings to have a minimum setback of ten (10) feet from functionally classified roads (South John Young Parkway) in lieu of twenty-five (25) feet. 6. A waiver from Section 38-1254 (a)(3) for residential buildings to have a minimum setback of ten (10) feet from all other rights-of-ways (San Marco Court, Southpark Center Loop, Cordova Park Drive & Challen Court) in lieu of twenty (20) feet; pursuant to Orange County Code, Chapter 30.

Location: District 6; property generally located North of State Road 528 / West of South John Young Parkway; Orange County, Florida (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.

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 Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners; Orange County, Florida

mf/re/th
July 3, 2024
c: Applicant/Abutters