

## 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, favor de comunicarse con la División de Planificación (Planning Division) al numero 407-836-8181.**

The Orange County Board of County Commissioners will conduct a public hearing on **September 10, 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:** Brittany Eveler, Nvision Development, Silver City Properties Planned Development (PD), Case # CDR-24-05-127

**Consideration:** A Planned Development (PD) substantial change to revise the development program for Lot 4, which is currently undeveloped, to allow for 2,400 student housing beds and 30,000 square feet of commercial uses. The request also includes the following six (6) waivers from Orange County Code: 1. A waiver from Orange County Code Section 38-1272(a)(3)(a) to allow a minimum required front (south) building setback for commercial buildings along the east 150 ft, to 10 ft in lieu of the minimum required 30 ft. 2. A waiver from Orange County Code Section 38-1259(3) to allow a student housing complex to contain up to 2,400 beds in lieu of not more than 750 total bedrooms. 3. A waiver from Orange County Code Section 38-1272(a)(5), to allow commercial buildings a maximum height of 70 ft for buildings located between 90 ft and 350 ft from University Boulevard right-of-way and a maximum height of 95 ft for buildings located beyond 350 ft from University Blvd right-of-way, in lieu of 50 ft. 4. A waiver from Orange County Code Section 38-1258 (2), to allow residential buildings a maximum height of 70 ft for buildings located between 90 ft and 350 ft from University Boulevard right-of-way and a maximum height of 95 ft for buildings located beyond 350 ft from University Blvd right-of-way, in lieu of three (3) stories or 40 ft in height. 5. A waiver from Orange County Code Section 38-1254(c)(1) to allow a zero foot (0') minimum front setback between interior lot lines in lieu of the minimum 25' setback. 6. A waiver from Orange County Code Section 38-1254(c)(3) to allow a zero foot (0') minimum rear setback between interior lot lines in lieu of the minimum 25' setback; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 5; property generally located North of University Boulevard / East of North Semoran Boulevard; 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/np/th  
August 9, 2024  
c: Applicant/Abutters