

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **November 12, 2019**, 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 the following requests by:

**Applicant:** Erika Hughes, VHB, Inc., Boggy Creek Crossings Planned Development / Land Use Plan (PD/LUP), Case #CDR-18-12-412

**Consideration:** A PD substantial change to convert 124,250 square feet of commercial uses to 336 multi-family dwelling units. Additionally, the following ten (10) waivers are requested from Orange County Code: 1. A waiver from Section 38-79(114)e to allow detached accessory buildings be located in front of principal buildings in lieu of no detached accessory building being located in front of principal buildings; 2. A waiver from Section 38-1254(1) to allow two-story accessory buildings and two-story multi-family buildings to provide a minimum ten (10) foot setback along all boundaries of the PD, in lieu of a minimum twenty-five (25) foot setback from all boundaries of the PD with increased setbacks for structures in excess of two (2) stories to reflect the additional structural height; 3. A waiver from Section 38-1254(2)(b) to allow a minimum setback of ten (10) feet for two-story accessory buildings along the southern boundary of the PD, in lieu of thirty-five (35) feet; 4. A waiver from Section 38-1254(2)(c) to allow a minimum setback of ten (10) feet for two-story accessory buildings along the east boundary of the PD, in lieu of fifty (50) feet; 5. A waiver from Section 38-1258(a) to allow for all boundaries of the PD to allow multi-family buildings located ten (10) feet from single-family zoned property have a maximum building height of two-stories, in lieu of being restricted to single story in height; 6. A waiver from Section 38-1258(b) to allow for all boundaries of the PD to allow all multi-family buildings located one hundred and two (102) feet from single-family zoned property have a maximum building height of four (4) stories/sixty (60) feet in lieu of varying building heights with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height and the remaining buildings being one (1) story or two (2) stories in height; 7. A waiver from Section 38-1258(c) to allow for all boundaries of the PD to allow multi-family buildings located one hundred and two (102) feet of single family zoned property to have a maximum building height of four (4) stories/sixty (60) feet in height, in lieu of not allowing to exceed three (3) stories (forty (40) feet) in height within 150 feet of single family zoned property; 8. A waiver from Section 38-1258(d) to allow for multi-family buildings to be four (4) stories or sixty (60) feet in height in lieu of three (3) stories or forty (40) feet; 9. A waiver from Section 38-1258(e) to allow for parking and other paved areas for multi-family development be located at least ten (10) feet from any single-family zoned property with no landscape buffer, in lieu of twenty-five (25) feet and Type C landscape buffer; 10. A waiver from Section 38-1258(j) to allow for a minimum building separation of twenty (20) feet between all multi-family buildings where doors, windows or other openings in the wall of a living unit back up to a wall of another building with doors, windows or other openings, in lieu of providing thirty (30) feet for two-story buildings and forty (40) feet for buildings three (3) stories; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 4; property located at 5757 Simpson Road, or generally located at the northwest corner of Simpson Road and Boggy Creek Road; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Jennifer Stickler, Kimley-Horn and Associates, Inc., Hubbard Place Planned Development / Land Use Plan (PD / LUP), Case # CDR-19-08-278

**Consideration:** A PD substantial change request to reduce the number of lots from 13 to 11. In addition, the applicant has requested the following waivers from Orange County Code: A waiver from Section 38-79(114)(E) is requested to allow for detached accessory structures to be located in the front of the primary dwelling unit, in lieu of locating them in the rear one-half (1/2) of the lot. 1. A waiver from Section 38-79(114)(G) is requested for lots equal to or greater than 1.5 acres in size to allow accessory structures to have a cumulative maximum square footage of 6,875 square feet or 40% of the living area of the principal residence, whichever is less, and for lots equal to or greater than one (1) acre and less than 1.5 acres in size to allow accessory structures to have a cumulative maximum square footage of 3,000 square feet or 25% of the living area of the principal residence, whichever is less, in lieu of a maximum of 500 square feet or twenty-five percent (25%) of the living area of the principal residence, whichever is greater up to a maximum of 1,000 square feet. 2. A waiver from Section 38-79(114)(H) is requested to allow accessory structures to have a maximum building height of 35 feet / 2 stories, in lieu of a maximum height of 15 feet / one (1) story; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 1; property located at 8997-9100 Hubbard Place; or generally located west of Hubbard Place, south of Lady Bet Drive, and east of Lake Tibet Butler; Orange County, Florida (legal property description on file in Planning Division)

## **AND**

**Applicant:** Jay R. Jackson, Kimley-Horn and Associates, Inc., Buena Vista Park Planned Development / Land Use Plan (PD / LUP) – Case # CDR-19-06-217

**Consideration:** A PD substantial change to request the following waiver from Orange County Code: 1. A waiver from Section 38-1394.1(2) to allow one canopy tree for each 1,000 square feet of green space, in lieu of the required one per 100 square feet for PD Lot 5; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 1; property located at 11942 Ravallo Resort Drive; or generally located on the west side of Ravallo Resort Drive and north of Lake Street; Orange County, Florida (legal property description on file in Planning Division)

## **AND**

**Applicant:** Kathy Hattaway, Poulos and Bennett, LLC, Spring Grove – Northeast PD Planned Development / Land Use Plan (PD / LUP), Case # CDR-18-10-352

**Consideration:** A PD substantial change request to relocate the existing middle school site from Parcel 28 to the proposed Withers PD, decrease the number of dwelling units for Parcel 27 from 165 to 164, change the designation of Parcel 28 from School to Village Home District, and increase the number of dwelling units for Parcel 28 from 0 units to 107 units (an overall increase of 106 dwelling units). The request also includes the following waivers from Orange County Code: 1. A waiver from 34-152(c) 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(j)(2) 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 38, Article VIII, Division 1, Section 38-1207

**Location:** District 1; property generally located east of Avalon Road, west of State Road 429, and south of Water Spring Boulevard; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., Orangewood N-1 Planned Development / Land Use Plan (PD / LUP) - Case # CDR-19-06-192

**Consideration:** A PD substantial change request to modify the approved Master Sign Plan to allow for four ground signs. Additionally, the applicant has requested the following waivers from Orange County Code: 1. A waiver from Sec. 31.5-166(d) to allow four (4) ground signs in lieu of two (2) ground signs. 2. A waiver from Sec. 31.5-166(a) to allow four (4) ground signs with a maximum copy area of greater than 80 sq. ft. 3. A waiver from Sec. 31.5-166(d) to allow 50 feet of separation distance between two (2) ground signs in lieu of 100 feet; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property generally located at the southwest corner of Westwood Boulevard and International Drive; Orange County, Florida (legal property description on file in Planning Division)

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

**IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, 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 AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACIÓN, AL NUMERO, 407-836-8181.**

**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

Publish: **October 20, 2019**; the Orlando Sentinel Public Record

Certify Lines    Boggy Creek Crossings PD/LUP  
                     Hubbard Place PD/LUP  
                     Buena Vista Park PD/LUP  
                     Spring Grove – Northeast PD PD/LUP  
                     Orangewood N-1 PD/LUP

ll/np/cas

np/cas/ll

cas/np/ll

c: Districts 1 and 4 Commissioner's Office [email]  
County Attorney's Office, BCC [Anna Caban email]  
Chris Testerman, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division, BCC [email]  
Eric Raasch, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
Lisette Egipciano, Planning Division, BCC [email]  
Sapho Vatel, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]