

## 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 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 **October 8, 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 a request by:

**Applicant:** Adam Smith, VHB, Inc., Ruby Lake Planned Development / Land Use Plan (PD/LUP), Case # CDR-19-02-075

**Consideration:** A PD substantial change request to amend the approved development program for Lot 3B to include twenty (20) townhomes and 200,000 square feet of Commercial C-1 uses, including a 20,000 square foot free standing emergency department, add two access points, and add an emergency department ground sign to the Master Sign Plan. The request also includes the following seven (7) waivers from orange County Code:

1. A waiver from Section 38-1394.1(a)(2) to allow for non-residential buildings to allow for tree planting requirements around the building base area per Sec. 24-4(d), in lieu of the one (1) canopy tree for each one hundred (100) square feet of green space.
2. A waiver from Section 38-830(13) to allow for commercial development to share access with single family development, in lieu of not allowing entrances or exits to direct traffic into adjacent residential areas.
3. A waiver from Section 38-1392.2(2)c to allow for a minimum landscape strip width of five (5) feet along one side of the pedestrian path in lieu of ten (10) feet along one side of the pedestrian path.
4. A waiver from Section 38-1392.2(3)c for Lot 3B-2 to allow for a minimum landscape strip width of five (5) feet along one side of the pedestrian path in lieu twelve (12) feet along one (1) side (or six (6)-foot on each side) of the connecting pathway.
5. A waiver from Section 38-1391.1 to provide architectural design concepts with Development Plans, in lieu of providing a building architectural design concept or set of design guidelines as part of the planned development process.
6. A waiver from Section 38-1396.1(2) for Lot 3B-2 to allow light fixtures other than the acorn-style fixtures.
7. A waiver from Section 38-79(20)f to allow for fifty (50) percent of the units in buildings containing five (5) or more units in Lot 3B-1 in lieu of seventy-five (75) percent of the units in buildings containing five (5) or more units; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 1; property generally located southwest of the intersection of Palm Parkway and Daryl Carter Parkway; Orange County, Florida (legal property description on file in Planning Division-see map on reverse side)

You may obtain a copy of the legal property description by calling the Orange 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 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

nr/ll/cas  
September 09, 2019  
c: Applicant/Abutters