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Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:

Clerk County Commission-Orange - CU00123736
201 S. Rosalind Avenue, 4th Floor
Orlando, FL 32801-3527

Bill To:

Clerk County Commission-Orange - CU00123736
201 S. Rosalind Avenue, 4th Floor
Orlando, FL 32801-3527

**State Of Florida
County Of Orange**

Before the undersigned authority personally
appeared
Rose Williams, who on oath says that he or
she is a duly authorized representative of the
ORLANDO SENTINEL, a DAILY
newspaper published in ORANGE County,
Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice,
Certify: Tuscana PD
Was published in said newspaper by print in
the issues of, or by publication on the
newspaper's website, if authorized on Apr
27, 2025.

Affiant further says that the newspaper
complies with all legal requirements for
publication in Chapter 50, Florida Statutes.



Signature of Affiant

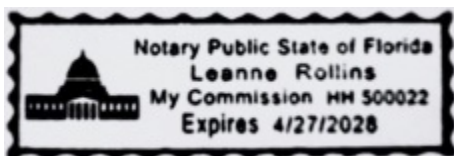
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 28 day of April, 2025,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct a public hearing on May 20, 2025, 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 request by:

Applicant: Jennifer Stickler, Kimley-Horn & Associates, Inc., Tuscan Planned Development (PD), Case # LUP-22-01-002

Consideration: This request is to rezone 227.48 acres from A-2 (Farmland Rural District) to PD (Planned Development) with a proposed development program of 653,400 square feet of commercial uses, 1,291 hotel rooms, and 4,814 multi-family dwelling units. In addition, the following waivers from Orange County Code are being requested: 1. A waiver from Section 38-1287(2) to allow for a zero (0) feet side setback in lieu of ten (10) feet when the side is internal to the development. 2. A waiver from Section 38-1287(3) to allow for a zero (0) feet rear setback in lieu of twenty (20) feet when the rear is internal to the development. 3. A waiver from Section 38-1287(5) to allow for a zero (0) foot paving setback for pedestrian facilities only for side lot lines in lieu of seven and a half (7.5) feet internal to the PD. 4. A waiver from Section 38-1300 to allow the maximum building height for multi-family to be one-hundred and fifty (150) feet in lieu of sixty (60) feet, but thirty-five (35) feet within one hundred (100) feet of single-family residential; pursuant to Orange County Code, Chapter 30.

Location: District 1; property generally located North of State Road 417 / South of Central Florida Parkway / East of International Drive; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property description 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 THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: planning@ocfl.net

PARA MÁS INFORMACIÓN REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE PLANIFICACIÓN (PLANNING DIVISION) AL NÚMERO 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 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

ORG7803044

4/27/2025

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