

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that on **January 26, 2021**, beginning at **2 p.m.**, or as soon thereafter as the matter may be heard, the **Orange County Board of County Commissioners (BCC)** will hold a public hearing in the case(s) described below. The BCC will hold the hearing “in person” at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue in downtown Orlando, Florida, and “virtually,” utilizing communications media technology, due to the Covid-19 state of emergency. **If you have any questions about the exact format of the hearing, please call the Orange County Planning Division at 407-836-5600 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays, or visit the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>.**

The hearing will be hosted by Mayor Jerry L. Demings, a quorum of the BCC will be physically present during the hearing, and other BCC members not physically present may be participating from remote locations via WebEx ©. (See <https://www.webex.com> for more information.)

**Description of the Hearing:**

**Applicant:** Eric Warren, Poulos & Bennett, LLC, Springhill Planned Development / Springhill Phase 4 Preliminary Subdivision Plan, Case # PSP-20-03-088

**Consideration:** Springhill Planned Development / Springhill Phase 4 Preliminary Subdivision Plan, Case # PSP-20-03-088, submitted in accordance with Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89; This request is to subdivide 72.54 acres in order to construct 216 single-family attached and detached residential dwelling units. The following waivers from Orange County Code are requested:

- a. A waiver from Orange County Code Section 34-152(c) to allow lots 258-263 and lift station and open space tracts to front a mews, park, open space, alley tracts, etc. in lieu of the requirement that each lot or tract shall have a minimum access width of twenty (20) feet to a dedicated public paved street.
- b. A waiver from Orange County Code 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.
- c. A waiver from Orange County Code Section 38-1384(g)(1) to allow garage access to be setback from an alley tract in lieu of an easement.
- d. A waiver from Orange County Code Section 38-1384(i)(2) to allow vehicular access to garages or other off-street parking to be from a rear alley tract in lieu of an easement.

**Location:** District 1; property generally located South of Flamingo Crossings Boulevard / West of Avalon Road; 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 picking one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

### **Observing the Hearing:**

You may observe the hearing on Orange TV via the internet or television:

Online: <http://orangecountyfl.net/OpenGovernment/OrangeTVVisionTV.aspx>. Televised: Channel 488 on Spectrum; Channel 9 on Comcast; and Channel 99 on AT&T U-Verse.

Subject to restrictions on seating, you may also observe the hearing by appearing at the First Floor of the Orange County Administration Center at 201 S. Rosalind Avenue, Orlando, Florida. Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced.

### **Participating in a Hearing:**

If you wish to provide testimony and/or submit evidence during a hearing, you must utilize one of the following options:

- You may attend the hearing in person at Room 105 on the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida, where you will be able to communicate with the BCC members “virtually” via WebEx at a kiosk equipped with a computer laptop and video camera. Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced. **OR**

- You may participate in the hearing and communicate with the BCC members virtually via WebEx from a remote location of your choosing, such as your home or office, through the video section of WebEx found in the link in the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>. **If you decide to participate from a remote location, you are responsible for ensuring that you will be able to communicate from the remote location via Webex, where you can be seen and heard, and you must register via the link provided in the County Calendar by not later than 5:00 p.m. on Monday, January 25, 2021, so that Orange County may register your name and make arrangements to ensure that you are able to participate in the hearing via WebEx from the remote location.**

Also, if you intend to show photographs, presentations, reports, or any other documents or evidence when you testify at the hearing, **by not later than 5:00 p.m. on Monday, January 25, 2021**, you must email true and correct copies of such documentary evidence to [Public.Comment@ocfl.net](mailto:Public.Comment@ocfl.net) and note the public hearing or public hearing number to which it relates, or you must physically deliver copies of such documentary evidence to the Planning Division at the Second Floor of the Orange

County Administration Center at 201 S. Rosalind Avenue in Orlando, Florida, and note the public hearing or public hearing number to which it relates.

Regardless of the form of participation, the time allotted to you and each other person who provides testimony at a hearing will be at the sole discretion of the Mayor, and may be reduced from the usual time limit of three minutes to two minutes, depending on the number of participants.

\* \* \*

Section 286.0105, Florida Statutes, states that “if a person decides to appeal any decision made by a board, agency or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to 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.”

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this hearing, then not later than two business days prior to the hearing, he or she should contact the Orange County Communications Division at (407) 836-5651.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, PLEASE 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, AL NUMERO (PLANNING DIVISION), 407-836-8181.

Publish: **January 3, 2021**; the Orlando Sentinel Public Record  
Certify: Springhill PD / Springhill Phase 4 PSP

cas/jlk/np

c: District # 1 Commissioner's Office [email]  
Chris Testerman, Deputy County Administrator, BCC [email]  
County Attorney's Office, BCC [Angela Diaz email]  
Alberto Vargas, Planning Division, BCC [email]  
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