

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

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 **December 17, 2019 at 2:00 PM** 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: John McReynolds, Universal City Development Partners LP, Universal Boulevard Planned Development / Land Use Plan Amendment (PD / LUPA) – Case # LUPA-19-09-300

Consideration: To rezone two parcels totaling 108.78 gross acres from PD (Pavilion at Sand Lake Planned Development) to incorporate it into the Universal Boulevard (fka U.S.I. South Campus) PD and to integrate the 1,000,000 square feet of retail commercial land uses from the Pavilion at Sand Lake PD to the Universal Boulevard (fka U.S.I. South Campus) PD. The request is also to remove Parcel 29-23-29-0000-00-007 from the PD boundary; and to remove the Convention Plaza District & Equivalency Zone standards from the PD. The request also includes the following waivers from Orange County Code: 1. A Waiver from Section 38-1479(b) of the code to allow a minimum parking space of 7'x17' in lieu of 9'x20' or 10'x18' spaces. 2. A waiver from Section 38-1235(b)(9) of the code to zero percent in lieu of a minimum of 3 percent of parking areas to be landscaped to allow flexibility in landscape design in and around parking areas to facilitate safe, efficient parking circulation and design. 3. A waiver from Section 38-1235(b)(11) of the code to allow portions of the vehicular and pedestrian passageways in the PDP perimeter to be together in lieu of separated. 4. A waiver from Section 38-1291(d) of the code to remove the standardized regulations requiring screen hedges and/or berms for all paved areas and fenced stormwater retention facilities to allow more flexibility in landscape design in lieu of having to meet this requirement. 5. A waiver from Section 38-1291(e) of the code to allow zero percent in lieu of 5 percent of total paved parking areas in the PDP perimeter to be landscaped to allow flexibility in landscape design in and around parking areas in the PDP perimeter to facilitate safe, efficient parking circulation and design. 6. A waiver from Section 38-1298 of the code to allow flexibility in sidewalk design adjacent to the row in the PDP perimeter in lieu of requiring sidewalks along all rows. 7. In the event a perimeter development plan (PDP) is approved for any portion of the universal property pursuant to Section 38-30 of the code, A waiver from the applicability of all of Chapters 9, 19, 24, 30, 34, 37, and 38, except for (i) Section 38-30 and (ii) the building and fire codes, as those determinations are the authority of the building and fire marshal, respectively, of the code for that portion of the universal property located inward of any established PDP perimeter as shown on an applicable PDP (the "PDP interior") in lieu of the applicability of those chapters of the code to the PDP interior. 8. A waiver from Section 38-1230(a) and article xi of chapter 38 of the code for the universal property in lieu of compliance with Section 38-1230(a) and article xi of chapter 38 of the code. 9. A waiver from Section 38-1234 of the code for the universal property in lieu of compliance with Section 38-1234 of the code.

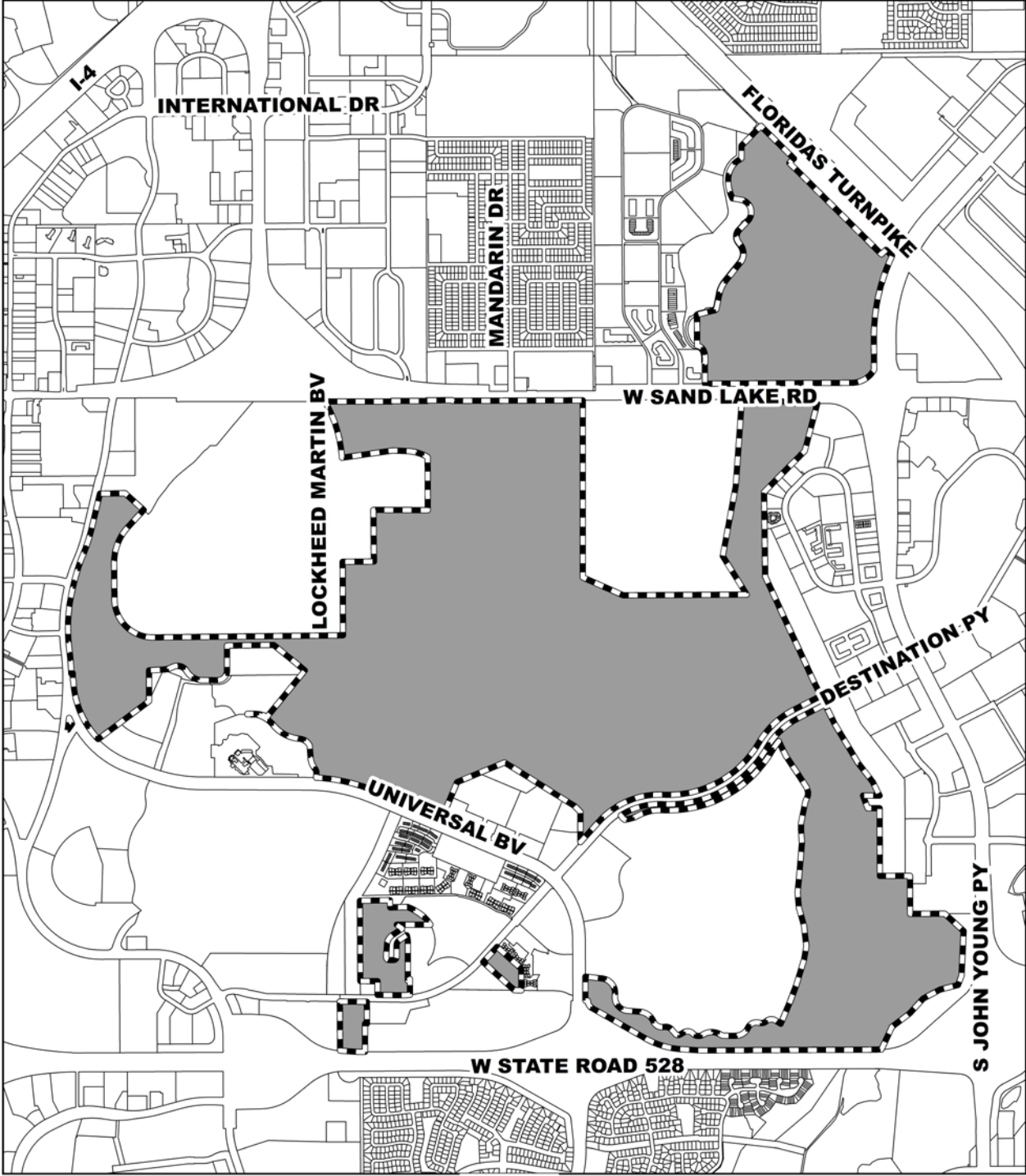
10. A waiver from Section 38-1287(1) of the code for the universal property to allow reduced building setbacks along certain right-of-ways as stated in the building setback table for the universal property on sheet 3 of the land use plan in lieu of compliance with the standard building setbacks found in Section 38-1287(1) of the code. 11. A waiver from Section 38-1287(2) of the code for the universal property to allow for an internal side property line setback between lots with different ownership of twenty-five (25) feet in lieu of the standard thirty (30) foot setback found in Section 38-1287(2) of the code. 12. A waiver for the universal property from Sections 38-1287(2) and (3) to allow for internal side and rear property line setbacks between lots with common ownership or between lots owned by affiliated entities of zero (0) feet in lieu of the required thirty (30) foot setback and twenty (20) foot setback, respectively. For purposes of this waiver, affiliated entities shall have the same meaning ascribed to "affiliated entity" defined in Section 38-30(b) of the code. 13. A waiver from Section 38-1287(4) of the code for the universal property to allow a zero (0) foot paving setback in lieu of all of the standard paving setbacks set forth in Section 38-1287(4) of the code. 14. For any portion of the universal property approved as a perimeter development plan (PDP) pursuant to Section 38-30 of the code, A waiver from Section 38-1427(g) and Section 38-1427(o) to allow the installation of communication antennas, including antennas that are a part of a distributive antenna system (das), small wireless facility, two-way radio system, or other similar communication facilities, on any buildings, structures, poles or pole-type structures located within the approved PDP in lieu of having to meet the code's minimum height, design and siting requirements contained in these Sections. 15. For any portion of the universal property approved as a perimeter development plan (PDP) pursuant to Section 38-30 of the code, A waiver from Sections 38-1236 and 38-1427 of the code to allow the installation of communication towers at various locations within the approved PDP to be determined at the time of permitting and construction in lieu of having to meet the minimum siting and separation requirements found in Sections 38-1236 and 38-1427 of the code.; pursuant to Orange County Code, (Chapter 38, Article II, Section 38-30)

Location: District 6 property generally located north and south of Sand Lake Road, and west of South John Young Parkway; Orange County, Florida (legal property description on file in Planning Division)

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 Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.



 Subject Property



1 inch = 2,075 feet