

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **October 26, 2021, 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:** Tom Daly; Daly Design Group, Tyson Ranch Planned Development / Land Use Plan (PD / LUP), Case # CDR-21-05-164

**Consideration:** A PD substantial change to allow 4-story apartment buildings on Parcel 3 and to amend the approved setbacks for the apartment buildings. The request includes a clarification that the approved use of climate controlled self storage is permitted within parcels 1 and 2. Additionally, the following waivers are requested from Orange County Code: 1. A waiver from Section 38-1258(d) to allow 4-story (65' height) multi-family buildings within parcel 3, in lieu of 3-story and 45' in height. 2. A waiver from Section 38-1258(a) to allow 3 story (45' height) multi-family buildings to be located 75' from the east property line of Parcel 3, to allow 4 story (65' height) multi-family buildings to be located 90' from the east property line of Parcel 3, and to allow 4 story (65' height) multi-family buildings to be located 100' from single family zoned property west of the site, in lieu of Multi-family buildings located within one hundred (100) feet of single-family zoned property, as measured from the property line of the proposed multi-family development to the nearest property line of the single-family zoned property, shall be restricted to single story in height. 3. A waiver from Section 38-1258(b) to allow 4 story multi-family buildings (65' height) to be located 90' from the east property line of Parcel 3, to allow 3 story (45' height) multi-family buildings to be located 75' from the east property line of Parcel 3, and to allow 4 story (65' height) multi-family buildings to be located 100' from single family zoned property west of the site, in lieu of Multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property shall vary in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height. 4. A waiver from Section 38-1258(c) to allow 4 story multi-family buildings (65' height) to be located 90' from the east property line of Parcel 3, to allow 3 story (45' height) multi-family buildings to be located 75' from the east property line of Parcel 3, and to allow 4 story (65' height) multi-family buildings to be located 100' from single family zoned property west of the site, in lieu of Multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property shall not exceed three (3) stories (40 feet) in height, except as provided in (d) below. 5. A waiver from Section 38-1254(1) to allow 3 story (45' height) multi-family buildings to be located 75' from the east property line of Parcel 3, to allow 4 story (65' height) multi-family buildings to be located 90' from the east property line of Parcel 3, to allow 4 story (65' height) multi-family buildings to be located 20' from the north property line of Parcel 3, and to allow 4 story (65' height) multi-family buildings to be located 20' from the west property line of Parcel 3, in lieu of structures in excess of two (2) stories should increase this setback to reflect the additional structural height; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 4; property generally located on the west side of Boggy Creek Road, north of Simpson Road, south of Lake Nona Boulevard; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Brooks Stickler; Kimley Horn & Associates, Inc., Nadeen-Tanmore II Planned Development / Land Use Plan (PD / LUP), Case # CDR-21-04-134

**Consideration:** A PD substantial change to realign the lot orientation within Parcel 4. Additionally, the applicant has requested the following waivers from Orange County Code:

- a. A waiver from Section 38-1258(a) is requested along the eastern and southern boundaries of the proposed multifamily development to allow a multifamily building with a maximum height of sixty-seven (67) feet/five (5) stories with a minimum setback of 25 feet from single-family zoned in lieu of the single-story height requirement where the multifamily buildings are located within one hundred (100) feet of single-family zoned property.
- b. A waiver from Section 38-1258(b) is requested along the eastern and southern boundaries of the proposed multifamily development to allow a multifamily building with a maximum height of sixty-seven (67) feet/five (5) stories with a minimum setback of 25 feet from single-family zoned property along the southern and eastern boundaries in lieu of the varying building height where the multifamily buildings are located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned properties.
- c. A waiver from Section 38-1258(c) is requested along the eastern and southern boundaries of the proposed multifamily development to allow a multifamily building with a maximum height of sixty-seven (67) feet/five (5) stories with a minimum setback of 25 feet from single-family zoned property located along the eastern and southern boundaries in lieu of forty (40) feet/ three (3) stories in height where the multifamily buildings are located within one hundred and fifty (150) feet of single-family zoned properties.
- d. A waiver from Section 38-1258(d) is requested along the eastern and southern boundaries of the proposed multifamily development to allow a multifamily building with a maximum height of sixty-seven (67) feet/five (5) stories with a minimum setback of 25 feet from single-family zoned property located along the eastern and southern boundaries in lieu of forty (40) feet/ three (3) stories in height.
- e. A waiver from Section 38-1258(e) is requested along the eastern and southern boundaries of the proposed multifamily development to allow for parking and other paved areas for multi-family development to be located 7.5 feet from any single-family zoned property in lieu of twenty-five (25) feet.
- f. A waiver from Section 38-1476 to provide 1.69 parking spaces per unit in lieu of the required 1.83 spaces per unit; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property generally located North of World Center Drive / East of International Drive; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Stephanie Lerret; Avalon Park Group, Avalon Park Planned Development / Land Use Plan (PD / LUP), Case # CDR-20-05-133

**Consideration:** A PD substantial change to add sign type "F" to approved Master Sign Plan as well as update verbiage for special events plans. Additionally, the following waiver is requested from Orange County Code: 1. A waiver from Orange County Code is requested to allow three-foot setbacks from adjacent rights-of-way and / or property lines in lieu of 10-feet for sign "F"; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 4; property generally located North and south of Tanja King Boulevard, west of Avalon Park West Boulevard, north of Avalon Lake Drive; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Steven Thorp, Orange County Public Schools, Hackney Prairie Planned Development / Land Use Plan (PD / LUP), Case # CDR-21-08-258

**Consideration:** A PD substantial change to amend the November 1, 2011 BCC Condition #3 to read as "Billboards and pole signs shall be prohibited. All signage, including electronic message centers (EMC), shall comply with the provisions of Section 38-1755(o)."; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 2; property generally north of Hackney Prairie Road and west of North Apopka Vineland Road; 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 3, 2021**; the Orlando Sentinel Orange Extra  
Certify Lines    Tyson Ranch PD / LUP  
                      Nadeen-Tanmore II PD / LUP  
                      Avalon Park PD / LUP  
                      Hackney Prairie PD / LUP

jk/np/ll

c: Districts 1, 2 & 4 Commissioner's Office [email]  
County Attorney's Office, BCC [Angela Diaz 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]  
Nicolas Thalmueller, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]

Mike Seif, Orange TV, BCC [email]