

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that on **Tuesday, November 10, 2020**, beginning at **2:00 p.m.**, or as soon thereafter as the matters may be heard, the **Orange County Board of County Commissioners (BCC)** will hold public hearings in the cases described below. The BCC will hold these hearings either “in person” at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue in downtown Orlando, Florida, OR “virtually,” utilizing communications media technology, with the latter made permissible pursuant to Governor Ron DeSantis’s Emergency Executive Order No. 20-69 related to the Covid-19 state of emergency, as amended, OR a combination of both formats. At the time of publication of this notice, it could not be known by Orange County whether these hearings would be held in person, virtually, or a combination of both formats. **In order to determine the format of these public hearings or if you have any questions, 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 hearings will be hosted by Mayor Jerry L. Demings, a quorum of the BCC will be maintained during the hearings, and the hearings will be conducted and operated by Orange County Government.

If the hearings are held virtually, the BCC members will be participating from different locations via WebEx ©. (See <https://www.webex.com> for more information.)

**Description of the Hearings:**

**1. Applicant:** Chris Savino, EIS Housing, LLC.

Amendment Case # SS-20-09-059

Consideration: A Small Scale Comprehensive Plan Amendment request to change the subject property’s Future Land Use Map designation from PD - Mini Storage (Planned Development) to MHDR (Medium-High Density Residential), in order to allow for multi-family uses; pursuant to Part II, Chapter 163, Florida Statutes.

Location: District 6; property generally located on the southeast corner of 45<sup>th</sup> Street and S. Rio Grande Avenue. (The legal description is on file in the Planning Division.)

**AND**

**2. In conjunction with the adoption of the above Comprehensive Plan Amendment, the BCC will consider adoption of the following Ordinance:**

**AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING SMALL-SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.**

3. Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor, & Reed P.A.

Amendment Case # SS-20-07-048

Consideration: A Small Scale Comprehensive Plan Amendment request to change the subject property's Future Land Use Map designation from IND (Industrial) to HDR – Student Housing (High Density Residential), in order to allow for the construction a student housing project with 764 beds; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 5; property located at 12175 Science Drive; generally located on the north side of Science Drive, on the west side of Technology Parkway. (The legal property description on file in the Planning Division.)

**AND**

4. Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor, & Reed P.A.

Case No: Case # LUP-20-06-163

Consideration: A Rezoning request to change the subject property's zoning from R-3 (Multiple-Family Residential District) to PD (Planned Development District), in order to construct a student housing project with 764 beds. In addition, the following ten waivers from Orange County Code are requested: 1. A waiver from Section 38-1259(d) is requested to allow a vegetative buffer in lieu of a six-foot high masonry, brick, or block wall along the boundaries of the student housing development located adjacent to right-of-way. This buffer will conform to the requirements found in Orange County Land Development Code Chapter 24-4 (a)(1); 2. A waiver from Section 38-1259(h) is requested to allow the student housing buildings up to five (5) stories/fifty-five (55) feet with an additional 10' to accommodate stair well shafts, elevator shafts, and up to 16 mezzanine bedrooms in lieu of the maximum building height of three (3) stories/forty (40) feet; 3. A waiver from Section 38-1476(a) is requested to allow 0.85 parking spaces per bedroom in lieu of one (1) space per bedroom; 4. A waiver from Section 38-1254(1) is requested to allow a twenty (20) foot PD perimeter setback in lieu of the twenty-five (25) foot PD perimeter setback; 5. A waiver from Section 38-1251(b) is requested to allow a maximum building coverage of sixty-five (65) percent in lieu of the thirty (30) percent; 6. A waiver from Section 38-1259(g) is requested to allow a maximum density rate of 1 bedroom to count as one-quarter dwelling unit (1 bedroom =1/4 dwelling unit)

in lieu of one-half dwelling unit; 7. A waiver from Section 38-1259(c) is requested to allow a maximum number of bedrooms of 764 in lieu of the 750 maximum; 8. A waiver from Section 38-1272(a)(1) is requested to allow maximum impervious coverage of eighty-five (85) percent in lieu of the seventy (70) percent; 9. A waiver from Section 38-1253(b) is requested to allow the required recreation space to be calculated with a ratio of 2.25 acres per one thousand (1,000) projected population in lieu of the 2.5 acres per one thousand (1,000); 10. A waiver from Section 38-1259(h) is requested to allow the parking garage up to six (6) stories/sixty-five (65) feet in lieu of the maximum building height of three (3) stories/forty (40) feet; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 5; property located at 12175 Science Drive; generally located on the north side of Science Drive, on the west side of Technology Parkway. (The legal property description on file in the Planning Division.)

**AND**

5. In conjunction with the adoption of the above Comprehensive Plan Amendments, the BCC will consider adoption of the following Ordinance:

**AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING SMALL-SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES**

You may examine the proposed ordinances by calling the Orange County Planning Division at 407-836-5602 or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando Florida.

**Observing Hearings:**

Regardless of whether the hearings are held in person, virtually, or a combination of both formats, you may observe them 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.

If the hearings are held in person, the hearings may also be observed by appearing at the First Floor of the Orange County Administration Center at 201 S. Rosalind Avenue Orlando, Florida, where Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced.

**Participating in Hearings:**

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

- If the hearing is being held in person, you may attend the hearing at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida.
- If the hearing is being held virtually, in whole or in part, you may participate in one of the following two ways:

You may appear 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 virtually via WebEx with the BCC members at a kiosk equipped with a computer laptop and video camera, or

You may participate in the hearing and communicate with the BCC members virtually via WebEx from a remote location through the video section of WebEx found in the link in the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>. **If you desire to participate from a remote location, please register via the link provided in the County Calendar by not later than 5:00 p.m. on Monday, November 9, 2020, 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.**

Regardless of the form of participation, the time allotted to you and each other person who provides testimony 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.

If you appear at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida, Orange County staff will be present to assist at the kiosk in Room 105 and on the First Floor to ensure that social distancing and other health and safety measures are practiced and enforced.

Also, if you intend to show photographs, presentations, reports, or any other documents when you testify at the hearing, it is requested that **by not later than 5:00 p.m. on Monday, November 9, 2020**, you either 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 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 downtown Orlando, Florida.

\* \* \*

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, 407-836-5602, Email: jason.sorensen@ocfl.net

PARA MÁS INFORMACIÓN EN ESPAÑOL ACERCA DE ESTAS REUNIONES PUBLICAS O DE CAMBIOS POR SER EFECTUADOS, FAVOR DE LLAMAR A LA DIVISIÓN DE PLANIFICACIÓN, AL 407-836-8181.

Publish: **October 18, 2020**; Orlando Sentinel Public Record

Certify Lines: Chris Savino, EIS Housing, LLC., Amendment Case # SS-20-09-059  
Ordinance 2010-2030 Comprehensive Plan Small Scale Development Amendments  
Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor, & Reed P.A.  
Amendment Case # SS-20-07-048  
Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor, & Reed P.A.  
Rezoning # LUP-20-06-163  
Ordinance 2010-2030 Comprehensive Plan Small Scale Development Amendments

jk/ll/np

c: District 5 Commissioner's Office [email]  
District 6 Commissioner's Office [email]  
Chris Testerman, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division [email]  
Eric Raasch, Planning Division, BCC [email]  
Lisette Egipciaco, Planning Division, BCC [email]  
Sapho Vatel, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]

s:\jprinsell\misc\newspaper advertisement for bcc hearings on sept. 1 2020 for comp plan rezoning cases - 08-11-20 v2.doc