

Published Daily  
ORANGE County, Florida

**Sold To:**

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

**Bill To:**

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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 Lines Wilderness  
Creek PD / LUP Serenade at Ovation PD / LUP  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Aug 20, 2023.

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



**Rose Williams**

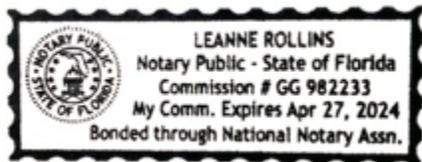
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 21 day of August, 2023,  
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 public hearings on **September 12, 2023**, 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:** Brian Canin, Canin Associates, Wilderness Creek Planned Development / Land Use Plan (PD / LUP) – Case # CDR-21-03-085

**Consideration:** A PD substantial change to change the use PD Parcel 402 from "Access Tract" to "Commercial" in order to develop the site and build a 12,000 square foot athletic training facility. In addition, the following waivers are requested from Orange County Code: 1) A waiver from Section 38-1287(2) to allow a 9' side setback from the west side PD boundary in lieu of a 30' side setback. 2) A waiver from Section 38-1287(2) to allow a 21' side setback to the residential parcel on the east property line in lieu of a 30' side setback. 3) A waiver from Section 38-1300 to allow a building height of 57' in lieu of 35' within one hundred (100) of single-family residential. 4) A waiver from Section 38-1287(4) to allow a pavement setback from side lot line of 0' in lieu of 7.5' on a 45' strip along the western property line to accommodate for the emergency vehicle turnaround. 5) A waiver from Section 38-1287(4) to allow a dumpster setback from side lot line of 3' in lieu of 7.5' on a 20' strip along the western property line to accommodate for the emergency vehicle turnaround. 6) A waiver from Section 38-1287(4) to allow a pavement setback from side lot line of 0' in lieu of 7.5' on a 580' strip along the eastern property line. 7) A waiver from Section 38-1291(c) and Section 24-10(b)(1) to allow no perimeter landscaping along a 580' strip on the eastern property line, in lieu of providing one tree every 75 linear feet in buffer yard areas with at least 50% of the required trees located within 15' from the property line. 8) A waiver from Section 24-10(b)(4) to allow no building landscaping along the eastern side of the building in lieu of providing a minimum of a 4-foot-wide landscaped area at the building base and trees provided at a ratio of one tree per 200 square feet of required landscaped area, pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 1; property generally located on the south side of S. International Drive, approximately 3,000 feet east of Daryl Carter Parkway; Orange County, Florida (legal property description on file in Planning Division)

### AND

**Applicant:** Lance Bennett, Poulos & Bennett, LLC, Serenade at Ovation Planned Development / Land Use Plan (PD / LUP) – Case # CDR-20-08-242

**Consideration:** A PD substantial change to split PD Parcel 19 into 2 development parcels; Parcel 19A will be Village Home District and Parcel 19B will become Apartment District. The request is also to change Parcel 14 to Townhome / Apartment District to allow for development of an Assisted

Living Facility. In addition, the following waiver is requested from Orange County Code: 1) A waiver from Orange County Code Section 38-1387.1(a)(10) is granted to allow a fourteen (14) foot building separation between townhomes in lieu of twenty (20) feet; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

Location: District 1; property generally located on the west of Avalon Road south of Flemings 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 ESTE AVISO PARA UNA AUDIENCIA PÚBLICA SOBRE PROPIEDAD EN SU ÁREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACIÓN, 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 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

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8/20/2023

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