

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **January 10, 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:** Brent A. Lenzen, Kimley-Horn and Associates, Inc., Kingsland Grande Planned Development / Land Use Plan (PD / LUP), Case # CDR-22-08-275

**Consideration:** Substantial change request to add a Master Sign Plan and request two (2) waivers from Orange County Code to allow a maximum impervious surface ratio of 75% in lieu of 70%. and to allow a total of 4,477 square feet of copy area for combined signs 3c, 3d, 3e, 3f, 3g and 3h in lieu of the 200 square feet allowable; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property generally located northwest of the Lake Street and Regency Village Drive intersection; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Abdul Alkadry, P.E, Harris Civil Engineers, LLC, Vineland Pointe Planned Development (PD), Case # CDR-22-07-259

**Consideration:** A PD substantial change to request a waiver from Orange County Code Section 38-1476(a) to allow for a parking ratio of 4.61 spaces /1000 sq. ft. in lieu of 5 spaces /1000 sq. ft. for a shopping center greater than 50,000 sq. ft. of gross floor area; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1, property generally located north of Lake Street, south of Lake Willis Drive, and east of Interstate 4; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Jenny Baez, Bowman Consulting Group, S.R. 535 – Meadow Creek Walgreens Planned Development (PD), Case # CDR-22-08-289

**Consideration:** A PD substantial change to request a waiver from Orange County Code Section 38-1287(2) to allow a ten (10) feet side setback from the south and north property line in lieu of a thirty (30) feet minimum side setback for Lot 2 of the PD; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1, property generally located North of Vistana Center Drive / West of State Road 535; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Donald W. McIntosh Associates, Inc., Isleworth - Four Corners Planned Development (PD) Land Use Plan (PD / LUP), Case # CDR-22-08-282

**Consideration:** Substantial change request to modify the Planned Development to allow for a waiver from Orange County Code Section 38-1254(2)e to reduce the front yard setback to 10 feet in lieu of 20 feet for Lot 17 of Phase 2; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property located at 4912 Aviva Garden Court; generally located at the northwest corner of the Aviva Garden Court and Isleworth Gardens Drive intersection; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Jose Antonio Robles Jr., R & J Retail Construction Services, LLC, Lake Sherwood Planned Development / Land Use Plan (PD / LUP), Case # CDR-21-12-390

**Consideration:** A Planned Development substantial change to create Parcel E1 out of Parcel E. The proposal is to change the land use designation for Parcel E1 from commercial to residential to allow for the development of nine (9) single family units in some combination of duplexes and triplexes. No waivers are associated with this request; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 6; property located at 7648 Balboa Drive; or generally located on the southeast corner of Lake Sherwood Dr. and Balboa Dr.; 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: **December 18, 2022**; the Orlando Sentinel Orange Extra  
Certify Lines     Kingsland Grande PD / LUP  
                            Vineland Pointe PD  
                            S.R. 535 - Meadow Creek Walgreens PD  
                            Isleworth - Four Corners PD / LUP  
                            Lake Sherwood PD / LUP

gh/ll/np

c: Districts 1 & 6 Commissioner's Office [email]  
County Attorney's Office, BCC [Angela Diaz email]

Chris Testerman, Deputy County Administrator, BCC [email]  
Jon Weiss, Director, Planning, Environmental, and Development Services Department,  
BCC [email]  
Alberto Vargas, Planning Division, BCC [email]  
Nicolas Thalmueller, Planning Division, BCC [email]  
Misty Mills, Planning Division, BCC [email]  
Iris Harkonen, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
Lisette Egipciaco, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]