

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

**IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, PLEASE CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, EMAIL: PLANNING@OCFL.NET.**

**PARA MÁS INFORMACIÓN EN ESPAÑOL ACERCA DE ESTAS REUNIONES PUBLICAS O DE CAMBIOS POR EFECTUADOS, FAVOR DE LLAMAR A LA DIVISION DE PLANIFICACION, AL 407-836-5600.**

The Orange County Board of County Commissioners will conduct a public hearing on **March 21, 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 at this public hearing.

**Applicant:** M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for PRS Investors Group LLP, Amendment 2022-2-A-1-2

**Consideration:** To change the Future Land Use designation from Village (V) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30.

**Location:** District 1; property located at 14300, 14316, 14320, 14324, 14328, 14332, 14454, 14472, and 14500 Avalon Road; generally located west of Avalon Road, south of Grove Blossom Way, and east of the Orange County-Lake County boundary (legal property description on file in Planning Division—see enclosed map).

**AND**

**Applicant:** M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for PRS Investors Group LLP, Amendment 2022-2-B-FLUE-2

**Consideration:** To amend Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County.

**AND**

**Consideration:** 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 amendments pursuant to Section 163.3184(3), Florida Statutes; and providing effective dates.

**AND**

**Applicant:** M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for PRS Investors Group LLP, Concurrent Rezoning LUP-22-06-199

**Consideration:** To rezone from A-1 (Citrus Rural District) to PD (Planned Development District) (Village at Avalon PD/LUP) in order to allow for up to 296 multi-family units and up to 87,120 square feet of retail commercial uses. Also requested are five (5) waivers from Orange County Code. 1) A waiver from Section 38-1258(a) to allow a maximum height of five (5) stories and sixty-five (65) feet in height for multi-family buildings within one hundred (100) feet of single-family zoned property, in lieu of a maximum height of one story for multi-family residential buildings located within one-hundred (100) feet of single family zoned property; 2) A waiver from Section 38-1258(b) to allow buildings to be five (5)

stories and sixty-five (65) feet in height, in lieu of varying in building height with a maximum of fifty (50) percent of 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, when located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property; 3) A waiver from Section 38-1258(c) to allow a building height of 65' and five (5) stories, in lieu of not exceeding three (3) stories (40 feet) in height, when located within one hundred and fifty (150) feet of single-family zoned property; 4) A waiver from Section 38-1258(d) to allow a building height of 65' and five (5) stories in lieu of 40' and three (3) stories; and 5) A waiver from Section 38-1476 to allow a parking ratio of 1.43 spaces per efficiency unit or 1 bedroom and 1.90 spaces per apartment unit of two (2) or three (3) bedrooms in lieu of 1.5 spaces per efficiency unit or 1 bedroom and 2.0 spaces per two or three bedroom units.

**Location:** District 1; property located at 14300, 14316, 14320, 14324, 14328, 14332, 14454, 14472, and 14500 Avalon Road; generally located west of Avalon Road, south of Grove Blossom Way, and east of the Orange County-Lake County boundary (legal property description on file in Planning Division—see enclosed map).

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.

You may examine the notice and the proposed ordinance at the office of the Comptroller Clerk of the Board of County Commissioners, 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida; between 8 a.m. and 5 p.m., Monday through Friday.

**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

gh/cs/jlk

March 7, 2023

c: Applicant/Abutters