

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

**If you have any questions regarding this notice, 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 audiencia publica sobre propiedad en su area/vecindad, favor comunicarse con la División de Planificación, al numero, 407-836-8181.**

The Orange County Board of County Commissioners will conduct a public hearing on **November 13, 2018, 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 a request by:

**Applicant:** Kathy Hattaway, Poulos & Bennett, LLC, Spring Grove - Northeast Planned Development / Land Use Plan (PD / LUP), Case # CDR-17-10-301

**Consideration:** Substantial change request to change the designation for PD Parcel 26 from Apartment District (APT) to Village Home District (VHD), reduce the number of units from 353 to 221 (an overall reduction of 132 units), and modify the Adequate Public Facilities (APF) acreage contributions of each parcel (no overall change in APF acreage). Additionally, the following waivers are being requested from Orange County Code: 1. A waiver from 34-152(c) to allow lots to front a mews, park, open space, etc. and have access via a tract or easement in lieu of the requirement that each lot shall have a minimum access width of twenty (20) feet to a dedicated public paved street; 2. A waiver from Section 38-1382(h)(4) to allow alleys to be designed as a tract in lieu of the requirement that they shall be designed as a private easement; 3. A waiver from Section 38-1384(g)(1) to allow garage access to be setback from an alley tract in lieu of an easement; 4. A waiver from Section 38-1384(g)(2) to allow detached garages without access to a rear alley tract, including garages with an accessory dwelling unit, shall be located a minimum of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot in lieu of detached garages without access to a rear alley easement, including garages with an accessory dwelling unit, shall be located a minimum of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot; 5. A waiver from Section 38-1384(i)(2) to allow vehicular access to garages or other off-street parking to be from a rear alley tract in lieu of an easement; and 6. A waiver from Section 30-714(c) to allow the project to proceed beyond 5% of the approved PD entitlements, as defined in the recoded APF Agreement for the property, as may be amended, subject to the following conditions: (1) a minimum 2.07 acres of APF Lands shall be conveyed to the County prior to the said 5% threshold being reached; and (2) the plat for phase 2 (as shown on the PSP) shall not be recorded until at least 8.39 acres of APF Lands, in the aggregate, have been conveyed to the County from the project. Provided, however, the foregoing condition (2) shall not apply if, prior to the recording of the plat for Phase 2 of the project (as shown on the PSP), the property owner and Orange County Public Schools have identified in writing an alternate location for the school site shown on this Land Use Plan and such alternate location is zoned for a school site or is the subject of a rezoning application to allow for such alternate school site and the rezoning application has met the County's minimum standards for sufficiency and been accepted by the County for processing. The foregoing is in lieu of the requirement that a minimum 8.39 acres of APF Lands be conveyed prior to the 5% threshold being reached; pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1, property located at 11900 Avalon Road; or generally located east of Avalon Road, west of State Road 429, and south of Water Spring Boulevard; Orange County, Florida (legal property description on file in Planning Division-see map on reverse side)

You may obtain a copy of the legal property description by calling the Orange Planning Division, 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**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

jk/np/ll  
October 15, 2018  
c: Applicant/Abutters