

## 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 **August 6, 2019, 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:** Dan O'Keefe, Shutts & Bowen LLP, Sunterra Resorts Planned Development (PD), Case # LUPA-18-12-393

**Consideration:** To rezone 0.325 acres from R-CE (Country Estate District) to PD (Planned Development District) and incorporate the property into the Sunterra Resorts PD. The request is also to change the approved uses of the Sunterra Resorts PD from 30,000 square feet of commercial uses and 420 timeshare units to 400 multi-family dwelling units. The request also includes the following waivers from Orange County Code:

1. A waiver from Section 38-1393 to allow a multifamily and/or non-residential building with a maximum height of sixty-five (65) feet to have a minimum setback of 25 feet from single family residential development within the BVN district, single family zoned land outside the BVN district, or lands outside the BVN district designated as Low-Density Residential on the Future Land Use Map, in lieu of the Code's graduated building height/setback requirements.
2. A waiver from Section 38-1258(j) to allow a minimum building separation of twenty (20) feet in lieu of a minimum separation of thirty (30) feet for two-story buildings, and forty (40) feet for buildings three (3) stories.
3. A waiver from Section 38-1251(b) to allow the maximum coverage of all buildings to not exceed 75% of the gross land area, in lieu of the allowable maximum coverage of 30% of the gross land area.
4. A waiver from Section 38-1258(e) to allow (i) parking and other paved areas for multi-family development to be located no closer than 7.5 feet from any single family zoned property internal to the project only, in lieu of the requirement that parking and other paved areas for multi-family development be located no closer than 25 feet from any single family zoned property, and (ii) a minimum 7.5-foot landscape buffer consistent with Type C landscape buffer requirements, in lieu of a minimum 25-foot landscape buffer.
5. A waiver from section 38-830(12)(c) to allow refuse or solid waste areas to be located zero (0) feet from the north property line, wherever a wall is proposed, in lieu of the requirement that refuse or solid waste areas be located at least five (5) feet from any side or rear property line; pursuant to Orange County Code, Chapter 30.

**Location:** District 1; property generally located north of Lake Street, east of Ruby Lake Road, and south of Lemon Lake Boulevard; Orange County, Florida (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.

**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

cas/np/jlk  
July 2, 2019  
c: Applicant/Abutters