

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

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 **September 10, 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: Sam J. Sebaali, Florida Engineering Group, Inc, Sam's Trail Plaza Planned Development (PD), Case # LUPA-19-01-032

Consideration: Land Use Plan Amendment to rezone a 0.36 gross acre subject parcel from C-1 (Retail Commercial District) to PD (Planned Development District), incorporate the parcel into the Sam's Trail Plaza PD, and revise the PD development program in order to construct a 2,053 square foot fast food restaurant on the subject parcel. In addition, the applicant has requested the following waivers from Orange County Code:

1. A waiver from Section 38-830 to allow for a zero (0) foot solid waste area setback on the west side of Parcel ID: 03-24-29-6209-00-020, in lieu of the solid waste area location requirement of at least five (5) feet from the rear property line;
2. A waiver from Section 38-1272(a)(1) to allow for the currently existing 83% impervious surface coverage to be permitted within the PD boundary, in lieu of a maximum impervious surface coverage area of 70%;
3. A waiver from Section 38-1234(3)(c) to allow for the currently existing 17% open space to be permitted within the PD boundary, in lieu of the open space requirement of 20%;
4. A waiver from Section 38-1272(a)(3) to allow for a zero (0) foot side setback on the north side of Parcel ID: 03-24-29-6209-00-020, in lieu of the side setback requirement of at least 10 feet from the side property line; and
5. A waiver from Section 38-1272(a)(3) to allow for a 30 foot front setback on the east side of Parcel ID: 03-24-29-6209-00-020, in lieu of the front arterial setback requirement of at least 40 feet from the front property line; pursuant to Orange County Code, Chapter 30

Location: District 4; property located at 9430 S. Orange Blossom Trail; or generally located west of S. Orange Blossom Trail, approximately 625 feet north of Taft Vineland Road; 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

np/ll/cas

July 30, 2019

c: Applicant/Abutters