

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **June 4, 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 the following requests by:

**Applicant:** Kathy Hattaway, Poulos & Bennett, LLC, Meadow Woods Planned Development / Land Use Plan (PD / LUP), Case # CDR-18-10-335

**Consideration:** A PD substantial change request to change the use on PD Parcels 2.1 and 3.2 from Open Space and Fire / Police, respectively, to Community Commercial and utilize existing unused commercial entitlements within the PD for the proposed commercial development, which will be assigned at the Preliminary Subdivision Plan (PSP) / Development Plan (DP); 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 4; property generally located South of Wetherbee Road and east of Orange Avenue; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Robert B. Paymayesh, PE Group LLC, Nadeen Tanmore II Planned Development / Land Use Plan (PD / LUP), Case # CDR-18-09-307

**Consideration:** A Change Determination Request (CDR) to assign the existing PD entitlements to Parcels 1, 2, and 3, and to increase the PD entitlements by adding 100,000 square feet of commercial uses, 341 multi-family residential units, and 300 hotel rooms and assigning them to Parcel 4. The request is also to remove BCC Condition of Approval #13C from April 5, 2011, which prohibits residential uses on the PD; to amend BCC Condition of Approval #7 from July 10, 2018 to increase the overall PD entitlements; to add two new access points to Parcel 3; to add an access point (right-in/right-out) to Parcel 4; to show two previously approved access points that were omitted on the latest PD amendment; to revise the Parcel 4 area from 36.26 acres to 37 acres per an updated survey; and to delete the 50' building setback from existing onsite drainage ponds; 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 generally located north of World Center Drive, east of State Road 535 and, east and west of International Drive; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** James H. McNeil Jr., Akerman, LLP, Ivey Groves Planned Development/ Land Use Plan (PD/LUP) - Case # CDR-18-08-258

**Consideration:** A PD substantial change to allow the ability for the developer to use one of the single-family residences on Platted Lot 59 / Lot 201 of the Ivey Groves Subdivision Preliminary Subdivision Plan (PSP) as a corporate guest house for a period of 3 years from the date of Board of County Commissioners approval or sixty (60) days after the developer sells the land / home in the subdivision, whichever is sooner. Pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-120.

**Location:** District 1; property located at 10110 Royal Island Court, generally located west of Winter Garden Vineland Road and north of Vista Boulevard; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Eric Warren, Poulos & Bennett, LLC, Springhill Planned Development / Land Use Plan (PD/LUP) – Case # CDR-18-10-351

**Consideration:** A PD Substantial change request to reallocate thirty-four (34) units from PD Parcel 15 to PD Parcel 35. In addition, the applicant has requested the following three (3) waivers from Orange County Code for PD Parcel 35 only:

- 1.) A waiver from Section 38-1258(a) to allow multi-family residential buildings located no less than ten (10) feet of single-family zoned property along the west parcel line and one hundred (100) feet along the south parcel line to be constructed up to five-stories and 65 feet in height, in lieu of the requirement that multi-family buildings within one hundred (100) feet of a single-family zoned property be restricted to a single-story in height.
- 2.) A waiver from Section 38-1258(b), to allow multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property to be constructed up to five-stories and 65 feet in height, in lieu of the requirement that multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property shall vary in building height with a maximum of fifty (50) percent of the 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.
- 3.) A waiver from Section 38-1258(c), to allow multi-family buildings located no less than ten (10) feet of single-family zoned property along the west parcel line and one hundred (100) feet along the south parcel line to be constructed up to five-stories and 65 feet in height, in lieu of the requirement that multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property shall not exceed three (3) stories (forty (40) feet in height; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 1; property generally located north of Water Spring Boulevard and West of Avalon Road; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** William E. Burkett, Burkett Engineering, Inc., Collegiate Village Planned Development / Land Use Plan (PD / LUP), Case # CDR-18-06-206

**Consideration:** A PD substantial change request to amend approved uses, decrease Commercial square footage from 166,000 to 153,600, increase student housing from 1,400 beds to 1,800 beds, eliminate the multi-family age restricted units, add on-street parking on Lots 6-9, and request the following waivers from Orange County Code: 1) A waiver from Section 38-1259(c) is requested to allow a total of 1,800 beds of student housing, in lieu of 750 bedrooms for PD Parcel 1 and Lots 6 and 6A and Collegiate Village Inn. 2) A waiver from Section 38-1258(d) and 38-1259(h) is requested to allow a maximum building height up to 100 feet for student housing, in lieu of a maximum building height of three stories (40 feet) for Parcel 1 and Lots 6 and 6A and Collegiate Village Inn. 3) A waiver from Section 38-1476(a) is requested to allow for a reduction in parking requirements for commercial / retail development of 3.6 parking spaces per 1,000 square feet of gross floor area, in lieu of 5 spaces per 1,000 square feet of gross floor area for Lots 7, 8 and 9 and commercial development that may be a part of Lot 6 and/or Collegiate Village Inn. 4) A waiver from Section 38-1501 is requested to allow container stores to be a minimum of 160 square

feet, in lieu of a minimum 500 square feet for Lots 7, 8 and 9. 5) A waiver from Section 38-79(87) is requested to allow multiple food vendors to operate as described in the Paseo programming on Sheet 4 of the Land Use Plan; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 5; property generally located South of University Boulevard, west of Alafaya Trail; 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: **May 12, 2019**; the Orlando Sentinel Public Record

Certify Lines     Meadow Woods PD/LUP  
                       Nadeen Tanmore II PD/LUP  
                       Ivey Groves PD/LUP  
                       Springhill PD/LUP  
                       Collegiate Village PD/LUP

cas/nr/np/jlk

c: Districts 1, 4 & 5 Commissioner's Office [email]  
County Attorney's Office, BCC [Anna Caban email]  
Chris Testerman, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division, BCC [email]  
Eric Raasch, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
Lisette Egipciaco, Planning Division, BCC [email]  
Sapho Vatel, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]