

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **October 26, 2021**, 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:

**1. Applicant:** Jonathan P. Huels; Lowndes, Drosdick, Doster, Kantor & Reed, P.A

Amendment Case # SS-20-07-047

**Consideration:** A Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Low Density Residential (LDR) to Planned Development – Commercial (PD-C); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 4; property generally located south of E. Colonial Drive and west of Alafaya Trail (The legal description is on file in the Planning Division.)

**AND**

**2.** In conjunction with the adoption of the above Comprehensive Plan Amendment, the BCC will consider adoption of the following Ordinance:

**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 SMALL-SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.**

**AND**

**3. Applicant:** Jonathan P. Huels; Lowndes, Drosdick, Doster, Kantor & Reed, P.A

Case No: Rezoning Case # LUPA-21-02-040 (Waterford Oaks PD)

**Consideration:** A request to rezone 1.03 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) and incorporate it into the Waterford Oaks PD. Additionally, the Master Sign Plan is being amended to show additional signage and incorporate the additional acreage; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 4; property generally located south of E. Colonial Drive and west of Alafaya Trail (The legal description is on file in the Planning Division.)

**AND**

**4. Applicant:** Scott Stuart; Kelly, Collins & Gentry, Inc.

Amendment Case # SS-21-01-090

**Consideration:** A request to change the Future Land Use Map designation from Office (O) to Planned Development Commercial and High Density Residential – Student Housing (PD – C / HDR – Student Housing).; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 5; property located at 12124 High Tech Ave; Generally located on the north side of University Blvd., east of Systems Way, west of Turbine Dr., south of High Tech Ave. (The legal description is on file in the Planning Division.)

**AND**

**5.** In conjunction with the adoption of the above Comprehensive Plan Amendment, the BCC will consider adoption of the following Ordinance:

**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 SMALL-SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.**

**AND**

**6. Applicant:** Scott Stuart; Kelly, Collins & Gentry, Inc.

Case No: Substantial Change Request Case # CDR-20-12-340 (Quadrangle Planned Development)

**Consideration:** A PD substantial change to convert the land use on Tract 23A to Commercial / Student Housing to allow for 950 beds and 3,000 square feet of commercial uses. Additionally, the following waivers are requested from Orange County Code: 1. A waiver from Orange County Code Section 38-1259(c) to allow a maximum of 950 bedrooms in lieu of a maximum of 750 bedrooms. 2. A waiver from Orange County Code Section 38-1259(d) to allow no masonry wall in lieu of a six-foot masonry wall along right of way. 3. A waiver from Orange County Code Section 38-1259(k) to allow a maximum building height of 10 stories / 135-feet in lieu of 3 stories / 40-feet. 4. A waiver from Orange County Code Section 38-1259(j) to allow a density calculation of 4.261 bedrooms equals 1 multi-family unit in lieu of 4 bedrooms equals 1 multi-family unit. 5. A

waiver from Orange County Code Section 38-1477 to allow offsite parking to be provided within 1,300 feet from the principal entrance in lieu of 300 feet. 6. A waiver from Orange County Code Section 38-1254 to allow a 20-foot building setback from the right of way line of Turbine Drive and High Tech Avenue in lieu of 25-feet. 7. A waiver from Orange County Code Section 38-1254 to allow a 35-foot building setback from the right of way line of University Boulevard in lieu of 50-feet; and in lieu of the prior centerline setback requirement of 114-feet and the current 70-foot setback from the centerline for a building or structure. 8. A waiver from Orange County Code Section 38-1501 to allow a minimum unit size of 250 square feet in lieu of 500 square feet; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 5; property located at 12124 High Tech Ave; Generally located on the north side of University Blvd., east of Systems Way, west of Turbine Dr., south of High Tech Ave. (The legal description is on file in the Planning Division.)

You may obtain a copy of the legal property descriptions 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 HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY PLANNING DIVISION, Email: [planning@ocfl.net](mailto:planning@ocfl.net) or 407-836-5600**

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.

**PARA MÁS INFORMACIÓN EN ESPAÑOL ACERCA DE ESTAS REUNIONES PÚBLICAS O DE CAMBIOS POR SER EFECTUADOS, FAVOR DE LLAMAR A LA DIVISIÓN DE PLANIFICACIÓN, AL 407-836-5600.**

**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: **October 3, 2021**; the Orlando Sentinel Orange Extra

Certify Lines Amendment Case # SS-20-07-047, Ordinance for Proposed Amendment, and Rezoning # LUPA-21-02-040

Amendment Case # SS-20-01-090, Ordinance for Proposed Amendment, and Substantial Change Request # CDR-20-12-340

jk/np/jv

c: Districts 4 & 5 Commissioner's Office [email]  
County Attorney's Office, BCC [Angela Diaz 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]  
Nicolas Thalmueller, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]