

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 **November 30, 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 a request by:

Applicant: Erika Hughes, VHB, Inc., Ward Property Planned Development / Land Use Plan (PD / LUP), Case # CDR-20-08-238

Consideration: A PD substantial change to update the entitlements to include 762 multi-family units; 188 townhomes; 58 Senior Housing units; 150,000 square feet of retail uses; and 150,000 square feet of office uses; and adjust lot acreages. Additionally, the following waivers from Orange County Code are requested: a. A waiver from Section 38-1254(1) to allow multi-family buildings at a maximum building height of five (5) stories/sixty (60) feet to provide a minimum twenty-five (25) feet setback, in lieu of structures in excess of two (2) stories increasing this setback to reflect the additional structural height; b. A waiver from Section 38-1258(a) to allow multi-family buildings located within one hundred (100) feet of single-family residential property internal to the PD to have a maximum building height of five (5) stories/sixty (60) feet, in lieu of being restricted to a single story in height; c. A waiver from Section 38-1258(b) to allow multi-family buildings located within one hundred plus (100+) feet to one hundred fifty (150) feet of a single-family residential property internal to the PD to have a maximum building height of five (5) stories/sixty (60) feet, in lieu of having varying building heights with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet in height and the remaining buildings being one (1) story or two (2) stories in height; d. A waiver from Section 38-1258(j) is requested to allow for a minimum building separation of twenty (20) feet between multi-family buildings internal to the PD where doors, windows or other openings in the wall of a living unit back up to a wall of another building with doors, windows or other openings, in lieu of providing thirty (30) feet for two-story buildings and forty (40) feet for three-story buildings; e. A waiver from Section 38-1272(a)(5) is requested to allow a maximum building height of sixty (60) feet, in lieu of fifty (50) feet, for any portion of the proposed Senior Housing/Assisted Living Facility which is not within one hundred (100) feet of any residential. The maximum building height shall remain at the code maximum of thirty-five (35) feet for any portion of the proposed Senior Housing/Assisted Living Facility which is within one hundred (100) feet of any residential; f. A waiver from Section 38-1258(d) is requested to allow multi-family buildings to have a maximum building height of sixty (60) feet or five (5) stories in lieu of forty (40) feet or three (3) stories in height; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

Location: District 4; property generally located South of Lake Nona Boulevard / West of Boggy Creek Road; 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 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

ll/np/jk
November 4, 2021
c: Applicant/Abutters