



Interoffice Memorandum

DATE: March 9, 2023

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners (BCC),
County Comptroller's Office

THRU: Agenda Development BCC

FROM: Alberto A. Vargas, MArch, Manager
Planning Division

CONTACT PERSON: **Jason H. Sorensen, AICP, Chief Planner** Jason Sorensen
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on April 11, 2023

**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment, Ordinance,
and Concurrent Rezoning Request**

Digitally signed by
Jason Sorensen
Date: 2023.03.09
08:36:04 -05'00'

TYPE OF HEARING: Adoption of Future Land Use Map Amendment,
Ordinance, and Concurrent Rezoning Request

APPLICANT: Jason Searl, Gray Robinson, P.A.,

AMENDMENT: SS-22-10-084: Low-Medium Density Residential
(LMDR) to Industrial (IND)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT
REZONING:** RZ-22-10-085: A-2 (Farmland Rural District) and
R-T-2 (Combination Mobile Home and Single-Family
Dwelling District) to I-1/I-5 Restricted (Industrial
District - Light)

DISTRICT #: 3

GENERAL LOCATION:	Generally located on the west side of Narcoossee Road, south of Brentwood Drive, and north of Gentian Street.
ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:	2 minutes
HEARING CONTROVERSIAL:	No
HEARING REQUIRED BY FL STATUTE OR CODE:	Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30
ADVERTISING REQUIREMENTS:	At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of The Orlando Sentinel describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held.
ADVERTISING TIMEFRAMES:	At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for rezonings.
APPLICANT/ABUTTERS TO BE NOTIFIED:	At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.
SPANISH CONTACT PERSON:	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.

ADVERTISING LANGUAGE FOR AMENDMENT:

To change the Future Land Use designation from Low-Medium Density Residential (LMDR) to Industrial (IND).

ADVERTISING LANGUAGE FOR REZONING:

To change the zoning designation from A-2 (Farmland Rural District) and R-T-2 (Combination Mobile Home and Single-Family Dwelling District) to I-1/I-5 Restricted (Industrial District - Light) for a commercial landscape nursery with retail sales.

ADVERTISING LANGUAGE FOR 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 a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**MATERIALS BEING SUBMITTED
AS BACKUP FOR PUBLIC
HEARING REQUEST:**

(1) Names and last known addresses of property owners within 300 feet and beyond (via email from Fiscal and Operational Support Division); and

(2) Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO
CLERK (IF ANY):**

Please schedule the public hearing concurrent with the Ordinance for the proposed amendment and the concurrent rezoning.

- c: Jon Weiss, P.E., Deputy County Administrator
Joel Prinsell, Deputy County Attorney, County Attorney’s Office
Tim Boldig, Interim Director, Planning, Environmental, and Development Services Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Jason Sorensen, AICP, Chief Planner, Current Planning Division
Olan Hill, AICP, Assistant Manager, Planning Division

Legal Description

SS-22-10-084 and RZ-22-10-085

**6830 and 6832 Narcoossee Road; 7906, 7912, and 7920 Brentwood Drive;
7917 and 7939 Gentian Street**

Parcel #: 23-23-30-0892-00-650 (6830 Narcoossee Road)

BRENTWOOD S/115 LOT 65 LESS PORTION DESCRIBED (COMM SE COR OF SEC 23 TH N00-09-23W ALONG E LINE OF SEC 23 FOR 550.03 FT TH N30-09-00W 129.35 FT TO PROJECTION OF S LINE OF BRENTWOOD PB S/115 TH S89-58-53W ALONG PROJECTION OF SAID S LINE 57.82 FT TO SE COR LOT 65 OF SAID BRENTWOOD AND THE POB TH S89-58-53W ALONG SAID S LINE OF LOT 65 FOR 26.58 FT TO POINT ON A CURVE CONCAVE ELY W/ RAD 7696.44 FT CH BEARING OF N32-14-18W CENT ANG OF 01-03-05 FOR 141.21 FT TH N68-45-49W 23.67 FT TO N LINE OF LOT 64 OF SAID BRENTWOOD TH N89-59-03E ALONG SAID N LINE FOR 49.61 FT TO NE COR SAID LOT 64 TH S30-09-00E ALONG SAID E LINE OF LOTS 64 & 65 ALSO BEING THE WLY R/W LINE SR 15 FOR 148.05 FT TO POB PER ORB 10513/6875)

Parcel #: 23-23-30-0000-00-018 (6832 Narcoossee Road)

N 158 FT OF S 662 FT OF SE1/4 OF SE1/4 W OF ROAD OF SEC 23-23-30 LESS (COMM SW COR SEC 24 TH S89-55-32E 318.22 FT TH N30-09-00W 527.6 FT TH S59-51-00W 33 FT TH N30-09-00W 74.89 FT TO S LINE OF N 158 FT OF S 662 FT OF SE1/4 OF SE1/4 OF SEC 23 AND THE POB TH S89-58-19W ALONG SAID S LINE 36.27 FT TO POINT ON A CURVE CONCAVE SWLY W/RAD OF 7582.44 FT CH BEARING OF N32-41-48W CENT ANGL OF 00-59-12 FOR 130.58 FT TO POINT OF REV CURVATURE OF A CURVE CONCAVE NELY W/RAD OF 7696.44 FT CH BEARING OF N32-58-37W CENT ANGL OF 00-25-33 FOR 57.21 FT TO S LINE OF BRENTWOOD PB S/115 TH N89-58-53E ALONG SAID S LINE FOR 46.24 FT TO WLY R/W LINE SR 15 TH S30-09-00E 182.57 FT TO POB PER ORB 10513/6875)

Parcel #: 23-23-30-0892-00-620 (7906 Brentwood Drive)

BRENTWOOD S/115 LOT 62

Parcel #: 23-23-30-0892-00-630 (7912 Brentwood Drive)

BRENTWOOD S/115 LOT 63

Parcel #: 23-23-30-0892-00-640 (7920 Brentwood Drive)

BRENTWOOD S/115 LOT 64 LESS PORTION DESCRIBED (COMM SE COR OF SEC 23 TH N00-09-23W ALONG E LINE OF SEC 23 FOR 550.03 FT TH N30-09-00W 129.35 FT TO PROJECTION OF S LINE OF BRENTWOOD PB S/115 TH S89-58-53W ALONG PROJECTION OF SAID S LINE 57.82 FT TO SE COR LOT 65 OF SAID BRENTWOOD AND THE POB TH S89-58-53W ALONG SAID S LINE OF LOT 65 FOR 26.58 FT TO POINT ON A CURVE CONCAVE ELY W/ RAD 7696.44 FT CH BEARING OF N32-14-18W CENT ANG OF 01-03-05 FOR 141.21 FT TH N68-45-49W 23.67 FT TO N LINE OF LOT 64 OF SAID BRENTWOOD TH N89-59-03E ALONG SAID N LINE FOR 49.61 FT TO NE COR SAID LOT 64 TH S30-

09-00E ALONG SAID E LINE OF LOTS 64 & 65 ALSO BEING THE WLY R/W LINE SR 15 FOR 148.05 FT
TO POB PER ORB 10513/6875)

Parcel #: 23-23-30-0000-00-040 (7917 Gentian Street)

E 160 FT OF W 800 FT OF N 138 FT OF S 504 FT OF E 3/4 OF SE1/4 OF SE1/4 OF SEC 23-23-30

Parcel #: 23-23-30-0000-00-036 (7939 Gentian Street)

E1/2 OF N 138 FT OF S 504 FT OF S1/2 OF SE1/4 W OF RD (LESS W 1130 FT) IN SEC 23-23-30 &
THAT PART OF SW1/4 OF SW1/4 LYING W OF RD (LESS S 346 FT & LESS 20 FT FOR RD R/W) (LESS PT
TAKEN FOR R/W PER 9390/3473) (LESS COMM AT SW COR OF SEC 24 TH S89-55-32E 318.22 FT TO
PT ON CENTER LINE OF SURVEY OF SR 15 PER FDOT R/W MAP SEC 7508 FP NO 239266-3 TH N30-
09-00W 527.6 FT ALONG SAID SURVEY LINE TH S59-51-00W 33 FT TO PT ON WLY R/W LINE OF SR
15 FOR POB TH S04-33-01E 64.88 FT TO N R/W LINE OF GENTIAN ST TH S79-17-42W 7.22 FT TH
DEPARTING SAID R/W LINE N 15-00-38E 10.21 FT TO CURV CONCV SWLY HAVING A RAD OF
7582.44 FT A CHORD BEARING OF N31-40-00W A CENTRAL ANGLE OF 01-04-24 AND AN ARC DIST
OF 142.06 FT TO PT OF TANGENCY TH N89-58-19E 36.27 FT TO PT ON WLY R/W LINE OF SR 15 TH
S30-09-00E 74.89 FT TO POB PER 10693/6026) IN SEC 24-23-30

For questions regarding this map,
please call the Planning Division
at 407-836-5600

Location Map

SS-22-10-084 and RZ-22-10-085

**6830 and 6832 Narcoossee Road; 7906, 7912, and 7920 Brentwood Drive;
7917 and 7939 Gentian Street**

