



Interoffice Memorandum

DATE: April 18, 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 Digitally signed by Jason Sorensen Date: 2023.04.20 11:21:48 -04'00'
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on May 23, 2023

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

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

APPLICANT: S. Brent Spain, Esquire, Theriaque & Spain

AMENDMENT: SS-23-01-108: Low Density Residential (LDR) Rural Settlement (RS) to Commercial (C) Rural Settlement (RS)

AND

Ordinance for Proposed Amendment

AND

CONCURRENT REZONING: RZ-23-01-109: R-CE-2 (Rural Residential District) to C-1 Restricted (Retail Commercial District)

DISTRICT #: 2

GENERAL LOCATION: 3700 N. Orange Blossom Trail, generally located on the west side of N. Orange Blossom Trail, north of Willow Street, south of Holly Street, and east of Day Care Center Road.

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 Map designation from Low Density Residential (LDR) Rural Settlement (RS) to Commercial (C) Rural Settlement (RS)

ADVERTISING LANGUAGE FOR REZONING:
To change the zoning designation from R-CE-2 (Rural Residential District) to C-1 Restricted (Retail Commercial District) to construct up to 20,386 square feet of neighborhood commercial and office uses.

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-23-01-108 & RZ-23-01-109
3700 North Orange Blossom Trail**

S1/2 OF NE1/4 OF SW1/4 OF NE1/4 (LESS W 1 CH OF N 180 FT & LESS S 30 FT FOR RD R/W & LESS RD R/W PER OR 2901/38) OF SEC 21-20-27

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

LOCATION MAP
SS-23-01-108 & RZ-23-01-109
3700 North Orange Blossom Trail

