



Interoffice Memorandum

Received on May 18, 2023
Planning Division will handle
advertising to the Sentinel
Clerk's office will handle abutter
notices

DATE: May 12, 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**
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on June 20, 2023
**Ordinance/Comprehensive Plan – Adoption of Regular Cycle Amendments,
Ordinance, and Concurrent PD Substantial Change Request**

TYPE OF HEARING: Adoption of Future Land Use Map Amendment,
FLU8.1.4 Text Amendment, Ordinance, and
Concurrent PD Substantial Change Request

APPLICANT: Abdul Alkadry, PE, Harris Civil Engineers, LLC for
OC-IB II Property Owner, LLC

AMENDMENTS: 2022-2-A-4-1: Planned Development-Medium
Density Residential/Commercial/Office (PD-
MDR/C/O) (Senior Adult Housing) to Planned
Development-Medium-High Density Residential
Commercial/Office (PD-MHDR/C/O)

AND

2022-2-B-FLUE-4: Text Amendment to Future Land
Use Element Policy FLU8.1.4 establishing the
maximum densities and intensities for proposed
Planned Developments within Orange County

AND

Ordinance for Proposed Amendments

AND

**CONCURRENT
PD SUBSTANTIAL CHANGE
REQUEST:**

CDR-22-10-306: Tupperware Heights Planned
Development /Land Use Plan (PD/LUP)

DISTRICT #:

4

GENERAL LOCATION:

Generally located east of South Orange Blossom
Trail, west of Florida's Turnpike, and north of the
Orange County/Osceola County line

**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 and Orange County Code
Chapter 38, Article VIII, Division 1, Section 38-1207

**ADVERTISING
REQUIREMENTS:**

N/A (Fiscal & Operational Support Division will publish
display advertisement in local newspaper of general
circulation)

ADVERTISING TIMEFRAMES:

N/A

**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 Medium Density
Residential/Commercial/Office (PD-MDR/C/O) (Senior Adult Housing) to Planned
Development-Medium-High Density Residential Commercial/Office (PD-MHDR/C/O) to
allow up to 1,354 dwelling units and 263,480 square feet of commercial and office uses.

ADVERTISING LANGUAGE FOR AMENDMENT:

Text Amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County.

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 amendments pursuant to Section 163.3184(3), Florida Statutes; and providing effective dates.

ADVERTISING LANGUAGE FOR SUBSTANTIAL CHANGE REQUEST:

A Planned Development substantial change to the previously approved Tupperware Heights Planned Development (PD) / Land Use Plan (LUP) to add up to 1,354 multi-family residential units as a permitted use, remove the age restricted designation for existing residential entitlements (200 units), and adjust the permitted intensities for commercial and office uses to allow up to 263,480 square feet of office and commercial uses.

Also requested are five (5) waivers from Orange County Code:

1. A waiver from Section 38-1254(2)c to allow the residential setback from Orange Blossom Trail to be 25 feet in lieu of 50 feet from an arterial street;
2. A waiver from Section 38-1272(a)(3) to allow the commercial setback from Orange Blossom Trail to be 25 feet in lieu of 40 feet from an arterial street;
3. A waiver from Section 38-1254(2)c to allow the residential setback from Orange Avenue to be 15 feet in lieu of 50 feet for from an arterial street;
4. A waiver from Section 38-1272(a)(3) to allow the commercial setback from Orange Avenue to be 15 feet in lieu of 40 feet from an arterial street; and
5. A waiver from Section 38-1272(a)(3) to allow the commercial setback from Mary Louis Lane to be 25 feet in lieu of 30 feet from a collector street.

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). Fiscal & Operational Support Division will provide the Clerk’s Office with proof of publication the Wednesday prior to the Public Hearing.

The staff report binder will be provided under separate cover seven (7) days prior to the public hearing.

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

**Please schedule the public hearing concurrent
with the Ordinance for the proposed
amendments and the concurrent substantial
change request.**

- 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, Planning Division
- Olan Hill, AICP, Assistant Manager, Planning Division

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

LOCATION MAP

2022-2-A-4-1 & CDR-22-10-306

Generally located east of South Orange Blossom Trail, west of Florida's Turnpike, and north of the Orange County/Osceola County line

