



Interoffice Memorandum

DATE: October 2, 2023

TO: Katie A. Smith, Deputy 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 next available date

Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance

Digitally signed
by Jason
Sorensen
Date: 2023.10.02
09:10:15 -04'00'

TYPE OF HEARING: Adoption of Future Land Use Map Amendment, FLU8.1.4 Text Amendment, and Ordinance

APPLICANT: McGregor Love, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

AMENDMENTS: SS-23-01-126; Activity Center Mixed-Use (ACMU) to Planned Development - Commercial / High Density Residential (PD-C/HDR)

AND

SS-23-01-FLUE-6: Text Amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Development within Orange County

AND

Ordinance for Proposed Amendment

DISTRICT #: 1

GENERAL LOCATION: 13651, 13701, and 13709 S. Apopka Vineland Road; generally located east of S. Apopka Vineland Road

(State Road 535), north of Lake Bryan Beach Boulevard, and south of Vistana Centre Drive.

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

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.

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 Activity Center Mixed-Use (ACMU) to Planned Development - Commercial / High Density Residential (PD-C/HDR) in order to allow for either 20,000 square feet of commercial uses or 166 multi-family residential dwelling units.

ADVERTISING LANGUAGE FOR AMENDMENT:

To amend 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 Small-Scale development

amendments pursuant to Section 163.3187, Florida Statutes; and providing effective dates.

**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 amendments

- c: Jon Weiss, AICP, Deputy County Administrator
Joel Prinsell, Deputy County Attorney, County Attorney's Office
Andres Salcedo, Acting Director, Planning, Environmental, and Development Services Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Alberto Vargas, Manager, Planning Division
Olan Hill, Assistant Manager, Planning Division

Legal Description

SS-23-01-126

13651, 13701, and 13709 S. Apopka Vineland Road

Parcel 27-24-28-4336-00-090

LAKE BRYAN ESTATES K/116 LOT 9 & VAC RR R/W ON W & (LESS W 5.08 FT TAKEN FOR R/W PER CI90-6217) & 30 FT VAC RD R/W LYING BETWEEN LOT 9 & VAC RR R/W SEE 4560/4937 & THAT PORTION OF OCCUPIED LAND INTO LAKE BRYAN LYING E OF LOT 9 AND W OF E LINE OF NE1/4 OF SW1/4 OF SEC 27-24-28

Parcel 27-24-28-4336-00-101

LAKE BRYAN ESTATES K/116 THE N 51 FT OF LOT 10 & VACATED RR R/W ON W & THAT PORTION OF OCCUPIED LAND INTO LAKE BRYAN LYING E OF THE N 51 FT OF LOT 10 & W OF E LINE OF NE1/4 OF SW1/4 OF SEC 27-24-28

Parcel 27-24-28-4336-00-102

LAKE BRYAN ESTATES K/116 LOT 10 (LESS N 51 FT THEREOF) & RR R/W ON WEST (1467/415) & (LESS W 5.07 FT FOR RD R/W PER 4222/0616) & RR R/W LYING W OF LOTS 11, 12 MEASURING 204.17 FT ON W, 55 FT ON N, 213.84 FT OF E, AND 55.84 FT ON S (4281/203) & THAT PORTION OF OCCUPIED LAND INTO LAKE BRYAN LYING E THEREOF AND W OF E LINE OF NE1/4 OF SW1/4 OF SEC 27-24-28

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

Location Map

SS-23-01-126

13651, 13701, and 13709 S. Apopka Vineland Road

Parcels:

27-24-28-4336-00-090, 27-24-28-4336-00-101, and 27-24-28-4336-00-102

