



Interoffice Memorandum

DATE: May 19, 2022

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 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

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

APPLICANT: Rick Baldocchi, Avcon, Inc.

AMENDMENTS: SS-21-10-072; Commercial (C) to Medium Density Residential (MDR)

AND

Ordinance for Proposed Amendment

AND

CONCURRENT REZONING: RZ-22-03-018; C-1 (Retail Commercial District) to R-3 (Multiple-Family Dwelling District)

DISTRICT #: 3

GENERAL LOCATION: 4893 S. Orange Blossom Trail; generally located on the east side of S. Orange Blossom Trail, south of Redman Street and north of Americana Boulevard.

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 Commercial (C) to Medium Density Residential (MDR).

ADVERTISING LANGUAGE FOR REZONING:

To change the zoning district from C-1 (Retail Commercial District) to R-3 (Multiple-Family Dwelling District) to allow for up to 154 multi-family units (20 units per acre).

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 amendment and the concurrent rezoning.

c: Chris Testerman, AICP, Deputy County Administrator
Joel Prinsell, Deputy County Attorney, County Attorney's Office
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services
Department
Nik Thalmueller, AICP, Acting Planning Administrator, Planning Division
Gregory Golgowski, AICP, Chief Planner, Planning Division
Olan Hill, Assistant Manager, Planning Division

Legal Description

SS-21-10-072 / RZ-22-03-018

4893 S. Orange Blossom Trail

Parcel #: 15-23-29-0000-00-078

BEG E 1/4 COR OF SEC TH N 402.27 FT N 88 DEG W 181.15 FT S 89 DEG W 1095.02 FT S 60 FT FOR
POB RUN N 89 DEG E 890 FT S 529.48 FT N 89 DEG W 437.97 FT N 415 FT N 89 DEG W 452 FT N
107.05 FT TO POB IN SEC 15-23-29

Parcel #: 15-23-29-0000-00-030

BEG 50 FT E & 1279 FT S OF NW COR OF SE1/4 OF NE1/4 RUN N 200 FT E 452 FT S 415 FT TH NWLY
TO POB IN SEC 15-23-29

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

Location Map

SS-21-10-072 / RZ-22-03-018

4893 S. Orange Blossom Trail

