



Interoffice Memorandum

RCUD

SEP10'20PM4:02

**DATE:** August 24, 2020

**TO:** Katie Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

**THROUGH:** 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](mailto:Jason.Sorensen@ocfl.net)** **Jason Sorensen**

**SUBJECT:** Request for Board of County Commissioners Public Hearing on October 13, 2020 at 2:00 PM

**Public Hearing for a Small-Scale Comprehensive Plan (CP) Amendment and Concurrent Rezoning and Ordinance**

Digitally signed by Jason Sorensen  
DN: cn=Jason Sorensen, o=Orange County, ou=CEDS, email=Jason.Sorensen@ocfl.net, c=US  
Date: 2020.09.10 11:28:38 -0400

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**Applicant:** Hans Pistor  
Hanlex Development, LLC.

**Case Information:** Case # SS-20-07-040 & RZ-20-07-041  
Planning and Zoning Commission (PZC)  
Local Planning Agency (LPA)  
Meeting Date: August 20, 2020

**Type of Hearing:** Adoption of Small-Scale Land Use Map Amendment to the Future Land Use Map of the Comprehensive Plan, Ordinance, and Concurrent Rezoning.

**Commission District:** 5

**General Location:** 24926 & 24918 E. Colonial Drive; or generally located on the southwest corner of the E. Colonial Drive and St. Catherine Avenue intersection, east of Cupid Avenue.

**Estimated Time Required for Public Hearing:** 5 minutes

October 13, 2020 @  
2pm

20-675 and  
20126 and  
LEGISLATIVE FILE # 20-1279

Hearing Controversial: Yes

BCC Public Hearing  
Required by: Part II, Chapter 163, Florida Statutes and Orange  
County Code, Chapter 30

Clerk's Advertising  
Requirements: (1) 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;

and

(2) At least 15 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 mas información en español acerca de estas  
reuniones públicas o de cambios por ser efectuados,  
favor de llamar a la División de Planificación, al 407-  
836-8181.

**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.

**Advertising Language for Small-Scale CP Amendment SS-20-07-040**

A Small-Scale Comprehensive Plan Amendment request to change the subject property's Future Land Use Map designation from RS 1/1 (Rural Settlement 1 Unit / 1 Acre) to C-RS (Commercial – Rural Settlement), in order to construct a Dollar General Store.

**Advertising Language for Rezoning RZ-20-07-041**

A Rezoning request to change the subject property's zoning from A-2 (Farmland Rural District) and C-2 (General Commercial District) to C-1 (Retail Commercial District), in order to allow for commercial retail uses.

**Material Provided:**

- (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*).

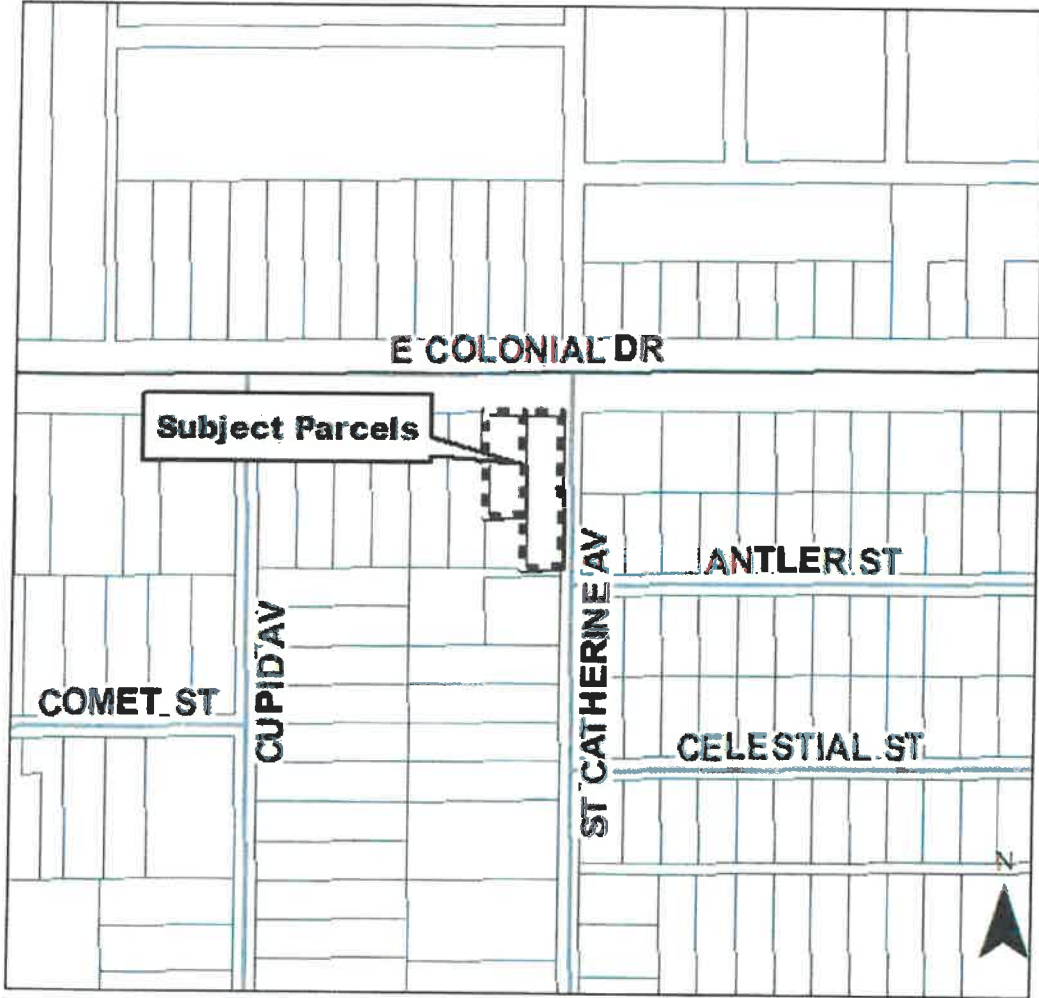
**Special Instructions to the Clerk:**

Please place this request on the **October 13, 2020** BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

- c: Chris Testerman, AICP, Assistant County Administrator  
Joel Prinsell, Deputy County Attorney, County Attorney's Office  
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services  
Department  
Olan Hill, AICP, Assistant Manager, Planning Division  
Jason Sorensen, AICP, Chief Planner, Planning Division  
Eric P. Raasch, AICP, Planning Administrator, Planning Division

Location Map

SS-20-07-040 and RZ-20-07-041



If you have any questions regarding this map, please call the Planning Division at 407-836-5600.