

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



## Interoffice Memorandum

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

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

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**TYPE OF HEARING:** Adoption of Future Land Use Map Amendment,  
Ordinance, and Concurrent PD Substantial Change  
Request

**APPLICANT:** Jim Hall, Hall Development Services, Inc., and Eric  
Raasch, Inspire Placemaking Collective, Inc., for  
SBEGC, LLC

**AMENDMENTS:** 2023-1-A-4-2: Parks and Recreation/Open Space  
(PR/OS) to Low Density Residential (LDR)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT  
PD SUBSTANTIAL CHANGE  
REQUEST:** CDR-23-01-023: Stoneybrook Planned  
Development / Land Use Plan (PD/LUP)

**DISTRICT #:** 4

**GENERAL LOCATION:** 2900 Northampton Ave.; generally located north of S. Alafaya Trl., east of Northampton Ave., south of Cheval St., and west of Broadhaven Blvd.

**ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:** 10 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 Parks and Recreation/Open Space (PR/OS) to Low Density Residential (LDR) to allow for up to 125 single-family detached residences.

**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 an amendment pursuant to Section 163.3184(3), Florida Statutes; and providing an effective date.

**ADVERTISING LANGUAGE FOR PD SUBSTANTIAL CHANGE REQUEST:**  
A Planned Development substantial change to the previously approved Stoneybrook Planned Development (PD) / Land Use Plan (LUP) to convert a portion of a golf course (40.13 gross acres) to residential in order to construct 125 single-family residential dwelling units on new Tract 27.

**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 amendment 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 questions regarding this map, please contact the Planning Division at 407-836-5600.

**LOCATION MAP**  
2023-1-A-4-2 & CDR-23-01-023  
2900 Northampton Avenue

