

Received revised memo on
May 31, 2023, changing
CDR number only.

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

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: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor
& Reed, P.A., and Brian Forster, P.E., LandDesign,
for Gissy Holdings I-Drive Property, LLC

AMENDMENTS: 2023-1-A-1-3: Activity Center Mixed Use (ACMU) to
Planned Development-Commercial/High Density
Residential (PD-C/HDR)

AND

2023-1-B-FLUE-7: 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 Amendments

**CONCURRENT
SUBSTANTIAL CHANGE
REQUEST:**

CDR-22-11-333: International Commerce Center
Planned Development / Land Use Plan (PD/LUP)

DISTRICT #:

1

GENERAL LOCATION:

14185 International Dr.; generally located south of
International Dr. S. and World Center Dr., east of
S.R. 535, and north of S.R. 417

**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 designation from Activity Center Mixed Use (ACMU) to
Planned Development-Commercial/High Density residential (PD-C/HDR) to allow vertically
integrated mixed-use development consisting of 200 hotel rooms, 470,000 square feet of
commercial retail, and 2,882 multifamily residential units.

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 PD SUBSTANTIAL CHANGE REQUEST:

A Planned Development substantial change to the previously approved International Commerce Center Planned Development (PD) / Land Use Plan (LUP) to add multi-family uses to the PD; convert 415 timeshare units, 300 hotel rooms, and 130,000 square feet of retail commercial units to 2,882 multi-family units; modify access points throughout the PD. Also requested is a waiver from Orange County Code Section 38-1300 to allow a maximum building height for multifamily uses of 300 feet in lieu of 60 feet.

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

LOCATION MAP
2023-1-A-1-3 & CDR-22-11-333 (International Commerce Center PD)
14185 International Drive

