



## Interoffice Memorandum

DATE: June 18, 2024

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners

FROM: Tanya Wilson, AICP, Director  
Planning, Environmental, and Development Services  
Department

**CONTACT PERSON: Jason Sorensen, AICP, Chief Planner  
407-836-5602**

SUBJECT: July 9, 2024, Adoption Public Hearing – Small-Scale Future  
Land Use Map Amendment and Rezoning  
Applicant: Jean Baptiste Charles  
SS-24-02-131 and RZ-24-02-132

Please find the attached staff report and associated back-up material for the Small-Scale Future Land Use Map Amendment and rezoning scheduled for a Board adoption public hearing on July 9, 2024.

The subject property is located at 2801 N. Powers Drive; generally located east of N. Powers Drive, north of Silver Star Road, and south of Denson Drive. The request is to change the Future Land Use Map designation from Office (O) to Commercial (C). The rezoning request is to go from P-O (Professional Office District) to C-1 Restricted (Retail Commercial District). The applicant is proposing C-1 uses including a retail plaza.

A community meeting was held for this request on April 1, 2024, with 18 residents in attendance. Residents expressed concern for the types of uses that would be permitted and the potential for traffic impacts. The subject property is located within the Pine Hills Neighborhood Improvement District which prohibits certain uses such as check cashing, pawnshops, bottle clubs, open air markets, and car title loan businesses.

The adoption public hearing for Small-Scale Development Amendment SS-24-02-131 and RZ-24-02-132 was conducted before the Planning and Zoning Commission / Local Planning Agency on May 16, 2024. The request was unanimously recommended for approval after a discussion involving compatibility of Pine Hills NID and the surrounding uses and the restrictions of the overlay district.

Small-Scale Development Amendments  
Board Adoption Public Hearings  
SS-24-02-131 and RZ-24-02-132  
July 9, 2024  
Page 2

If the Board adopts the proposed amendment, the Small-Scale Development Amendment will become effective 31 days after the public hearing, provided no challenges are brought forth for the amendment.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at 407-836-5802 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net), or Jason Sorensen, AICP, Chief Planner, at 407-836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net).

**ACTION REQUESTED:**    **Make a finding of consistency with the Comprehensive Plan and ADOPT the Commercial (C) Future Land Use Map amendment, ADOPT the associated ordinance, and APPROVE the C-1 Restricted (Retail Commercial District) zoning, subject to one restriction.  
District 2**

TW/JS/kh  
Attachment



## Interoffice Memorandum

**DATE:** June 5, 2024

**TO:** Jennifer Lara Klimetz, Assistant Manager,  
Clerk of the Board of County Commissioners,  
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 next available date  
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance**

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

**APPLICANT:** Jean Baptiste Charles

**AMENDMENTS:** SS-24-02-131; Office (O) to Commercial (C)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT  
REZONING:** RZ-24-02-132; P-O (Professional Office District) to  
C-1 Restricted (Retail Commercial District)

**DISTRICT #:** 2

**GENERAL LOCATION:** 2801 N. Powers Drive; generally located east of N.  
Powers Drive, north of Silver Star Road, and south of  
Denson 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 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 designation from Office (O) to Commercial (C).

**ADVERTISING LANGUAGE FOR REZONING:**

To change the zoning from P-O (Professional Office District) to C-1 Restricted (Retail Commercial District) to allow for limited C-1 retail commercial uses subject to the Pine Hills Neighborhood Improvement District prohibited uses.

**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: Jon Weiss, P.E., Deputy County Administrator  
Georgiana Holmes, Deputy County Attorney, County Attorney's Office  
Tanya Wilson, AICP, 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

## Location Map

SS-24-02-131 & RZ-24-02-132

2801 N. Powers Drive

Parcel #: 13-22-28-8058-00-040

