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Planning Division will handle  
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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 Amendments,  
Ordinance, and Concurrent Rezoning**

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**TYPE OF HEARING:** Adoption of Future Land Use Map Amendment, FLU8.1.4 Text Amendment, FLU1.2.4 Text Amendment, Ordinance, and Concurrent Rezoning Request

**APPLICANT:** Eric Raasch, Inspire Placemaking Collective, and Brooks Stickler, Kimley-Horn Associates, Inc., for Boggy Creek South Property, Inc., Genesis Christian Center of Orlando Florida, Inc., and Ralph Jeudy

**AMENDMENTS:** 2023-1-A-4-1: Rural/Agricultural (R) to Planned Development-Medium-High Density Residential (PD-MHDR) and Urban Service Area (USA) Expansion

AND

2023-1-B-FLUE-4: 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

2023-1-B-FLUE-8 Text Amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)

AND

Ordinance for Proposed Amendments

AND

**CONCURRENT  
REZONING:**

LUP-22-12-389: A-2 (Farmland Rural District) to PD (Planned Development District) (Simpson Road Multi-Family PD)

**DISTRICT #:**

4

**GENERAL LOCATION:**

5501, 5603, 5623, and 5707 Simpson Rd.; generally located north of Simpson Rd., east of Ward Rd., west of Boggy Creek Rd., and north of the Orange County-Osceola County line

**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:**

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 Rural/Agricultural (R) to Planned Development-Medium High Density Residential (PD-MHDR) and Urban Service Area (USA) Expansion to allow up to 360 multi-family dwelling units, and up to 10,000 square feet of Institutional Uses, including churches and ancillary uses to the church.

**ADVERTISING LANGUAGE FOR AMENDMENT:**

To amend Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County.

**ADVERTISING LANGUAGE FOR AMENDMENT:**

To amend Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA).

**ADVERTISING LANGUAGE FOR REZONING:**

To change the zoning designation from A-2 (Farmland Rural District) to PD (Planned Development District) (Simpson Road Multi-Family PD/LUP) in order to construct up to 360 multi-family residential dwelling units. The PD will also incorporate an existing church site allowing up to 10,000 square feet for institutional uses.

Also requested are nine (9) waivers from Orange County Code:

1. A waiver from Section 38-1258(a) to allow a maximum height of four (4) stories/seventy (70) feet for multi-family buildings within one hundred (100) feet of single-family zoned property, in lieu of a maximum height of one story for multi-family residential buildings located within one-hundred (100) feet of single family zoned property;
2. A waiver from Section 38-1258(b) to allow buildings to be four (4) stories/seventy (70) feet in height, in lieu of varying in building height with a maximum of fifty (50) percent of buildings being three (3) stories (not to exceed forty (40) feet) in height, with the remaining buildings being one (1) story or two (2) stories in height, when located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property;
3. A waiver from Section 38-1258(c) to allow a building height of seventy (70) feet and four (4) stories, in lieu of not exceeding three (3) stories (40 feet) in height, when located within one hundred and fifty (150) feet of single-family zoned property;
4. A waiver from Section 38-1258(d) to allow a building height of seventy (70) feet and four (4) stories in lieu of 40' and three (3) stories;
5. A waiver from Section 38-1258(e) to allow for parking and other paved areas for multi-family development to be located 16.5 feet from single-family zoned property (northern property line) in lieu of twenty-five (25) feet;

6. A waiver from Section 38-1258(f) to not require a six (6) foot high masonry, brick, or block wall for multi-family development adjacent to single-family zoned property, in lieu of requiring a six (6) foot high masonry, brick or block wall;
7. A waiver from Section 34-209 to provide no masonry wall adjacent to a roadway that has over 8,000 daily trips in lieu of providing a masonry wall adjacent to a roadway that has over 8,000 daily trips;
8. A waiver from Section 38-1476 to allow a ten percent reduction for multi-family parking at a ratio of 1.35 spaces for efficiencies and one-bedroom units and 1.80 for two (2) and three (3) bedroom units, in lieu of the required 1.5 parking spaces per one (1) bedroom apartment and 2 parking spaces per two (2) & three (3) bedroom apartments; and
9. A waiver from Section 38-1254(2) to allow for the southern boundary of the property to allow a minimum building setback of twenty-five (25) feet from a major collector street (Simpson Road) in lieu of thirty-five (35) feet.

**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.

**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 hearings for the proposed amendments and Ordinance concurrent with the public hearing for the rezoning 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 any questions regarding this map, please contact the Planning Division at 407-836-5600

### LOCATION MAP

2023-1-A-4-1 & LUP-22-12-389  
5501, 5603, 5623, and 5707, Simpson Road

