



Interoffice Memorandum

DATE: May 15, 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 Small-Scale Amendment, Ordinance,
and Concurrent Rezoning Request**

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

APPLICANT: Rick Baldocchi, AVCON, Inc., for Rez Sec Land, LLC

AMENDMENTS: SS-23-01-124: Medium Density Residential (MDR) to
Medium-High Density Residential (MHDR)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT
REZONING:** LUP-22-10-318 (Multiple-Family Dwelling District) to
PD (Planned Development District)(The Alton PD)

DISTRICT #: 3

GENERAL LOCATION: 4893 South Orange Blossom Trail; generally located
east of S. Orange Blossom Trail, south of Redman
Street, and north of Americana Boulevard.

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 ten (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 Medium Density Residential (MDR) to Medium-High Density Residential (MHDR) to allow for up to 266 multi-family dwelling units.

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 a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

ADVERTISING LANGUAGE FOR REZONING:

To change the zoning designation from R-3 (Multiple-Family Dwelling District) to PD (Planned Development District) (The Alton at Lake Bumby PD/LUP) to allow up to 266 multi-family dwelling units. Also requested is a waiver from Orange County Code Section

38-1258(d) to allow a building height of 55-feet / 4-stories in lieu of 40-feet / 3-stories.

**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
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
SS-2301-124 & LUP-22-10-318
4893 S Orange Blossom Trail

