



Interoffice Memorandum

DATE: July 11, 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** Jason Sorensen
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on August 13, 2024
Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments, Ordinance and Concurrent PD Rezoning

Digitally signed
by Jason
Sorensen
Date: 2024.07.11
10:40:55 -04'00'

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

APPLICANT: Thomas Sullivan, Gray Robinson, P.A.

AMENDMENTS: SS-24-01-117; Rural / Agricultural (R) to Planned Development – Commercial (PD-C) and Urban Service Area (USA) Expansion

AND

SS-24-01-FLUE-1: 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

SS-24-01-FLUE-2: 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 Amendment

AND

**CONCURRENT
REZONING:**

LUP-23-11-319; A-2 (Farmland Rural District) to PD (Planned Development District) (14411 Boggy Creek Self-Storage PD)

DISTRICT #:

4

GENERAL LOCATION:

14411 Boggy Creek Road; generally located east of Boggy Creek Road, south of Lake Nona 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:**

Fiscal & Operational Support Division will publish advertisement in local newspaper of general circulation.

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 Rural / Agricultural (R) to Planned Development – Commercial (PD-C) and an Urban Service Area (USA) expansion to allow for 152,000 square foot self-storage facility and 15,000 square feet of C-1 Retail Commercial uses.

ADVERTISING LANGUAGE FOR TEXT 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 TEXT 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 rezone from A-2 (Farmland Rural District) to PD (Planned Development District) (14411 Boggy Creek Self-Storage PD) in order to construct a 152,000 square foot self-storage facility and 15,000 square feet of C-1 Retail Commercial uses. In addition, the following waiver from Orange County Code is requested:

1. A waiver from Section 38-1272(a)(5) to allow a maximum height of forty-five (45) feet for commercial buildings within one hundred (100) feet of any residential zoned property, in lieu of a maximum height of thirty-five (35) feet within one hundred (100) feet of any residential zoned property.

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

If you have any questions regarding this map, please call Planning Division at 407-836-5600.

Location Map

Case #: SS-24-01-117 / LUP-23-11-319

14411 Boggy Creek Self Storage PD

14411 Boggy Creek Road

