



Interoffice Memorandum

DATE: January 4, 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 February 6, 2024
Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance

Digitally signed by Jason Sorensen
Date: 2024.01.04 08:48:43 -05'00'

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

APPLICANT: Michael Quinn, Shutts & Bowen, LLP

AMENDMENTS: SS-23-07-043; Low Density Residential (LDR) to Commercial (C)

AND

Ordinance for Proposed Amendment

AND

CONCURRENT REZONING: RZ-23-07-044; C-3 (Wholesale Commercial District) to C-2 (General Commercial District)

DISTRICT #: 6

GENERAL LOCATION: 109 Lake Rose Drive and 8516 Old Winter Garden Road; generally located on the southwest corner of Lake Rose Drive and Old Winter Garden Road and

on the east side of Lake Rose Drive, south of Old Winter Garden Road.

ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:

10 minutes

HEARING CONTROVERSIAL:

Yes

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 Low Density Residential (LDR) to Commercial (C) on both parcels.

ADVERTISING LANGUAGE FOR REZONING:

To change the zoning from C-3 (Wholesale Commercial District) to C-2 (General Commercial District) for parcel 27-22-28-7660-00-030 (109 Lake Road Drive) only, in order to allow for C-2 uses which includes outdoor storage and overnight parking of vehicles.

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. Please schedule for February 6, 2024, Board hearing.

c: Jon Weiss, AICP, Deputy County Administrator
Whitney Evers, Senior County Attorney, County Attorney's Office
Andres Salcedo, Acting 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

Legal Description

109 Lake Rose Drive & 8516 Old Winter Garden Road

Case #'s: SS-23-07-043 & RZ-23-07-044

Parcel ID #: 27-22-28-7660-00-030

W W ROSE REPLAT K/16 LOT 3

Parcel ID #: 27-22-28-7660-00-021

W W ROSE REPLAT K/16 BEG NE COR LOT 2, TH RUN N67-55W 100 FT, S16-55W 150 FT, S67-55E 100 FT, TO E LINE LOT 2, NLY 150 FT TO POB (LESS NORTH 8 FT FOR R/W PER DB 430/92)

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

Location Map

109 Lake Rose Drive & 8516 Old Winter Garden Road

Case #'s: SS-23-07-043 & RZ-23-07-044

Parcel ID #'s: 27-22-28-7660-00-030 & 27-22-28-7660-00-021

