



**Interoffice Memorandum**

**DATE:** September 6, 2023

**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](mailto:Jason.Sorensen@ocfl.net)

**SUBJECT:** Request Public Hearing on next available date

**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance**

Digitally signed  
by Jason  
Sorensen  
Date: 2023.09.06  
10:44:32 -04'00'

---

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

**APPLICANT:** Alex Chiang

**AMENDMENTS:** SS-23-07-042; Low-Medium Density Residential  
(LMDR) to Medium Density Residential (MDR)

AND

Ordinance for Proposed Amendment

**DISTRICT #:** 6

**GENERAL LOCATION:** 1011 25<sup>th</sup> Street and 2420 S. Westmoreland Drive;  
generally located on the north side of 25<sup>th</sup> Street,  
west of S. Westmoreland 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 Low-Medium Density Residential (LMDR) to Medium Density Residential (MDR) to allow for up to ten townhome 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 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.**

- c: Jon Weiss, AICP, Deputy County Administrator  
Joel Prinsell, Deputy 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

**SS-23-07-042**

**1011 25<sup>th</sup> Street and 2420 S. Westmoreland Drive**

Parcel ID #'s: 03-23-29-0180-40-210 & 03-23-29-0180-40-221

ANGEBILT ADDITION H/79 THE S 90 FT OF E1/2 OF LOT 22 & S 90 FT OF LOTS 23 & 24 BLK 40

&

ANGEBILT ADDITION H/79 LOTS 20 21 & W 1/2 OF LOT 22 BLK 40

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

### Location Map

SS-23-07-042

1011 25<sup>th</sup> Street and 2420 S. Westmoreland Drive

Parcel ID #'s: 03-23-29-0180-40-210 & 03-23-29-0180-40-221



SUBJECT SITE

