



## INTEROFFICE MEMORANDUM

**Date:** May 2, 2024

**To:** Jennifer Lara Klimetz, Assistant Manager,  
Clerk of the Board of County Commissioners

**From:** *SGW*  
*for* Jason Sorensen, AICP, Chief Planner,  
Current Planning Section, Planning Division

**Subject:** Effective Date of the March 26, 2024, BCC Small-Scale  
Development Amendments (SS-23-04-013 and 23-04-FLUE-7) and  
Ordinance # 2024-02

**Attachments:** DOC Letter of Receipt

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On **March 26, 2024**, the Board of County Commissioners adopted two Small-Scale Development Amendments to the Orange County Comprehensive Plan.

The Florida Department of Commerce (DOC) has notified the Planning Division that it will not conduct a compliance review or issue a Notice of Intent for the amendments. Therefore, in accordance with the 31-day appeal period, the effective date for the LPA Small-Scale Development Amendments adopted by **Ordinances 2024-02** is **April 26, 2024**.

Please contact me if you have any questions or need additional information.

JHS

c: Alberto A. Vargas, MArch, Manager, Planning Division  
March 26<sup>th</sup> BCC Small-Scale Development Amendment File

April 9, 2024

**RESPONSE VIA EMAIL ONLY**

Mr. Jason Sorensen, AICP  
Chief Planner  
Orange County  
Comprehensive Planning Section  
201 South Rosalind Avenue, 2nd Floor  
Post Office box 1393  
Orlando, Florida 32802-1393

RE: SS-23-04-013 & 23-04-FLUE-7

Dear Mr. Sorensen:

Thank you for submitting copies of the Small-Scale Development Plan Amendment for Orange County adopted by Ordinance No(s). 2024-02 on March 26, 2024 for our records. The reference number for this amendment package is 24S02.

The Department of Commerce **will not** conduct a compliance review or issue a Notice of Intent regarding the adopted small-scale development plan amendment in accordance with procedures contained in Section 163.3187(1), Florida Statutes.

If you have any questions, please feel free to contact Terri Stoutamire of my staff by phone at (850) 717-8513 or by e-mail at [terri.stoutamire@commerce.fl.gov](mailto:terri.stoutamire@commerce.fl.gov).

Sincerely,



Donna Harris, Senior Plan Processor  
Bureau of Community Planning and Growth

DH/ts



April 9, 2024

Ms. Barbara Powell, Plan Processing Administrator  
Florida Department of Commerce (DOC)  
State Land Planning Agency  
Caldwell Building  
107 East Madison – MSC 160  
Tallahassee, Florida 32399

**Re: Orange County Adoption of Small-Scale Development Comprehensive Plan Amendments**

Dear Ms. Powell:

The Orange County Board of County Commissioners (Board) is pleased to transmit to the Florida Department of Commerce, Bureau of Community Planning and Growth (DOC) the County's Board adoption packet, which consists of two Small-Scale Development Amendments to the 2010-2030 Comprehensive Plan. The Local Planning Agency (LPA) adoption public hearing for Privately-Initiated Amendment SS-23-04-013 and Staff-Initiated Text Amendment 23-04-FLUE-7 was conducted on October 19, 2023. The BCC adoption public hearing for the amendments was conducted on March 26, 2024. An electronic copy of the adopted amendments is enclosed.

**Small-Scale Development Amendment**

Per 163.3187(1), Florida Statutes, please note the following:

The Small-Scale Development Comprehensive Plan Amendments include one privately-initiated Future Land Use Map Amendment (Amendment SS-23-04-013) and one staff-initiated text amendment (23-04-FLUE-7). The Small-Scale Development Amendments were included on a regular agenda and were heard individually.

SS-23-04-013                      Ryan Abrams for Infiniti Living Turkey Lake, LLC  
Commercial (C) to Planned Development-Commercial/Medium-High Density  
Residential (PD-C/MHDR)

**Staff Initiated Text Amendment**

23-04-FLUE-7                      Text amendment to Policy FLU8.1.4 to establish the development program

Orange County certifies that the adopted amendments, including associated data and analysis and all supporting documents, have been submitted to the parties listed below simultaneously with submittal to DOC, pursuant to 163.3184(3)(b)2, Florida Statutes. The amendment package is available

**PLANNING DIVISION**  
ALBERTO A. VARGAS, MArch., *Planning Manager*  
201 South Rosalind Avenue, 2nd Floor ■ Reply To: Post Office Box 1393 ■ Orlando FL 32802-1393  
Telephone 407-836-5600 ■ FAX 407-836-5862 ■ [orangecountyfl.net](http://orangecountyfl.net)

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for public inspection at the Orange County and Maitland public libraries, as well as the Orange County Planning Division.

<b>Agency</b>	<b>Contact</b>
Department of Agriculture and Consumer Services	Comprehensive Plan Review
Department of Education	Tracy D. Suber, Education Consultant-Growth Management Liaison
Department of Environmental Protection	Suzanne E. Ray
Department of State	Deena Woodward, Historic Preservation Planner
Florida Fish and Wildlife Conservation Commission	Scott Sanders
Governor's Office of Tourism, Trade, and Economic Development	Sherri Martin, Sr. Analyst
Department of Transportation, District Five	Heather S. Garcia, Planning & Corridor Development Manager
East Central Florida Regional Planning Council	Andrew Landis, Regional Planner
St. Johns River Water Management District	Jeff Cole, Assistant Director
South Florida Water Management District	Terry Manning, AICP, Policy and Planning Analyst

We look forward to working with DOC staff during your review of the amendment packet. If you have any questions, please contact Jason Sorensen, AICP, Chief Planner, Current Planning Section, at 407.836.5602 or via email at Jason.Sorensen@ocfl.net.

Sincerely,

Alberto A. Vargas, MArch., Manager  
 Orange County Planning Division  
 AAV/JS/SGW

enc: April 9, 2024 Small-Scale Development Amendments DOC Adoption Binder

cc w/enclosures: Jon V. Weiss, P.E., Deputy County Administrator  
 Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services Department  
 Georgiana Holmes, Deputy County Attorney  
 Whitney Evers, Senior Assistant County Attorney  
 Roberta Alfonso, Assistant County Attorney  
 Nicolas Thalmueller, AICP, Planning Administrator, Planning Division  
 Jason Sorensen, AICP, Chief Planner, Planning Division  
 James Resta, AICP, Chief Planner, Planning Division  
 Sue Watson, Planner, Planning Division