

Received: November 10, 2021 @ 8:58am
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Deadline: Nov. 16



Interoffice Memorandum

DATE: November 9, 2021

TO: Katie A. Smith, Deputy 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 next available date
Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance

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

APPLICANT: Terry Hatfield, Hotelmax Realty, Inc.

AMENDMENTS: SS-21-04-013; Commercial (C) to Medium-High
Density Residential (MHDR)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT
REZONING:** RZ-21-04-014; C-1 (Retail Commercial District) to R-
3 (Multiple-Family Dwelling District)

DISTRICT #: 3

GENERAL LOCATION: 4855 S. Orange Blossom Trail; generally located on
the east side of S. Orange Blossom Trail, 1,150 feet
south of Holden Avenue.

**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 Map designation of the 3.21-acre subject property from C (Commercial) to MHDR (Medium-High Density Residential).

ADVERTISING LANGUAGE FOR REZONING:

To rezone from C-1 (Retail Commercial District) to R-3 (Multiple-Family Dwelling District) in order to allow for 105 multi-family residential 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

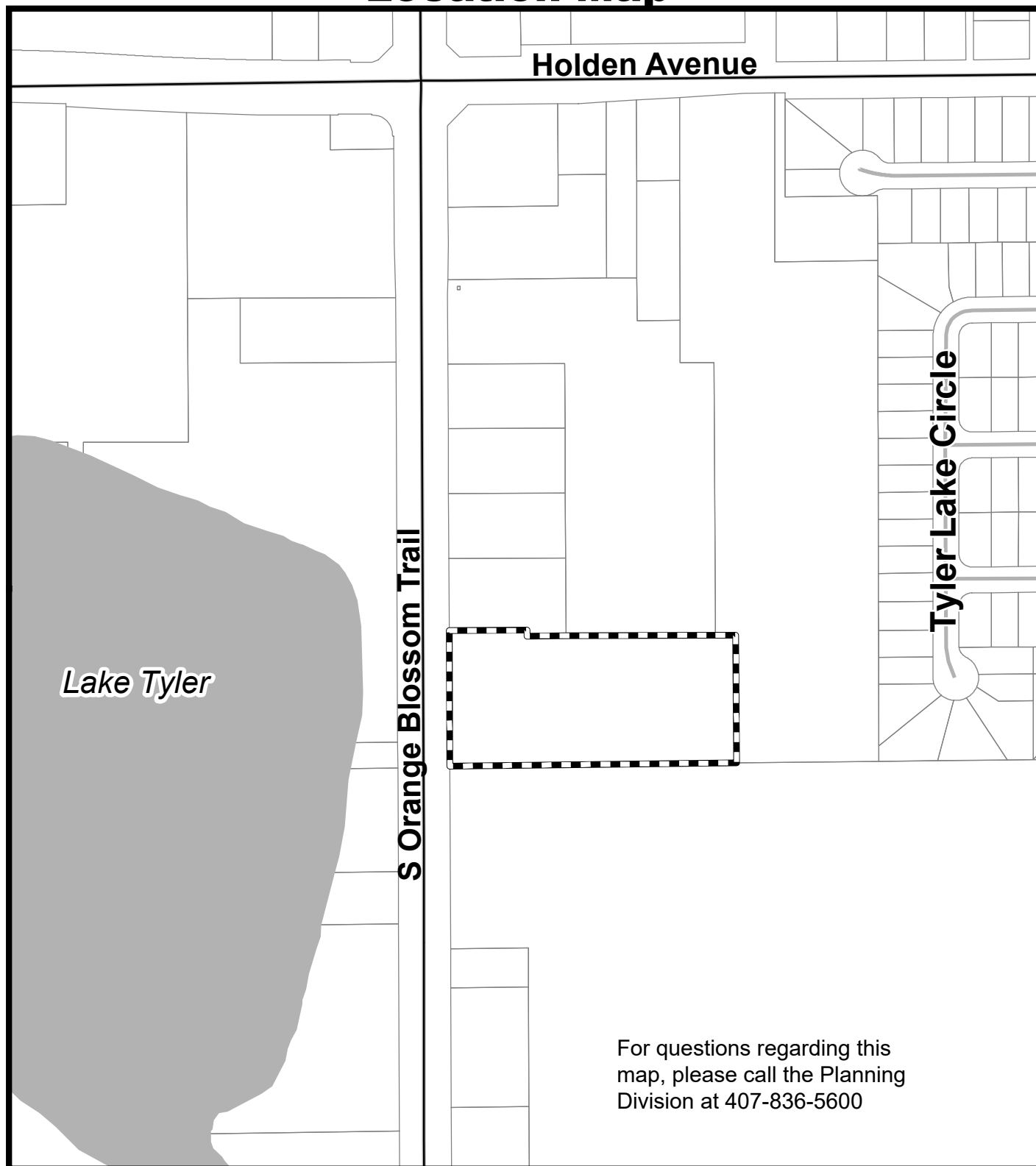
(2) Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO
CLERK (IF ANY):**

Please schedule the public hearing concurrent with the Ordinance for the proposed amendment and the concurrent rezoning.

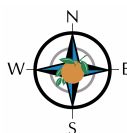
c: Chris Testerman, AICP, Deputy County Administrator
Joel Prinsell, Deputy County Attorney, County Attorney's Office
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services
Department
Eric P. Raasch, AICP, Planning Administrator, Planning Division
Gregory Golgowski, AICP, Chief Planner, Planning Division
Olan Hill, Assistant Manager, Planning Division

4855 S. Orange Blossom Trail
(Case SS-21-04-013 & RZ-21-04-014)
Location Map



For questions regarding this
map, please call the Planning
Division at 407-836-5600

 **Subject Property**



0 250 500
Feet