



**Interoffice Memorandum**

**DATE:** March 9, 2023

**TO:** Jennifer Lara Klimetz, Assistant Manager,  
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** Jason Sorensen  
**Planning Division** Digitally signed  
by Jason  
Sorensen  
Date: 2023.03.09  
08:57:03 -05'00'  
**(407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net)**

**SUBJECT:** Request Public Hearing on April 11, 2023  
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment, Ordinance,  
and Concurrent Rezoning Request**

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

**APPLICANT:** Allison Yurko, P.A., for Makandal Property  
Investments, LLC/Rony Charles

**AMENDMENT:** SS-22-08-071: Low Density Residential (LDR) to  
Low-Medium Density Residential (LMDR)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT  
REZONING:** RZ-22-08-072: R-1A (Single-Family Dwelling District)  
to R-2 (Residential District)

**DISTRICT #:** 3

**GENERAL LOCATION:** 1153 Holden Avenue; Generally located north of  
Holden Ave., east of Orange Blossom Trail, south of  
43rd Street, and west of Almark 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:**

N/A (this request is for newspaper advertisement only)

**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 Low-Medium Density Residential (LMDR).

**ADVERTISING LANGUAGE FOR REZONING:**

To change the zoning designation from R-1A (Single-Family Dwelling District) to R-2 (Residential District) in order to develop two 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 a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**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  
Joel Prinsell, Deputy County Attorney, County Attorney's Office  
Tim Boldig, Interim Director, Planning, Environmental, and Development Services Department  
Nik Thalmueller, AICP, Planning Administrator, Planning Division  
Jason Sorensen, AICP, Chief Planner, Current Planning Division  
Olan Hill, AICP, Assistant Manager, Planning Division

**Legal Description**

**SS-22-08-071 and RZ-22-08-072**

**1153 Holden Avenue**

**Parcel #: 10-23-29-0000-00-018**

BEG 528 FT W & 30 FT N OF SE COR OF SEC RUN N 98.7 FT W 117.1 FT S 98.7 FT E 117.1 FT TO  
POB IN SEC 10-23-29

Location Map

SS-22-08-071 and RZ-22-08-072

1153 Holden Avenue

