



**Interoffice Memorandum**

**DATE:** December 6, 2023

**TO:** Jennifer Lara Klimetz, Assistant Manager  
Clark 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  
(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, and Concurrent PD Rezoning**

Digitally signed  
by Jason  
Sorensen  
Date: 2023.12.06  
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**TYPE OF HEARING:** Adoption of Future Land Use Map Amendment, FLU1.2.4 Text Amendment, FLU8.1.4 Text Amendment, Ordinance, and PD Rezoning

**APPLICANT:** Thomas Daly, Daly Design Group

**AMENDMENTS:** SS-23-07-036: Rural/Agricultural (R) to Planned Development - Commercial (PD-C) and Urban Service Area (USA) Expansion

AND

23-07-FLUE-7: Text Amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Development within Orange County

AND

23-07-FLUE-8: Text Amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)

AND

Ordinance for Proposed Amendments

**CONCURRENT REZONING:** LUP-23-04-137; A-2 (Farmland Rural District) to PD (Planned Development District) (Boggy Creek Self-Storage PD)

**DISTRICT #:** 4

**GENERAL LOCATION:** 14140 Boggy Creek Road, generally south of Lake Nona Boulevard on the west side of Boggy Creek Road.

**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 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**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 informacion en espanol acerca de estas reuniones publicas o de cambios por ser efectuados, favor de llamar a la Division de Planificacion, al 407-836-5600.

**ADVERTISING LANGUAGE FOR AMENDMENT:**

To change the Future Land Use Map designation from Rural/Agricultural (R) to Planned Development - Commercial (PD-C) and an Urban Service Area (USA) Expansion to allow for a 130,000 square foot self-storage facility.

**ADVERTISING LANGUAGE FOR TEXT AMENDMENT:**

Text Amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County.

**ADVERTISING LANGUAGE FOR TEXT AMENDMENT:**

To amend Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA).

**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 amendments pursuant to Section 163.3184(3), Florida Statutes; and providing effective dates.

**ADVERTISING LANGUAGE FOR PD REZONING:**

To rezone from A-2 (Farmland Rural District) to PD (Planned Development District) (Boggy Creek Self-Storage PD) in order to construct a 130,000 square foot self-storage facility. In addition, the following waivers are requested from Orange County Code:

1. A waiver is requested from Section 38-1272(3) to allow a ten (10) foot PD boundary setback for 760 feet along the south property line, commencing 200 feet west of the east property line, in lieu of a minimum twenty-five (25) foot building setback.
2. A waiver is requested from Section 24-5(3) to allow a ten (10) foot buffer width for approximately 760 feet on the south property line, commencing 200 feet west of the east property line, in lieu of fifteen (15) foot buffer.

**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).

The staff report binder will be provided under separate cover seven (7) days prior to the public hearing.

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

**Please schedule the public hearings for the proposed amendments concurrent with the Ordinance for the proposed amendments.**

c: Jon Weiss, P.E., 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  
Jason Sorensen, AICP, Chief Planner, Planning Division  
Olan Hill, AICP, Assistant Manager, Planning Division

## Legal Description

**Case: SS-23-07-036 and LUP-23-04-137**

14140 Boggy Creek Road

**Parcel:**

33-24-30-0000-00-001

S 204 FT OF N 806.2 FT OF E 1808 FT OF NE1/4 (LESS E 30 FT FOR RD R/W) OF SEC 33-24-30 SEE 8658/3792 & (LESS COMM AT THE NE CORNER OF THE NE 1/4 SEC 33-24-30 TH S00-58-20E 602.35 FT TH N89-42-47W 30.01 FT FOR THE POB TH S00-58-20E 203.79 FT TH N89-42-53W 60.01 FT TH N00-58-20W 126.39 FT TO A POC CONCAVE ELY HAVING A RADIUS 5790 FT DELTA 00-45-57 CHORD BRG N00-35-22W AN ARC LENGTH 77.4 FT TH S89-42-47E 59.5 FT TO THE POB PER GT18-15967 DOC# 20180047347)

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

### Location Map

Case: SS-23-07-036 and LUP-23-04-137

14140 Boggy Creek Road

Parcel:

33-24-30-0000-00-001

