



Interoffice Memorandum

DATE: May 15, 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**
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on June 20, 2023
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments,
Ordinance, and Concurrent Rezoning Request**

TYPE OF HEARING: Adoption of Future Land Use Map Amendment,
FLU8.1.4 Text Amendment, Ordinance, and
Concurrent Rezoning Request

APPLICANT: Jeffrey Smith, RS&H, Inc., for TD Associates, Inc.

AMENDMENTS: SS-23-01-125: Neighborhood Activity Corridor (NAC)
to Planned Development-Commercial (PD-C)

AND

SS-23-01-FLUE-1: Text amendment to Future Land
Use Element Policy FLU8.1.4 establishing the
maximum densities and intensities for proposed
Planned Developments within Orange County

AND

Ordinance for Proposed Amendments

AND

**CONCURRENT
REZONING:** LUP-22-10-321: NAC (Neighborhood Activity
Corridor) to PD (Planned Development District)
(William Just Campus PD)

DISTRICT #: 6

GENERAL LOCATION: Recovery Way; generally bounded by 26th Street to the north, S. Rio Grande Street to the west, W. Michigan Street to the south, and S. Nashville Avenue to the east.

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 from Neighborhood Activity Corridor (NAC) to Planned Development-Commercial (PD-C) to allow for up to 48 transitional housing units for homeless veterans.

ADVERTISING LANGUAGE FOR AMENDMENT:

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

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.

ADVERTISING LANGUAGE FOR REZONING:

To change the zoning designation from NAC (Neighborhood Activity Corridor) to PD (Planned Development District) (William Just Campus PD/LUP) to allow for up to 48 transitional housing units for homeless veterans.

In addition, six (6) waivers are requested from Orange County Code:

1. A waiver from Section 38-1272(a)(3)b to allow a setback of 25'-0" from Rio Grande Blvd. in lieu of the required setback of 40 feet from arterial streets;
2. A waiver from Section 38-1272(a)(3)b to allow a setback of 15'-0" from Michigan Street in lieu of the required setback of 40 feet from arterial streets;
3. A waiver from Section 38-1272(a)(3)d to allow a setback of 25'-0" from Nashville Ave. in lieu of the required setback of 30 feet from all other rights-of-way;
4. A waiver from Section 38-1272(a)(3)d to allow a setback of 20'-0" from 26th Street in lieu of the required setback of 30 feet from all other rights-of-way;
5. A waiver from Section 38-1272(a)(5) to allow a maximum building height of forty-five (45) feet, in lieu of a maximum height thirty-five (35) feet within one hundred (100) feet of any residential; and
6. A waiver from Section 38-1476 to allow a reduction of parking at a rate of 0.8 parking spaces in lieu of 2.0 parking spaces for each bedroom unit and one space per 1,000 square feet in lieu of 200 square feet for office.

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 amendments 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, Planning Division
Olan Hill, AICP, Assistant Manager, Planning Division

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

LOCATION MAP
SS-23-01-125 & LUP-22-10-321
1405 W Michigan Street

