



## Interoffice Memorandum

**DATE:** October 26, 2022

**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](mailto:Jason.Sorensen@ocfl.net)**

**SUBJECT:** Request Public Hearing on next available date  
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance**

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

**APPLICANT:** Ali Tehrani, Tehrani Consulting Engineering, Inc.

**AMENDMENTS:** SS-22-04-023; Low Density Residential (LDR) to Office (O)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT REZONING:** RZ-22-04-024; R-1AA (Single-Family Dwelling District) to P-O Restricted (Professional Office District)

**DISTRICT #:** 3

**GENERAL LOCATION:** 803 W. Oak Ridge Rd; generally north of W. Oak Ridge Road and west of Padgett Circle

**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 designation from Low Density Residential (LDR) to Office  
(O).

**ADVERTISING LANGUAGE FOR REZONING:**  
To change the Zoning district from R-1AA (Single-Family Dwelling District) to P-O Restricted  
(Professional Office District).

**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  
Nik Thalmueller, AICP, Planning Administrator, Planning Division  
Gregory Golgowski, AICP, Chief Planner, Planning Division  
Olan Hill, Assistant Manager, Planning Division

**Legal Description**

**SS-22-04-023 / RZ-22-04-024**

**803 W. Oak Ridge Road**

**Parcel #: 23-23-29-0000-00-081**

BEG 1053.47 FT W & 30 FT N OF SE COR OF NW1/4 OF SEC 23-23-29 TH CONT W 313.26 FT N 817 FT E 40 FT S 146.53 FT W 11 FT S 131.46 FT E 11 FT S 27 DEG E 599.29 FT TO POB (LESS S 15 FT FOR R/W PER 3800/4461)

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

**Location Map**

**SS-22-04-023 / RZ-22-04-024**

**803 W. Oak Ridge Road**

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