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**Interoffice Memorandum**

**DATE:** May 4, 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](mailto:Jason.Sorensen@ocfl.net)**

**SUBJECT:** Request Public Hearing on June 8, 2021  
**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:** Michael Carmack

**AMENDMENTS:** Case # SS-21-04-017; Low Medium Density Residential (LMDR) to Commercial (C)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT REZONING:** Case # RZ-21-04-018: C-1 (Retail Commercial District) & R-1A (Single-Family Residential District) to C-2 Restricted (General Commercial District)

**DISTRICT #:** 5

**GENERAL LOCATION:** 10043 E. Colonial Drive, generally located on the north side of E. Colonial Drive, east of the Dean

Road intersection and across the street from Downey Park.

**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 on 0.23 acres of the Subject Property from Low Medium Density Residential (LMDR) to Commercial (C)

**ADVERTISING LANGUAGE FOR REZONING:**

To change the zoning designation on 0.65 acres of the Subject Property from R-1A (Single-Family Residential District) and C-1 (Retail Commercial District) to C-2 Restricted (General Commercial 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, Assistant 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

Legal Description (SS-21-04-017 & RZ-21-04-018)

Parcel A – Residential

LOT 14(LESS THE SOUTH 100.00') , RICHLAND REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'S', PAGE 125, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Parcel B – Commercial

LOT 23 , RICHLAND REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'S', PAGE 125, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 100.00 FEET OF LOT 14, RICHLAND REPLAT,. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'S', PAGE 125, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLUM Affected portion – 0.23 acre

THE SOUTH 100.00 FEET OF LOT 14, RICHLAND REPLAT,. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'S', PAGE 125, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

RZ Affected portion – 0.65 acre

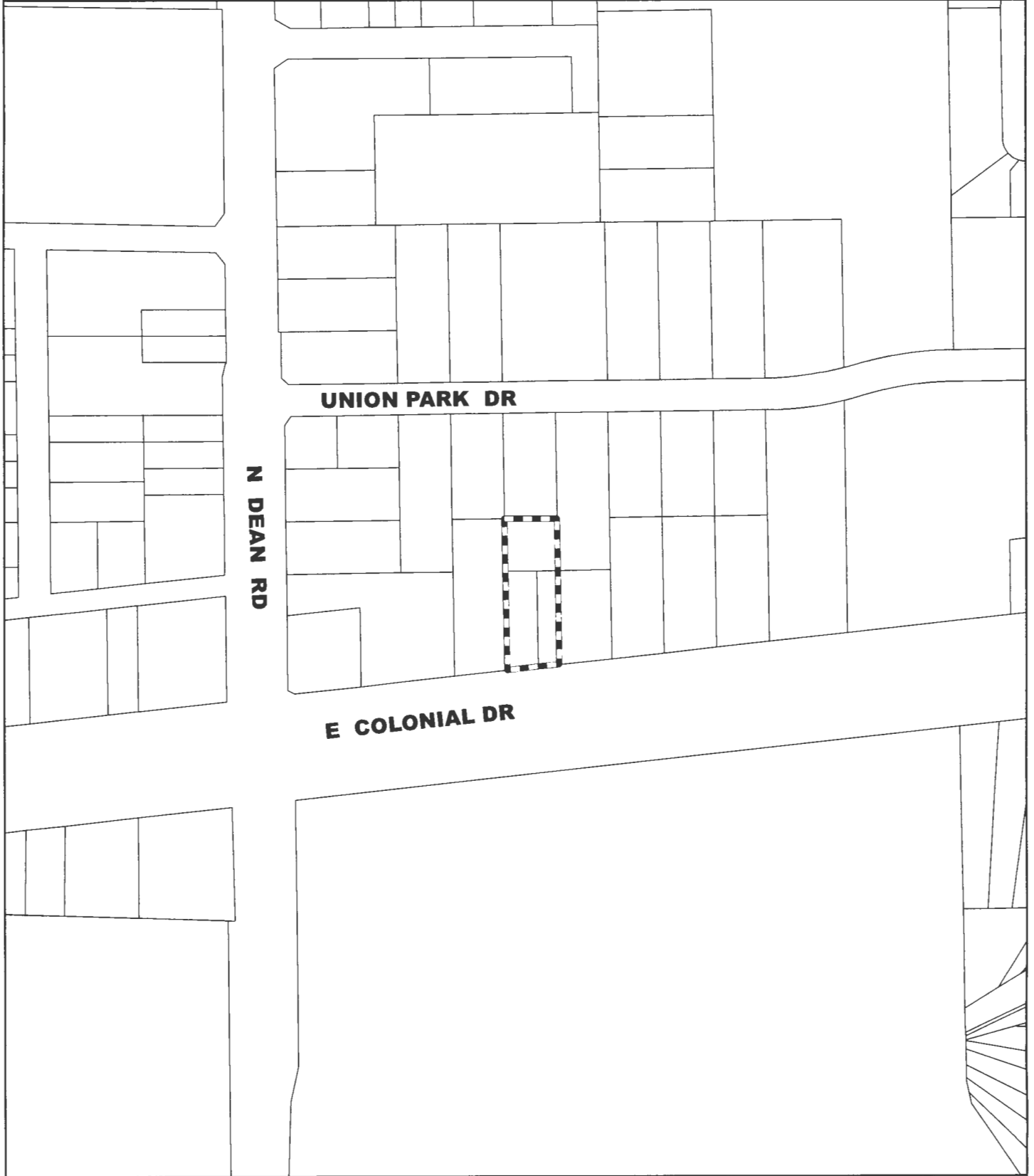
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If you have any questions regarding  
this map, please call the Planning  
Division at 407-836-5600

**SS-21-04-017/ RZ-21-04-018**



 Subject Property



1 inch = 250 feet