

Received on June 22, 2023
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Interoffice Memorandum

DATE: June 22, 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 July 25, 2023
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment, Ordinance,
and Concurrent Rezoning Request**

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

APPLICANT: Richard Templin, Vietnam and All Veterans of Central
Florida

AMENDMENTS: SS-23-01-094: Low Density Residential (LDR) to
Institutional (INST)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT
REZONING:** LUP-23-03-076: R-1 (Single-Family Dwelling District)
to PD (Planned Development District) (Vietnam and
All Veterans of Central Florida PD/LUP)

DISTRICT #: 5

GENERAL LOCATION: 3400 North Tanner Road; generally bounded by Tanner Road to the east, Rensselaer Road to the west, and Lake Pickett Road to the south.

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 ten (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 Low Density Residential (LDR) to Institutional (INST).

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.

ADVERTISING LANGUAGE FOR REZONING:

To change the zoning designation from R-1 (Single-Family Dwelling District) to PD (Planned Development District) (Vietnam and All Veterans of Central Florida PD/LUP) to allow for the continued operation of a museum, office, outdoor events / fundraisers, and the outdoor storage of material items directly related to support the museum in association with a fraternal organization. Also requested are three (3) waivers from Orange County Code:

1. A waiver from Sec. 38-1272(a)(3) to allow existing Structures A, B, C, and D as shown on the Land Use Plan to remain with a PD Boundary setback of 3.9 ft. in lieu of 25 ft. from the north PD Boundary.
2. A waiver from Sec. 38-1272(a)(3) to allow existing Structures D, E, F, M, P and Q as shown on the Land Use Plan to remain with a PD Boundary setback of 3.3 ft. in lieu of 25 ft. from the east PD Boundary.
3. A waiver from Sec. 38-1479(a) to allow parking on unimproved surface (grass), in lieu of parking on an improved surface.

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

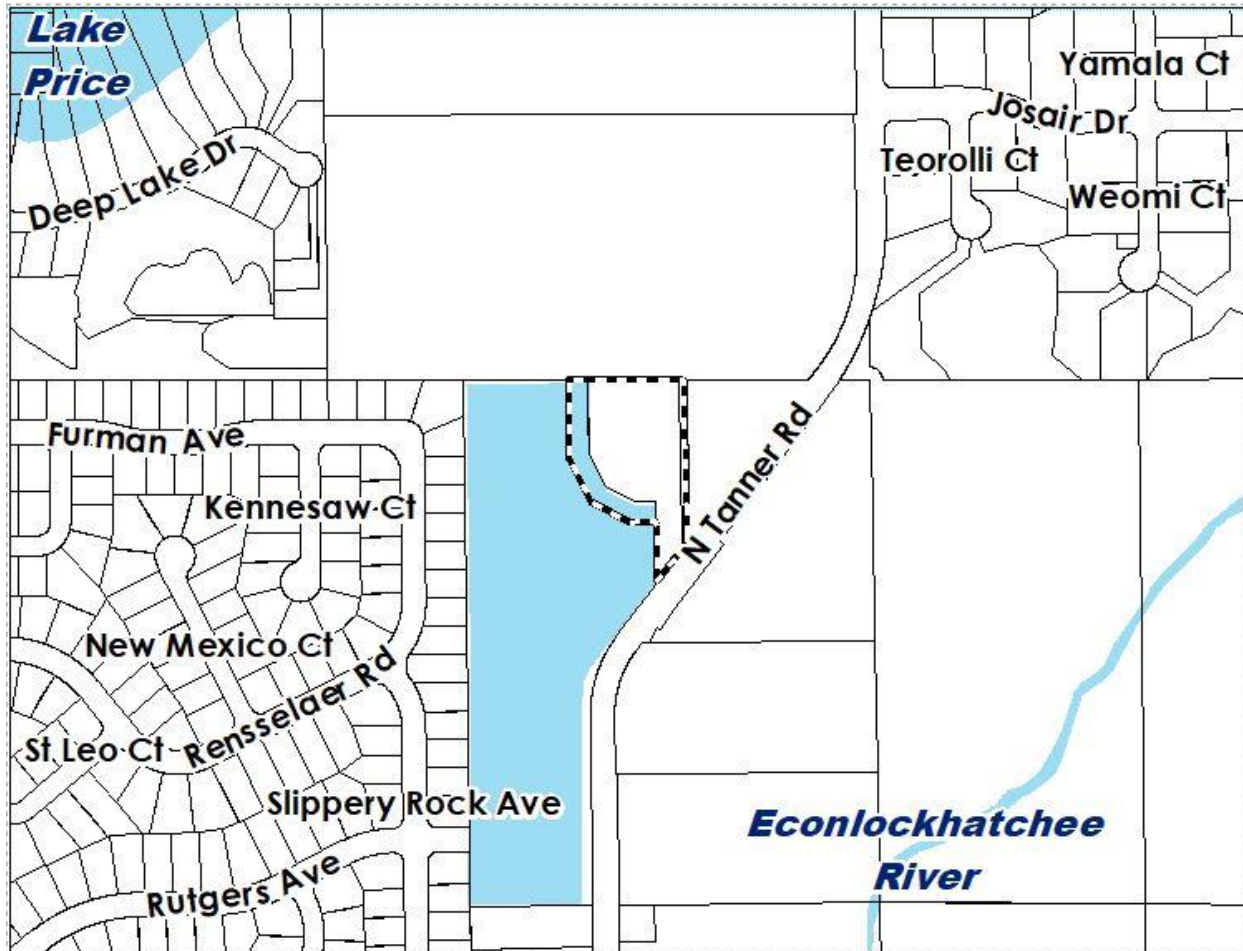
For questions regarding this map, please call the Planning Division at 407-836-5600.

LOCATION MAP

**SS-23-01-094 & LUP-23-03-076
3400 North Tanner Road**

Parcel #'s:

12-22-31-0000-00-066 and 12-22-31-1466-00-001 (portion of)



SUBJECT SITE



Legal Description
SS-23-01-094 & LUP-23-03-076
3400 North Tanner Road

Parcel #'s:

12-22-31-0000-00-066 and 12-22-31-1466-00-001 (portion of)

DESCRIPTION (PER OFFICIAL RECORDS BOOK 2997, PAGES 52 AND 53):

COMMENCE AT THE NORTHWEST CORNER OF THE E 1/2 OF THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S89°51'58"E, ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 12, A DISTANCE OF 308.38 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°51'58"E, ALONG SAID NORTH LINE, A DISTANCE OF 228.14 FEET TO THE NORTHWEST CORNER OF THE EAST 125 FEET OF THE W 1/2 OF THE E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 12; THENCE S00°47'48"E, ALONG THE WEST LINE OF THE EAST 125 FEET OF THE W 1/2 OF THE E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 12, A DISTANCE FO 400.91 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF TANNER ROAD; THENCE S36°51'54"W, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 106.38 FEET; THENCE N00°47'48"W 183.27 FEET; THENCE S89°12'12"W 48.44 FEET; THENCE N63°23'35"W 84.85 FEET; THENCE N27°07'25"W 88.71 FEET; THENCE N00°47'48"W 187.00 FEET TO THE POINT OF BEGINNING. +/- 1.81 AC.

RESERVING AN EASEMENT FOR DRAINAGE OVER THE EAST 12 FEET THEREOF.

TOGETHER WITH:

FOR A POINT OF BEGINNING (P.O.B), BEGIN AT THE NORTHEAST CORNER OF TRACT A OF COLLEGE HEIGHTS PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 130 AND 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. FROM THE P.O.B RUN SOUTHERLY ALONG THE EASTERN BOUNDARY OF SAID TRACT A. THE FOLLOWING COURSES AND DISTANCES; S 00°49'10" E, A DISTANCE OF 187.00 FEET; THENCE S 27°08'47" E, A DISTANCE OF 88.71 FEET; THENCE S 63° 24'57" E, A DISTANCE OF 84.85 FEET; THENCE N 89°10'50" E, A DISTANCE OF 48.44 FEET; THENCE S 00°49'10" E, A DISTANCE OF 50.00 FEET. THENCE LEAVING AFOREMENTIONED EASTERN BOUNDARY RUN NORTHERLY ALONG LINE PARALLEL TO AND 50.00 FEET FROM, WHEN MEASURED PERPENDICULARLY, SAID EASTERN BOUNDARY LINE FOLLOWING COURSES AND DISTANCE; S 89°10'50" W, A DISTANCE OF 60.63 FEET; THENCE N63° 24' 57" W, A DISTANCE OF 113.42 FEET, THENCE N 27°08'47" W, A DISTANCE OF 116.78 FEET; THENCE N 00°49'10" W, A DISTANCE OF 199.51 FEET TO A POINT OF THE NORTH BOUNDARY LINE OF AFOREMENTIONED TRACT A. THENCE LEAVING AFOREMENTIONED FIFTY FOOT PARALLEL LINE, RUN S 89°52'48" E, ALONG SAID NORTH BOUNDARY LINE OF TRACT A, A DISTANCE OF 50.01 FEET TO THE P.O.B. +/- 0.53 AC.

ALL BEING AND LYING IN THE SOUTHWEST¹/₄ OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 31 EAST, OF ORANGE COUNTY, FLORIDA
TOTAL = +/- 2.34 AC.