



Interoffice Memorandum

DATE: April 18, 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 May 23, 2023
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment, Ordinance,
and Concurrent Rezoning Request**

Digitally signed
by Jason
Sorensen
Date: 2023.04.20
11:25:06 -0400

TYPE OF HEARING: Adoption of Future Land Use Map Amendment,
Ordinance, and Concurrent Rezoning Request
APPLICANT: Christian W. Basso for MW Properties Orlando, LLC
AMENDMENT: SS-23-04-008: Low-Medium Density Residential
(LMDR) to Commercial (C)
AND
Ordinance for Proposed Amendment
AND
**CONCURRENT
REZONING:** RZ-23-04-009: R-2 (Residential District) to C-3
Restricted (Wholesale Commercial District)
DISTRICT #: 2

GENERAL LOCATION: 5505 Carder Road; generally bounded by Carder Road to the west, Hambleton Avenue to the north, N John Parkway 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 designation from Low-Medium Density Residential (LMDR) to Commercial (C).

ADVERTISING LANGUAGE FOR REZONING:
To change the zoning designation from R-2 (Residential District) to C-3 Restricted Wholesale Commercial District) for a warehouse with outdoor storage.

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.

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

Legal Description

SS-23-04-008 & RZ-23-04-009

5505 Carder Road

TROTWOOD PARK R/62 LOTS 8 THROUGH 14 BLK E (LESS PT OF LOT 8 BLK E TAKEN FOR R/W ON SE
PER 8249/4950)

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

Location Map
SS-23-04-008 & RZ-23-04-009
5505 Carder Road

