



**Interoffice Memorandum**

**DATE:** December 6, 2023

**TO:** Jennifer Lara Klimetz, Assistant Manager,  
Clerk of the Board of County Commissioners,  
County Comptroller's Office

**THRU:** Agenda Development BCC

**FROM:** Alberto A. Vargas, MArch, Manager  
Planning Division

**CONTACT PERSON:** **Jason H. Sorensen, AICP, Chief Planner** Jason Sorensen  
Planning Division Date: 2023.12.06  
(407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net) 10:03:31 -05'00'

**SUBJECT:** Request Public Hearing on next available date

**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance, and Concurrent PD Substantial Change Request**

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**TYPE OF HEARING:** Adoption of Future Land Use Map Amendment, FLU8.1.4 Text Amendment, Ordinance, and PD Substantial Change Request

**APPLICANT:** Ryan Abrams

**AMENDMENTS:** SS-23-04-013; Commercial (C) to Planned Development – Commercial / Medium-High Density Residential (PD-C/MHDR)

AND

23-04-FLUE-7: Text Amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Development within Orange County

AND

Ordinance for Proposed Amendment

**CONCURRENT PD SUBSTANTIAL CHANGE:** CDR-23-03-119; Sand Lake Commons Planned Development / Land Use Plan (PD/LUP)

**DISTRICT #:** 1

**GENERAL LOCATION:** 9350 Turkey Lake Road; located generally west of Turkey Lake Road and north of Sand Lake Commons Boulevard.

**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 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**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 MAP AMENDMENT:**  
To change the Future Land Use designation from Commercial (C) to Planned Development – Commercial / Medium-High Density Residential (PD-C/MHDR) in order to allow for the conversion of 215 hotel rooms to 215 multi-family units.

**ADVERTISING LANGUAGE FOR TEXT AMENDMENT:**  
Text Amendment to 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 PD SUBSTANTIAL CHANGE REQUEST:**

A PD substantial change to the Sand Lake Commons Planned Development / Land Use Plan (PD/LUP) to convert 215 existing hotel rooms to 215 multi-family residential units. In addition, the following waiver is requested from Orange County Code:

1. A waiver is requested from Section 38-1501 to allow a minimum living area of 320 square feet in lieu of 500 square feet.

**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 PD substantial change.**

- c: Jon Weiss, AICP, Deputy County Administrator  
Joel Prinsell, Deputy County Attorney, County Attorney's Office  
Andres Salcedo, Acting Director, Planning, Environmental, and Development Services Department  
Nik Thalmueller, AICP, Planning Administrator, Planning Division  
Alberto Vargas, Manager, Planning Division  
Olan Hill, Assistant Manager, Planning Division

## Legal Description

**Case: SS-23-04-013 and CDR-23-03-119**

Project Name: 9350 Turkey Lake Road / Sand Lake Commons PD

Parcel: 02-24-28-1161-00-010

CAPITAL HOTEL RESTAURANT GROUP CONDO CB 16/114 UNIT 1

Parcel: 02-24-28-1161-00-001

CAPITAL HOTEL RESTAURANT GROUP CONDO CB 16/114 COMMON AREA

Parcel: 02-24-28-1161-00-020

CAPITAL HOTEL RESTAURANT GROUP CONDO CB 16/114 UNIT 2

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

### Location Map

Case: SS-23-04-013 and CDR-23-03-119

Project Name: 9350 Turkey Lake Road / Sand Lake Commons PD

#### Parcels:

02-24-28-1161-00-010, 02-24-28-1161-00-001, and 02-24-28-1161-00-020



