

Planning will send Sentinel Notice



**Interoffice Memorandum**

**DATE:** January 20, 2023

**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 February 21, 2023

Jason  
Sorensen  
Digitally signed  
by Jason  
Sorensen  
Date: 2023.01.20  
10:22:38 -05'00'

**Comprehensive Plan – Transmittal of Regular Cycle Amendment**

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**TYPE OF HEARING:** Transmittal of Regular Cycle Future Land Use Map  
Amendment

**APPLICANT / AGENT:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor  
& Reed, P.A., for Martni Mac Partners, LLC

**AMENDMENT:** 2023-1-A-1-4: Activity Center Mixed Use (ACMU) to  
Activity Center Residential (ACR)

**DISTRICT #:** 1

**GENERAL LOCATION** Generally located east of Poinciana Blvd., south of  
SR 417, and north of the Orange County-Osceola  
County line

**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

**ADVERTISING  
REQUIREMENTS:**

Fiscal & Operational Support Division will publish display advertisement in local newspaper of general circulation.

**ADVERTISING TIMEFRAMES:**

N/A

**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.

**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).

Fiscal & Operational Support Division will provide the Clerk's Office with proof of publication the Wednesday prior to the Public Hearing.

The staff report binder will be provided under separate cover seven (7) days prior to the public hearing.

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  
Nicolas Thalmueller, AICP, Planning Administrator, Planning Division  
Jason Sorensen, AICP, Chief Planner, Current Planning Division  
Olan Hill, Assistant Manager, AICP, Planning Division

**Legal Description**

**2023-1-A-1-4**

**Poinciana Boulevard**

**Parcel #: 35-24-28-0000-00-008**

THE W1/2 OF NW1/4 OF NE1/4 OF NW1/4 OF SE1/4 & THE E1/2 OF NE1/4 OF NW1/4 OF OF NW1/4 OF SE1/4 & THE SW1/4 OF NE1/4 OF NW1/4 OF SE1/4 & THE SE1/4 OF NW1/4 OF NW1/4 OF SE1/4 & THE W1/2 OF SW1/4 OF NW1/4 OF SE1/4 & THE SE1/4 OF SW1/4 OF NW1/4 OF SE1/4 & THE E1/2 OF NE1/4 OF SW1/4 OF NW1/4 OF SE1/4 & THE NW1/4 OF SW1/4 OF SE1/4 OF SEC 35-24-28 (LESS PART TAKEN FOR R/W ON W PER 6265/1437) & (LESS COMM AT NW COR OF SE1/4 OF SEC 35-24-28 TH S2-26-40W 1018.47 FT TO POINT ON A NON-TANGENT CURVE CONCAVE SWLY HAVING A RADIUS OF 86 FT TH FROM A TANGENT BRG OF S85-52-35E RUN SELY AND SWLY 188.4 FT ALONG ARC OF CURVE THROUGH A CENTRAL ANGLE OF 125-30-53 TO END OF CURVE AN BEGINNING OF A REVERSE CURVE CONCAVE SELY HAVING A RADIUS OF 71 FT AND A CENTRAL ANGLE OF 43-32-10 TH SLWY 53.95 FT ALONG ARC OF CURVE TO END OF CURVE AND BEGINNING OF A REVERSE CURVE CONCAVE WLY HAVING A RADIUS OF 2123 FT A CENTRAL ANGLE OF 0-55-49 TH SLY 34.47 FT ALONG ARC OF CURVE TO END OF CURVE AND POB TH N87-47-32E 19.39 FT TH N2-12-28W 5.02 FT TH N87-47-32E 46.87 FT TH S2-12-28E 35.82 FT TH S87-47-32W 46.78 FT TH N2-12-28W 15.09 FT TH S87-47-32W 19.33 FT TO POINT ON A NON-TANGENT CURVE CONCAVE WLY HAVING A RADIUS OF 2123 FT TH FROM A TANGENT BRG OF N2-32-37W RUN NLY 15.71 FT ALONG ARC OF CURVE THROUGH A CENTRAL ANGLE OF 0-25-26 TO END OF CURVE AND POB PER DOC 20220140946)

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

**Location Map**

**2023-1-A-1-4**

**Poinciana Boulevard**

