



Interoffice Memorandum

Received on June 26, 2023
Applicant with publish
advertisement
Fiscal & Operational
Support Division will handle
Abutters

DATE: June 26, 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** Jason Sorensen
Planning Division Sorensen
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on July 25, 2023

Digitally signed by
Jason Sorensen
Date: 2023.06.26
08:38:40 -04'00'

**Ordinance/Comprehensive Plan – Adoption of Regular Cycle Amendments,
Ordinance, and Concurrent Rezoning Request**

TYPE OF HEARING: Adoption of Future Land Use Map Amendment,
FLU8.1.4 Text Amendment, Ordinance, and
Concurrent Rezoning Request

APPLICANT / AGENT: M. Rebecca Wilson, Lowndes, Drosdick, Doster,
Kantor & Reed, P.A., for PRS Investors Group LLP

AMENDMENTS: 2022-2-A-1-2: Village (V) to Growth Center-Planned
Development-Commercial/Medium Density
Residential (GC-PD-C/MDR)

AND

2022-2-B-FLUE-2: Text Amendment to Future Land
Use Element Policy FLU8.1.4 establishing the
maximum densities and intensities for proposed
Planned Developments within Orange County

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT
REZONING
REQUEST:**

LUP-22-06-199: Rezone from A-1 (Citrus Rural District) to PD (Planned Development District) (Village at Avalon PD/LUP).

DISTRICT #:

1

GENERAL LOCATION

14300, 14316, 14320, 14324, 14328, 14332, 14454, 14472, and 14500 Avalon Road; generally located west of Avalon Road, south of Grove Blossom Way, and east of the Orange County-Lake County boundary.

**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:**

N/A (The applicant will publish display advertisement in local newspaper of general circulation)

ADVERTISING TIMEFRAMES:

N/A

**APPLICANT/ABUTTERS
TO BE NOTIFIED:**

N/A. Fiscal & Operational Support Division will send notices to all affected property owners.

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:**

Planning Division will provide the Clerk's Office with proof of publication the Wednesday prior to the Public Hearing.

The staff report 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

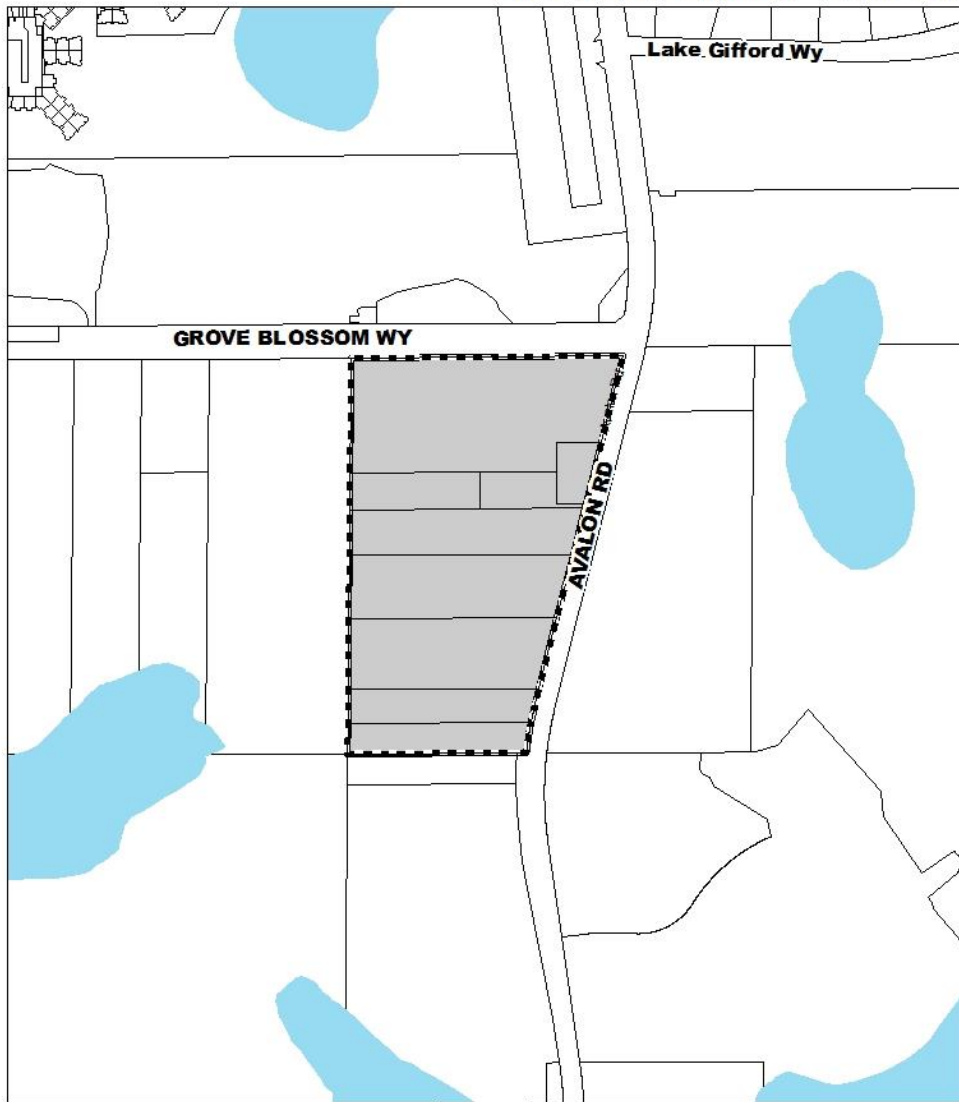
Location Map

2022-2-A-1-2 and LUP-22-06-199 (Village at Avalon PD)

Parcels:

31-24-27-0000-00-031; 31-24-27-0000-00-014;
31-24-27-0000-00-032; 31-24-27-0000-00-019;
31-24-27-0000-00-037; 31-24-27-0000-00-013;
31-24-27-0000-00-024; 31-24-27-0000-00-017; and
31-24-27-0000-00-018

2022-2-A-1-2 and LUP-22-06-199



 Subject Property



1 inch = 400 feet

Legal Description

2022-2-A-1-2 and LUP-22-06-199

14300; 14320; 14316; 14324; 14328; 14332; 14454; 14472; 14500 Avalon Road

Parcel #: 31-24-27-0000-00-031 (14300 Avalon Road)

BEG 210 FT S OF NW COR OF SW1/4 OF NE1/4 RUN S 195 FT E 678.07 FT N 95 FT E TO RD R/W ST RD 545 TH NELY 102.4 FT W 907.87 FT TO POB & N 210 FT OF SW1/4 OF NE1/4 W OF RD IN SEC 31-24-27 (LESS N 30 FT) ALL IN SEC 31-24-27

Parcel #: 31-24-27-0000-00-014 (14320 Avalon Road)

S 200 FT OF N 510 FT OF E1/2 OF SW 1/4 OF NE1/4 LYING W OF ST RD #545 IN SEC 31-24-27

Parcel #: 31-24-27-0000-00-032 (14316 Avalon Road)

BEG 405 FT S & 423 FT E OF NW COR OF SW1/4 OF NE1/4 RUN S 120 FT E 250 FT N 120 FT W 250 FT TO POB & S 15 FT OF N 525 FT OF E1/2 OF SW1/4 OF NE1/4 W OF ST RD 545 IN SEC 31-24-27 3334/1103

Parcel #: 31-24-27-0000-00-019 (14324 Avalon Road)

BEG 405 FT S OF NW COR OF SW1/4 OF NE1/4 RUN E 423 FT S 120 FT W 423 FT N 120 FT TO POB IN SEC 31-24-27 OR B&P 4757/4152, ON 06-15-94, INST PR

Parcel #: 31-24-27-0000-00-037 (14328 Avalon Road)

THAT PART OF SW1/4 OF NE1/4 LYING W OF RD (LESS N 525 FT & LESS S 647 FT) IN SEC 31-24-27 2804/1338 & OR B&P 6025/3371, ON 06-13-00, INST CT

Parcel #: 31-24-27-0000-00-013 (14332 Avalon Road)

N 207 FT OF S 647 FT OF SW 1/4 OF NE 1/4 W OF STATE RD IN SEC 31-24-27

Parcel #: 31-24-27-0000-00-024 (14454 Avalon Road)

N 230 FT OF S 440 FT OF SW1/4 OF NE1/4 W OF ST RD & THAT PT OF S 440 FT OF E1/2 OF SW1/4 OF NE1/4 LYING W OF ST RD # 545 IN SEC 31-24-27 OR 987/349 OR B&P 4468/1923, ON 06-30-92, INST QM

Parcel #: 31-24-27-0000-00-017 (14472 Avalon Road)

S 210 FT OF W1/2 OF SW1/4 OF NE1/4 SEC 31-24-27 (LESS S 100 FT THEREOF) 2722/942 OR B&P 4875/2205, ON 03-31-95, INST QC

Parcel #: 31-24-27-0000-00-018 (14500 Avalon Road)

S 100 FT OF W1/2 OF SW1/4 OF NE1/4 ON W SIDE OF SR 545 IN SEC 31-24-27 OR B&P 4468/1923, ON 06-30-92, INST QM