



Interoffice Memorandum

DATE: August 22, 2022

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

SUBJECT: Request Public Hearing on next available date
Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance

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

APPLICANT: Benjamin Ellis, S&ME, Inc.

AMENDMENTS: SS-22-04-036; Rural Settlement 1/1 (RS 1/1) to
Commercial (C) Rural Settlement (RS)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT
REZONING:** RZ-22-04-038; A-1 (Citrus Rural District) to C-1
Restricted (Retail Commercial District)

DISTRICT #: 1

GENERAL LOCATION: 2220 Hempel Avenue; generally on the west side of
Hempel Avenue, approximately 500 feet south of
Lake Hugh Drive.

**ESTIMATED TIME REQUIRED
FOR PUBLIC HEARING:**

20 minutes

HEARING CONTROVERSIAL:

Yes

**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 Rural Settlement 1/1 (RS 1/1) to Commercial (C) Rural Settlement (RS).

ADVERTISING LANGUAGE FOR REZONING:

To change the zoning designation from A-1 (Citrus Rural District) to C-1 Restricted (Retail Commercial District) in order to allow for a Dance Studio and Martial Arts School only.

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.

**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: Chris Testerman, AICP, Deputy County Administrator
Joel Prinsell, Deputy County Attorney, County Attorney's Office
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Gregory Golgowski, AICP, Chief Planner, Planning Division
Olan Hill, Assistant Manager, Planning Division

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

Location Map

SS-22-04-036 and RZ-22-04-038

2220 Hempel Avenue

Parcel #: 33-22-28-3100-13-200

