



## 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](mailto:Jason.Sorensen@ocfl.net)**

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

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

**APPLICANT:** Logan Opsahl, Lowndes Law Firm

**AMENDMENTS:** SS-22-03-021; Office (O) to Commercial (C)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT  
REZONING:** RZ-22-04-022; P-O (Professional Office District) to  
C-1 Restricted (Retail Commercial District)

**DISTRICT #:** 5

**GENERAL LOCATION:** 2300 S. Semoran Blvd; generally located on the west  
side of SR 436 and north of Baldwin Park Street.

**ESTIMATED TIME REQUIRED  
FOR PUBLIC HEARING:** 30 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 Office (O) to Commercial (C).

**ADVERTISING LANGUAGE FOR REZONING:**  
To change the zoning designation from P-O (Professional Office District) to C-1 Restricted  
(Retail Commercial District).

**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-22-03-021 and RZ-22-04-022

Parcel #: 15-22-30-0000-00-011

