



## Interoffice Memorandum

**DATE:** December 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** Jason Sorensen  
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**

Digitally signed by  
Jason Sorensen  
Date: 2022.12.22  
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**TYPE OF HEARING:** Planning and Zoning Commission Appeal; Adoption of Future Land Use Map Amendment, Ordinance, and Concurrent Rezoning

**APPLICANT:** Alison M. Yurko

**APPELANT:** Maria Hamilton

**AMENDMENTS:** SS-22-04-030; Rural Settlement 1/1 (RS 1/1) to Office (O) Rural Settlement (RS)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT REZONING:** RZ-22-04-031; R-CE (Country Estate District) to P-O Restricted (Professional Office District)

**DISTRICT #:** 1

<b>GENERAL LOCATION:</b>	8236 Conroy Windermere Road; generally located on the south side of Conroy Windermere Road, and west of Cleveland Avenue.
<b>ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:</b>	30 minutes
<b>HEARING CONTROVERSIAL:</b>	Yes
<b>HEARING REQUIRED BY FL STATUTE OR CODE:</b>	Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30
<b>ADVERTISING REQUIREMENTS:</b>	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.
<b>ADVERTISING TIMEFRAMES:</b>	At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for rezonings.
<b>APPLICANT/ABUTTERS TO BE NOTIFIED:</b>	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.
<b>SPANISH CONTACT PERSON:</b>	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:**

This hearing is an appeal of the November 17, 2022, Planning and Zoning Commission / Local Planning Agency decision and to consider the applicant's request to change the Future Land Use designation from Rural Settlement 1/1 (RS 1/1) to Office (O) Rural Settlement (RS).

**ADVERTISING LANGUAGE FOR REZONING:**

This hearing is an appeal of the November 17, 2022, Planning and Zoning Commission / Local Planning Agency decision and to consider the applicant's request to change the zoning designation from R-CE (Country Estate District) to P-O Restricted (Professional Office 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

**Legal Description**

**SS-22-04-030 / RZ-22-04-031**

**8236 Conroy Windermere Rd**

Parcel: 15-23-28-9340-01-010

WINDERMERE HEIGHTS 1ST SECTION K/125 LOTS 1 & 24 & E 44.53 FT OF LOTS 2 & 23 BLK A &  
N1/2 OF VAC ST ON S OF LOT 24 (LESS R/W ON N)

Parcel: 15-23-28-9340-01-030

WINDERMERE HEIGHTS 1ST SECTION K/125 LOTS 3 4 5 20 21 22 & W 5.67 FT OF LOTS 2 & 23 BLK A  
& N1/2 OF VAC ST ON S OF LOTS 21 22 & 23 & (LESS N 35 FT FOR RD R/W)

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

### Location Map

SS-22-04-030 / RZ-22-04-031

8236 Conroy Windermere Rd

Parcels: 15-23-28-9340-01-010 and 15-23-28-9340-01-030

