



Interoffice Memorandum

Received February 23, 2023
Planning will handle the advertising
with Sentinel Notice
CLERK'S OFFICE WILL SEND
ABUTTER NOTICE

DATE: February 16, 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

SUBJECT: Request Public Hearing on March 21, 2023

**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 (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.

ADVERTISING LANGUAGE FOR AMENDMENT:

To change the Future Land Use designation from Village (V) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR).

ADVERTISING LANGUAGE FOR AMENDMENT:

To amend Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County.

ADVERTISING LANGUAGE FOR REZONING:

To rezone from A-1 (Citrus Rural District) to PD (Planned Development District) (Village at Avalon PD/LUP) in order to allow for up to 296 multi-family units and up to 87,120 square feet of retail commercial uses.

Also requested are five (5) waivers from Orange County Code.

- 1) A waiver from Section 38-1258(a) to allow a maximum height of five (5) stories and sixty-five (65) feet in height for multi-family buildings within one hundred (100) feet of single-family zoned property, in lieu of a maximum height of one story for multi-family residential buildings located within one-hundred (100) feet of single family zoned property;
- 2) A waiver from Section 38-1258(b) to allow buildings to be five (5) stories and sixty-five (65) feet in height, in lieu of varying in building height with a maximum of fifty (50) percent of buildings being three (3) stories (not to exceed forty (40) feet) in height, with the remaining buildings being one (1) story or two (2) stories in height, when located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property;
- 3) A waiver from Section 38-1258(c) to allow a building height of 65' and five (5) stories, in lieu of not exceeding three (3) stories (40 feet) in height, when located within one hundred and fifty (150) feet of single-family zoned property;
- 4) A waiver from Section 38-1258(d) to allow a building height of 65' and five (5) stories in lieu of 40' and three (3) stories; and
- 5) A waiver from Section 38-1476 to allow a parking ratio of 1.43 spaces per efficiency unit or 1 bedroom and 1.90 spaces per apartment unit of two (2) or three (3) bedrooms in lieu of 1.5 spaces per efficiency unit or 1 bedroom and 2.0 spaces per two or three bedroom units.

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 amendments pursuant to Section 163.3184(3), 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).

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

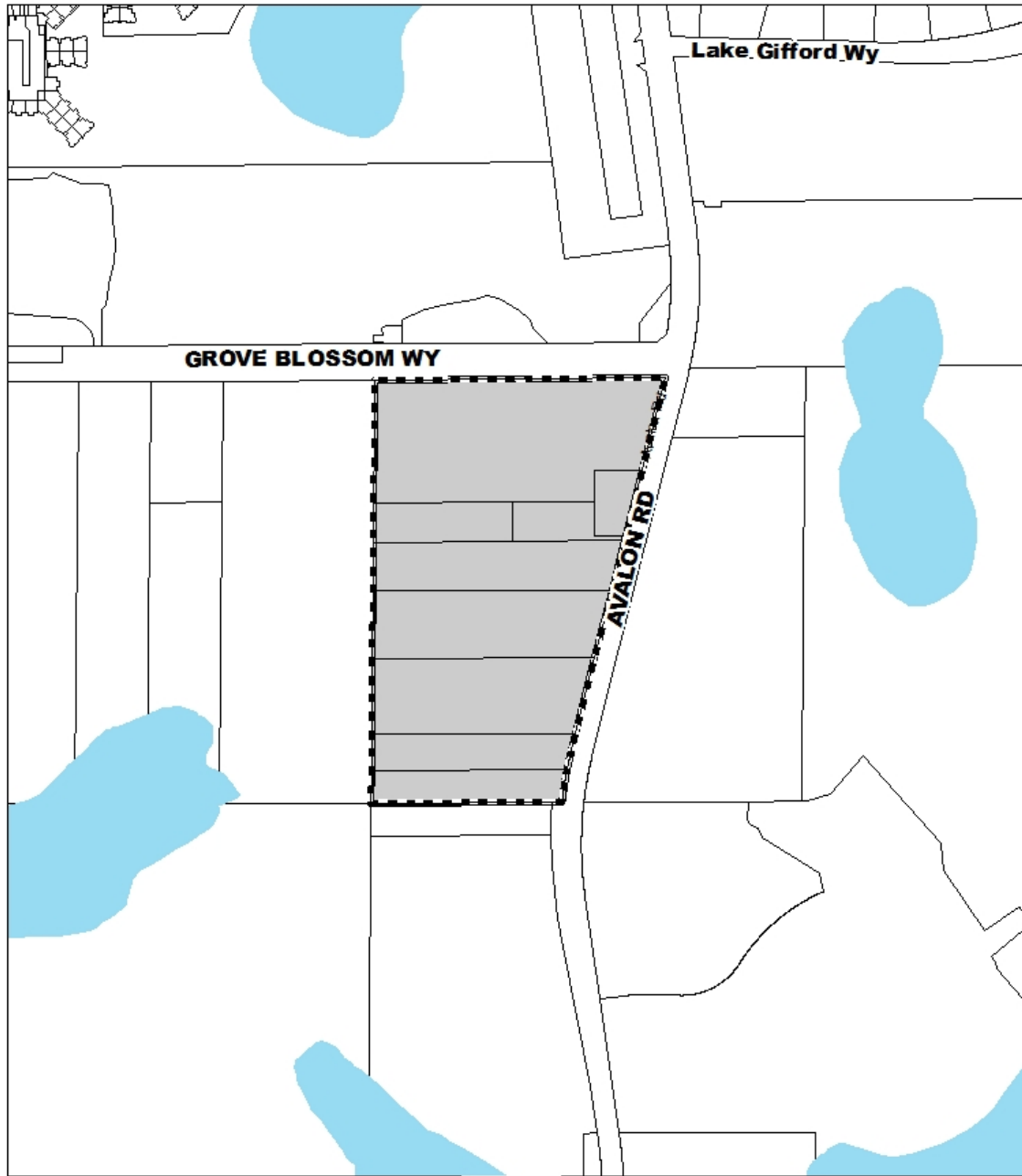
The staff report binder will be provided under separate cover seven (7) days prior to the public hearing.

- 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

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

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

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