



**Interoffice Memorandum**

**DATE:** January 23, 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 Sorensen  
Planning Division  
(407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net)

**SUBJECT:** Request Public Hearing on March 7, 2023

Jason  
Digitally signed by  
Jason Sorensen  
Date: 2023.01.23  
08:04:08 -05'00'

**Comprehensive Plan – Transmittal of Regular Cycle Privately-Initiated Text  
Amendment**

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**TYPE OF HEARING:** Transmittal of Future Land Use Privately-Initiated  
Text Amendment

**APPLICANT / AGENT:** Jennifer Stickler, P.E., Kimley-Horn & Associates,  
Inc, for Westgate Resorts, Ltd.

**AMENDMENT:** 2023-1-P-FLUE-1 (fka 2023-1-A-1-1): Privately-  
Initiated text amendment to Future Land Use  
Element Policy FLU8.1.4 amending the maximum  
density/intensity of the Sutton Lakes PD and, more  
specifically, revising the currently-approved  
development program to add multi-family residential  
as a permitted use within the PD.

**DISTRICT #:** 1

**GENERAL LOCATION** 14505, 14621, and 14701 Avalon Rd.; generally  
located east of Avalon Rd., south of Lake Gifford  
Wy., and north of Arrowhead Blvd.

**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

**ADVERTISING  
REQUIREMENTS:**

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.

**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

**Legal Description**

**2023-1-P-FLUE-1**

**14701 Avalon Road; 14505 Avalon Road; 14621 Avalon Road**

**Parcel #: 31-24-27-0306-04-011**

ARROWHEAD LAKES X/12 PART LOT 1 BLK D LYING WLY OF FOLLOWING DESC LINE BEG 392.22 FT E OF SW COR LOT 1 N 1 DEG W 116 FT TO N LINE LOT 1 & END OF SAID LINE

**Parcel #: 31-24-27-0000-00-045**

THAT PART OF SE1/4 OF NE1/4 & NE1/4 OF SE1/4 OF SEC 31-24-27 LYING NELY OF THAT PART DESC IN OR 5029/0133 & THE SW1/4 OF NW1/4 OF SEC 32-24-27

**Parcel #: 31-24-27-0000-00-038**

COMM NE COR OF SEC RUN S 2652.52 FT TO NE COR OF NE1/4 OF SE1/4 TH W 1301.92 FT FOR POB TH N 74 DEG E 75.06 FT N 40 DEG E 153.23 FT S 41 DEG E 354.61 FT S 03 DEG E 84.34 FT S 34 DEG E 221.01 FT N 55 DEG E 126.26 FT TO THE POINT OF CURVE SELY ALONG CURVE 27.70 FT TO THE POINT OF A REVERSE CURVE SELY ALONG CURVE 19.08 FT S 04 DEG W 15.25 FT SWLY ALONG CURVE 23.77 FT S 49 DEG W 124.71 FT S 40 DEG E 20 FT S 09 DEG E 22.06 FT S 41 DEG E 121.19 FT S 31 DEG E 850.71 FT TO S LINE OF NE1/4 OF SE1/4 W 805.80 FT N 132 FT W 280.01 FT N 175.56 FT W 594.10 FT TO E R/W LINE OF COUNTY RD 545 N 08 DEG W ALONG R/W 412.95 FT N 81 DEG E 72.99 FT ELY ALONG CURVE 153.87 FT TO A REVERSE CURVE NELY ALONG CURVE 221.80 FT TO A REVERSE CURVE NELY ALONG CURVE 341.06 FT N 12 DEG W 59.68 FT N 58 DEG W 209.92 FT N 21 DEG E 33.39 FT N 68 DEG W 22.89 FT N 37 DEG W 20.86 FT N 55.28 FT E 158.31 FT CONT E 21.87 FT TO POB IN SEC 31-24-27 5029/133 OR B&P 5296/3106, ON 07-15-97, INST SW

**Parcel #: 31-24-27-0000-00-010**

THAT PART OF N1/2 OF SE1/4 OF SEC 31-24-27 LYING ELY OF CR 545 & NWLY OF THAT PART DESC IN OR 5029/0133

**Parcel #: 31-24-27-0000-00-009**

THE S 315 FT OF NW1/4 OF SE1/4 LYING E OF SR 545 & THE N 183 FT OF S 315 FT OF W 50 FT OF NE1/4 OF SE1/4 OF SEC 31-24-27

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

Location Map

2023-1-P-FLUE-1

14505 Avalon Road, 14621 Avalon Road, 14701 Avalon Road

