



**Interoffice Memorandum**

**DATE:** September 24, 2020

**TO:** Katie Smith, Deputy Clerk  
Clerk of the Board of County Commissioners

**THRU:** Agenda Development BCC

**FROM:** Alberto A. Vargas, MArch, Manager  
Planning Division

**CONTACT PERSON:** **Alberto A. Vargas, MArch, Manager**   
**Planning Division**  
(407) 836-5354 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net)

**SUBJECT:** Request Public Hearing on October 13, 2020 at 2:00 PM

**Public Hearing for Comprehensive Plan (CP)  
Amendment and Concurrent Rezoning and  
Ordinance**

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**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 SECTIONS 163.3184(3), FLORIDA STATUTES, FOR THE 2020 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING EFFECTIVE DATES.**

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**APPLICANT / AGENT:** N/A

**DISTRICT #:** District 3

**TYPE OF HEARING:** Adoption of the 2020-1 Regular Cycle Amendment to the 2010-2030 Comprehensive Plan (CP) and concurrent rezoning request;

**AND**

Adoption of Ordinance

**ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:** 2 minutes

**HEARING CONTROVERSIAL:** Yes

**HEARING REQUIRED BY  
FL STATUTE OR CODE:**

ss. 163.3184 and 163.3187 (1), F.S. and Section 30-40(c)(3)c, O.C. Code

**ADVERTISING  
REQUIREMENTS:**

Fiscal & Operational Support Division will publish display advertisement in local newspaper of general circulation at least fifteen (15) days prior to the public hearing.

**ADVERTISING TIMEFRAMES:**

At least fifteen (15) days prior to public hearing

**APPLICANT/ABUTTERS  
TO BE NOTIFIED:**

N/A. Fiscal & Operational Support Division will send notices to all affected property owners.

**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:**

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

Staff report binder will be provided under separate cover seven (7) days prior to Public Hearing.

**SPECIAL INSTRUCTIONS TO  
CLERK (IF ANY):**

Please verify the hearing date with the Planning Division. Attached is the amendment and concurrent rezoning request.

- c: Chris Testerman, AICP, Assistant County Administrator  
Joel Prinsell, Deputy County Attorney, County Attorney's Office  
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services Department  
Olan Hill, AICP, Assistant Manager, Planning Division  
Gregory Gologowski, AICP, Chief Planner, Planning Division  
Eric Raasch, AICP, Planning Administrator, Planning Division

**2020-1 Comprehensive Plan Adoption – Regular Cycle Privately-Initiated Comprehensive Plan Map Amendment and Concurrent Rezoning Request**

20-1393

Amendment 2020-1-A-3-1 District 3	Hugh Jacobs, The Partnership, Inc., for Orlando Leased Housing Associates, XIII, LLP Commercial (C) to Medium-High Density Residential (MHDR) (Senior Housing)
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-and-

20-1394

Rezoning LUP-20-01-004	C-1 (Retail Commercial District) and A-2 (Farmland Rural District) to PD (Planned Development District)(Colonial Greens PD) Also requested are seven (7) waivers from Orange County Code: 1) A waiver from Section 38-1254(2) to allow a right-of-way setback of eight (8) feet for no more than fifty (50) percent of the linear right-of-way frontage in lieu of a twenty (20) foot setback from the entire right-of-way; 2) A waiver from Section 38-1258(b) to allow the entire senior affordable housing complex to be a maximum of four (4) stories, forty-four (44) feet, in lieu of the restriction that fifty (50) percent of the building being a maximum height of three (3) stories, forty (40) feet, and the remaining fifty (50) percent be one (1) story or two (2) stories in height; 3) A waiver from Section 38-1258(c) to allow the senior affordable housing complex to be a maximum of four (4) stories, forty-four (44) feet, in lieu of the maximum height of three (3) stories, forty (40) feet; 4) A waiver from Section 38-1258(f) to allow a six (6) foot composite screening wall or a precast concrete wall system in lieu of a six (6) foot high masonry, brick or block wall; 5) A waiver from Section 38-1255 to allow shade trees at a ratio of one (1) shade tree per two (2) units in lieu of the required one (1) shade tree per unit; 6) A waiver from Section 38-1476 to allow 1.4 parking spaces per unit in lieu of the required two (2) parking spaces per unit; and 7) A waiver from Section 38-1258(g) to access a multi-family site from a right-of-way serving a platted single family residential.
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20-1395

**2020-1 Comprehensive Plan Adoption – Regular Cycle State-Expedited Review Comprehensive Plan Amendments Ordinance**