




**Interoffice Memorandum**

**DATE:** September 14, 2021

**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:** **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 12, 2021  
**Ordinance/Comprehensive Plan – Adoption of Regular Cycle Amendments,  
Ordinance, and Concurrent Rezoning Request**

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**TYPE OF HEARING:** Adoption of Regular Cycle Future Land Use Map  
Amendment, FLU8.1.4 Text Amendment, Ordinance,  
and Concurrent Rezoning Request

**APPLICANT/AGENT:** Timothy W. Green, Green Consulting Group, Inc., for  
Timothy J. Bailey

**AMENDMENTS:** 2021-1-A-2-1: Growth Center-Planned Development-  
Office/Low-Medium Density Residential (GC-PD-  
O/LMDR) to Growth Center-Planned Development-  
Low-Medium Density Residential (GC-PD-LMDR)

AND

2021-1-B-FLUE-3: 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 Amendments

AND

**CONCURRENT REZONING:**

Rezoning Case #: LUP-21-04-119: A-1 (Citrus Rural District) to PD (Planned Development District) (Parks of Mt. Dora PD)

**DISTRICT #:**

2

**ESTIMATED TIME REQUIRED  
FOR PUBLIC HEARING:**

2 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  
(PROPOSED AMENDMENTS):**

Fiscal & Operational Support Division will publish display advertisement in local newspaper of general circulation.

**ADVERTISING TIMEFRAMES:**

At least ten (10) days prior to public hearings for Comprehensive Plan Amendments.

**APPLICANT/ABUTTERS  
TO BE NOTIFIED:**

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

**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.

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

**CLERK'S ADVERTISING  
REQUIREMENTS  
(REZONING REQUEST):**

(1) 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 of the BCC public hearing;

AND

(2) At least 10 days before the BCC public hearing date, send notices of the 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 REZONING REQUEST:**

A request to rezone 63.51 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District) (Parks of Mt. Dora PD) in order to construct 188 single-family detached dwelling units and an amenity center. No waivers from Orange County Code are requested.

**MATERIAL PROVIDED:**

- (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 hearings for the proposed amendments and Ordinance concurrent with the public hearing for the rezoning request.**

**Please schedule the above public hearings after the public hearings for proposed Out-of-Cycle Regular Cycle Staff-Initiated Comprehensive Plan Text Amendment 2021-1-C-OS-1 and its proposed adopting Ordinance.**

- 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  
Eric P. Raasch, AICP, Planning Administrator, Planning Division  
Gregory Golgowski, AICP, Chief Planner, Planning Division  
Olan Hill, AICP, Assistant Manager, Planning Division