



# OFFICIAL ORANGE COUNTY COMMUNITY MEETING AND PUBLIC HEARING NOTICE



The Orange County Planning Division has received a request to change the allowable types of development for land located near your property. A map of this property and important information about this request can be found below. For additional information, please contact us at (407) 836-5600.

## FUTURE LAND USE MAP AMENDMENT

### Case Number:

**#2008-1-S-1-1 (The Dr. P. Phillips Foundation)**

### PROPERTY INFORMATION:

**Parcel I.D. Number:**  
27-23-28-0000-00-006

**Acres:** 4.46 ±

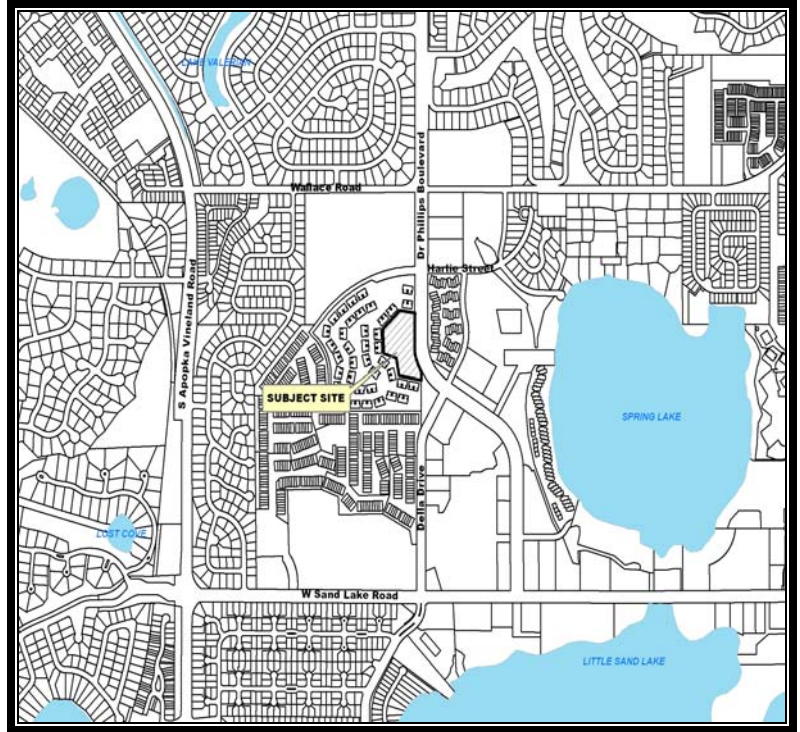
**Location:** Generally described as the west side of Dr. Phillips Boulevard, north of Sand Lake Road

**District 1**

### PROPOSED CHANGE:

**FROM: Medium Density Residential (MDR)**  
**TO: Office (O)**

*(See land use descriptions on back of page)*



## COMMUNITY MEETING NOTICE

Please join us at a community meeting where the applicant will present their request and answer questions. Orange County Planning Staff also will be present to explain the review process. The community meeting will be held at the following location:

**Palm Lake Elementary School**  
**8000 Pin Oak Drive**  
**Orlando, FL 32819**  
**May 8, 2008 @ 7:30 PM**

For directions to the school, please call Jennifer DuBois at 407-836-5396 or send an e-mail to [jennifer.dubois@ocfl.net](mailto:jennifer.dubois@ocfl.net)

## ADOPTION PUBLIC HEARING NOTICE\*

Adoption public hearings are held before the Orange County Local Planning Agency (LPA) and Board of County Commissioners (BCC). The time of each public hearing will be published in the Orlando Sentinel 10 days prior.

### Local Planning Agency

**May 15, 2008 – Time to be determined**

### Board of County Commissioners

**June 10, 2008 – Time to be determined**

For specific hearing times, please call Jennifer DuBois at 407-836-5396 as the dates approach. Public hearings are held in the commission chambers on the 1st floor of the County Administration Building located at 201 S. Rosalind Ave., Downtown Orlando. In conjunction with this request, the applicant may apply for a rezoning of the property, and you may receive a separate notice that pertains to such action.

**Para más información en español acerca de esta reunion o de cambios por ser efectuados, favor de llamar a la División de Planificación al 407-836-5600.**

## FREQUENTLY ASKED QUESTIONS:

**Q: How can I participate in the review process and find out more information about the request?**

A: Attending the community meeting is the first opportunity you have to hear from the applicant and comment on the request. Public comment also is accepted at all public hearings. If you are unable to attend hearings, written comments can be submitted to the Orange County Planning Division, Post Office Box 1393, Orlando, Florida 32802, faxed to (407) 836-5862, or emailed to [planning@ocfl.net](mailto:planning@ocfl.net). You may also obtain property information by accessing the Orange County Property Appraiser's website at [www.ocpafl.org](http://www.ocpafl.org). For a detailed description of the review process visit the Orange County Planning Division website at [www.ocfl.net/planning](http://www.ocfl.net/planning).

**Q: What type of activity or development could take place on the subject site today?**

A: The County's adopted 2000-2020 Future Land Use Map depicts the subject site as **Medium Density Residential (MDR)** which allows the consideration of single-family residential development at a density of up to twenty (20) dwelling units per acre.

**Q: What type of activity could be considered if the Board of County Commissioners adopted the request?**

A: **Office (O)** future land use allows for the consideration of business-professional office uses. Other uses, such as personal services and limited eating/drinking establishments, may be considered through the special exception process. The maximum floor area ratio for the Office future land use category is 3.0.

**Q: What are Future Land Use Map designations?**

A: Future Land Use Map designations are long-range planning categories that generally describe the types of activity or development that can be considered on property located in Orange County. These designations indicate the allowable residential density (number of units per acre) and intensity (square footage of non-residential development). Future Land Use Map designations are adopted as part of the County's 2000-2020 Comprehensive Policy Plan and overseen by the State.

**Q: What are Zoning districts?**

A: Zoning districts are more descriptive planning classifications, but must be consistent with Future Land Use Map designations. Zoning districts regulate specific uses, building size, setbacks, and parking requirements.

**Q: What is the Urban Service Area (USA) and is the subject site located within it?**

A: The subject site is located in the USA, which consists of those lands within Orange County where urban development patterns exist or are planned. Urban development patterns typically include residential and commercial areas where utility services (water and wastewater), roadway networks and community facilities (i.e., schools, parks) are located. Most areas outside of the County's USA are not planned for urban development but provide for a rural lifestyle or support agricultural activity.