

# Orlando Sentinel

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ORANGE County, Florida

**Sold To:**

Clerk County Commission-Orange - CU00123736  
201 S Rosalind Ave  
Orlando, FL, 32801-3527

**Bill To:**

Clerk County Commission-Orange - CU00123736  
201 S Rosalind Ave  
Orlando, FL, 32801-3527

**State Of Illinois  
County Of Cook**

Before the undersigned authority personally appeared Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, Certify Lines: • Amendment 2019-2-S-1-2 • Rezoning LUP-19-08-058 • Amendment 2019-2-S-FLUE-3 • Amendment SS-20-07-042 • Rezoning RZ-20-07-043 Sunflower Trail • Amendment 2020-1-S-2-2 • Rezoning RZ-20-04-072 • Amendment 2020-1-S-5-1 • Rezoning RZ-20-04-063 • 2010-2030 Comprehensive Plan Small-Scale Development Amendments was published in said newspaper in the issues of Aug 14, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither pai

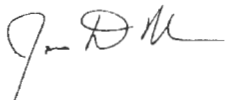


Jeremy Gates

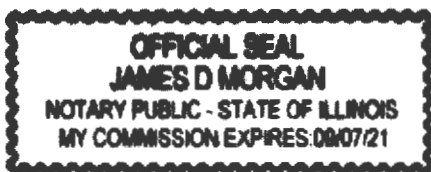
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 20 day of August, 2020,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

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## ORANGE COUNTY NOTICE OF PUBLIC HEARINGS

Notice is hereby given that on **Tuesday, September 1, 2020, beginning at 2:00 p.m.**, or as soon thereafter as the matters may be heard, the Orange County Board of County Commissioners (BCC) will hold public hearings in the cases described below. The BCC will hold these hearings either "in person" at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue in downtown Orlando, Florida, OR "virtually," utilizing communications media technology, with the latter made permissible pursuant to Governor Ron DeSantis's Emergency Executive Order No. 20-69 related to the Covid-19 state of emergency, as amended, OR a combination of both formats. At the time of publication of this notice, it could not be known by Orange County whether these hearings would be held in person, virtually, or a combination of both formats. In order to determine the format of these public hearings or if you have any questions, please call the Orange County Planning Division at 407-836-5600 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays, or visit the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>.

The hearings will be hosted by Mayor Jerry L. Demings, a quorum of the BCC will be maintained during the hearings, and the hearings will be conducted and operated by Orange County Government.

If the hearings are held virtually, the BCC members will be participating from different locations via WebEx . (See <https://www.webex.com> for more information.)

### Description of the Hearings:

1. Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for Westwood Partners Group, LLC

Amendment: # 2019-2-S-1-2

Consideration: Adoption of Small Scale Land Use Map Amendment to the Future Land Use Map of the Comprehensive Plan. Amendment # 2019-2-S-1-2 request to change the subject property's Future Land Use Map designation from ACR (Activity Center Residential) to PD-MDR (Planned Development-Medium Density Residential); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

Location: District 1; property located 11302 and 11314 Westwood Boulevard; Generally located west of Westwood Boulevard, north of Lake Willis Drive, and south of Central Florida Parkway. (The legal description is on file in the Planning Division.)

and

Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for Westwood Partners Group, LLC

Case No: Rezoning Case #LUP-19-08-058

Consideration: Request to rezone from R-CE (Country Estate District) to

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PD (Planned Development District) (Townhomes at Westwood PD/LUP) in order to construct 43 single-family attached homes (townhomes). Also requested is one (1) waiver from Orange County Code: 1) A waiver from Section 38-1400.2(1) to allow for two-story (2-story) townhouse buildings, not to exceed thirty (30) feet in height, to be located up to thirty (30) feet from single-family zoned property along the south PD property line, in lieu of the requirement that townhomes be restricted to a single story in height within 100 feet of single-family zoned property.; pursuant Orange County Code, Chapter 30

Location: District 1; property located 11302 and 11314 Westwood Boulevard; Generally located west of Westwood Boulevard, north of Lake Willis Drive, and south of Central Florida Parkway. (The legal description on file in the Planning Division.)

and

Amendment: #2019-2-S-FLUE-3

Consideration: Adoption of Small Scale Staff-Initiated Text Amendment. Amendment #2019-2-S-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; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

2. Applicant: Rosa Celestina Contreras Lopez

Amendment: # SS-20-07-042

Consideration: Adoption of Small Scale Land Use Map Amendment to the Future Land Use Map of the Comprehensive Plan. Amendment # SS-20-07-042 request to change the subject property's Future Land Use Map designation from PD (Planned Development) to LDR (Low Density Residential); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

Location: District 4; property located at 500 Sunflower Trail; or generally located on the west side of Sunflower Trail, approximately 425 feet north of Hidden Gem Way. (The legal property description on file in the Planning Division.)

and

Applicant: Rosa Celestina Contreras Lopez

Case No: Case # RZ-20-07-043

Consideration: Request to rezone from A-2 (Farmland Rural District) to R-1AAA (Residential Urban District), in order to create three (3) single-family residential lots; pursuant Orange County Code, Chapter 30

Location: District 4; property located at 500 Sunflower Trail; or generally located on the west side of Sunflower Trail, approximately 425 feet north of Hidden Gem Way. (The legal property description is on file in the Planning Division)

3. Applicant: Junias Desamour for Jolleview, LLC

Amendment: # 2020-1-S-2-2

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Consideration: Adoption of Small Scale Land Use Map Amendment to the Future Land Use Map of the Comprehensive Plan. Amendment # 2020-1-S-2-2 request to change the subject property's Future Land Use Map designation from O (Office) to LDR (Low Density Residential); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

Location: District 2; property located 310 S. Lake Pleasant Road; Generally located on the west side of S. Lake Pleasant Road, north of E. Semoran Boulevard, south of Wekiva Crossing Boulevard, and east of Semoran Commerce Place. (The legal description is on file in the Planning Division.)

and

Applicant: Junias Desamour for Jolieview, LLC

Case No: Case #RZ-20-04-072

Consideration: Request to rezone from P-O (Professional Office District) to R-2 (Residential District), in order to develop four (4) single-family attached units (2 duplexes) and one single-family detached unit; pursuant Orange County Code, Chapter 30

Location: District 2; property located 310 S. Lake Pleasant Road; Generally located on the west side of S. Lake Pleasant Road, north of E. Semoran Boulevard, south of Wekiva Crossing Boulevard, and east of Semoran Commerce Place. (The legal description is on file in the Planning Division.)

4. Applicant: Jose Chaves, P.E., StoryBook Holdings, LLC, for Olton Properties

Amendment: # 2020-1-S-5-1

Consideration: Adoption of Small Scale Land Use Map Amendment to the Future Land Use Map of the Comprehensive Plan. Amendment # 2020-1-S-5-1 request to change the subject property's Future Land Use Map designation from MDR (Medium Density Residential) to C (Commercial); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

Location: District 5; property located 3370 Rouse Road; Generally located west of Rouse Road, south of University Boulevard, east of Hillmont Circle, and north of Buck Road. (The legal description is on file in the Planning Division)

and

Applicant: Jose Chaves, P.E., StoryBook Holdings, LLC for Olton Properties

Case No: Case #RZ-20-04-063

Consideration: Request to rezone from R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District), to allow for the development of up to 15,000 square feet of commercial space; pursuant Orange County Code, Chapter 30

Location: District 5; property located 3370 Rouse Road; Generally located

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west of Rouse Road, south of University Boulevard, east of Hillmont Circle, and north of Buck Road. (The legal description is on file in the Planning Division)

You may obtain a copy of a legal description of any property that is the subject of any of these hearings by calling the Orange County Planning Division at 407-836-5600 or by picking up a copy at the Second Floor of the Orange County Administration Center, 201 South Rosalind Avenue, Orlando, Florida.

5. In conjunction with the adoption of the above Comprehensive Plan Amendments, the BCC will consider adoption of the following 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 SMALL-SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 161.3197, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES**

You may examine the proposed ordinance by calling the Orange County Planning Division at 407-836-5602 or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando Florida.

**Observing a Hearing:**

Regardless of whether the hearings are held in person, virtually, or a combination of both formats, you may observe them on Orange TV via the internet or television:

Online: <http://orangecountyfl.net/OpenGovernment/OrangeTVVisionTV.aspx>. Televised: Channel 488 on Spectrum; Channel 9 on Comcast; and Channel 99 on AT&T U-Verse.

If the hearings are held in person, the hearings may also be observed by appearing at the First Floor of the Orange County Administration Center at 201 S. Rosalind Avenue Orlando, Florida, where Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced.

**Participating in a Hearing:**

If you wish to provide testimony and evidence during a hearing, you must utilize one of the following options:

- If the hearing is being held in person, you may attend the hearing at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida.

- If the hearing is being held virtually, in whole or in part, you may participate in one of the following two ways:

You may appear at Room 105 on the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida, where you will be able to communicate virtually via WebEx with the BCC members at a kiosk equipped with a computer laptop and video camera, or

You may participate in the hearing and communicate with the BCC members

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virtually via WebEx from a remote location through the video section of WebEx found in the link in the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>. If you desire to participate from a remote location, please register via the link provided in the County Calendar by not later than 5:00 p.m. on Monday, August 31, 2020, so that Orange County may register your name and make arrangements to ensure that you are able to participate in the hearing via WebEx from the remote location.

Regardless of the form of participation, the time allotted to you and each other person who provides testimony will be at the sole discretion of the Mayor, and may be reduced from the usual time limit of three minutes to two minutes, depending on the number of participants.

If you appear at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida, Orange County staff will be present to assist at the kiosk in Room 105 and on the First Floor to ensure that social distancing and other health and safety measures are practiced and enforced.

Also, if you intend to show photographs, presentations, reports, or any other documents when you testify at the hearing, it is requested that by not later than 5:00 p.m. on Monday, August 31, 2020, you either email true and correct copies of such documentary evidence to [Public.Comment@ocfl.net](mailto:Public.Comment@ocfl.net) and note the public hearing or public hearing number to which it relates, or physically deliver copies of such documentary evidence to the Planning Division at the Second Floor of the Orange County Administration Center at 201 S. Rosalind Avenue in downtown Orlando, Florida.

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Section 286.0105, Florida Statutes, states that "if a person decides to appeal any decision made by a board, agency or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this hearing, then not later than two business days prior to the hearing, he or she should contact the Orange County Communications Division at (407) 836-5651.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, PLEASE CONTACT THE ORANGE COUNTY PLANNING, ENVIRONMENTAL, AND DEVELOPMENT SERVICES DEPARTMENT, 407-836-5602, Email: [jason.sorensen@ocfl.net](mailto:jason.sorensen@ocfl.net)

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PÚBLICA CON RESPECTO A UNA AUDIENCIA PÚBLICA SOBRE PROPIEDAD EN SU ÁREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACIÓN URBANA A:

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SEVENTH EDITION, MONDAY, 8/14/2020  
NUMERO, 407-836-5600.

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8/14/2020