

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

**Sold To:**

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

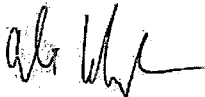
**Bill To:**

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**State Of Illinois  
County Of Cook**

Before the undersigned authority personally appeared Charlie Welenc, 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: Hans Pistor, Hanlex Development, LLC. Case # SS-20-07-040 , Hans Pistor, Hanlex Development, LLC. Rezoning # RZ-20-07-041 Ordinance 2010-2030 Comprehensive Plan Small Scale Development Amendments Gonzalo Ochoa Case # SS-20-08-054 Gonzalo Ochoa Rezoning # RZ-20-08-055 Ordinance 2010-2030 Comprehensive Plan Small Scale Development Amendments was published in said newspaper in the issues of Sep 20, 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 cop



Charlie Welenc

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 24 day of September, 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, October 13, 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: Hans Pistor, Hanlex Development, LLC.

Case # SS-20-07-040

Consideration: A Small Scale Comprehensive Plan Amendment request to change the subject property's Future Land Use Map designation from RS 1/1 (Rural Settlement 1 Unit / 1 Acre) to C-RS (Commercial - Rural Settlement), in order to construct a Dollar General Store; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 5; property located at 24926 and 24918 E. Colonial Drive; or generally located on the southwest corner of the E. Colonial Drive and St. Catherine Avenue intersection, east of Cupid Avenue. (The legal description is on file in the Planning Division.)

AND

2. Applicant: Hans Pistor, Hanlex Development, LLC.

Case No: Rezoning Case # RZ-20-07-041

Consideration: A rezoning request to change the subject property's zoning from A-2 (Farmland Rural District) and C-2 (General Commercial District) to C-1 (Retail Commercial District), in order to allow for commercial retail uses; pursuant to Part II, Chapter 163, Florida Statutes and Orange County

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Code, Chapter 30

Location: District 5; property located at 24926 and 24918 E. Colonial Drive; or generally located on the southwest corner of the E. Colonial Drive and St. Catherine Avenue intersection, east of Cupid Avenue. (The legal description is on file in the Planning Division.)

AND

3. In conjunction with the adoption of the above Comprehensive Plan Amendment, 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 161.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.

4. Applicant: Gonzalo Ochoa

Case # SS-20-08-054

Consideration: A Small Scale Comprehensive Plan Amendment request to change the subject property's Future Land Use Map designation from O (Office) to C (Commercial); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 1; property located at 6645 Vineland Rd Unit 2 & 6651 Vineland Rd Unit 1; generally located on the northeast corner of Vineland Rd and Turkey Lake Rd, south of Lake Cane Dr. (The legal property description on file in the Planning Division.)

AND

Applicant: Gonzalo Ochoa

Case No: Case # RZ-20-08-055

Consideration: A rezoning request to change the subject property's zoning from P-O (Professional Office District) to C-1 (Retail Commercial District), in order to allow for a yoga studio in addition to professional office uses; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 1; property located at 6645 Vineland Rd Unit 2 & 6651 Vineland Rd Unit 1; generally located on the northeast corner of Vineland Rd and Turkey Lake Rd, south of Lake Cane Dr. (The legal property description on file in the Planning Division.)

AND

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."

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## **AS AMENDED, BY ADOPTING SMALL-SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 161.3187, 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 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, October 12, 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

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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, October 12, 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 DIVISION, 407-836-5602, Email: [jason.sorensen@ocfl.net](mailto:jason.sorensen@ocfl.net)

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 407-836-8181.

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9/20/2020

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