

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **September 24, 2024**, at **2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding the following requests:

**Applicant:** Doug Kelly, Amendment # SS-24-04-001

**Consideration:** To change the Future Land Use designation from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 5; properties located at 2726 and 2740 North Dean Road; generally located on the west side of North Dean Road, approximately 4,000 feet south of University Boulevard; Orange County, Florida (legal property description on file in Planning Division)

**AND**

In conjunction with the adoption of the above Comprehensive Plan Amendment, the BCC will consider adoption of the following Ordinance:

**Consideration:** 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 163.3187, Florida Statutes; and providing effective dates.

**AND**

**Applicant:** Doug Kelly, Concurrent Rezoning LUP-24-02-033

**Consideration:** Request to change the zoning designation from R-1A (Single-Family Dwelling District) to PD (Planned Development District) (North Dead Road Townhomes PD) in order to allow for up to 76 townhome units. There are no waivers associated with this request; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 5; properties located at 2726 and 2740 North Dean Road; generally located on the west side of North Dean Road, approximately 4,000 feet south of University Boulevard; Orange County, Florida (legal property description on file in Planning Division)

**Applicant:** Daniel Jorge Oliveria, Amendment # SS-23-12-101

**Consideration:** To change the Future Land Use designation from Commercial (C) to Low-Medium Density Residential (LMDR), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 6; properties located at 329 and 335 Takoma Street; generally located on the east side of Takoma Street, approximately 350 feet north of W. Robinson Street; Orange County, Florida (legal property description on file in Planning Division)

**AND**

In conjunction with the adoption of the above Comprehensive Plan Amendment, the BCC will consider adoption of the following Ordinance:

**Consideration:** 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 163.3187, Florida Statutes; and providing effective dates.

**AND**

**Applicant:** Daniel Jorge Oliveria, Concurrent Rezoning RZ-23-12-102

**Consideration:** Request to change the zoning designation from R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 6; properties located at 329 and 335 Takoma Street; generally located on the east side of Takoma Street, approximately 350 feet north of W. Robinson Street; Orange County, Florida (legal property description on file in Planning Division)

**Applicant:** Richard Geller, Amendment # SS-24-06-035

**Consideration:** To change the Future Land Use designation from Medium Density Residential (MDR) to Commercial (C), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 3; property located at 6500 Old Cheney Highway; generally located on the south side of Old Cheney Hwy, east of Farwell Avenue; Orange County, Florida (legal property description on file in Planning Division)

**AND**

In conjunction with the adoption of the above Comprehensive Plan Amendment, the BCC will consider adoption of the following Ordinance:

**Consideration:** 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 163.3187, Florida Statutes; and providing effective dates.

**AND**

**Applicant:** Richard Geller, Concurrent Rezoning RZ-24-06-036

**Consideration:** Request to change the zoning designation from R-3 (Multiple-Family Dwelling District) to C-2 (General Commercial District); pursuant Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 3; property located at 6500 Old Cheney Highway; generally located on the south side of Old Cheney Hwy, east of Farwell Avenue; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property descriptions by calling Orange County Planning Division 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: [planning@ocfl.net](mailto:planning@ocfl.net)**

You may examine the notice and the proposed ordinance at the office of the Comptroller Clerk of the Board of County Commissioners, 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida; between 8 a.m. and 5 p.m., Monday through Friday.

**PARA MÁS INFORMACIÓN EN ESPAÑOL ACERCA DE ESTA REUNIONES PUBLICAS O DE CAMBIOS POR EFECTUADOS, FAVOR DE LLAMAR A LA DIVISION DE PLANIFICACION, AL 407-836-5600.**

**If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should 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.**

**If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.**

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida

Publish: **September 1, 2024**; the Orlando Sentinel Orange Extra  
Certify Lines    Amendment SS-24-04-001, Ordinance & Concurrent LUP-24-02-033  
                         Amendment SS-23-12-101, Ordinance & Concurrent RZ-23-12-102  
                         Amendment SS-24-06-035, Ordinance & Concurrent RZ-24-06-036

mf/np/re

c: Districts 3, 5 and 6 Commissioner's Office [email]  
County Attorney's Office, BCC [Danny Randolph email]  
Jon Weiss, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
Nicolas Thalmueller, Planning Division, BCC [email]  
Misty Mills, Planning Division, BCC [email]  
Lisette Egipciaco, Planning Division, BCC [email]  
Sonali Patil, Planning Division, BCC [email]  
Adriana Trujillo Villa, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]