

ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, EMAIL: PLANNING@OCFL.NET

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

The Orange County Board of County Commissioners will conduct a public hearing on **May 23, 2023**, 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 a request by:

Applicant: S. Brent Spain, Esquire, Theriaque & Spain, Amendment SS-23-01-108

Consideration: A request to change the Future Land Use Map designation from Low Density Residential (LDR) Rural Settlement (RS) to Commercial (C) Rural Settlement (RS); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

Location: District 2; property located at 3700 N. Orange Blossom Trail; generally located on the west side of N. Orange Blossom Trail, north of Willow Street, south of Holly Street, and east of Day Care Center Road; Orange County, Florida (legal property description on file in Planning Division-see enclosed map)

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 a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

AND

Applicant: S. Brent Spain, Esquire, Theriaque & Spain, Concurrent Rezoning RZ-23-01-109

Consideration: A request to change the zoning designation from R-CE-2 (Rural Residential District) to C-1 Restricted (Retail Commercial District) to construct up to 20,386 square feet neighborhood commercial and office uses; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

Location: District 2; property located at 3700 N. Orange Blossom Trail; generally located on the west side of N. Orange Blossom Trail, north of Willow Street, south of Holly Street, and east of Day Care Center Road; Orange County, Florida (legal property description on file in Planning Division-see enclosed map)

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

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 Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

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

mf/np/gh
April 25, 2023
c: Applicant/Abutters