

Received on April 3, 2023  
Deadline: April 25, 2023  
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**Interoffice Memorandum**

**DATE:** April 3, 2023

**TO:** Jennifer Lara Klimetz, Assistant Manager,  
Clerk of the Board of County Commissioners,  
County Comptroller's Office

**THROUGH:** Cheryl Gillespie, Supervisor,  
Agenda Development Office

**FROM:** Alberto A. Vargas, MArch., Manager,  
Planning Division

**CONTACT PERSON:** **Nicolas Thalmueller, Planning Administrator**  
**Development Review Committee**  
**Planning Division**  
**(407)836-5523 or Nicolas.Thalmueller@ocfl.net**

**SUBJECT:** Request for Board of County Commissioners  
(BCC) Public Hearing

A handwritten signature in blue ink, appearing to be "N. Thalmueller", is located to the right of the contact person information.

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**Applicant:** Rick V. Baldocchi, P.E., AVCON, Inc.

**Case Information:** Pet Alliance of Greater Orlando Planned  
Development / Land Use Plan (PD / LUP) – Case  
# CDR-22-10-303

**Type of Hearing:** Substantial Change

**Commission District:** 6

**General Location:** 4311 & 4319 S. John Young Parkway; generally  
located on the east side of S John Young Parkway,  
south of the I-4 interchange.

**BCC Public Hearing  
Required by:** Orange County Code, Chapter 38, Article VIII,  
Division 1, Section 38-1207

**Clerk's Advertising  
Requirements:**

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

**Spanish Contact Person:**

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front Desk, 407-836-8181

PARA MÁS INFORMACIÓN, REFERENTE A ESTE AVISO PARA UNA AUDENCIA PUBLICA SOBRE UNA PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

**Advertising Language:**

A PD substantial change to modify the condition of approval #16 dated March 9th, 2021, of the Land Use Plan to read: Any outdoor areas used by animals shall be located a minimum of 150 feet from the north property line and shall be screened with a masonry block wall, which will be a minimum of six (6) feet in height, along the northern side. The outdoor run area will also be placed such that the natural undisturbed wetland buffer will shield the entire north side of the outdoor area.

In addition, one waiver is requested from Orange County Code Section 38-1476 of Orange County to allow for a reduction in the required quantity of off-street parking spaces to 1 space per 443 square feet of office, animal shelter and run area, in lieu of 1 space per 300 square feet of office, animal shelter, and run area.

**Material Provided:**

- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**Special instructions to the Clerk:**

Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

For questions regarding this map  
please call the Planning Division  
at 407-836-5600

### Pet Alliance of Greater Orlando PD



CDR-22-10-303