

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings 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 the following requests by:

**Applicant:** Christian W. Basso, for MW Properties Orlando, LLC, Amendment SS-23-04-008

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

**Location:** District 2; property located at 5505 Carder Road; generally bounded by Carder Road to the west, Hambleton Avenue to the north, N John Parkway to the east; 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 amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**AND**

**Applicant:** Christian W. Basso, for MW Properties Orlando, LLC, Concurrent Rezoning RZ-23-04-009

**Consideration:** A request to change the zoning designation from R-2 (Residential District) to C-3 Restricted (Wholesale Commercial District) for warehouse with outdoor storage; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 2; property located at 5505 Carder Road; generally bounded by Carder Road to the west, Hambleton Avenue to the north, N John Parkway to the east; Orange County, Florida (legal property description on file in Planning Division)

**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)

**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 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 of 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)

**Applicant:** Saki S. Middleton, John Stanley, Inc., Amendment SS-23-01-128

**Consideration:** A request to change the Future Land Use designation from Low Density Residential (LDR) to Medium Density Residential (MDR); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 2; property located at 3311 N. Powers Dr.; generally located on the east side of N. Powers Dr., south of Indian Hill Rd., north of Sunshine St., and west of Pioneer Rd.; 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 amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**AND**

**Applicant:** Saki S. Middleton, John Stanley, Inc., Concurrent Rezoning RZ-23-01-129

**Consideration:** A request to change the zoning designation from R-1A (Single-Family Dwelling District) to R-3 Restricted (Multiple-Family Dwelling District) to construct up to 85 senior housing multi-family dwelling units on the southern half of the 9.80-acre subject parcel. The existing church will remain; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 2; property located at 3311 N. Powers Dr.; generally located on the east side of N. Powers Dr., south of Indian Hill Rd., north of Sunshine St., and west of Pioneer Rd.; Orange County, Florida (legal property description on file in Planning Division)

**Applicant:** Glenys Rojas, for Marilyn Castillo, Amendment SS-23-04-007

**Consideration:** A request to change the Future Land Use designation from Commercial (C) to Low-Medium Density Residential (LMDR) to allow for a duplex (two residential units). The

zoning of R-2 will remain unchanged; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 2; property located at 1421 Victor Drive; generally bounded by Victor Drive to the south, S. Roger Williams Road to the west, Rolling Green Drive to the north and Busbee Avenue to the east; 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 amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

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 notices and the proposed ordinances 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 ESTAS 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 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

Publish: **April 30, 2023**; the Orlando Sentinel Orange Extra  
Certify Line Amendment SS-23-04-008, Proposed Ordinance, & Concurrent Rezoning RZ-23-04-009  
Amendment SS-23-01-108, Proposed Ordinance, & Concurrent Rezoning RZ-23-01-109

Amendment SS-23-01-128, Proposed Ordinance, & Concurrent Rezoning RZ-23-01-129

Amendment SS-23-04-007 & Proposed Ordinance

mf/np/gh

c: District 2 Commissioner's Office [email]  
County Attorney's Office, BCC [Anna Caban email]  
Alberto Vargas, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
Lisette Egipciano, Planning Division, BCC [email]  
Nicolas Thalmueller, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]