



**Interoffice Memorandum**

Continue public  
hearing to  
JAN 15 2019

10-09-18P02:05 RCVD

10-09-18P03:46 RCVD

DATE: October 3, 2018

TO: Katie A. Smith, Deputy 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: **Eric Raasch, Interim DRC Chairman**  
**Development Review Committee**  
**Planning Division**  
**(407) 836-5523 or Eric.RaaschJr@ocfl.net**

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

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Applicant: Paul S. Pabla and Daljit L. Pabla

Appellant: Paul S. Pabla and Daljit L. Pabla

Case Information: Conventional Rezoning Case # RZ-18-09-045;  
Planning and Zoning Commission (PZC) Meeting  
Date: September 20, 2018

Type of Hearing: Planning and Zoning Commission (PZC) Appeal

Commission District: 3

General Location: 4925 S. Orange Blossom Trail; or generally located on  
the east side of S. Orange Blossom Trail,  
approximately 1,600 feet south of Holden Avenue.

BCC Public Hearing  
Required by: Orange County Code, Chapter 30

LEGISLATIVE FILE #

18-1344

November 13, 2018  
Ca  
2pm

**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 ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

**Advertising Language:**

This request is to consider the rezoning and appeal of the September 20, 2018 Planning and Zoning Commission (PZC) Recommendation of Approval for Rezoning Case # RZ-18-09-045, in the name of Paul S. Pabla and Daljit L. Pabla, to rezone 0.26 gross acres from C-1 (Retail Commercial District) to C-2 (General Commercial District), in order to allow for an automobile sales use.

**Material Provided:**

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

**Special Instructions to the Clerk:**

- (1) The BCC public hearing must be held within 45 days after October 3, 2018, which was the date the notice of appeal was filed, or as soon thereafter as the BCC's calendar reasonably permits. Staff requests that this public hearing be scheduled on **November 13, 2018**.
- (2) 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.

Attachments: (location map, appellant's notice of appeal)

c: Chris R. Testerman, AICP, Assistant County Administrator  
Jon V. Weiss, Director, Community Environmental Development Services  
Department



# PLANNING & ZONING COMMISSION

## REZONING APPEAL APPLICATION

Orange County Planning Division  
201 South Rosalind Avenue, 2<sup>nd</sup> Floor  
Post Office Box 1393  
Orlando, Florida 32802-1393

Main Line: (407) 836-5600  
P&ZC Secretary: (407) 836-5632

RECEIVED

OCT 03 2018

Planning Manager

Date: October 2, 2018

Appellant: Paul S. Pabla and Dajit L. Pabla

(Print or type name)

Representing: Owners

(Print or type company, group, or organization name)

Address: 9101 Wickham Way, Orlando, FL 32836

Telephone: (321) 246-3396

Fax: \_\_\_\_\_

E-mail: DollyPabla@Gmail.com

Respectfully request an appeal of the decision regarding rezoning number RZ - 1 8 - 0 9 - 0 4 5

the Applicant being Paul S. Pabla and Daljit L. Pabla

(Print or type Applicant name)

County Planning & Zoning Commission on September 20, 2018

Reason for appeal (provide a brief summary or attach additional documentation if necessary):

Applicant's C-2 re-zoning application was declined based on staff recommendation the property is incompatible

with the character of the surrounding property and may impact adjacent properties. Applicants were late to the

hearing and were not heard. The property is already zoned C-1 and has been and can be used as a restaurant

lounge, but the applicants would like to use the property as a used car lot instead - which they believe would impact

adjacent property less than a night club. The property to the South on OBT is already zoned C-2 and the property

to the North is situated in Edgewood with a commercial zoning classification. This area of South OBT is already

predominantly medium density commercial and this request is consistent with other existing uses in the area.

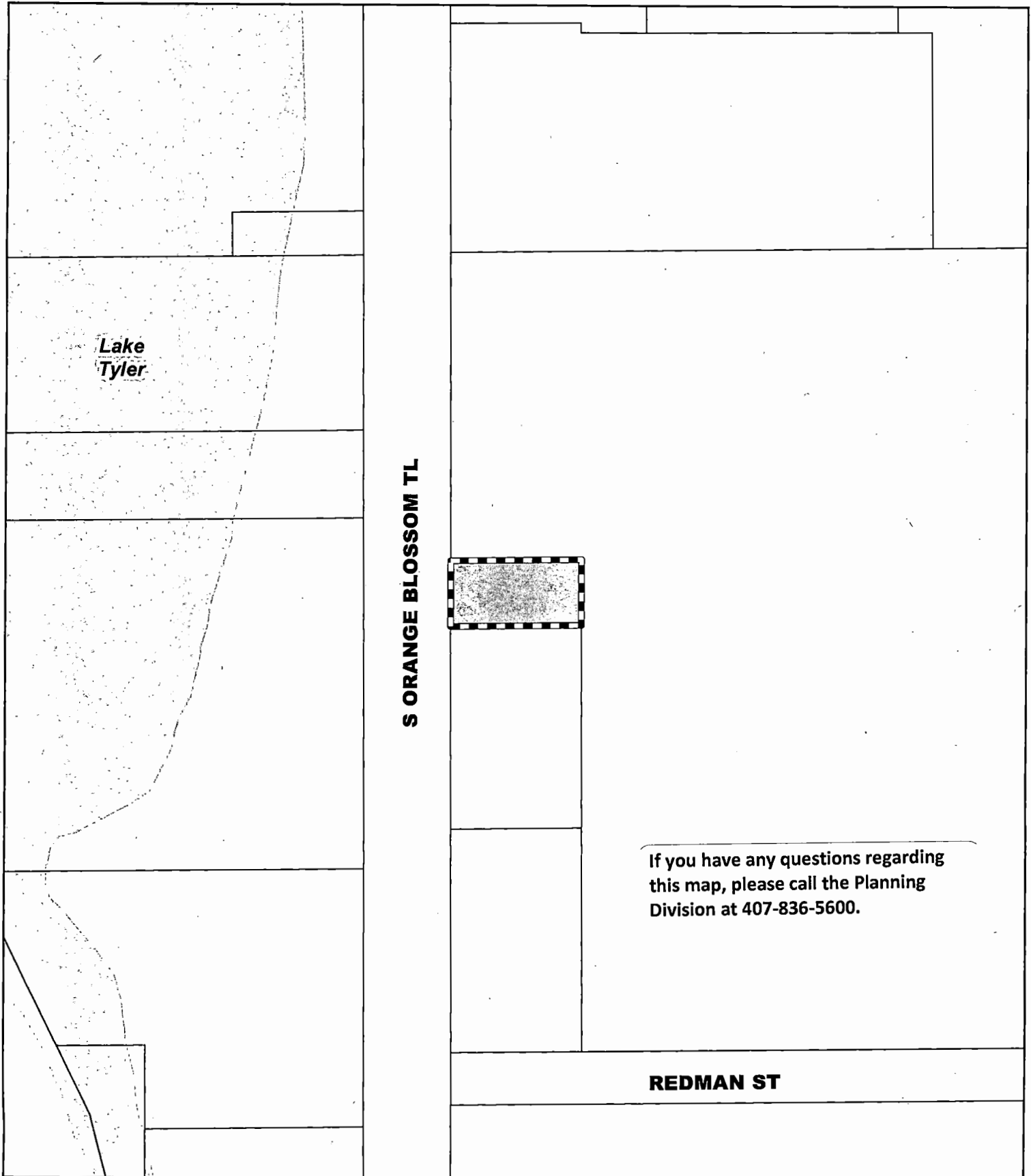
Signature

Paul Pabla

Date October 2, 2018

FEE: \$483.00 Planning & Zoning Commission appeals. Make check payable to the  
Orange County Board of County Commissioners

NOTE: The Clerk of the Board will notify you of the date of your appeal.



If you have any questions regarding  
this map, please call the Planning  
Division at 407-836-5600.



**Subject Property**



**1 inch = 150 feet**