

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that on **March 9, 2021**, beginning at **2 p.m.**, or as soon thereafter as the matter may be heard, the **Orange County Board of County Commissioners (BCC)** will hold public hearings in the case(s) described below. The BCC will hold the hearings “in person” at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue in downtown Orlando, Florida, and “virtually,” utilizing communications media technology, due to the Covid-19 state of emergency. **If you have any questions about the exact format of the hearing, please call the Orange County Planning Division at 407-836-5600 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays, or visit the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>.**

The hearings will be hosted by Mayor Jerry L. Demings, a quorum of the BCC will be physically present during the hearings, and other BCC members not physically present may be participating from remote locations via WebEx ©. (See <https://www.webex.com> for more information.)

**Description of the Hearings:**

**1. Applicant:** Doug Kelly, GAI Consultants, Inc.

Amendment Case # SS-20-12-073

Consideration: To change the Future Land Use Map designation from Office (O) to Commercial (C); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

Location: District 6; property located at 4311 & 4319 S. John Young Parkway; generally located on the east side of S John Young Parkway, approximately 3,000 feet south of the I-4 interchange, and across the street from the Orange County Public Works facility. (The legal description is on file in the Planning Division.)

**AND**

**2. Applicant:** Doug Kelly, GAI Consultants, Inc.

Case No: Case # LUP-20-09-270 (Pet Alliance of Greater Orlando PD)

Consideration: A Rezoning request to change the Zoning District from P-O (Professional Office District) to PD (Planned Development District) in order to build 25,000 square feet of office and kennel uses with outdoor area for the animals; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 6; property located at 4311 & 4319 S. John Young Parkway; generally located on the east side of S John Young Parkway, approximately 3,000 feet south of the I-4 interchange, and across the street from the Orange County Public Works facility. (The legal description is on file in the Planning Division.)

**AND**

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

**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.**

4. Applicant: Tiwanna Carter

Amendment Case # SS-21-01-088

Consideration: To change the Subject Property's Future Land Use Map designation from LDR (Low Density Residential) to LMDR (Low Medium Density Residential), in order to create three (3) residential lots for duplexes (for a total of 6 units); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

Location: District 6; property located at 3450 W Jefferson St.; Generally located on the south side of W. Jefferson Street, east of Ferguson Drive, west of N. Goldwyn Avenue, south of State Road 408. (The legal description is on file in the Planning Division.)

**AND**

5. Applicant: Tiwanna Carter

Case No: Case # RZ-21-01-089

Consideration: A Rezoning request to change the Subject Property's zoning from R-1 (Single Family Dwelling District) to R-2 (Residential District) Restricted; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 6; property located at 3450 W Jefferson St.; Generally located on the south side of W. Jefferson Street, east of Ferguson Drive, west of N. Goldwyn Avenue, south of State Road 408. (The legal description is on file in the Planning Division.)

**AND**

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

**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.**

7. Applicant: Martin Rodriguez, Los Girasoles Supermarket, LLC

Amendment Case # SS-20-12-080

Consideration: 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 415 Old Dixie Hwy: generally located on the eastern corner of Old Dixie Highway and N. Maine Avenue, west of N. New Hampshire Avenue. (The legal description is on file in the Planning Division.)

**AND**

8. Applicant: Martin Rodriguez, Los Girasoles Supermarket, LLC

Case No: Case # RZ-21-01-087

Consideration: A Rezoning request to change the Zoning District from C-1 (Retail Commercial District) to C-1 Restricted (Retail Commercial District Restricted); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 2; property located at 415 Old Dixie Hwy: generally located on the eastern corner of Old Dixie Highway and N. Maine Avenue, west of N. New Hampshire Avenue. (The legal description is on file in the Planning Division.)

**AND**

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

**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.**

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

**Observing the Hearings:**

You may observe the hearings on Orange TV via the internet or television:

Online: <http://orangecountyfl.net/OpenGovernment/OrangeTVVisionTV.aspx>. Televised: Channel 488 on Spectrum; Channel 9 on Comcast; and Channel 99 on AT&T U-Verse.

Subject to restrictions on seating, you may also observe the hearings by appearing at the First Floor of the Orange County Administration Center at 201 S. Rosalind Avenue, Orlando, Florida. Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced.

**Participating in a Hearing:**

If you wish to provide testimony and/or submit evidence during a hearing, you must utilize one of the following options:

- You may attend the hearing in person at Room 105 on the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida, where you will be able to communicate with the BCC members “virtually” via WebEx at a kiosk equipped with a computer laptop and video camera. Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced. **OR**

- You may participate in the hearing and communicate with the BCC members virtually via WebEx from a remote location of your choosing, such as your home or office, through the video section of WebEx found in the link in the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>. **If you decide to participate from a remote location, you are responsible for ensuring that you will be able to communicate from the remote location via Webex, where you can be seen and heard, and you must register via the link provided in the County Calendar by not later than 5:00 p.m. on Monday, March 8, 2021, so that Orange County may register your name and make arrangements to ensure that you are able to participate in the hearing via WebEx from the remote location.**

Also, if you intend to show photographs, presentations, reports, or any other documents or evidence when you testify at the hearing, **by not later than 5:00 p.m. on Monday, March 8, 2021**, you must email true and correct copies of such documentary evidence to [Public.Comment@ocfl.net](mailto:Public.Comment@ocfl.net) and note the public hearing or

public hearing number to which it relates, or you must physically deliver copies of such documentary evidence to the Planning Division at the Second Floor of the Orange County Administration Center at 201 S. Rosalind Avenue in Orlando, Florida, and note the public hearing or public hearing number to which it relates.

Regardless of the form of participation, the time allotted to you and each other person who provides testimony at a hearing will be at the sole discretion of the Mayor, and may be reduced from the usual time limit of three minutes to two minutes, depending on the number of participants.

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Section 286.0105, Florida Statutes, states that “if a person decides to appeal any decision made by a board, agency or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to 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.”

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this hearing, then not later than two business days prior to the hearing, he or she should contact the Orange County Communications Division at (407) 836-5651.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, PLEASE CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5602, Email: [jason.sorensen@ocfl.net](mailto:jason.sorensen@ocfl.net)

PARA MÁS INFORMACIÓN EN ESPAÑOL ACERCA DE ESTAS REUNIONES PÚBLICAS O DE CAMBIOS POR SER EFECTUADOS, FAVOR DE LLAMAR A LA DIVISIÓN DE PLANIFICACIÓN, AL 407-836-8181.

Publish: **February 14, 2021**; Orlando Sentinel Public Record

Certify Lines: Doug Kelly, GAI Consultants, Inc. Amendment Case # SS-20-12-073  
Doug Kelly, GAI Consultants, Inc. Rezoning # LUP-20-09-270  
Ordinance 2010-2030 Comprehensive Plan Small Scale Development Amendments  
Tiwanne Carter Amendment Case # SS-21-01-088  
Tiwanne Carter Rezoning # RZ-21-01-089  
Ordinance 2010-2030 Comprehensive Plan Small Scale Development Amendments  
Martin Rodriguez, Los Girasoles Supermarket, LLC. Amendment Case # SS-20-12-080  
Martin Rodriguez, Los Girasoles Supermarket, LLC. Rezoning # RZ-21-01-087

Ordinance 2010-2030 Comprehensive Plan Small Scale Development  
Amendments

jk/cas/ll  
c:

District 2 Commissioner's Office [email]  
District 6 Commissioner's Office [email]  
Chris Testerman, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division [email]  
Eric Raasch, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
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