

Received: January 26, 2021 @ 9:12am  
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Deadline: February 9



**Interoffice Memorandum**

**DATE:** January 25, 2021

**TO:** Katie A. Smith, Deputy Clerk of the  
Board of County Commissioners (BCC),  
County Comptroller's Office

**THRU:** Agenda Development BCC

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

**CONTACT PERSON:** **Jason H. Sorensen, AICP, Chief Planner**  
**Planning Division**  
(407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net)

**SUBJECT:** Request Public Hearing on next available date  
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance**

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**TYPE OF HEARING:** Adoption of Future Land Use Map Amendment,  
Ordinance, and Concurrent Rezoning

**APPLICANT:** Doug Kelly, GAI Consultants, Inc.

**AMENDMENTS:** SS-20-12-073; Office (O) to Commercial (C)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT  
REZONING:** LUP-20-09-270 (Pet Alliance of Greater Orlando  
PD); P-O (Professional Office) to PD (Planned  
Development District)

**DISTRICT #:** 6

**GENERAL LOCATION:** 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.

**ESTIMATED TIME REQUIRED  
FOR PUBLIC HEARING:**

2 minutes

**HEARING CONTROVERSIAL:**

No

**HEARING REQUIRED BY  
FL STATUTE OR CODE:**

Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**ADVERTISING  
REQUIREMENTS:**

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;

**ADVERTISING TIMEFRAMES:**

At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for rezonings.

**APPLICANT/ABUTTERS  
TO BE NOTIFIED:**

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:**

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 407-836-5600.

**ADVERTISING LANGUAGE FOR AMENDMENT:**

To change the Future Land Use Map designation from Office (O) to Commercial (C).

**ADVERTISING LANGUAGE FOR REZONING:**

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.

**ADVERTISING LANGUAGE FOR 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.

**MATERIALS BEING SUBMITTED  
AS BACKUP FOR PUBLIC  
HEARING REQUEST:**

(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  
CLERK (IF ANY):**

**Please schedule the public hearing concurrent with the Ordinance for the proposed amendment and the concurrent rezoning.**

c: Chris Testerman, AICP, Assistant County Administrator  
Joel Prinsell, Deputy County Attorney, County Attorney's Office  
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services  
Department  
Eric P. Raasch, AICP, Planning Administrator, Planning Division  
Gregory Golgowski, AICP, Chief Planner, Planning Division  
Olan Hill, Assistant Manager, Planning Division

**Legal Description**

**SS-20-12-073 & LUP-20-09-270**

**Parcel 09-23-29-0000-00-020**

N 220 FT OF S 660 FT OF W 990 FT OF NW1/4 OF SE1/4 (LESS W 100 FT FOR RD R/W) OF SEC  
09-23-29

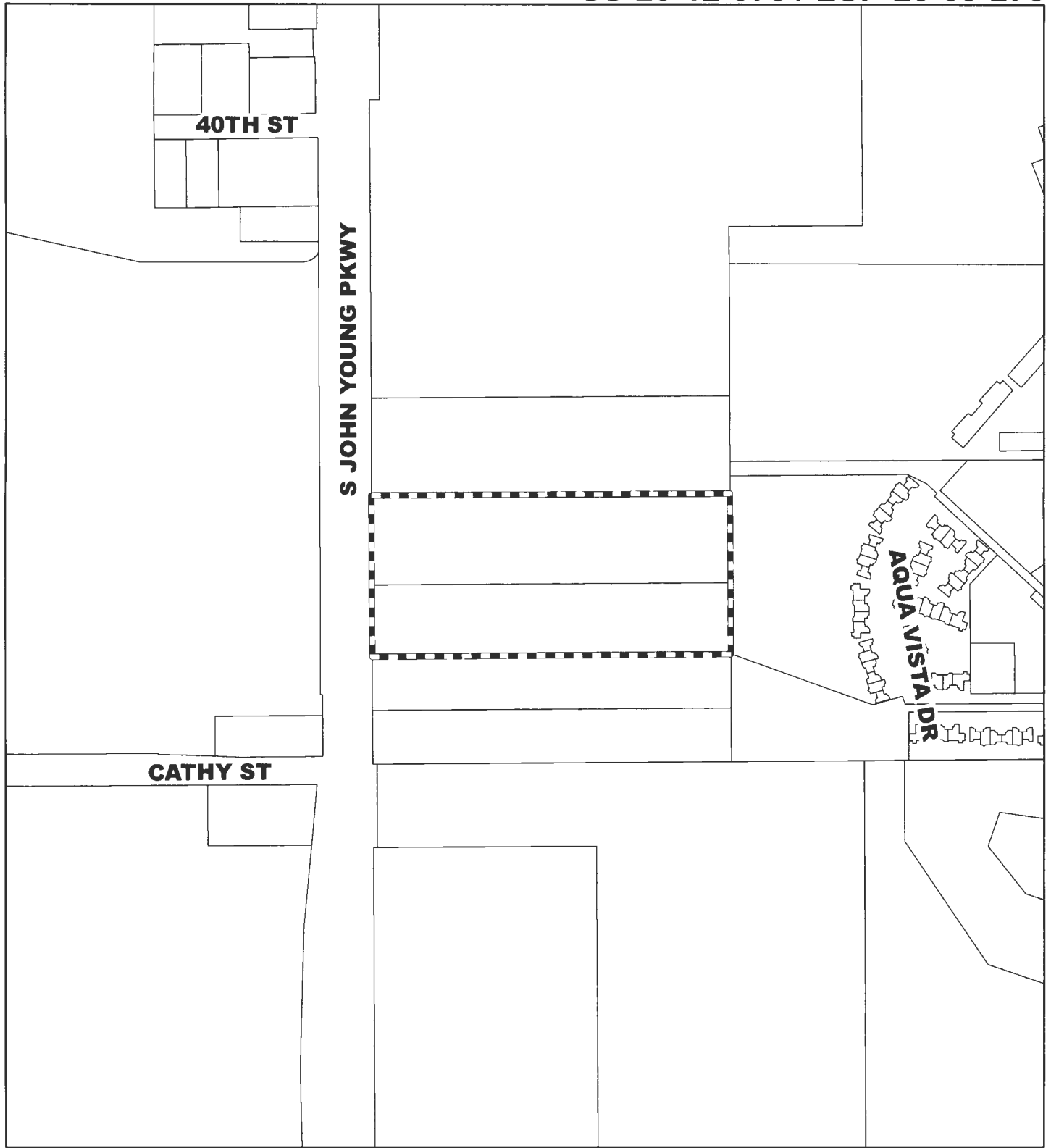
**Parcel 09-23-29-0000-00-015**

N 176 FT OF S 440 FT OF W 3/4 OF NW 1/4 OF SE1/4 (LESS W 100 FT FOR RD R/W) OF SEC 09-  
23-29

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

# Location Map

**SS-20-12-073 / LUP-20-09-270**



**Subject Property**



**1 inch = 333 feet**