

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **May 6, 2025, 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:

**Applicant:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., Amendment # SS-25-02-080

**Consideration:** To change the Future Land Use Map designation of the 26.42-acre Hospitality Center Planned Development (PD) and a 3.9-acre portion of the neighboring World Resort PD from Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 1; property generally located east of Poinciana Boulevard, south of State Road 417, and north of the Orange County-Osceola County line; 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 a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**AND**

**Applicant:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., Concurrent Rezoning LUPA-24-12-296

**Consideration:** A requested Land Use Plan Amendment (LUPA) to expand the 26.42-acre Hospitality Center Planned Development (PD) to 48.77 gross acres by rezoning 17.95 adjacent acres from A-2 (Farmland Rural District) to PD (Planned Development District) and adding this acreage, a 3.9-acre portion of the neighboring World Resort PD, and 0.50 acre of adjoining right-of-way to the Hospitality Center PD. This request also includes the following waiver from Orange County Code: A waiver from Orange County Code Section 38-1476 is requested to allow a reduction of parking at a rate of 1.45 parking spaces in lieu of 1.5 for one-bedroom units, and to allow two-bedroom and three-bedroom dwelling units at a parking rate of 1.80 in lieu of 2.0; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 1; property generally located east of Poinciana Boulevard, south of State Road 417, and north of the Orange County-Osceola County line; Orange County, Florida (legal property description on file in Planning Division)

**Applicant:** Diana Almodovar, Marcos Marchena, & Carlos Rivero, Amendment # SS-25-02-073

**Consideration:** To change the Future Land Use designation from Rural Settlement 1/1 (RS 1/1) to Commercial (C), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 5; property generally located south of E. Colonial Drive, east of S. Tanner Road, north of Old Cheney Highway; 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 a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**AND**

**Applicant:** Diana Almodovar, Marcos Marchena, & Carlos Rivero, Concurrent Rezoning RZ-25-02-073

**Consideration:** Request to change the zoning from C-1 (Retail Commercial District) to C-2 (General Commercial District-Restricted) to allow for the onsite sale and outdoor storage of sheds; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 5; property generally located south of E. Colonial Drive, east of S. Tanner Road, north of Old Cheney Highway; Orange County, Florida (legal property description on file in Planning Division)

**Applicant:** German Vivas and Hortencia Margarita Silva Vivas, Amendment # SS-25-01-070

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

**Location:** District 5; property generally located south of Sali Drive, east of Westfall Drive, north of Elm Street, and west of N. Dean 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 a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**AND**

**Applicant:** German Vivas and Hortencia Margarita Silva Vivas, Concurrent Rezoning RZ-25-01-070

**Consideration:** Request to change the zoning from R-1A (Single-Family Dwelling District) to R-2 (Residential District) to allow for the construction of townhomes; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 5; property generally located south of Sali Drive, east of Westfall Drive, north of Elm Street, and west of N. Dean Rd; Orange County, Florida (legal property description on file in Planning Division)

**Applicant:** Bradley Busbin, Busbin Law Firm, P.A., Amendment # SS-25-02-072

**Consideration:** To change the Future Land Use designation from Low Density Residential (LDR) to Commercial (C), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 2; properties located at 6711, 6767, and 6833 Clarcona Ocoee Road; property generally located south of Groveline Drive, east of N. Hiawassee Road, north of Clarcona Ocoee Road, and west of Long Breeze 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:** Bradley Busbin, Busbin Law Firm, P.A., Concurrent Rezoning RZ-25-02-072

**Consideration:** Request to rezone from A-1 to C-1 to allow for the development of C-1 retail uses: 100,000 sq. ft. of climate-controlled self-storage; 15,000 – 20,000 sq. ft. retail plaza; and 15,000 - 20,000 sq. ft. medical office space; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 2; properties located at 6711, 6767, and 6833 Clarcona Ocoee Road; property generally located south of Groveline Drive, east of N. Hiawassee Road, north of Clarcona Ocoee Road, and west of Long Breeze Road; Orange County, Florida (legal property description on file in Planning Division)

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 notice and the proposed ordinance 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 PÚBLICAS O DE CAMBIOS POR SER EFECTUADOS, FAVOR DE LLAMAR A LA DIVISIÓN DE PLANIFICACIÓN, 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 Estadounidenses con Discapacidades 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 13, 2025; the Orlando Sentinel Orange Extra**  
Certify Lines    Amendment SS-25-02-080, Ordinance & Concurrent LUPA-24-12-296  
                         Amendment SS-25-02-073, Ordinance & Concurrent RZ-25-02-073  
                         Amendment SS-25-01-070, Ordinance & Concurrent RZ-25-01-070  
                         Amendment SS-25-02-072, Ordinance & Concurrent RZ-25-02-072

re/mf/th  
th/mf/re

c: Districts 1, 2, and 5 Commissioner's Office [email]  
County Attorney's Office, BCC [Danny Randolph email]  
Jon Weiss, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
James Resta, Planning Division, BCC [email]  
Nicolas Thalmueller, Planning Division, BCC [email]  
Misty Mills, Planning Division, BCC [email]  
Lisette Egipciaco, Planning Division, BCC [email]  
Sonali Patil, Planning Division, BCC [email]  
Adriana Trujillo Villa, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]