



Interoffice Memorandum

DATE: April 3, 2025

TO: Jennifer Lara Klimetz, Assistant Manager,
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: **James Resta, AICP, Chief Planner**
Planning Division
(407) 836-5602 or James.Resta@ocfl.net

SUBJECT: Request Public Hearing on May 6, 2025
Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment and Ordinance

TYPE OF HEARING: Adoption of Future Land Use Map and Ordinance

APPLICANT: German Vivas and Hortencia Margarita Silva Vivas

AMENDMENT: SS-25-01-070: Low Medium Density Residential (LMDR) to Medium Density Residential (MDR)

AND

Ordinance for Proposed Amendment

AND

RZ-25-01-070: R-1A (Single-Family Dwelling District) to R-2 (Residential District)

DISTRICT #: 5

GENERAL LOCATION: Generally located south of Sali Drive, east of Westfall Drive, north of Elm Street, and west of N. Dean Rd.

ESTIMATED TIME REQUIRED FOR PUBLIC HEARING: 15 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 500 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 designation from Low Medium Density Residential (LMDR)
to Medium Density Residential (MDR).

ADVERTISING LANGUAGE FOR REZONING:
To change the zoning from R-1A (Single-Family Dwelling District) to R-2 (Residential
District) to allow for the construction of townhomes.

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 a Small-Scale development
amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective
date.

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

(1) Names and last known addresses of property owners within 500 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.**

cc: Jon Weiss, P.E., Deputy County Administrator
Georgiana Holmes, Deputy County Attorney, County Attorney's Office
Tanya Wilson, Director, Planning, Environmental, and Development Services
Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Jason Sorensen, AICP, Chief Planner, Current Planning Division
Olan Hill, AICP, Assistant Manager, Planning Division

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

Location Map

Case #: SS-25-01-070 & RZ-25-01-070

2038 N. Dean Road

Parcel #:

18-22-31-0000-00-018

