

ORANGE Interoffice Memorandum



DATE: March 18, 2026

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

SUBJECT: Request for Board of County Commissioners (BCC)
Public Hearing for April 21, 2026

Digitally signed by
Jason Sorensen
Date: 2026.03.18
08:07:53 -04'00'

Applicant: Nghia Nguyen

Case Information: Case # RZ-26-01-038;
Planning and Zoning Commission (PZC)
Meeting Date: February 19, 2026

Type of Hearing: Planning and Zoning Commission Rezoning
Board-Called Public Hearing

Commission District: 5

General Location: 526 and 538 Shepard Road; generally located north of
Mercury Road, east of Story Partin Road

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

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 ESTE AVISO PARA UNA AUDENCIA PUBLICA SOBRE UNA PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

Advertising Language:

To change the zoning designation of the subject property from R-T-2 (Combination Mobile Home and Single-Family Dwelling District) to R-T-1 (Mobile Home Subdivision District) for two properties in order to allow for two mobile homes (one on each lot). The R-T-2 district requires 0.50 acre in order to construct a home, whereas the R-T-1 district requires only 4,500 square feet (0.10 acre). The subject properties are 0.31 acre each.

Material Provided:

- (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 surrounding property owners*)

Special Instructions to the Clerk:

- (1) Please place this request on the next available BCC agenda. 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.

Attachment: (Location Map)

c: Jon V. Weiss, Deputy County Administrator
Tanya Wilson, Director, Planning, Environmental, and Development Services
Department

For any questions regarding this map, please contact the Planning Division at 407-836-5600.

Location Map

Case #: RZ-26-01-038

526 and 538 Shepard Road

Parcel #'s: 21-22-32-2337-01-530 and 21-22-32-2337-01-540

