



Interoffice Memorandum

DATE: December 22, 2025

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THRU: Agenda Development BCC

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

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

SUBJECT: Request Public Hearing on next available date

Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance

Digitally signed by
Jason Sorensen
Date: 2025.12.21
16:21:00 -05'00'

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

APPLICANT: Rebecca Wilson, Lowndes Law

AMENDMENTS: SS-25-12-028; Low-Medium Density Residential (LMDR) to Commercial (C)

AND

Ordinance for Proposed Amendment

DISTRICT #: 6

GENERAL LOCATION: 1600 Columbia Street; generally located at the southwest corner of Columbia Street and S. Rio Grande Avenue.

ESTIMATED TIME REQUIRED FOR PUBLIC HEARING: 5 minutes

HEARING CONTROVERSIAL: No

HEARING REQUIRED BY

FL STATUTE OR CODE:

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

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.

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 Low-Medium Density Residential (LMDR) to Commercial (C). The existing zoning district is C-3 (Wholesale Commercial District), however C-3 uses are not currently permitted on the property due to the Future Land Use Map designation of Low-Medium Density Residential. There is no change proposed for the zoning district. If the Future Land Use Map designation of Commercial is approved, C-3 uses would be allowed. C-3 zoning allows for uses that are the most intense of the Commercial districts including storage yards for inoperable vehicles and heavy equipment, warehousing and distribution, and towing services. The applicant has not specified what use is proposed at this time.

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**

- c: Jon Weiss, P.E., Deputy County Administrator
Georgiana Holmes, Deputy County Attorney, County Attorney's Office
Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services
Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Alberto Vargas, Manager, Planning Division
Olan Hill, Assistant Manager, Planning Division

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

Location Map

Case:
SS-25-12-028

Parcel #: 34-22-29-1382-01-010

1600 Columbia Street

