

**ORANGE** Interoffice Memorandum



Received on March 31, 2026  
Deadline: April 7, 2026  
Publish: April 12, 2026

**DATE:** March 31, 2026

**TO:** Jennifer Lara-Klimetz, 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** Digitally signed by  
Jason Sorensen  
Date: 2026.03.31  
13:33:36 -04'00'  
**(407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net)**

**SUBJECT:** Request Public Hearing on May 5, 2026  
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment,  
Conventional Rezoning and Ordinance**

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

**APPLICANT:** Rebecca Wilson, Lowndes Law

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

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT  
REZONING:** RZ-26-03-010; C-3 (Wholesale Commercial District)  
to C-2 Restricted (General Commercial District)

**DISTRICT #:** 6

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

**ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:**

3 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 designation from Low-Medium Density Residential (LMDR) to Commercial (C).

**ADVERTISING LANGUAGE FOR REZONING:**

To change the zoning designation from C-3 (Wholesale Commercial District) to C-2 Restricted (General Commercial District) in order to allow for limited C-2 uses which may include uses that have outdoor storage of vehicles and equipment.

**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: 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

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

### Location Map

Case #: SS-25-12-028 & RZ-26-03-010

1600 Columbia Street  
Parcel #: 34-22-29-1382-01-010

