



## Interoffice Memorandum

**DATE:** April 2, 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](mailto:James.Resta@ocfl.net)

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

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

**APPLICANT:** Diana Almodovar, Marcos Marchena, & Carlos Rivero

**AMENDMENT:** SS-25-02-073: Rural Settlement 1/1 (RS 1/1) to Commercial (C)

AND

Ordinance for Proposed Amendment

AND

RZ-25-02-073: C-1 (Retail Commercial District) to C-2 (General Commercial District) Restricted

**DISTRICT #:** 5

**GENERAL LOCATION:** Generally located south of E. Colonial Drive, east of S. Tanner Road, north of Old Cheney Highway.

**ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:** 30 minutes

**HEARING CONTROVERSIAL:** Yes

**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 2500 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 Rural Settlement 1/1 (RS 1/1) to  
Commercial (C).

**ADVERTISING LANGUAGE FOR REZONING:**  
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.

**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 2500 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-25-02-073 & RZ-25-02-073**

**15816 E. Colonial Drive**

Parcel #:

19-22-32-7876-03-060

