

Received on April 23, 2026

Deadline: May 5, 2026

Publish: May 10, 2026

**ORANGE** Interoffice Memorandum



**DATE:** April 23, 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:** **Erica Ehly, Chief Planner**  
**Planning Division**  
**(407) 836-5624 or [Erica.Ehly@ocfl.net](mailto:Erica.Ehly@ocfl.net)**

**SUBJECT:** Request Public Hearing on June 2, 2026, Agenda  
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance**

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

**APPLICANT:** Phaneendra Katta

**AMENDMENTS:** SS-26-03-045; Low Density Residential (LDR) to  
Office (O)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT  
REZONING:** RZ-26-03-045; R-1A (Single-Family Dwelling District)  
to P-O Restricted (Professional-Office District)

**DISTRICT #:** 5

**GENERAL LOCATION:** 862 Courtland Street

**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 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 Density Residential (LDR) to Office  
(O).

**ADVERTISING LANGUAGE FOR REZONING:**  
To change the zoning classification from R-1A (Single-Family Dwelling District) to P-O  
Restricted (Professional-Office District) and request a variance of 2,491 square feet (SF)  
to the required minimum lot size of 10,000 SF, resulting in a 7,509 SF lot. The proposed  
use is a small office building.

**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

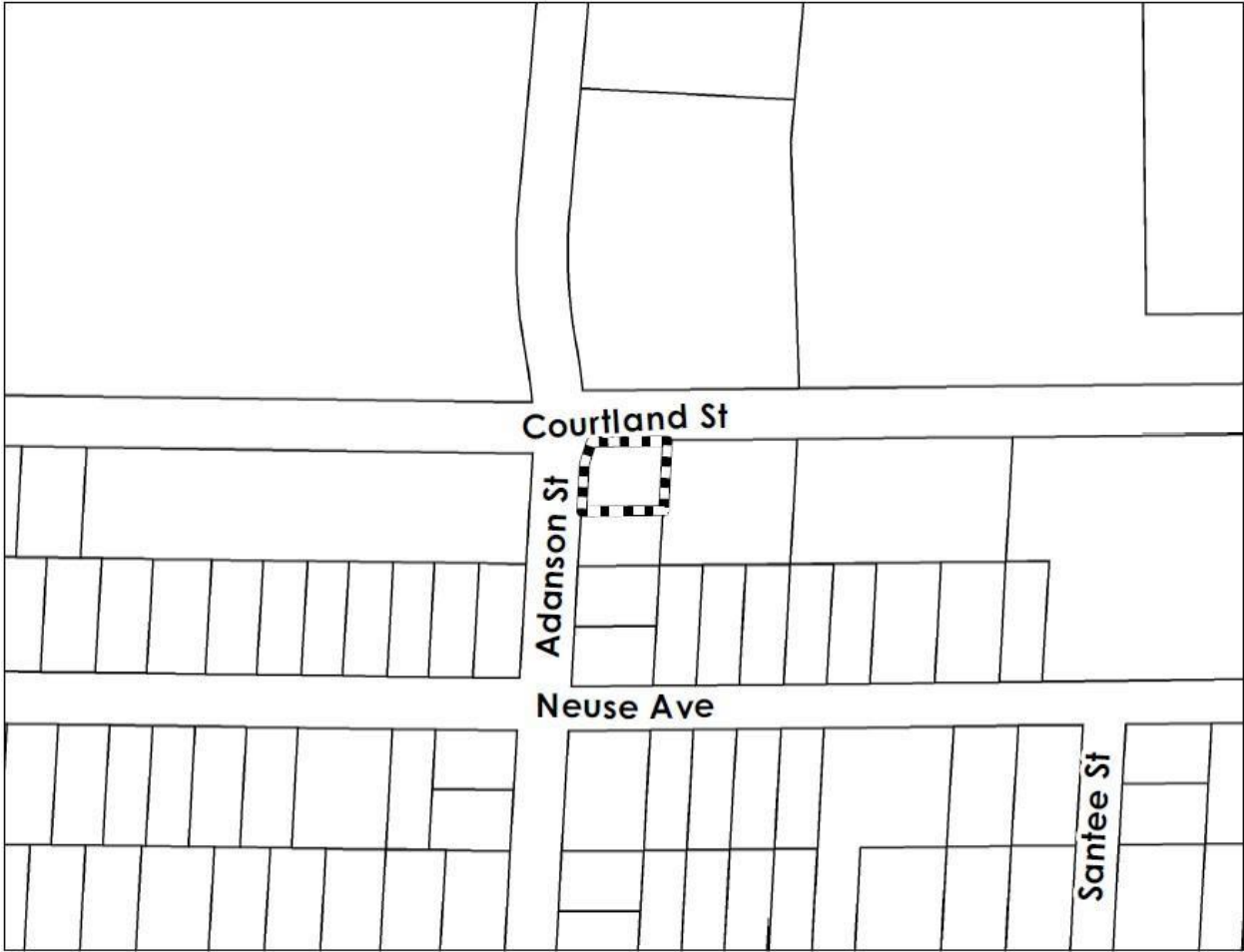
For any questions regarding the map,  
please contact the Planning Division at  
407-836-5600.

### Location Map

**Case #: SS-26-03-045/ RZ-26-03-045**

862 Courtland Street

Parcel #: 02-22-29-8472-02-111



SUBJECT SITE

