

Received on March 6, 2025

Deadline: March 11, 2025

Publish: March 16, 2025



Interoffice Memorandum

DATE: March 3, 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) 836-5624 or James.Resta@ocfl.net

SUBJECT: Request Public Hearing on April 8, 2025
Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment and Ordinance

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

APPLICANT: Omar A. Rodriguez Nieves

AMENDMENT: SS-25-01-058: Low Density Residential (LDR) to
Low-Medium Density Residential (LMDR)

AND

Ordinance for Proposed Amendment

AND

CONCURRENT REZONING: RZ-25-01-059: R-3 (Multiple-Family Dwelling District)
to R-2 (Residential District)

DISTRICT #: 2

GENERAL LOCATION: 422 W 13th Street; generally located south of W 13th
Street, north of W Ella J. Gilmore Street, east of
Ocoee Apopka Road, and west of S Hawthorne
Avenue.

ESTIMATED TIME REQUIRED

FOR PUBLIC HEARING: 15 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 Low-Medium Density Residential (LMDR).

ADVERTISING LANGUAGE FOR REZONING:
To change the zoning classification from R-3 (Multiple-Family Dwelling District) to R-2 (Residential District) to allow for the construction of up to two (2) single-family detached homes.

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 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
Joel Prinsell, Deputy County Attorney, County Attorney's Office
Tim Boldig, Interim 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

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

Location Map

SS-25-01-058 & RZ-25-01-059

(422 W. 13th Street)

**Parcel:
16-21-28-0000-00-118**

