



Interoffice Memorandum

DATE: July 22, 2022

TO: Katie A. Smith, Deputy Clerk of the
Board of County Commissioners,
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

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

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

SUBJECT: Request for Board of County Commissioners (BCC)
Public Hearing

Applicant: Linda Terra De La Nuez, P & F Auto Services, LLC

Appellant: Linda Terra De La Nuez, P & F Auto Services, LLC

Case Information: Case # RZ-22-03-017; (83 W. Oak Ridge Ave)
Planning and Zoning Commission (PZC)
Meeting Date: May 19, 2022

Type of Hearing: Planning and Zoning Commission Rezoning Appeal

Commission District: 3

General Location: 83 W. Oak Ridge Avenue; generally east of Queen
Street, west of Lacona Drive and north of W. Oak
Ridge Road.

**BCC Public Hearing
Required by:** Orange County Code, Chapter 30

**Clerk's Advertising
Requirements:**

(1) 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;

and

(2) 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:

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front Desk, 407-836-8181

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

Advertising Language:

To rezone 0.78 gross acres from C-1 Restricted (Retail Commercial District) to C-2 Restricted (General Commercial District) to allow for a car dealership and autobody repair.

Material Provided:

- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*); and
- (3) Copy of appellant's notice of appeal (*to be mailed to property owners*).

Special Instructions to the Clerk:

The BCC public hearing must be held within 45 days after June 29, 2022, which was the date the notice of appeal was filed, or as soon thereafter as the BCC's calendar reasonably permits.

Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachments: (location map, appellant's notice of appeal)

c: Chris R. Testerman, AICP, Deputy County Administrator
Jon V. Weiss, Director, Planning, Environmental, and Development Services
Department



PLANNING & ZONING COMMISSION

REZONING APPEAL APPLICATION

Orange County Planning Division
201 South Rosalind Avenue, 2nd Floor,
Post Office Box 1393
Orlando, Florida 32802-1393

Main Line: (407) 836-5600
P&ZC Secretary: (407) 836-5632

Date: 6/29/22

Appellant: Linda Terra De La Nuez
(Print or type name)

Representing: P & F Auto Services
(Print or type company, group, or organization name)

Address: 83 W Oakridge Road, Orlando, FL 32809

Telephone: 407-209-4896 Fax: _____ E-mail: lindadelanuez@gmail.com

Respectfully request an appeal of the decision regarding rezoning number RZ - 2 2 - 0 3 - 0 1 7,
the Applicant being Linda Terra De La Nuez, rendered by the Orange
(Print or type Applicant name)
County Planning & Zoning Commission on 6/16/22.

Reason for appeal (provide a brief summary or attach additional documentation if necessary):

P&F Auto Services is a small Latino-owned business that wants to provide a service to the community. We purchased this land because Orange county staff/website had shown this parcel as C-2 zoned. Far into the permitting process, planning dept. told us the property was C-1 zoned w/ easement and wrong info was posted. We have put a lot of time and money into this land by maintaining the lot, engineering and architectural plans, purchasing a building, and other miscellaneous costs. We are asking for ^{C-2}~~C-1~~ w/ restrictions to run our business. We have also met all the community concerns that were raised. We don't believe that the community would like a retail plaza and it would bring a lot more traffic.

Signature [Signature]

Date 6/30/22

FEE: \$483.00 Planning & Zoning Commission appeals. Make check payable to the
Orange County Board of County Commissioners

NOTE: The Clerk of the Board will notify you of the date of your appeal.

Legal Description

**Case #: RZ-22-03-017
83 W Oak Ridge Rd**

Parcel #: 23-23-292-4674-00-150

Legal Description:

LAKE MARY PARK NO 2 K/146 LOTS 15 THROUGH 19 (LESS RD R/W ON S & E)

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

Location Map

Case #: RZ-22-03-017
83 W Oak Ridge Rd

Parcel #: 23-23-292-4674-00-150

