




PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY  
201 South Rosalind Avenue, Commission Chambers  
Orlando, Florida 32801

**MEMORANDUM**

January 17, 2019

**To:** Planning and Zoning Commission (PZC) / Local Planning Agency (LPA)

**From:** Alberto Vargas, Manager, Planning Division   
Community, Environmental and Development Services Department

**Contact Person:** Eric Raasch, Chief Planner, Planning Division

**Subject:** January 17, 2019 – PZC / LPA Agenda

**AGENDA**

January 17, 2019

9:00 a.m. Call to Order

Public Comment

Approval of Meeting Minutes December 20, 2018

Old Business

New Business Election of 2019 Officers: Chairperson and Vice Chairperson

9:00 a.m. Conventional Rezoning Public Hearings



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- RZ-18-11-052      Edward J. Williams, Williams Development Services, Inc.  
R-1 (Single-Family Dwelling District) **to**  
R-2 (Residential District) District 3
- RZ-19-01-056      Stephen Allen, CivilCorp Engineering, Inc.  
C-3 (Wholesale Commercial District) **to**  
I-2 / I-3 (Industrial District) District 4
- RZ-19-01-057      Justin Solitro, Weirstone, LLC  
R-1 (Single-Family Dwelling District) (Restricted) **to**  
R-1 (Single-Family Dwelling District) District 2
- RZ-19-01-058      Rosa I. Rivera  
R-CE (Country Estate District) **to**  
R-1AAAA (Residential Urban District) District 3
- RZ-19-01-059      Stephen Allen, CivilCorp Engineering, Inc.  
R-2 (Residential District) **and** I-2/I-3 (Industrial District) **to**  
I-2/I-3 (Industrial District) District 4
- RZ-19-01-060      Charles Parke  
A-1 (Citrus Rural District) **to**  
R-1 (Single-Family Dwelling District) District 2
- RZ-19-01-061      Michael D. Harding, MHarding Enterprises, Inc.  
C-1 (Retail Commercial District) **to**  
C-2 (General Commercial District) District 5



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- RZ-19-01-062      Jorge Alfredo Cruz-Acevedo  
C-1 (Retail Commercial District) **to**  
C-2 (General Commercial District) District 5
- RZ-19-01-063      Daniel Nazario and Yaritza Matias  
A-2 (Farmland Rural District) **to**  
R-T-2 (Combination Mobile Home and Single-Family Dwelling District) District 4
- RZ-19-01-065      Charles Piper  
R-CE (Country Estate District) **to**  
R-1A (Single-Family Dwelling District) District 1

9:00 a.m.

**Planned Development Rezoning Public Hearings**

- LUP-17-06-213      Erika Hughes, VHB, Inc.  
A-1 (Citrus Rural District) **to**  
PD (Planned Development District) District 1  
*Project Name: Monk Property Land Use Plan*
- LUPA-18-09-294      Rob Stephenson, Curry Ford Car Wash, LLC  
A-2 (Farmland Rural District) **and** PD (Planned Development District) **to**  
PD (Planned Development District) District 4  
*Project Name: Racetrac –Curry Ford Road PD Land Use Plan Amendment*



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LUP-18-10-336 Julie C. Salvo, Orange County Public Schools  
R-CE-2 (Rural Residential District) **to**  
PD (Planned Development District) District 2  
*Project Name: High School Site #82-H-N-7 Land Use Plan*

9:00 a.m.

**2019-1 Comprehensive Plan Transmittal Regular Cycle Amendments**  
**Privately-Initiated Regular Cycle Future Land Use Map (FLUM) Amendments**

Amendment 2019-1-A-1-2	Robert Reese for 18 Avalon Road, LLC  Growth Center-Commercial (GC-C) <b>to</b> Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)
Amendment 2019-1-A-1-3	Erika Hughes, VHB, for Pulte Home Corp.  Planned Development-Low-Medium Density Residential (PD-LMDR) <b>to</b> Planned Development-Commercial/Low-Medium Density Residential (PD-C/LMDR)
Amendment 2019-1-A-1-4	Daniel T. O'Keefe, Esquire, Shutts & Bowen LLP, for Sunterra Corp. and Diamond Resorts Cypress Pointe III Development, LLC Activity Center Mixed Use (ACMU) <b>to</b> Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)
Amendment 2019-1-A-1-6	David Evans, Evans Engineering, Inc., for Hartzog Road Property, LLC/Westport Capital Partners Growth Center/Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center/Planned Development-Low-Medium Density Residential (GC-PD-LMDR) <b>to</b> Growth Center-Planned Development-Commercial (GC-PD-C)
Amendment 2019-1-A-3-1	Jim Hall, Hall Development Services, Inc., for Richard Kurtyka Low Density Residential (LDR) <b>to</b> Low Density Residential (LDR) (Remove 9.59 acres from the Berry Dease Rural



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Residential Enclave Overlay)

Amendment 2019-1-A-3-2	Bryan Borland, WP South Acquisitions, LLC, for Lake Underhill 38 Acres, LLC Low Density Residential (LDR) <b>to</b> Medium Density Residential (MDR)
Amendment 2019-1-A-4-1	Thomas Sullivan for Dustin Lucas  Planned Development-Industrial/Commercial/ Conservation (PD-IND/C/CONS) <b>to</b> Planned Development- Medium Density Residential/Industrial/Parks and Recreation/Open Space (PD-MDR/IND/PR/OS)
Amendment 2019-1-A-4-2	Jim Hall, Hall Development Services, Inc., for SBEGC, LLC  Parks and Recreation/Open Space (PR/OS) <b>to</b> Medium Density Residential (MDR) and Conservation (CONS)
Amendment 2019-1-A-4-3	VHB for Boggy Creek Retail Development, LLC  Planned Development-Commercial (PD-C) <b>to</b> Planned Development-Commercial/Medium Density Residential (PD-C/MDR)
Amendment 2019-1-A-5-1	Thomas Sullivan to Marolyn Cowart Russell, Trustee, and Park Square UCF, LLC Commercial (C) <b>to</b> Planned Development- Commercial/Medium Density Residential (Student Housing) (PD-C/MDR) (Student Housing)
Amendment 2019-1-A-5-2	Chris Dougherty, S&ME, Inc., for The Wise Partnership  Commercial (C) <b>to</b> Medium-High Density Residential (MHDR)
Amendment 2019-1-A-5-3	Geoff Rogers, Silver City Properties, Ltd., for Silver City Properties, LTD. Commercial (C) <b>to</b> Planned Development-Commercial/ High Density Residential (Student Housing)(PD- C/HDR)(Student Housing)



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Amendment VHB for Central Florida Investments, Inc.  
2019-1-A-6-1 Low-Medium Density Residential (LMDR) **to** Medium Density Residential (MDR)

9:00 a.m.

**2019-1 Comprehensive Plan Transmittal Regular Cycle Amendment**  
**Privately-Initiated Regular Cycle Comprehensive Plan Text Amendment**

Amendment Marc Skorman for Audrey L. Arnold Revocable Trust,  
2019-1-P-FLUE-1 Audrey L. Arnold and James P. Arnold Life Estate, Ron  
(FKA 2018-2-P-1-5) Marlow and Kathy Darlene Marlow, and Billy Kenneth Williams, and Lynn A. Williams  
Text amendment to Future Land Use Element Policy FLU2.5.5 and creating Policy FLU2.5.5.1 related to the Lake Mabel Rural Residential Enclave

9:00 a.m.

**2019-1 Comprehensive Plan Transmittal Regular Cycle Amendments**  
**Staff-Initiated Regular Cycle Comprehensive Plan Text Amendments**

Amendment Text amendments to Future Land Use Element Policy  
2019-1-B-FLUE-1 FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

Amendment Text amendment to reduce Village I minimum density  
2019-1-B-FLUE-2 and clarify timing of road agreements

Amendment Map amendment removing Future Land Use Map  
2019-1-B-FLUM-1 designations for parcels previously annexed by incorporated jurisdictions within Orange County

Amendment Text and map amendments to the International Drive  
2019-1-B-CP-1 Element, Future Land Use Element, and Future Land Use Map Series to create the new Future Land Use Map (FLUM) designation of Regional Center; amend the existing FLUM designations within the International Drive District to Regional Center; permit residential development within the International Drive District Regional Center by right, and correlate the International Drive District Regional Center with the adopted International Drive District code standards



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**Ordinance Public Hearings**

AN ORDINANCE AMENDING CHAPTER 30, ARTICLE XV, MULTI-JURISDICTIONAL APPROVAL OF RESIDENTIAL REZONINGS AND COMPREHENSIVE PLAN AMENDMENTS, ORANGE COUNTY CODE; UPDATING DEFINITIONS; INCLUDING A PROCESS FOR ADMINISTRATIVE REZONINGS THAT INCREASE RESIDENTIAL DENSITY; AND PROVIDING AN EFFECTIVE DATE

AN ORDINANCE AFFECTING THE USE OF LAND IN ORANGE COUNTY, FLORIDA, BY AMENDING ORANGE COUNTY CODE PROVISIONS RELATED TO THE I-DRIVE DISTRICT OVERLAY ZONE; AMENDING DIVISION 4.5 OF ARTICLE VII OF CHAPTER 38 TO PROVIDE FOR DYNAMIC ART REGULATIONS, ALLOW FOR LIVE/WORK UNITS AS A RESIDENTIAL USE, PERMIT AND REGULATE FOOD TRUCKS, REPEAL CERTAIN PROHIBITED USES, AMEND BICYCLE PARKING AMOUNT AND DESIGN REQUIREMENTS, AND ELIMINATE PAVEMENT MATERIAL REQUIREMENTS FOR LOADING FACILITIES; AND AMENDING CHAPTER 31.5, ORANGE COUNTY CODE, REGARDING SIGNS, TO EXEMPT DYNAMIC ART FROM THE DEFINITIONS OF "SIGNAGE" AND "WORK OF ART"; AND PROVIDING FOR AN EFFECTIVE DATE.