



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

**MEMORANDUM**

April 18, 2019

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

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

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

**Subject:** April 18, 2019 – PZC / LPA Agenda

**AMENDED AGENDA**

April 18, 2019

9:00 a.m. **Call to Order**

**Public Comment**

**Approval of Meeting Minutes** *March 21, 2019*

**Old Business**

**New Business**

9:00 a.m. **Conventional Rezoning Public Hearings**

**RZ-19-04-003** Ossama Samala, Sam's Towing, Inc.  
C-2 (General Commercial District) **to**  
C-3 (Wholesale Commercial District) District 5

**RZ-19-04-005** E. Clyde Tucker, Capeview Construction, Inc.  
R-1A (Single-Family Dwelling District) **to**



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R-1 (Single-Family Dwelling District) District 6

**Planned Development Rezoning Public Hearings**

**LUPA-18-05-175** Erika Hughes, VHB, Inc.

Project Name Hannah Smith Property PD

A-2 (Farmland Rural District) **and** PD (Planned Development District)  
**to** PD (Planned Development District) District 1

**LUP-18-08-253** Luke Classon, Appian Engineering, LLC

Project Name Rouse Road Subdivision PD

A-2 (Farmland Rural District) **to** PD (Planned Development District) District 5

**LUPA-18-09-297** Moriah Kosch Worth, Contravest Development Partners, LLC

Project Name Lake Bryan Resort PD

C-1 (Retail Commercial District ) **and** PD (Planned Development District)  
**to** PD (Planned Development District) District 1

9:00 a.m. **2019-1 Comprehensive Plan Adoption Regular Cycle Amendments and where Applicable  
Concurrent Rezoning Request**

Amendment Robert Reese for 18 Avalon Road, LLC

2019-A-1-2 Growth Center-Commercial (GC-C) **to** Growth Center-Planned  
Development-Medium-High Density Residential (GC-PD-MHDR)

Amendment Adam Smith, VHB, for Adventist Health System/Sunbelt, Inc. and Pulte  
2019-A-1-3 Home Corp.

Planned Development-Low-Medium Density Residential (PD-LMDR) **to**  
Planned Development-Commercial/Low-Medium Density Residential  
(PD-C/LMDR)

Amendment Daniel T. O'Keefe, Esquire, Shutts & Bowen LLP, for Diamond Resorts  
2019-1-A-1-4 Cypress Pointe III Development, LLC

Activity Center Mixed Use (ACMU) **to** Planned Development-  
Commercial/Medium-High Density Residential (PD-C/MHDR)

Amendment VHB for Boggy Creek Retail Development, LLC



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- 2019-1-A-4-3      Planned Development-Commercial (PD-C) **to** Planned Development-Commercial/Medium Density Residential (PD-C/MDR)
- Amendment  
2019-1-A-5-1      Thomas R. Sullivan, Gray Robinson, P.A., for Marolyn Cowart Russell, Trustee, and Park Square UCF, LLC  
Commercial (C) **to** Planned Development-Commercial/Medium Density Residential (Student Housing)(PD-C/MDR)(Student Housing)
- and-**
- Rezoning  
LUP-19-01-001      C-1 (Retail Commercial District) and C-2 (General Commercial District) **to** PD (Planned Development District) (Burlington PD)
- Amendment  
2019-1-A-5-3      Geoff Rogers, Silver City Properties, Ltd., for Silver City Properties, Ltd.  
Commercial (C) **to** Planned Development-Commercial/High Density Residential (Student Housing)(PD-C/HDR)(Student Housing)
- Amendment  
2019-1-A-6-1      VHB for Central Florida Investments, Inc.  
Low-Medium Density Residential (LMDR) **to** Medium Density Residential (MDR)
- Amendment  
2019-1-B-FLUE-2      Text amendment to reduce required minimum density and clarify the timing of road agreements for Horizon West Village I Special Planning Area
- Amendment  
2019-1-A-4-1      Thomas Sullivan for Dustin Lucas  
Planned Development-Industrial/Commercial/Conservation (PD-IND/C/CONS) **to** Planned Development-Medium Density Residential/Industrial/Parks and Recreation/Open Space (PD-MDR/IND/PR/OS)
- Amendment  
2019-1-A-5-2      Chris Dougherty, S&ME, Inc., for The Wise Partnership  
Commercial (C) **to** Medium-High Density Residential (MHDR)
- 2019-1 Comprehensive Plan Adoption Regular Cycle Amendment**  
**Staff-Initiated Regular Cycle Comprehensive Plan Text Amendment**
- Amendment  
2019-1-B-FLUE-1      Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

9:00 a.m. **2019-1 Comprehensive Plan Adoption – Small Scale Development Amendments**



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**Privately-Initiated Small Scale Development Future Land Use Map (FLUM) Amendments and where applicable, Concurrent Rezoning Request**

Amendment 2019-1-S-2-2	Julie Salvo for School Board of Orange County Florida Low Density Residential (LDR) <b>to</b> Medium Density Residential (MDR)
Amendment 2019-1-S-3-1	Jordan Theis for Trident Real Estate Investments, LLC Low Density Residential (LDR) <b>to</b> Office (O)
Amendment 2019-1-S-4-2	Erika Hughes, VHB, Inc., for Francisco J. Bonnemaison, Trustee Planned Development-Commercial/Office/Medium Density Residential (PD-C/O/MDR) <b>to</b> Planned Development-Commercial/Office/Medium Density Residential (PD-C/O/MDR)
Amendment 2019-1-S-5-1	Duc Pham, Lan Pham, and Van Pham Office (O) <b>to</b> Low Density Office (LDR)
Amendment 2019-1-S-5-2	Drew Shofner, BluRock Commercial Real Estate, LLC, for John W. Doyle and Marjorie H. Doyle Low-Medium Density Residential (LMDR) <b>to</b> Commercial (C)
Amendment 2019-1-S-5-7	Ryan Courech for Meridian Rentals, LLC Office (O) <b>to</b> Low Density Residential (LDR)
Amendment 2019-1-S-1-1	Rebecca Wilson for VP Real Estate, Inc. Rural Settlement 1/2 (RS 1/2) <b>to</b> Rural Settlement 1/1 (RS 1/1)
Amendment 2019-1-S-3-2	Harlan Hanson, Harlan Hanson, Inc., for Carse Limited Partnership 1 Commercial (C) and Low-Medium Density Residential (LMDR) <b>to</b> Planned Development-Commercial/Medium Density Residential (PD-C/MDR)
Amendment 2019-1-S-4-1	Stephen Allen, P.E., for Eagle Global Holding, Inc. Rural Settlement 1/2 (RS 1/2) <b>to</b> Planned Development-Commercial/Office (PD-C/O)
Amendment 2019-1-S-5-3	Robert Paymayesh for Baldwin Park Professional Plaza, LLC Office (O) <b>to</b> Planned Development-Commercial (PD-C)
Amendment 2019-1-S-5-4	Steven Shea for Semoran Vista, Inc. Office (O) <b>to</b> Planned Development-Commercial/Office (PD-C/O)



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Amendment      Bryan Potts, P.E., for Florida Housing Affordability, Inc.  
2019-1-S-5-5      Low Density Residential (LDR) **to** Low-Medium Density Residential (LMDR)

Amendment      Lee Upshaw for Colonial Gardens, LLC  
2019-1-S-6-2      Commercial (C) **to** High Density Residential (HDR)

**-and-**

Rezoning          C-1 (Retail Commercial District) and R-1A (Single-Family Dwelling District)  
LUP-18-07-234      **to** PD (Planned Development District) (Colonial Gardens PD)

**Staff-Initiated Small Scale Development Comprehensive Plan Text Amendments**

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

Amendment      Text amendment to Future Land Use Element Policy FLU1.2.4 regarding  
2019-1-S-FLUE-2      allocation of additional lands to the Urban Service Area (USA)

9:00 a.m.

**2017-2 Comprehensive Plan Adoption Regular Cycle Amendments**

**Staff-Initiated Text and Map Amendments**

Amendment      Text amendments to the Future Land Use Element (FLUE) to create three  
2017-2-B-FLUE-1      distinct Urban Place Type Future Land Use designations: Urban Core (UCO),  
   Urban Center (UC), and Urban Neighborhood (UN) in the Orange County  
   Comprehensive Plan to allow for development and redevelopment using  
   physical form (site and building standards and an enhanced pedestrian  
   realm) as the organizing principle

Amendment      Map amendment to change the Future Land Use Map on approximately 453  
2017-2-B-FLUM-1      acres of property in the Pine Castle Study Area along South Orange Avenue  
   **from** Industrial (IND); Commercial (C), Office (O); Low Density Residential  
   (LDR); Low-Medium Density Residential (LMDR); Planned Development-  
   Commercial (PD-C); and Planned Development-Office/Commercial/Medium  
   Density Residential (PD-O/C/MDR) **to** Urban Core (UCO); Urban Center (UC);  
   and Urban Neighborhood (UN)

**Orange County Code Chapter 38 Ordinance Public Hearings:**



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AN ORDINANCE AFFECTING THE USE OF LAND IN ORANGE COUNTY, FLORIDA, RELATING TO URBAN PLACE TYPES; REPEALING ARTICLE XIV, ENTITLED "FALLOUT SHELTERS", OF CHAPTER 38 OF THE ORANGE COUNTY CODE (SECTION 38-1551 THROUGH SECTION 38-1600), AND CREATING IN ITS PLACE A FORM-BASED CODE FOR URBAN PLACE TYPES UNDER THE ORANGE COUNTY COMPREHENSIVE PLAN; PURSUANT TO THE FORM-BASED CODE, ADMINISTRATIVELY REZONING APPROXIMATELY FOUR HUNDRED AND SEVENTY EIGHT ACRES OF PROPERTY WITHIN THE PINE CASTLE STUDY AREA FROM C-1, C-2, C-3, I-1A, I-1/I-5, I-2/I-3, I-4, P-O, R-1, R-1A, R-2 AND R-3 TO T6 CORE B (T6-B), T5 CENTER A (T5-A), T5 CENTER B (T5-B), T4 EDGE A (T4-A), T4 EDGE B (T4-B), AND T3 SUBURBAN A (T3-A), AS MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE; AMENDING THE OFFICIAL ZONING MAPS OF ORANGE COUNTY IN ACCORDANCE WITH THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE AFFECTING THE USE OF LAND IN THE UNINCORPORATED AREA OF ORANGE COUNTY, FLORIDA, BY CONTRACTING THE BOUNDARIES OF THE "SOUTH ORANGE AVENUE CORRIDOR OVERLAY DISTRICT," CODIFIED AT DIVISION 12 UNDER ARTICLE VII ("COMMERCIAL DISTRICTS") OF CHAPTER 38 ("ZONING") OF THE ORANGE COUNTY CODE; AND PROVIDING AN EFFECTIVE DATE

9:00 a.m.

**2019-1 Comprehensive Plan Transmittal Out-of-Cycle Amendment (I Drive )**

**Staff-Initiated Text and Map Amendments**

Amendment 2019-1-B-CP-1	Text and map amendments to the International Drive Element, Future Land Use Element and Future Land Use Map Series to create a new Future Land Use designation of I-Drive District-Regional Center (IDD-RC); allowing residential development within the IDD-RC with increased densities (units per acre); delete "Map 23 I-Drive District Conceptual Regulating Plan" from the Future Land Use Map Series and correlate the IDD-RC with the adopted I-Drive District Overlay Zone code standards. Map amendment to expand the I-Drive District boundary, change the Future Land Use Map for approximately 3,760 acres within the I-Drive District FROM Activity Center Mixed Use (ACMU), Activity Center Residential (ACR), Commercial (C), Industrial (IND), Institutional (INST), and Planned Development-Mixed Use (PD-MU) TO I-Drive District-Regional Center (IDD-RC)
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9:00 a.m.

**Public Hearing**

**Avalon Road Roadway Conceptual Analysis Study**

**Presented by:** Blanche Hardy, Transportation Planning Division