




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

MEMORANDUM

July 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, Planning Administrator, Planning Division

Subject: July 18, 2019 – PZC / LPA Agenda

AGENDA

July 18, 2019

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

Public Comment

Approval of Meeting Minutes June 20, 2019

Old Business

New Business

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

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

RZ-19-07-016 Yoganand Ganeshram
2125 Carlton Drive
R-1A (Single-Family Dwelling District) **to**
R-2 (Residential District) District 3



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- RZ-19-07-017** Salvador Ojeda
1160 McGee Avenue
R-1 (Single-Family Dwelling District) **to**
R-T-1 (Mobile Home Subdivision District) District 2
- RZ-19-07-019** Robert Paymayesh
8901 Curry Ford Road
A-2 (Farmland Rural District) **to**
R-1 (Single-Family Dwelling District) District 3
- RZ-19-07-020** Kristen M. Hughes, BK2 Construction, LLC
2313 Drake Drive
A-1 (Citrus Rural District) **to**
R-1 (Single-Family Dwelling District) District 5
- RZ-19-07-022** Cherie Howington
420 Pine Street
R-2 (Residential District) **to**
R-T-1 (Mobile Home Subdivision District) District 4
- RZ-19-07-023** Mr. Nazem Sarkis, I.T.I.G, Inc.
7105 S Orange Avenue
C-1 (Retail Commercial District) **to**
C-2 (General Commercial District) District 3
- RZ-19-07-025** Victor Norberg and Beverly Norberg
5605 Hansel Avenue
C-1 (Retail Commercial District) **to**
C-2 (General Commercial District) District 3

9:00 a.m. **Planned Development Rezoning Public Hearings**

- LUP-18-12-392** Steve Shea, Civil Site Engineering, Inc.
Project Name: Semoran Vista Land Use Plan
P-O (Professional Office District) **to**
PD (Planned Development District) District 5



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- LUPA-19-01-032** Sam J Sebaali, Florida Engineering Group, Inc.
Project Name: Sam's Trail Plaza Land Use Plan Amendment
9430 S. Orange Blossom Trail
C-1 (Retail Commercial District) and PD (Planned Development District) **to**
PD (Planned Development District) District 4
- LUP-19-02-074** Khaled Hussein
Project Name: Harrell Oaks Planned Development Land Use Plan
East of Harrell Road
A-2 (Farmland Rural District) **to**
PD (Planned Development District) Districts 3 & 5

9:00 a.m.

2019-2 Comprehensive Plan Transmittal Regular Cycle Amendments
Privately-Initiated Regular Cycle Future Land Use Map (FLUM) Amendments

- | | |
|---------------------------|---|
| Amendment
2019-2-A-1-1 | 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) to Growth Center-Planned
Development-Commercial/Medium Density Residential (GC-PD-C/MDR) |
| Amendment
2019-2-A-1-2 | Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for
Hojosaki, LLC; Roy Samra, Maureen Samra, and Robert Lapierre;
Ballestero Investments, LLC

Rural/Agricultural (R) and Medium Density Residential (MDR) to
Commercial (C) and Urban Service Area (USA) Expansion;
Rural/Agricultural/Conservation (R/CONS); and Medium Density
Residential/Conservation (MDR/CONS) |
| Amendment
2019-2-A-4-2 | Tom Sullivan, Gray Robinson, P.A., for Chuck Hollow, Inc. et al

Commercial (C) to Planned Development-Medium High Density Residential
(PD-MHDR) |



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Amendment Jim Hall, Hall Development Services, Inc., for SBEGC, LLC
2019-2-A-4-3
(fka 2019-1-A-4-2)

Parks and Recreation/Open Space (PR/OS) **to** Medium Density Residential (MDR)

Amendment Beth Jackson, Orange County Environmental Protection Division, for
2019-2-A-5-1 Orange County BCC

Rural (R) **to** Preservation (PRES)

9:00 a.m. **2019-2 Comprehensive Plan Transmittal Regular Cycle Amendments**
Staff-Initiated Regular Cycle Comprehensive Plan Text Amendments

Amendment Text amendment to Future Land Use Element Policy FLU8.1.4 establishing
2019-2-B-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
2019-2-B-FLUE-2 allocation of additional lands to the Urban Service Area (USA)

Amendment Text amendment to Future Land Use Element addressing Accessory
2019-2-B-FLUE-3 Dwelling Units (ADUs) not to be counted as density

Amendment Text amendment to Future Land Use Element regarding Assisted Living
2019-2-B-FLUE-4 Facilities (ALFs)

Amendment Text amendment to Future Land Use Element relieving the density
2019-2-B-FLUE-5 requirement for certain platted lots for single-family and two-family
dwelling units

Amendment Map Amendment removing Future Land Use Map designations for parcels
2019-2-B-FLUM-1 previously annexed by incorporated jurisdictions within Orange County

Amendment Comprehensive Plan Administrative Clean-up to the Transportation
2019-2-C-CP-1 Element



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9: 00 a.m. Ordinance Public Hearing

AN ORDINANCE AFFECTING THE USE OF LAND IN ORANGE COUNTY, FLORIDA BY CREATING IN CHAPTER 38, ORANGE COUNTY CODE, SECTION 38-30, MAJOR ECONOMIC DEVELOPMENT PROJECT PROGRAM; AND PROVIDING AN EFFECTIVE DATE