



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

MEMORANDUM

October 17, 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: October 17, 2019 – PZC / LPA Agenda

AGENDA

October 17, 2019

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

Public Comment

Approval of Meeting Minutes *September 19, 2019*

Old Business

New Business

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

RZ-19-09-037 James Catan
Generally west of Castleford Point and Camberley Circle
R-1AA (Single-Family Dwelling District) **to**
R-1AA (Single-Family Dwelling District)
District 1



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- RZ-19-10-038** Phil Kruse
Generally west of Herman Avenue, south of Beach Boulevard
R-1A (Single-Family Dwelling District) **to**
R-2 Residential District) District 5
- RZ-19-10-039** Ronald E Smith
404 & 428 Baron Road
R-T-2 (Combination Mobile Home & Single-Family Dwelling District) **to**
A-2 (Farmland Rural District) District 4
- RZ-19-10-040** Khaled Hussein
8247 Lake Underhill Road
R-1A (Single-Family Dwelling District) **to**
R-1 (Single-Family Dwelling District) District 3
- RZ-19-10-042** Miguel Sosa
105 & 111 4th Street
R-T-1 (Mobile Home Subdivision District) **to**
R-2 (Residential District) District 4
- RZ-19-10-044** Mr. Stephen Allen
5177 Hoffner Avenue
R-2 (Residential District - Restricted) **to**
R-2 (Residential District) District 3
- RZ-19-10-045** Edward Durruthy
N.E. Corner of 29th Street and Lee Street
R-1A (Single-Family Dwelling District) **to**
R-1 (Single-Family Dwelling District) District 3
- RZ-19-10-046** Mr. Max Sabeti
754 N Forsyth Road & 6689 Heather Road
R-1A (Single-Family Dwelling District) **to**
R-2 (Residential District) District 3



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RZ-19-10-047 Michael D Young
5698 S Orange Blossom Trail
C-2 (General Commercial District) **to**
C-3 (Wholesale Commercial District) District 6

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

LUP-18-01-037 Raymond C. Stangle II, Jordan & Associates Consulting, Inc.
Project Name: Rouse Road Villas Land Use Plan
R-1 (Single-Family Dwelling District) **to**
PD (Planned Development District) District 5

9:00 a.m. **Ordinance Public Hearing**

AN ORDINANCE AFFECTING THE USE OF LAND IN ORANGE COUNTY, FLORIDA, BY AMENDING ORANGE COUNTY CODE PROVISIONS RELATED TO DYNAMIC ART IN THE I-DRIVE DISTRICT OVERLAY ZONE, INCLUDING DIVISION 4.5 OF ARTICLE VII OF CHAPTER 38 REGULATING DYNAMIC ART; AND PROVIDING AN EFFECTIVE DATE.

10:00 a.m. **2019-2 Comprehensive Plan Adoption 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-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)
Amendment 2019-2-A-4-3 (fka 2019-1-A-4-2)	Jim Hall, Hall Development Services, Inc., for SBEGC, LLC Parks and Recreation/Open Space (PR/OS) to Medium Density Residential (MDR)



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10:00 a.m. **2019-2 Comprehensive Plan Adoption Regular Cycle Amendments**

Staff-Initiated Regular Cycle Comprehensive Plan Text Amendments

Amendment 2019-2-B-FLUE-1	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County
Amendment 2019-2-B-FLUE-3	Text amendment to Future Land Use Element addressing Accessory Dwelling Units (ADUs) not to be counted as density
Amendment 2019-2-B-FLUE-4	Text amendment to Future Land Use Element regarding Assisted Living Facilities (ALFs)
Amendment 2019-2-B-FLUM-1	Map Amendment removing Future Land Use Map designations for parcels previously annexed by incorporated jurisdictions within Orange County
Amendment 2019-2-B-FLUM-2 (fka 2019-2-A-5-1)	Map Amendment to the Future Land Use Map to change the designation for a Green PLACE property from Rural/Agricultural (R) to Preservation (PRES)

10:00 a.m. **2019-2 Comprehensive Plan Adoption – Small Scale Development Amendments**

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

Amendment 2019-2-S-1-1	Robert Reese, Brossier Corp., for Vurnell Vandever Growth Center-Commercial (GC-C) to Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)
Amendment 2019-2-S-2-1	Clifton McFadden for Vincent Contestabile and Empire Tire of Edgewater, LLC Commercial (C), Office (O), and Low-Medium Density Residential (LMDR) to Industrial (IND) and Commercial (C)
Amendment 2019-2-S-2-2	Mario Golden for Deborah Postell Medium Density Residential (MDR) to Medium-High Density Residential (MHDR)



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Amendment 2019-2-S-2-3 -and- Rezoning RZ-19-10-031	Quang Lam for Toolsie Persaud USA, LLC and Batrina Properties, Inc. Rural Settlement 1/1 (RS 1/1) to Commercial (C) Rural Settlement (RS) A-1 (Citrus Rural District) to C-1 (Retail Commercial District)
Amendment 2019-2-S-2-4 -and- Rezoning RZ-19-10-032	Jean M. Abi-Aoun for Lake Warehouse and Storage Tangerine, LLC Rural Settlement 1/1 (RS 1/1) to Commercial (C) Rural Settlement (RS) A-1 (Citrus Rural District) to C-1 (Retail Commercial District)
Amendment 2019-2-S-2-5	Tom Sullivan for ECP Grassmere, LLC Rural Settlement 1/1 (RS 1/1) to Commercial (C) Rural Settlement (RS)
Amendment 2019-2-S-2-6 (fka 2019-1-S-2-1)	Kenneth Patterson, design solutionsfl, inc., for George Dillon Low Density Residential (LDR) to Commercial (C)
Amendment 2019-2-S-3-1 -and- Rezoning RZ-19-10-018	Tuan Tran for Linh Pham Office (O) and Low Density Residential (LDR) to Commercial (C) P-O (Professional Office District) and R-1 (Single-Family Dwelling District) to C-1 (Retail Commercial District)
Amendment 2019-2-S-3-2 -and- Rezoning RZ-19-10-029	Rony Charles for Makandal Property Investments Low Density Residential (LDR) to Medium Density Residential (MDR) R-1A (Single-Family Dwelling District) to R-3 (Multiple-Family Dwelling District)
Amendment 2019-2-S-3-3 -and- Rezoning RZ-19-10-049	Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for East West Place LLC, Giovanni Fernandez Low-Medium Density Residential (LMDR) to Commercial (C) R-1 (Single-Family Dwelling District) to C-1 (Retail Commercial District)



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Amendment 2019-2-S-3-4 -and-	Maximo Reyes Arias for Maximo Reyes Arias and Viviana Estela Salvador Fernandez Low-Medium Density Residential (LMDR) to Commercial (C)
Rezoning RZ-19-10-028	R-1A (Single-Family Dwelling District) to C-2 (General Commercial District) and R-2 (Residential District)
Amendment 2019-2-S-3-5 -and-	Louis Celenza Low-Medium Density Residential (LMDR) to Commercial (C)
Rezoning RZ-19-10-048	A-2 (Farmland Rural District) to C-2 (General Commercial District)
Amendment 2019-2-S-4-1	Brooks A. Stickler, P. E., Kimley-Horn and Associates, Inc., for Judith S. Burton Rural Settlement 1/2 (RS 1/2) to Planned Development-Commercial (PD-C) and Urban Service Area (USA) Expansion
Amendment 2019-2-S-5-1	Neel Shivcharan, Galleon Consulting Group, LLC, for 5565 Old Cheney, LLC Low-Medium Density Residential (LMDR) to Medium Density Residential (MDR) and Commercial (C)
Amendment 2019-2-S-5-2 -and-	Craig Cooke for Wedgefield Golf and Restaurant LLC, Craig Cooke Parks and Recreation/Open Space (PR/OS) to Commercial (C) Rural Settlement (RS) and Low-Medium Density Residential (LMDR)
Rezoning RZ-19-10-030	A-2 (Farmland Rural District) to C-1 (Retail Commercial District) and R-3 (Multiple-Family Dwelling District)
Amendment 2019-2-S-5-3 -and-	Epoch Properties, Inc., for Aloma United Methodist Church, Inc. Medium Density Residential (MDR) to Medium-High Density Residential (MHDR)
Rezoning LUP-19-07-236	R-1A (Single-Family Dwelling District) to PD (Planned Development District) (Epoch Aloma PD)



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Amendment 2019-2-S-5-4 -and- Rezoning RZ-19-10-041	Tom Sullivan for Winter Park Prime Properties, LLC Low-Medium Density Residential (LMDR) to Commercial (C) R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)
Amendment 2019-2-S-6-1 -and- Rezoning RZ-19-10-024	Al Tehrani, P.E., Tehrani Consulting Engineering, for Powder Coating Factory, LLC Commercial (C) and Low Density Residential (LDR) to Commercial (C) C-3 (Wholesale Commercial District) to C-3 (Wholesale Commercial District) (Restricted)
Amendment 2019-2-S-6-2	Dianand Persaud for Persaud Brothers Holding, LLC Low Density Residential (LDR) to Commercial (C)
Amendment 2019-2-S-6-4 -and-	Scott Glass and George Dennison, Shutts & Bowen LLP, for Colonial Storage Holdings, LLC Planned Development-Medium Density Residential (PD-MDR) to Commercial (C)
Rezoning RZ-19-10-043	PD (Planned Development District) (Villages at Lake Lawne PD) to C-3 (Wholesale Commercial District)

Staff-Initiated Small Scale Development Comprehensive Plan Text Amendments

Amendment 2019-2-S-FLUE-1	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County
Amendment 2019-2-S-FLUE-2	Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)

11:00 a.m. **2019-2 Out-of-Cycle Comprehensive Plan Transmittal Regular Cycle Amendment**

Staff-Initiated Regular Cycle Comprehensive Text Amendment

Amendment 2019-2-C-CP-3	Comprehensive Plan Administrative Clean-up to the Conservation Element
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