




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

**MEMORANDUM**

January 16, 2020

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

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

**Contact Person:** Jason Sorensen, Chief Planner, Planning Division

**Subject:** January 16, 2020 – PZC / LPA Agenda

**AGENDA**

January 16, 2020

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

**Public Comment**

**Approval of Meeting Minutes** December 19, 2019

**Old Business**

**New Business** Election of 2020 Officers: Chairperson and Vice Chairperson

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

**RZ-19-12-060** Lazaro Fruto  
2608 S. Westmoreland Drive  
C-2 (General Commercial District) **to**  
NAC (Neighborhood Activity Corridor District) District 6

**RZ-20-01-065** William E Campbell  
311 N. Goldenrod Road  
R-1A (Single-Family Dwelling District ) **to**  
C-2 (General Commercial District) District 3



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

- RZ-20-01-066**      Phil Kruse  
4320 Roush Avenue  
R-1A (Single-Family Dwelling District) **to**  
R-1 (Single-Family Dwelling District) District 5
- RZ-20-01-069**      Abdellatif Rizq  
14553 Congress Street  
A-2 (Farmland Rural District) **to**  
R-T-1 (Mobile Home Subdivision District) District 5
- RZ-20-01-070**      Mustapha Moutchou  
6011 Old Winter Garden Road, 130 & 134 Condor Road  
C-1 (Retail Commercial District) & R-3 (Multiple-Family Dwelling District) **to**  
C-1 (Retail Commercial District) & C-2 (General Commercial District) District 6
- RZ-20-01-071**      Edward Fore, Esq.  
1834 N. Forsyth Road  
R-1A (Single-Family Dwelling District) **to**  
I-2 /I-3 (Industrial District) District 5
- RZ-20-01-073**      Honoria Saucedo  
Generally south side of Nassau Avenue  
A-2 (Farmland Rural District) **to**  
R-2 (Residential District) District 3
- RZ-20-01-076**      Dan Creighton  
4488 E Wetherbee Road  
A-2 (Farmland Rural District) **to**  
I-1 / I-5 (Industrial District) District 4
- RZ-20-01-077**      Edward Durruthy  
2717 Alamo Drive  
R-1A (Single-Family Dwelling District) **to**  
R-1 (Single-Family Dwelling District) District 3



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

- RZ-20-01-078** Peter Duke  
2515 Raehn Street  
R-1A (Single-Family Dwelling District) **to**  
R-1 (Single-Family Dwelling District) District 3
- RZ-20-01-079** Ravin Persaud  
1712 Renee Avenue & 1719 Sue Ann Street  
A-2 (Farmland Rural District) **to**  
C-1 (Retail Commercial District)  
District 3
- RZ-20-01-080** Chris Dougherty  
14539 E. Colonial Drive  
C-1 (Retail Commercial District) **to**  
C-2 (General Commercial District) District 3

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

- LUP-18-10-354** Kathy Hattaway, Poulos & Bennett LLC  
**Project Name:** Serenade at Ovation Planned Development (PD)  
A-1 (Citrus Rural District) & A-2 (Farmland Rural District) **to**  
PD (Planned Development District) District 1
- LUP-18-12-410** Kathy Hattaway, Poulos & Bennett LLC  
**Project Name:** Cross Planned Development (PD)  
A-1 (Citrus Rural District) & A-2 (Farmland Rural District) **to**  
PD (Planned Development District) District 1
- LUP-19-02-052** Kathy Hattaway, Poulos & Bennett, LLC  
**Project Name:** Horizon West Village I Parcel 1  
A-1 (Citrus Rural District) **to**  
PD (Planned Development District) District 1



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

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

Amendment 2019-2-C-FLUE-1	Text amendment to the Future Land Use Element Horizon West Town Center Policies to permit form-based development through a Planned Development/Regulating Plan (PD/RP) as an alternative to processing a Planned Development/Unified Neighborhood Plan (PD/UNP) under the Town Center Code
------------------------------	--

Amendment 2019-2-C-FLUE-2 (fka 2019-2-B-FLUE-5)	Text amendment to the Future Land Use Element relieving the density requirement for certain parcels with the Low Density Residential (LDR) future land use designation
---	--

9:00 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-4	Comprehensive Plan Administrative Clean-up to the Potable Water, Aquifer Recharge, Stormwater Management, and Solid Waste Elements
----------------------------	--

9:00 a.m. **2020-1 Comprehensive Plan Transmittal Regular Cycle Amendments**  
**Privately-Initiated Regular Cycle Future Land Use Map (FLUM) Amendments**

Amendment 2020-1-A-1-1	Thomas Sullivan, Grey Robinson, P.A., for Vitru Florida, Inc. Activity Center Mixed Use (ACMU) to Planned Development-Activity Center Residential (PD-ACR)
---------------------------	--

Amendment 2020-1-A-1-2 (fka 2019-2-1-2)	Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for Hojosaki, LLC; Roy Samra, Maureen Samra, and Robert Lapierre; Ballesterio 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)
---	--



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

Amendment 2020-1-A-3-1	Hugh Jacobs, The Partnership, Inc., for Orlando Leased Housing Associates, XIII, LLP Commercial (C) <b>to</b> Medium-High Density Residential (MHDR)
Amendment 2020-1-A-4-1	Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for AdventHealth System/Sunbelt, Inc. Planned Development-Institutional/Conservation (PD-INST/CONS) <b>to</b> Planned Development-Commercial/Office/Low-Medium Density Residential/Medium Density Residential/Conservation (PD-C/O/LMDR/MDR/CONS)
Amendment 2020-1-A-4-2	Brian Denham, P.E., Denham Engineering, LLC, for Center Pointe Community Church of the Nazarene, Inc. Low Density Residential (LDR) <b>to</b> Low-Medium Density Residential (LMDR)

**9:00 a.m. 2020-1 Comprehensive Plan Transmittal Regular Cycle Amendments**  
**Staff-Initiated Regular Cycle Comprehensive Plan Text Amendments**

Amendment 2020-1-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 2020-1-B-FLUE-2	Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of land to various parts of the Urban Service Area (USA)

**Continued**