



Applicant/Owner:
Rebecca Hammock, AICP,
Pape-Dawson / Diamond
Holdings Group, LLC

Location: 10850 E Colonial
Drive; generally located
south of E Colonial Drive,
west of Park Manor Drive,
north of Genevieve Street,
and east of Grayson Drive

Existing Use: Undeveloped
land

Parcel ID Number:
21-22-31-0000-00-009

Tract Size: 14.06 gross
acres / 12.59 net acres

The following meetings and hearings have been held:		Project Information	
Report/Public Hearing	Outcome		
✓	A community meeting was held Wednesday, January 14, 2026, at Lawton Chiles Elementary School. 19 members of the public were in attendance.	<p>Request: Commercial (C) and Low-Medium Density Residential (LMDR) to Medium-High Density Residential (MHDR)</p> <p>Proposed Development Program: Multi-family residential community with up to 322 dwelling units, related amenities, and surface parking</p> <p>Public Facilities and Services: Please see the Public Facilities & Services Appendix for analysis of each facility.</p> <p>Environmental: Wetland Determination WD-25-03-031, issued May 22, 2025, identified 1.465 acres of Class III wetlands. This determination expires May 22, 2030.</p> <p>Utilities: Connection to Orange County Utilities' (OCU's) potable water and wastewater systems will be required, with the connection points to be assessed during Final Engineering/Construction Plan permitting. Reclaimed water service is currently unavailable.</p> <p>Schools: Per School Capacity Determination OC-25-031, capacity is available at the elementary and middle schools expected to serve the project but is not available at the high school anticipated to serve the development.</p> <p>Concurrent PD/LUP Rezoning: Case LUP-25-10-261 A proposed rezoning from C-2 (General Commercial District) and R-2 (Residential District) to PD (Planned Development District) (East Colonial Multifamily PD/LUP) is proceeding through DRC review and is expected to be considered in conjunction with the requested Future Land Use Map Amendment at the adoption public hearing stage.</p>	
✓	Staff Report		Recommend Transmittal
✓	LPA Transmittal January 15, 2026		Recommend Transmittal (7-0)
	BCC Transmittal		May 5, 2026 (<i>Continued from March 10, 2026</i>)
	State Agency Comments		June 2026
	LPA Adoption		July 2026 (date to be determined)
	BCC Adoption		August 2026 (date to be determined)

2026-1-A-4-1



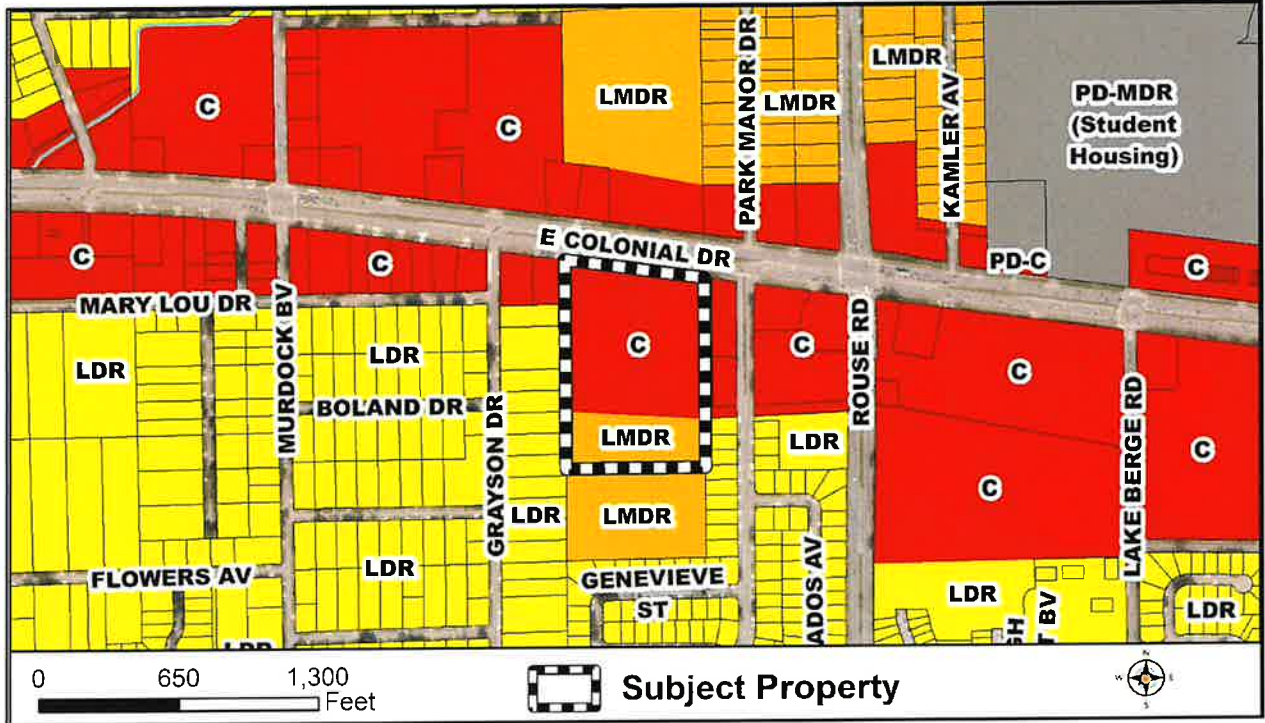
 Subject Property



0 450 900 Feet

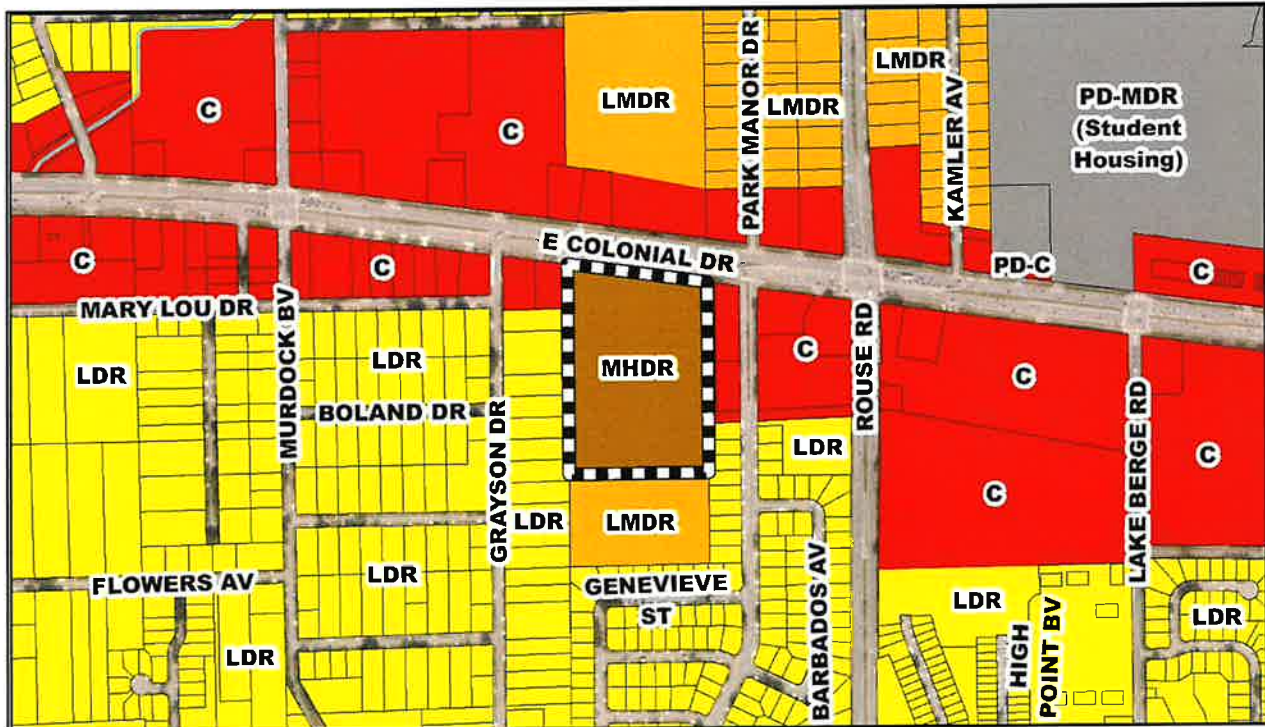
FUTURE LAND USE - CURRENT

Commercial (C) and Low-Medium Density Residential (LMDR)



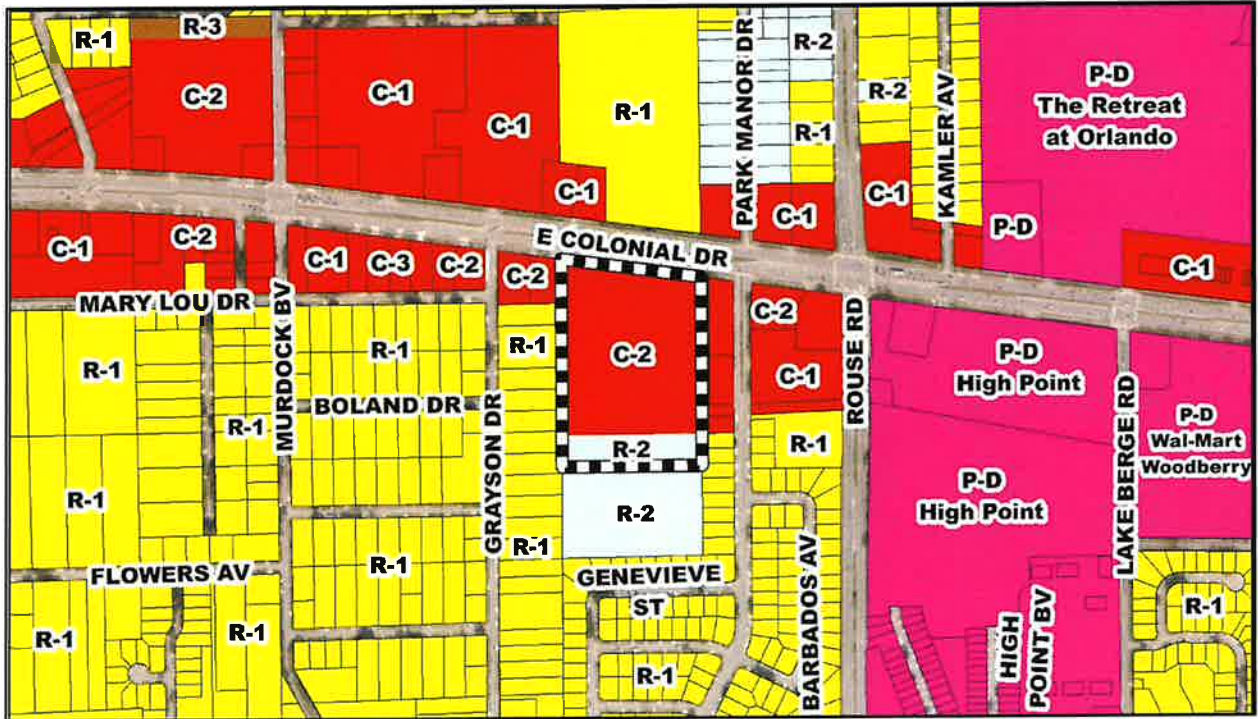
FUTURE LAND USE – PROPOSED

Medium-High Density Residential (MHDR)



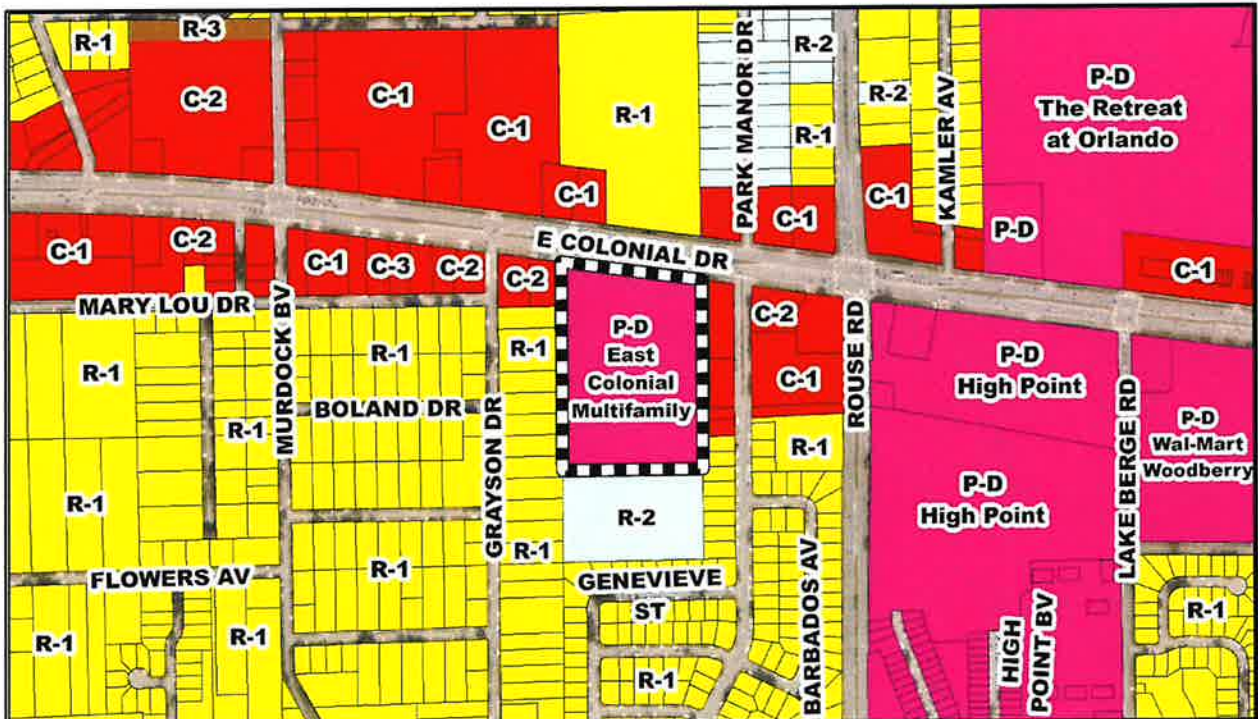
ZONING – CURRENT

C-2 (General Commercial District) and R-2 (Residential District)



ZONING – PROPOSED

PD (Planned Development District) (East Colonial Multifamily PD/LUP)



Staff Recommendation

FUTURE LAND USE MAP AMENDMENT 2026-1-A-4-1: Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Board of County Commissioners that the amendment, 2026-1-A-4-1, be **TRANSMITTED** to the state reviewing agencies.

Analysis

1. Background and Development Program

The applicant, Rebecca Hammock of Pape-Dawson, is requesting to change the Future Land Use Map (FLUM) designation of the 14.06-acre subject parcel, presently undeveloped, from Commercial (C) and Low-Medium Density Residential (LMDR) to Medium-High Density Residential (MHDR). The property—comprised of 12.59 upland acres and 1.47 acres of Class III wetlands, is located in the County’s Urban Service Area and possesses frontage on E Colonial Drive (SR 50), a major collector roadway. As shown on the aerial map, the site lies within an area characterized by a diverse mix of uses, including commercial, office, institutional, single-family residential, and student housing activity. The applicant is seeking approval of the MHDR designation, with a maximum allowable density of 35 dwelling units per net developable acre, to allow for the development of a multi-family residential community with up to 322 dwelling units, related amenities, and surface parking.

In conjunction with this proposed amendment, the applicant has submitted a PD rezoning application, Case LUP-25-10-261, to rezone the subject property from C-2 (General Commercial District) and R-2 (Residential District) to PD to create the East Colonial Multifamily PD and establish design and development standards for the residential project. Case LUP-25-10-261 is currently proceeding through the Orange County Development Review Committee (DRC) review process and is expected to be considered concurrently with this FLUM Amendment petition during the adoption public hearing stage.

It is staff’s belief that this requested amendment and the developer’s intent to utilize the property for a 322-unit multi-family community are consistent with the mixed-use development trend of the area. The subject site is bounded to the north by commercial uses—a Kentucky Fried Chicken restaurant and a Firestone auto care establishment—with a Commercial FLUM designation and a corresponding zoning classification of C-1 (Retail Commercial District). A 14.12-acre LMDR-designated parcel, with a zoning classification of R-1 (Single-Family Dwelling District) also lies to the north of the property. This site, however, appears to consist entirely of forested wetlands and has remained undeveloped.

The subject property is bordered to the south by a 6.45-acre LMDR-designated, R-2-zoned Florida Department of Transportation (FDOT) stormwater retention pond, an element of the widening of the abutting segment of E Colonial Drive from four to six lanes, completed in 2017, that included such improvements as drainage upgrades, safer accommodations for bicyclists and pedestrians, and enhanced lighting. As illustrated on the aerial map, this pond would serve as a buffer between the multi-family project, if approved, and existing single-family residential development to the south, within the surrounding Park Manor Estates subdivision, with a FLUM designation of Low Density Residential (LDR) and a zoning classification of R-1 (Single-Family Dwelling District).

A Commercial-designated market fronting E Colonial Drive, Fancy Fruit & Produce, with a zoning classification of C-2, abuts the site to the west. The property is also bounded to the west by single-

family residential development within the Park Manor Estates subdivision with frontage on Grayson Drive, a local road. Staff notes that these homes would be buffered from the multi-family community by an existing access and utility easement with a width of 30 feet that extends from the site's north boundary to the south property line. As shown on the aerial map, further screening would be provided by existing wetland vegetation at the rear of the neighboring residential lots.

Lastly, the subject property is bordered to the east by a vacant Commercial-designated, C-1-zoned parcel at the intersection of E Colonial Drive and Park Manor Drive, a local road. A religious institution with the same FLUM designation and zoning classification is situated immediately south of this parcel. An Orange County drainage tract (Parcel 12-22-31-0000-00-012), with a width of 35 feet, recorded in O.R. Book 2002, Page 1043 of the Public Records of Orange County, Florida, separates these two properties from the subject site. Three single-family lots, also located in Park Manor Estates, lie to the south of the religious institution and adjoin the subject property to the east. These homes would likewise be buffered from the multi-family community, if approved, by a drainage and utility easement with a width of 35 feet, as shown on the Park Manor Estates, Section 1 plat, recorded in Plat Book X, Page 79 of the Public Records of Orange County.

It is staff's position that the proposed multi-family project would provide an appropriate transition between the surrounding single-family neighborhood and the more intense commercial, office, and institutional uses along E Colonial Drive. Staff believes the property is well-suited for residential development due to its proximity to shopping, personal services, dining, recreation, and educational facilities (including the University of Central Florida), as well as such major transportation corridors as SR 417 and SR 408. Furthermore, approval of the project would constitute infill development on a site served by County utilities and recreation facilities and multiple modes of transportation.

Natural Resource Impact Permit (NRIP) Application SP-25-12-022

As noted above, 1.47 acres of Class III wetlands are present on the subject property, as delineated via Orange County Wetland Determination WD-25-03-031, issued May 22, 2025. The property owner has submitted a Natural Resource Impact Permit (NRIP) application, SP-25-12-022, that is presently undergoing review by EPD staff. This application entails 1.31 acres of requested direct impacts and 0.16 acre of proposed secondary impacts to these onsite wetlands, with mitigation for those impacts required. Approval of the application would increase the property's net developable acreage to 13.90 acres and would allow for the development of the site in accordance with the owner's current conceptual plan. Staff notes that the proposed multi-family project's unit count of 322 is not dependent upon the approval of a NRIP, as a maximum of 440 units could be constructed on the site's present 12.59 upland acres, in accordance with the requested MHDR land use category's density cap of 35 dwelling units per net acre. While this FLUM Amendment application can move forward while the NRIP proceeds through the EPD review process, subsequent Development Plan (DP) and permit approvals may depend upon the attainment of the permit.

2. Project Analysis

Consistency

The requested Future Land Use Map Amendment appears to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

The subject property is located in an urbanized area characterized by a mix of commercial, office, institutional, single-family residential, and student housing activity. As discussed previously, the

applicant is seeking the MHDR FLUM designation to allow for the development of a 322-unit multi-family community with related amenities and surface parking on a vacant infill site within the County's Urban Service Area (USA) boundary. Staff finds this proposal consistent with **Future Land Use Element Goal FLU2**, which states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options. In the same vein, the request is consistent with **Future Land Use Element Objective FLU2.1**, which establishes that Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

Staff further finds this request consistent with **Future Land Use Element Objective OBJ FLU2.2**, which states that Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive planning and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently, and promoting a sense of community. Likewise, this proposal is consistent with **Future Land Use Element Policy FLU1.1.5**, which encourages mixed-use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. Staff notes that if approved, the residential project will use infrastructure that is either planned or already in place. Per Orange County Utilities (OCU), potable water and wastewater service will be provided by OCU, with connection points to be established during Final Engineering/Construction Plan permitting. Moreover, the project would use the existing transportation network, which serves pedestrians, bicyclists, and transit riders, as well as automobile drivers. Sidewalks are in place along both sides of E Colonial Drive and along neighboring streets to help provide for the safety of pedestrians and bicyclists. With respect to transit, a LYNX bus route, Link 104 – East Colonial Drive, currently services the area seven days a week, including holidays. A LYNX transit stop is located immediately east of the subject property, near the intersection of E Colonial Drive and Park Manor Drive. Per the LYNX website, Link 104 provides service between the University of Central Florida (UCF) SuperStop, the commercial node at Alafaya Trail and E Colonial Drive, the Valencia Community College East Campus, the Semoran Boulevard and E Colonial Drive commercial node, the Colonial Plaza SuperStop, and the LYNX Central Station/SunRail station in downtown Orlando—with multiple transit stops located along the route. While the project will be required to include onsite active and passive recreation areas, the subject property additionally lies in close proximity to two County parks. The two-acre Park Manor Neighborhood Park is situated approximately 450 feet east of the site and features such amenities as a walking/jogging path, a multi-purpose field, a playground, and a picnic area. The 54-acre Downey Park is located approximately .80 mile west of the property and offers a wide variety of recreational amenities, including pickleball courts, a splash playground, a baseball and softball complex, picnic pavilions, an inclusive playground for children with special abilities, a fitness area, sand volleyball, and an off-leash dog park.

Lastly, staff finds the requested FLUM Amendment and associated residential development program consistent with Orange County's commitment to ensuring that sufficient land is available to meet the identified housing needs of its present and future residents. The prospective developer's intent to construct up to 322 multi-family units is consistent with **Housing Element GOAL H1** and **Objective H1.1**, which state that the County will promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, and will support private sector housing production capacity sufficient to meet current and anticipated housing needs. Similarly, **Future Land Use Element Policy FLU8.2.2** directs that continuous stretches of similar housing types and density of units shall be

avoided. It is staff's belief that the proposed multi-family community will contribute to the mix of available housing options in an area of the County deemed appropriate for urban uses, as set forth in **Future Land Use Element Policy FLU1.1.1**.

Community Meetings

A community meeting for this requested amendment was held Wednesday, January 14, 2026, in the Lawton Chiles Elementary School media center. Present at the community meeting were District 4 Commissioner Maribel Gomez Cordero and her aide, Phillip De Toledo; Orange County Planning Division and Environmental Protection Division staff; applicant Rebecca Hammock from Pape-Dawson and members of the project team; and 19 members of the public.

After staff's presentation, the applicant, Rebecca Hammock, outlined the proposed project, informing the meeting attendees that it entails the requested development of a 322-unit multi-family community with related amenities and surface parking. Ms. Hammock displayed a conceptual site plan and renderings of the proposed buildings. She informed the meeting attendees that the 322 residential units would be divided among three four-story buildings and two-story carriage units with a garage on the first floor and living area on the second. Ms. Hammock stated that the project is also planned to feature a clubhouse with a swimming pool, a pond with an overlook area, and a dog park with waste stations. She further noted that the community would be gated for added security.

Topics of discussion included the number of units proposed and the expected breakdown by number of bedrooms, potential rental rates, the anticipated number of parking spaces, maximum building height, and the long-term management of the community. Also discussed were traffic and congestion on area roads (particularly on E Colonial Drive), access management, proximity to alternative modes of transportation (specifically, LYNX bus service and sidewalks), stormwater management, the protection of the Little Econlockhatchee River, the provision of green space, potential impacts to wetlands and wildlife, and the status of existing onsite and neighboring access, drainage, and utility easements.

A second community meeting is scheduled for Wednesday, April 22, 2026, at 6:00 p.m. The meeting will be held at the East Orange Community Center.

Compatibility

The requested FLUM amendment appears to be **compatible** with the development trend of the surrounding area. **Future Land Use Element Objective FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development pattern and trend of the area. As discussed, the subject property is located in an urbanized area characterized by a diverse mix of uses, including commercial, office, institutional, single-family residential, and student housing activity. It is staff's position that the proposed multi-family community would provide an appropriate transition between the existing single-family residential development in the surrounding Park Manor Estates subdivision and the more intense commercial, office, and institutional uses along E Colonial Drive. Approval of the project would contribute to the County's larger goals of promoting infill and compact urban form within the Urban Service Area, providing for a range of living options, efficiently using existing infrastructure, and encouraging accessibility via multiple modes of transportation. Staff, therefore, recommends transmittal of this requested amendment.

Public Facilities and Services

Environmental

The Orange County Environmental Protection Division (EPD) has reviewed the proposed amendment application and has provided the following analysis:

EPD Review Summary:

Econ River Ordinance - This site is located within the Econlockhatchee River Protection Ordinance area. Basin-wide regulations may apply. Please refer to Orange County Code Chapter 15, Article XI Econlockhatchee River Protection.

WD Complete - An Orange County Wetland Determination, WD-25-03-031, was completed, with a certified survey of the wetland boundary approved by the Environmental Protection Division (EPD) on May 22, 2025. The Wetland Determination identified 1.46 acres of Class III wetlands within the subject property boundaries.

No Clearing - No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a wetland/surface water, or within an upland buffer, without first obtaining a Natural Resource Impact Permit (NRIP) approved by the County and obtaining other applicable jurisdictional agency permits. Submit a NRIP application to the Orange County Environmental Protection Division by mail or email to wetlandpermitting@ocfl.net. Please refer to Orange County Code Chapter 15, Article X Wetland and Surface Water Protection.

Planning Division staff note: A Natural Resource Impact Permit (NRIP) application, SP-25-12-022, was submitted December 17, 2025, and is undergoing review by EPD. The prospective developer is requesting 1.31 acres of direct impacts and 0.16 acre of secondary impacts to the onsite Class III wetlands.

Habitat Protection - Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible for determining the presence of these concerns and verifying and obtaining, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Transportation

As communicated in a January 5, 2026, email to Planning Division staff, the Transportation Planning Division has reviewed the Future Land Use Amendment Transportation Analysis submitted by the applicant's traffic engineer and has no comments on the analysis.

Utilities

The subject property lies within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas.

Potable Water: Development within this property will be required to connect to Orange County Utilities' water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Wastewater: Development within this property will be required to connect to Orange County Utilities' wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Reclaimed water: There are presently no reclaimed water mains in the vicinity of this property. Reclaimed water is considered not available. Connection, therefore, is not required.

Schools

Per School Capacity Determination OC-25-031, issued December 8, 2025, capacity is currently available at the elementary school (Lawton Chiles Elementary) and middle school (Union Park Middle) that are expected to serve the proposed multi-family project. However, capacity is presently not available at the high school (University High) that would serve the development. As stated in the School Capacity Determination, the mitigation of 14.240 seats will be required at the high school level. This determination expires June 6, 2026.

Parks and Recreation

The Parks and Recreation Division has reviewed this application and has no comments on the request.

Neighborhood Services

The Neighborhood Services Division has reviewed this application and notes that the development should be designed to be compatible with adjacent single-family uses.

Code Enforcement

No open cases are associated with the subject property.

3. Policy References

Future Land Use Element

Goal FLU2 – URBAN STRATEGIES. Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

OBJ FLU2.1 INFILL. Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County’s established core areas in the Urban Service Area.

OBJ FLU2.2 – Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community.

OBJ FLU8.2 – COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

FLU1.1.1 – Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

FLU1.1.2 – The Future Land Use Map shall reflect the most appropriate maximum and minimum densities for residential development.

Residential development in Activity Centers and Mixed Use Corridors, the Horizon West Village and Innovation Way Overlay (Scenario 5) and Growth Centers may include specific provisions for maximum and minimum densities.

The densities in the International Drive Activity Center shall be those indicated in the adopted Strategic Development Plan.

FLU1.1.2.A – The following are the maximum residential densities permitted within the Urban Service Area for all new single use residential development or redevelopment. Future Land Use densities for the following categories shall be:

FLUM Designation	General Description	Density
Urban Residential – Urban Service Area		
Low Density Residential (LDR)	Intended for new residential projects within the USA where urban services such as water and wastewater facilities are present or planned. This category generally includes suburban single family to small lot single-family development.	0 to 4 du/ac
Low-Medium Density Residential (LMDR)	Recognizes low- to medium-density residential development within the USA, including single family and multi-family residential development.	0 to 10 du/ac
Medium Density Residential (MDR)	Recognizes urban-style multifamily residential densities within the USA.	0 to 20 du/ac
Medium-High Density Residential (MHDR)	Recognizes a transition in density between highly urbanized areas and medium density residential development that support public transit and neighborhood serving amenities within a reasonable pedestrian walkshed.	0 to 35 du/ac
High Density Residential (HDR)	Recognizes high-intensity urban-style development within the USA.	0 to 50 du/ac
(Amended 8/92, Ord. 92-24, Policy 1.1.11-r; Amended 11/17, Ord. 2017-19)		

FLU1.1.5 – Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County’s desired urban framework. Infill is defined as development consistent with the *Infill Master Plan* (2008).

FLU8.2.1 – Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

Housing Element

GOAL H1 – Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

OBJ H1.1 – The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

ACTION REQUESTED

Local Planning Agency (LPA) Recommendation – (January 15, 2026)

FUTURE LAND USE MAP AMENDMENT 2026-1-A-4-1: Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Board of County Commissioners that the amendment, 2026-1-A-4-1, be **TRANSMITTED** to the state reviewing agencies.

Local Planning Agency (LPA) Transmittal Public Hearing Synopsis

Chief Planner Jason Sorensen presented the staff report to the LPA with the recommendation that they make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Board of County Commissioners **TRANSMITTAL** of Amendment 2026-1-A-4-1 to the state reviewing agencies.

Mr. Sorensen provided an overview of the January 14, 2026, community meeting held at Lawton Chiles Elementary School, summarizing the primary topics of discussion.

The applicant, Rebecca Hammock, was present and agreed with the staff recommendation. One member of the public appeared to speak in regard to the requested amendment. While not opposed to the proposed multi-family project, he voiced concerns about access management and safety on E Colonial Drive, between Murdock Boulevard and Rouse Road.

During the ensuing discussion among the LPA Commissioners, topics of discussion were of access management, parking, wetland impacts, and stormwater management.

Commissioner Gray made a motion, seconded by Commissioner Rodriguez, to make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Board of County Commissioners that the amendment, 2026-1-A-4-1, be **TRANSMITTED** to the state reviewing agencies. The motion carried unanimously (7-0).

Motion / Second	<i>Eric Gray / Giancarlo Rodriguez</i>
Voting in Favor	<i>David Boers, George Wiggins, Eric Gray, Marjorie Holt, Camille Evans, Jorge Berrios Trinidad, and Giancarlo Rodriguez</i>
Voting in Opposition	<i>None</i>
Absent	<i>Eddie Fernandez and Michael Arrington</i>

BOARD OF COUNTY COMMISSIONERS (BOARD) DECISION (MARCH 10, 2026)

Board of County Commissioners (Board) Public Hearing Synopsis

Chief Planner Jason Sorensen presented the staff report to the Board with the recommendation that they make a finding of **consistency** with the Comprehensive Plan and **TRANSMIT** Amendment 2026-1-A-4-1 to the state reviewing agencies. The applicant, Rebecca Hammock, was present and agreed with the staff recommendation.

Six members of the public appeared to speak: one in favor of the proposed amendment and five in opposition. The speaker in favor of the request noted that the proposed multi-family development would be constructed on a vacant lot on E Colonial Drive that has become an eyesore over the years due to littering and homeless individuals living on the property.

Opponents expressed concern about the density of the proposed project and its compatibility with existing single-family residential development in the area. Several neighboring residents stated that the construction of four-story multi-family buildings would result in their loss of privacy. Others expressed a preference for owner-occupied, rather than renter-occupied, housing and communicated their belief that the area's rental market is already saturated.

Speakers opposed to the project also voiced worries about access management and traffic and congestion on area roads. Further concerns were raised about stormwater management and the potential for flooding. Additionally, speakers expressed worries about the loss of mature trees and green space and the project's potential negative impacts on wetlands and wildlife. One speaker requested that the Board continue the hearing to a future date.

In response to the Board, Ms. Hammock stated that over 700,000 square feet of commercial development could potentially occur on the Commercial-designated, C-2-zoned acreage that comprises the majority of the site. She confirmed that commercial activity would be capped at a floor area ratio (FAR) of 1.5.

Transportation engineer James Taylor of Kimley-Horn & Associates informed the Board that the requested multi-family project, if approved, would generate fewer trips than a large commercial development.

The project's environmental consultant, John Miklos of Bio-Tech Consulting, addressed the requested impacts to the site's Class III wetlands. Several Commissioners voiced their opposition to this proposal, communicating their position that these wetlands should be preserved.

Robert Moss of Eastwind Development, the prospective developer, confirmed that their preference is for the construction of four-story buildings with a maximum height of 55 feet, which will necessitate a waiver from Orange County Code. Mr. Moss informed the Board of the intent to situate the buildings near the center of the property, with existing vegetation, easements, and the FDOT retention pond located south of the site collectively buffering the project from adjacent single-family homes. Mr. Moss and Ms. Hammock verified that the associated PD rezoning application, Case LUP-25-10-261 (East Colonial Multifamily PD/LUP), will be considered concurrently with the proposed FLUM Amendment during the adoption stage if the Board elects to transmit the amendment to the state reviewing agencies. Both stated that they would continue to engage with the community between the transmittal and adoption hearings to help alleviate the neighbors' concerns.

Planning Division Manager Alberto Vargas spoke on the issue of compatibility, emphasizing the importance of utilizing urban design principles and techniques to ensure a smooth transition between the proposed higher-density multi-family community and the surrounding established residential neighborhood.

The Commissioners' ensuing discussion centered on the proposed multi-family project's compatibility with surrounding single-family residential development, the need for additional housing in the area, stormwater retention and flooding issues, access management, and the need for further engagement with neighboring residents to address their concerns.

Commissioner Gomez Cordero proposed a continuance to May 5, 2026, to allow for a second community meeting, to which the applicant's attorney, Carolyn Haslam of Akerman, agreed.

A motion was made by Commissioner Gomez Cordero and seconded by Commissioner Uribe to **CONTINUE** the public hearing until May 5, 2026, at 2:00 p.m.

The motion carried by a vote of 5-1.

Motion / Second

Commissioner Maribel Gomez Cordero / Commissioner Mayra Uribe

Voting in Favor

Mayor Jerry Demings, Commissioner Nicole Wilson, Commissioner Mayra Uribe, Commissioner Maribel Gomez Cordero, and Commissioner Michael Scott

Voting in Opposition

Commissioner Kelly Martinez Semrad

Absent

Commissioner Christine Moore

Site Visit Photos

<p style="text-align: center;">Subject Site</p> 	<p style="text-align: center;">Subject Site</p> 
<p style="text-align: center;">North of Subject Site</p> 	<p style="text-align: center;">North of Subject Site</p> 
<p style="text-align: center;">East of Subject Site</p> 	<p style="text-align: center;">East of Subject Site</p> 

West of Subject Site



West of Subject Site



South of Subject Site



NOTIFICATION MAP

