



Board of County Commissioners

Small-Scale Future Land Use Amendments And Concurrent Rezoning

Adoption Public Hearings

January 27, 2026



SS-25-12-028

Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Owner: 1600 Columbia St., LLC

Location: 1600 Columbia St

FUTURE LAND USE MAP AMENDMENT REQUEST:

From: Low-Medium Density Residential (LMDR)

To: Commercial (C)

Acreage: 0.45 gross/net acre

District: 6

Proposed Use: C-3 uses (those permitted in the existing zoning district)



SS-25-12-028

Staff Recommendation:

Remand the request back to the Local Planning Agency to be heard concurrently with the rezoning request.



AMENDMENT SS-25-12-021

Applicant: Lucille Ghioto, Habitat for Humanity Gtr Orlando and Osceola County

Owner: Habitat for Humanity Greater Orlando and Osceola County Inc.

Location: 4911 La Grange Avenue

FUTURE LAND USE MAP AMENDMENT REQUEST:

From: Commercial (C)

To: Low Density Residential (LDR)

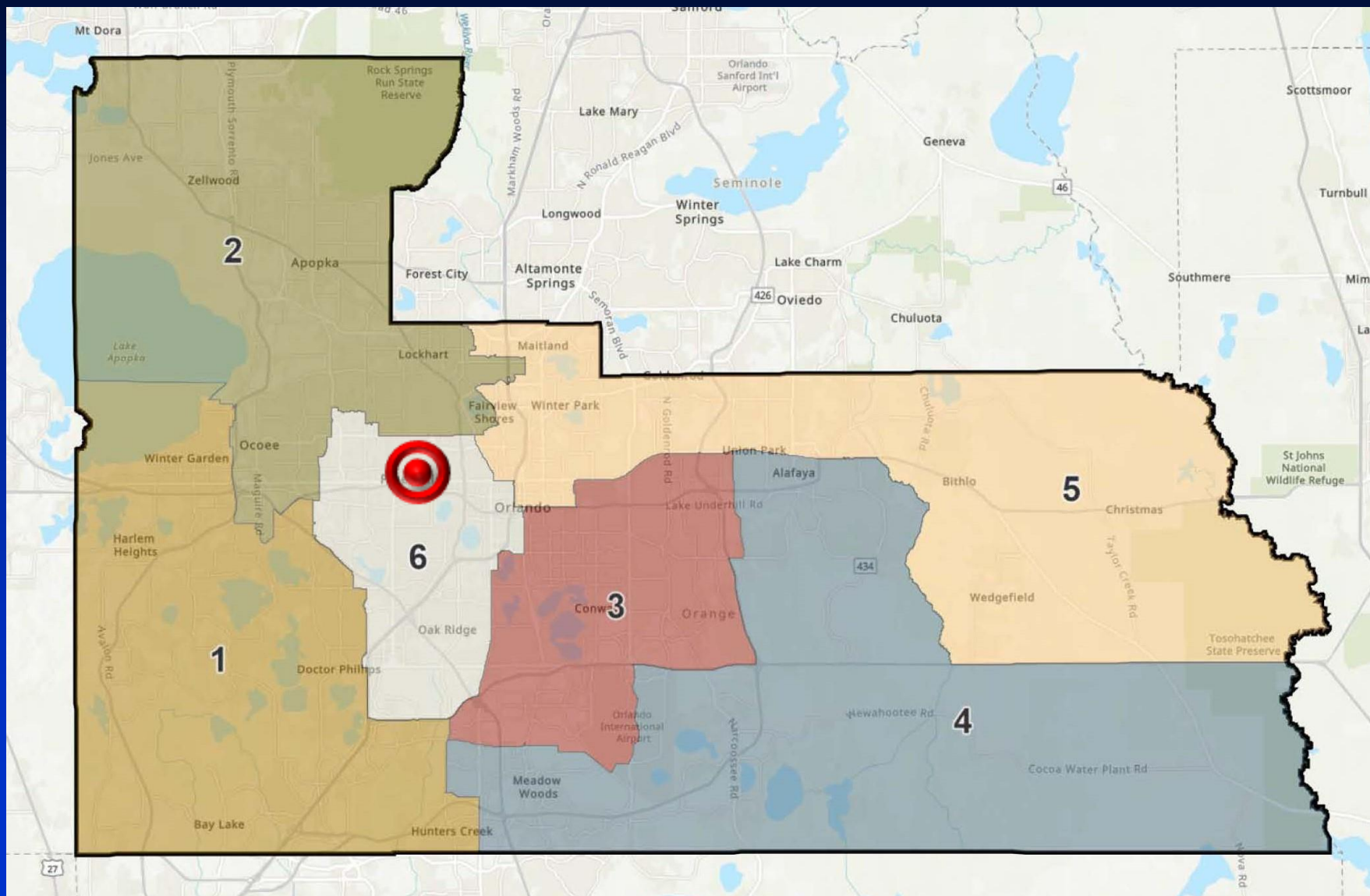
Acreage: 0.34 gross acres

District: 6

Proposed Use: (1) Single-Family Residence



LOCATION MAP



Aerial Map



W Colonial Dr

La Grange Ave

Barnett Villas Dr

Home Folks Dr

Mission Rd

Sunray Dr

Walkup Dr

Terry Lynn Dr

Swiss Ln

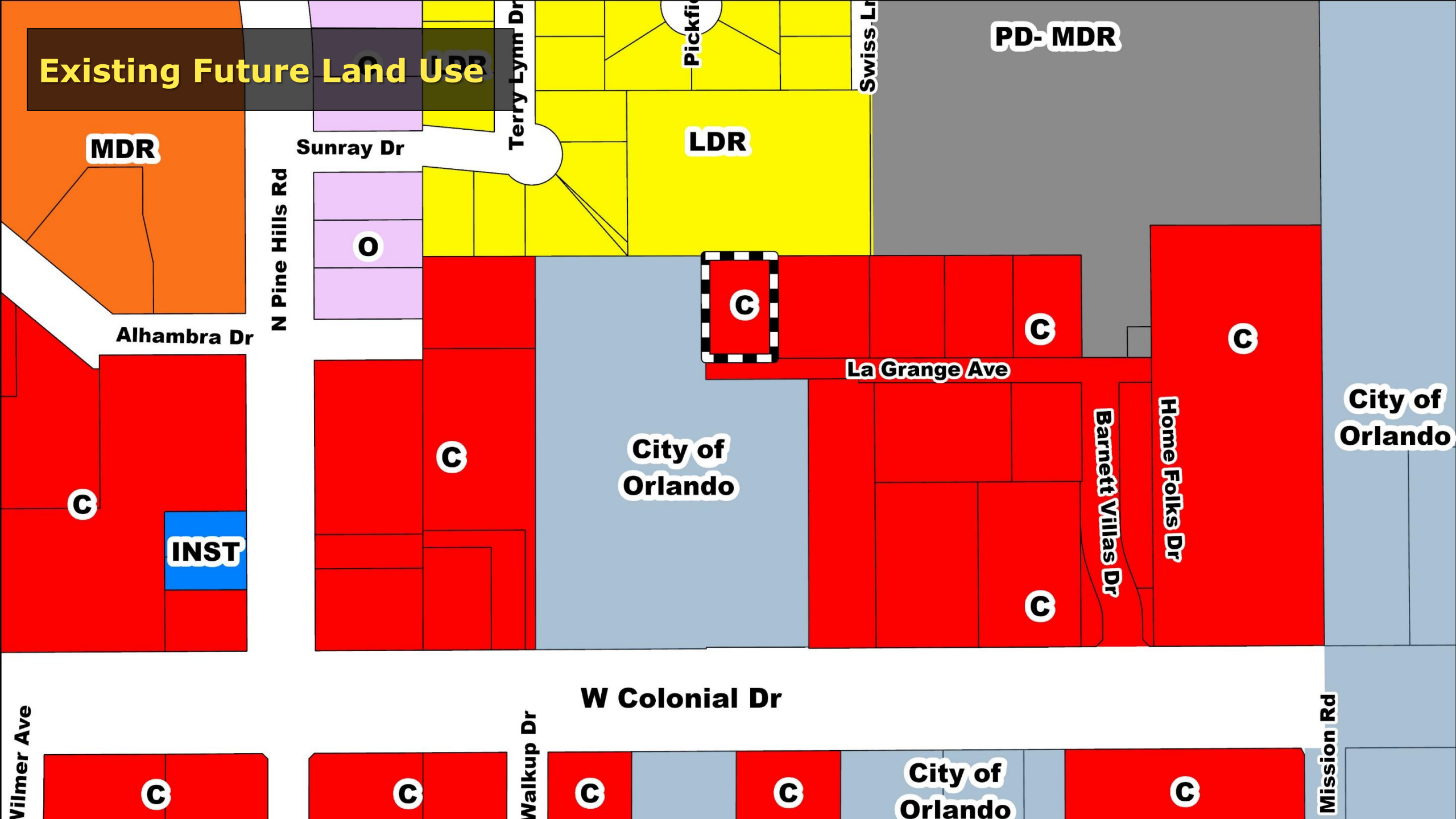
Alhambra Dr

N Pine Hills Rd

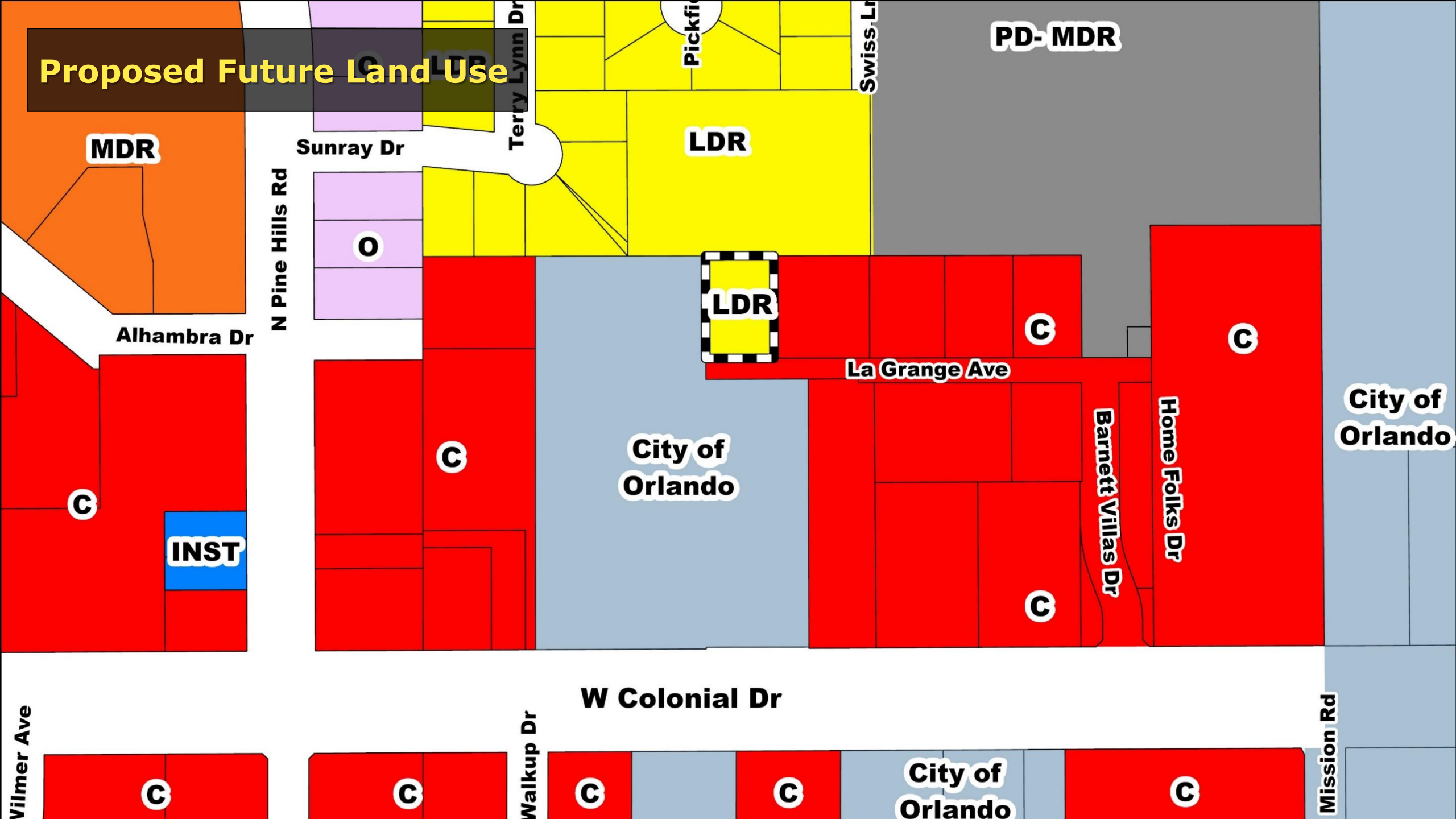
Pickfi

Vilmer Ave

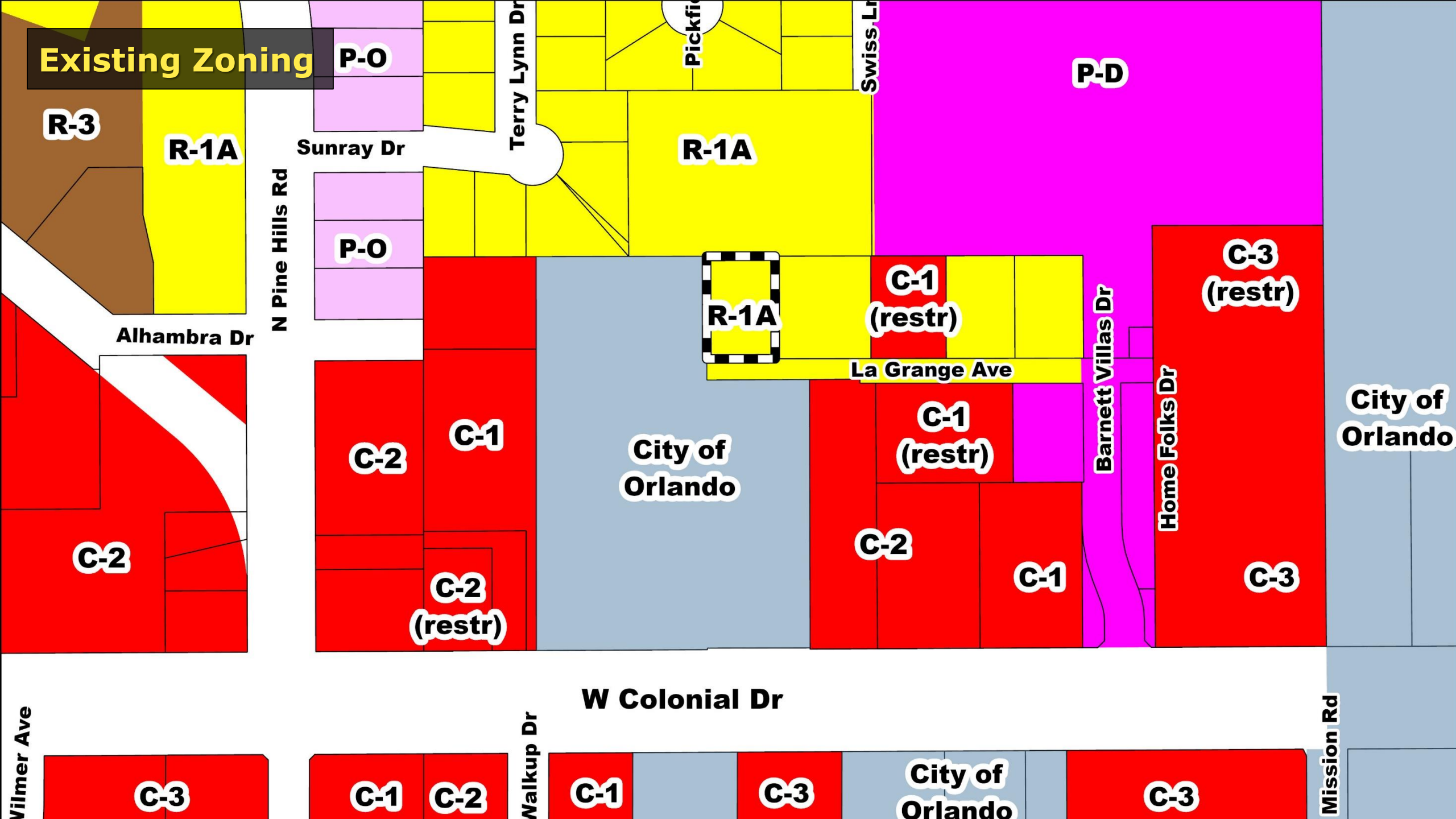
Existing Future Land Use



Proposed Future Land Use



Existing Zoning





AMENDMENT SS-25-12-021 & ORDINANCE

Staff Recommendation:

ADOPT

LPA Recommendation:

ADOPT

Action Requested:

Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Low Density Residential (LDR) Future Land Use Map designation and APPROVE the associated ordinance.



AMENDMENT SS-25-12-024

Applicant: Lucille Ghioto, Habitat for Humanity Gtr Orlando and Osceola County

Owner: Habitat for Humanity Greater Orlando and Osceola County Inc.

Location: 1709 Wakulla Way

FUTURE LAND USE MAP AMENDMENT REQUEST:

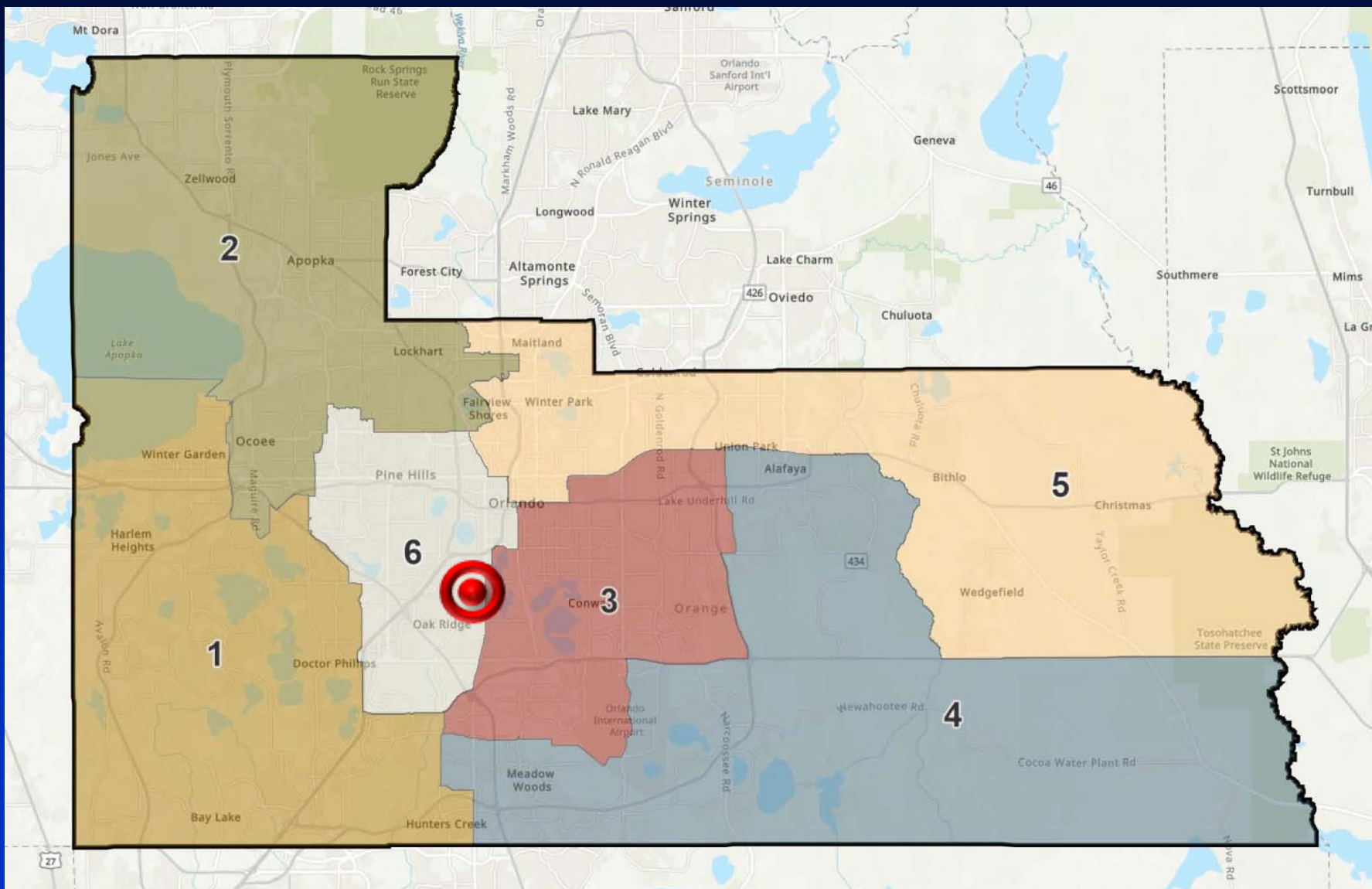
From: Low Density Residential (LDR)

To: Medum Density Residential (MDR)

Acreage: 0.34 gross acres

District: 6

Proposed Use: (2) Single Family Residence



Aerial Map

ineway Dr

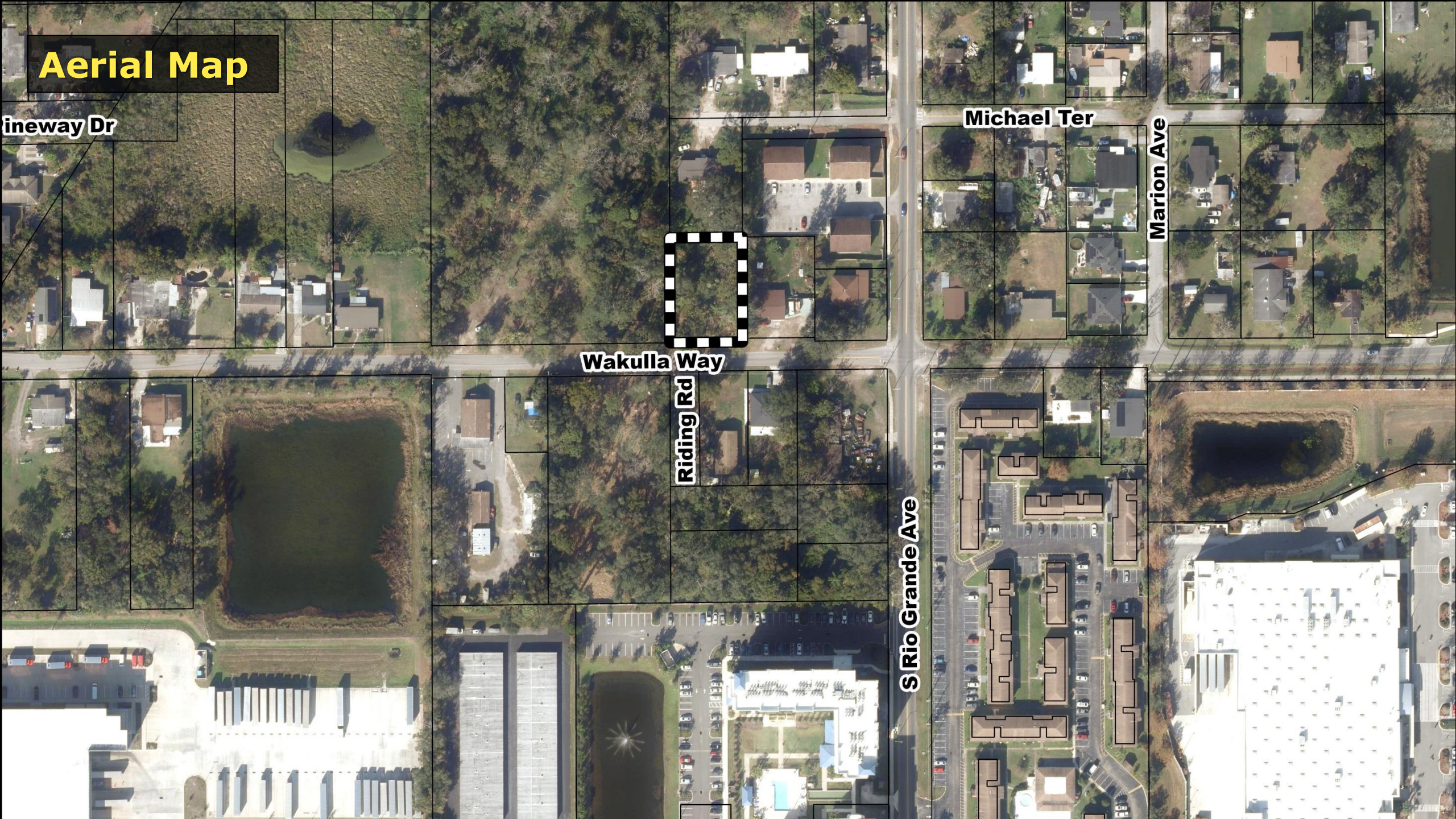
Michael Ter

Marion Ave

Wakulla Way

Riding Rd

S Rio Grande Ave



Existing Future Land Use

ineway Dr

LDR

LDR

Michael Ter

LDR

LDR

LDR

Marion Ave

C

LDR

Wakulla Way

Riding Rd

LDR

S Rio Grande Ave

IND

HDR

MDR

C

Proposed Future Land Use

ineway Dr

LDR

LDR

Michael Ter

LDR

MDR

LDR

Marion Ave

LDR

C

Wakulla Way

Riding Rd

LDR

S Rio Grande Ave

MDR

C

IND

HDR

Existing Zoning

ineway Dr

R-3

R3

Wakulla Way

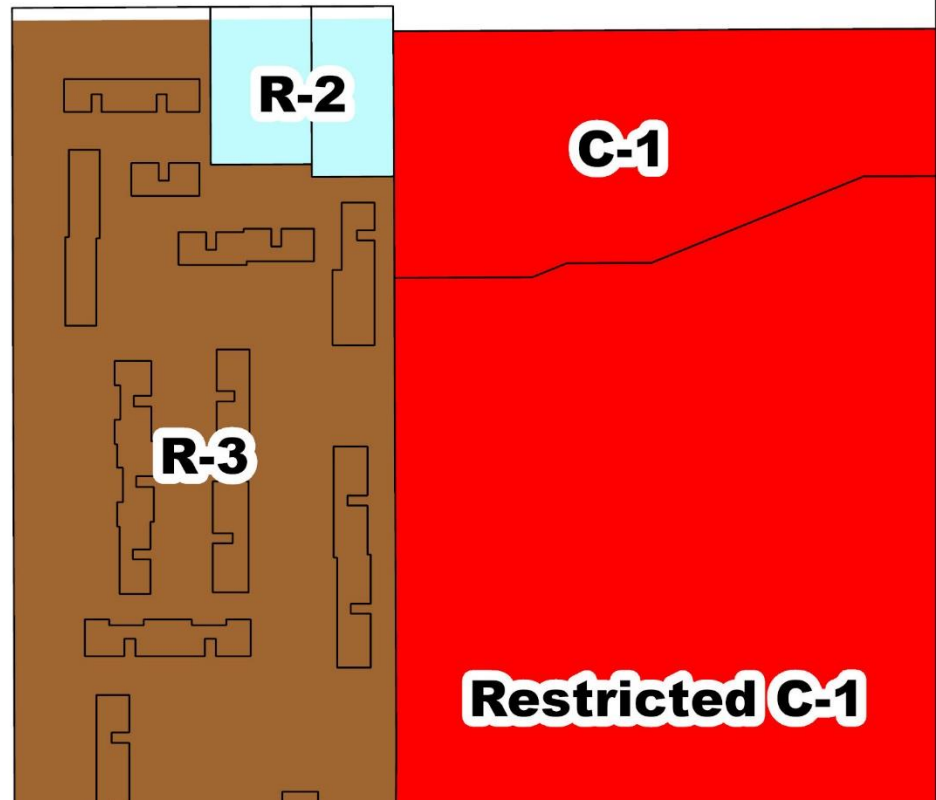
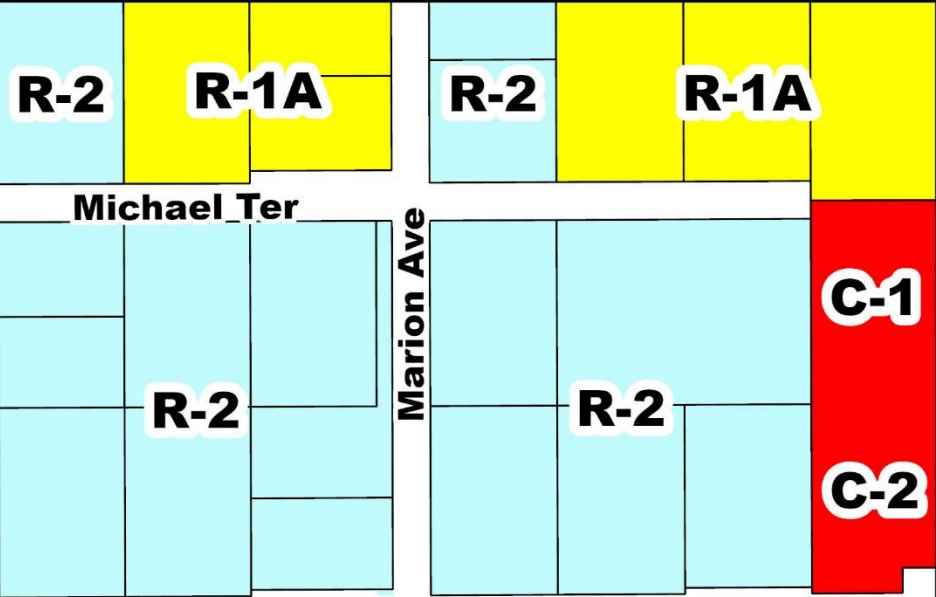
Riding Rd

R-3

I-2/I-3

Restricted R-3

S Rio Grande Ave





AMENDMENT SS-25-12-024

Staff Recommendation:

ADOPT

LPA Recommendation:

ADOPT

Action Requested:

Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Medium Density Residential (MDR) Future Land Use Map designation and APPROVE the related ordinance.



AMENDMENT SS-25-11-013

REZONING CASE RZ-25-11-013

Applicant: Juan Manuel Vasquez

Owner: Vasquez Homes, LLC

Location: 7501 Liverpool Blvd

FUTURE LAND USE MAP AMENDMENT REQUEST:

From: Low Density Residential (LDR)

To: Commercial (C)

REZONING REQUEST:

From: R-1A (Single-Family Dwelling District)

To: C-1 Restricted (Retail Commercial District)

Acreage: 0.27 gross acre

District: 5

Proposed Use: C-1 uses

**Requests
Withdrawn**



AMENDMENT SS-25-11-017 REZONING CASE RZ-25-11-017

Applicant: Mary D. Solik, Doty Solik Law

Location: 5176 Busby Ave

FUTURE LAND USE MAP AMENDMENT REQUEST:

From: Low Density Residential (LDR)

To: Commercial (C)

REZONING REQUEST:

From: C-3 (Wholesale Commercial District)

To: C-3 Restricted (Wholesale Commercial District)

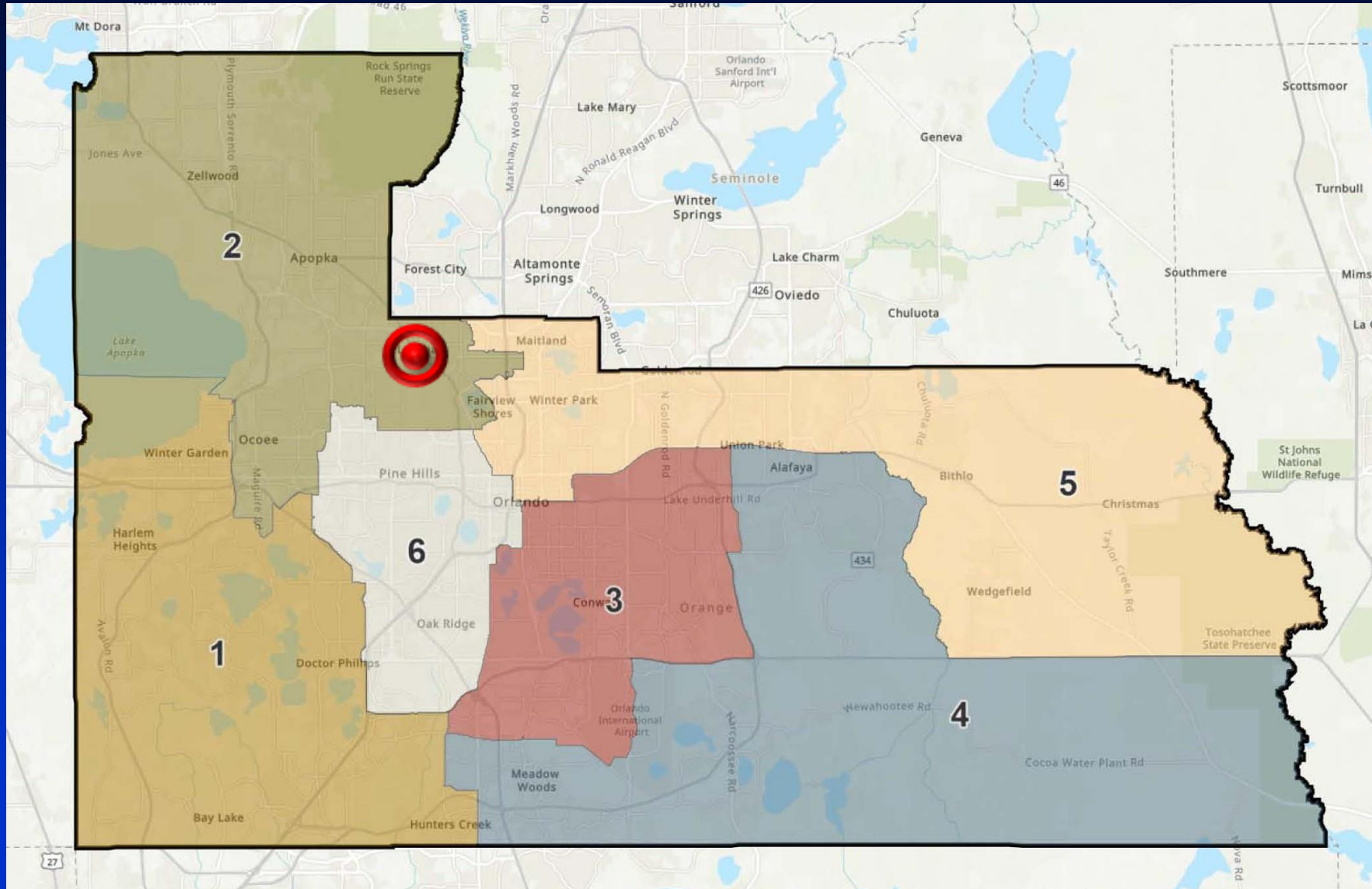
Acreage: 0.32 gross acre

District: 2

Proposed Use: C-2 uses and the following C-3 uses: welding shop, and machine shop



LOCATION MAP



Aerial Map

VATICAN AV

GWYNNE AV

JOURNAL AV

BUSBY AV

N ORANGE BLOSSOM TL

CLARCONA OCOEE RD

OAK ARBOR CR



Existing Future Land Use

VATICAN AV

LDR

GWYNNE AV

LDR

JOURNAL AV

LDR

C

LDR

BUSBY AV

N ORANGE BLOSSOM TL

C

CLARCONA OCOEE RD

LMDR

OAK ARBOR CR

O

LONG RD

Proposed Future Land Use

VATICAN AV

LDR

GWYNNE AV

LDR

JOURNAL AV

LDR

BUSBY AV

C

C

C

N ORANGE BLOSSOM TL

CLARCONA OCOEE RD

LMDR

OAK ARBOR CR

O

LONG RD

Existing Zoning

VATICAN AV

R-1

GWYNNE AV

JOURNAL AV

BUSBY AV

N ORANGE BLOSSOM TL

C-3

C-1

C-3

C-2

CLARCONA OCOEE RD

R-2

A-1

P-O

C-1

OAK ARBOR CR

Orlando

Proposed Zoning

VATICAN AV

GWYNNE AV

JOURNAL AV

BUSBY AV

N ORANGE BLOSSOM TL

R-1

C-3

RESTR

C-2

C-1

C-3

CLARCONA OCOEE RD

R-2

A-1

OAK ARBOR CR

P-O

C-1

Orlando

Aerial Map

VATICAN AV

GWYNNE AV

JOURNAL AV

BUSBY AV

N ORANGE BLOSSOM TL

CLARCONA OCOEE RD

OAK ARBOR CR





Community Meeting Summary

December 3, 2025

Rosemont Elementary School

- **Attendance – 19 Residents**

- **Concerns for:**
 - **Proposed uses**
 - **Potential for increased traffic and noise**
 - **Potential to affect property values**



RZ-25-11-017 Restrictions

- 1) Billboards and pole signs shall be prohibited;**
- 2) Uses shall be limited to C-2 (General Commercial District) uses and the following C-3 uses: welding shop and machine shop;**
- 3) All automobile repair, including small truck repair, and welding must be done in an enclosed building;**
- 4) All bay doors shall face east or south;**
- 5) Inoperable vehicle storage on-site shall be prohibited;**
- 6) Parking and storage of dual rear wheel vehicles shall be prohibited;**
- 7) Automobile towing service shall be prohibited; and**
- 8) Automobile sales shall be prohibited.**



SS-25-11-017, ORDINANCE, and RZ-25-11-017

Staff Recommendation:

ADOPT and APPROVE

PZC/LPA Recommendation:

ADOPT and APPROVE

Action Requested:

Future Land Use Map Amendment and Ordinance:

Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Commercial (C) Future Land Use Map designation and APPROVE the related ordinance.

Rezoning:

Make a finding of consistency with the Comprehensive Plan and APPROVE the requested C-3 Restricted (Wholesale Commercial District) zoning, subject to eight restrictions.



SS-25-12-019 & CDR-25-10-245

Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Location: 14445 SR 535

FUTURE LAND USE MAP AMENDMENT REQUEST:

From: Activity Center Residential (ACR)

To: Activity Center Mixed Use (ACMU)

PD SUBSTANTIAL CHANGE (PARADISE HOTEL PD):

From: 177 Multi-Family Units

To: 288 Hotel Rooms and 20,000 square feet of commercial retail uses

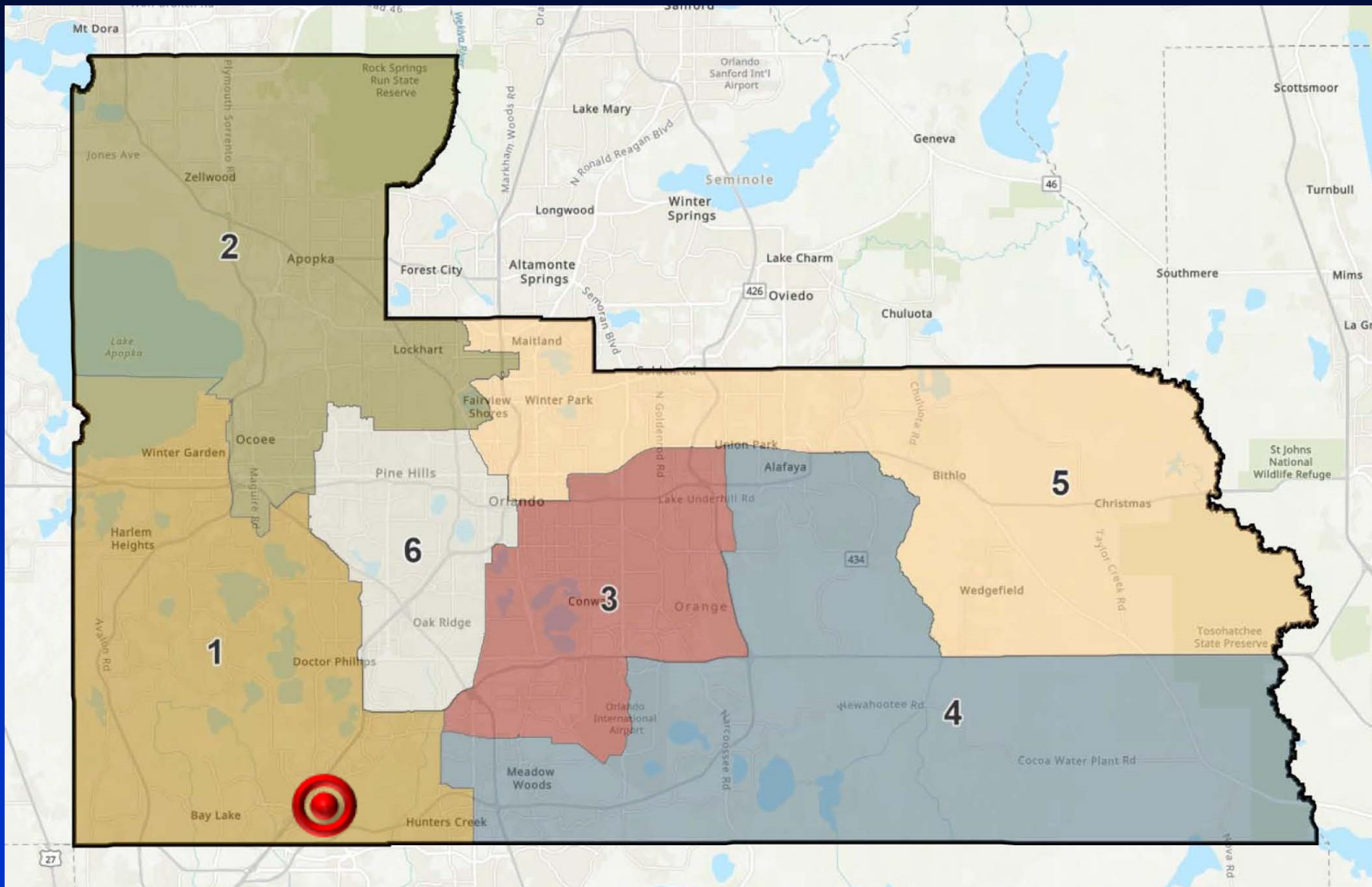
Acreage: 5.93 gross/net acres

District: 1

Proposed Use: Up to 280 hotel rooms and 20,000 square feet of retail uses



LOCATION MAP



Aerial Map

Lake Bryan

LAKE BRYAN BEACH BV

VACATION WY

STATE ROAD 535

WORLD CENTER DR

WORLD
GATEWAY DR

INTERNATIONAL
DRIVE SOUTH



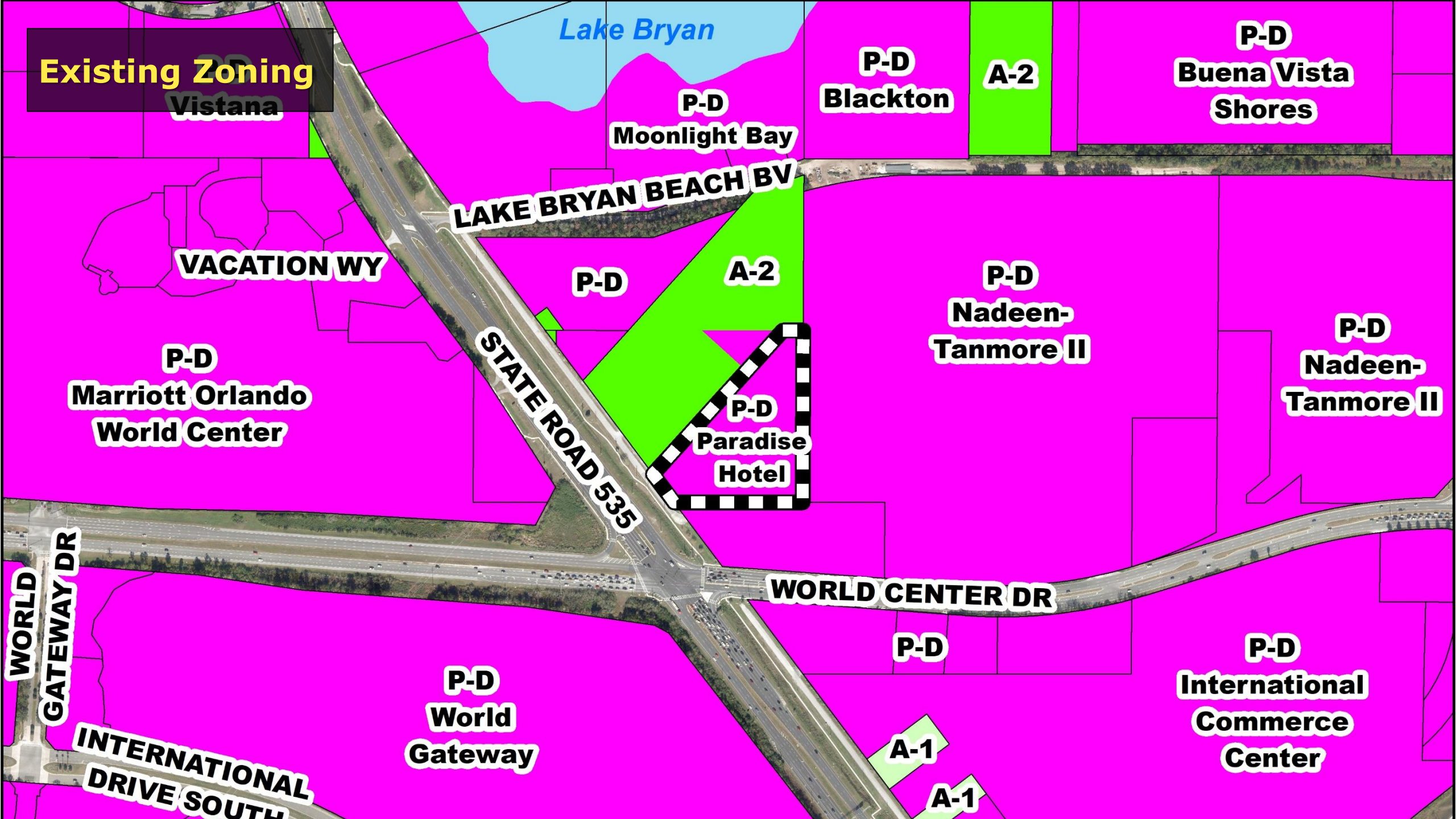
Existing Future Land Use



Proposed Future Land Use



Existing Zoning





SS-25-12-019 and CDR-25-10-245

Staff Recommendation:

ADOPT and APPROVE

PZC Recommendation:

ADOPT

DRC Recommendation:

APPROVE

Action Requested:

Future Land Use Map Amendment and Ordinance:

Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Activity Center Mixed-Use (ACMU) Future Land Use Map designation and APPROVE the associated ordinance.

PD Substantial Change:

Make a finding of consistency with the Comprehensive Plan and APPROVE the PD substantial change to the Paradise Hotel Planned Development / Land Use Plan (PD/LUP) dated "Received December 1, 2025" subject to the 10 conditions of approval listed in the staff report.