



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)

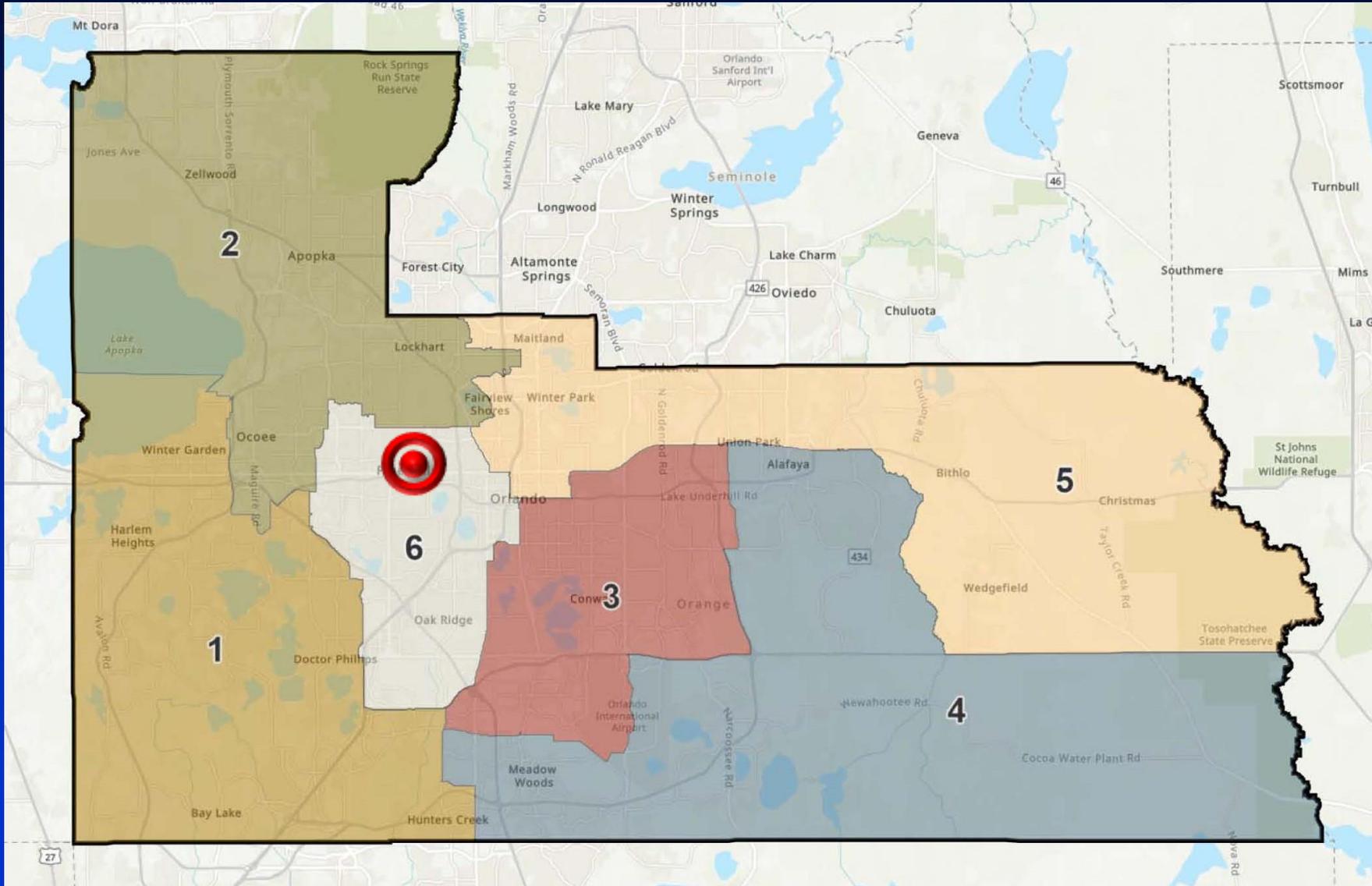
Acreage: 0.34 gross acres

District: 6

Proposed Use: (1) Single-Family Residence



LOCATION MAP



Aerial Map



N Pine Hills Rd

Alhambra Dr

Sunray Dr

Terry Lynn Dr

Pickfi

Swiss Ln

La Grange Ave

Barnett Villas Dr

Home Folks Dr

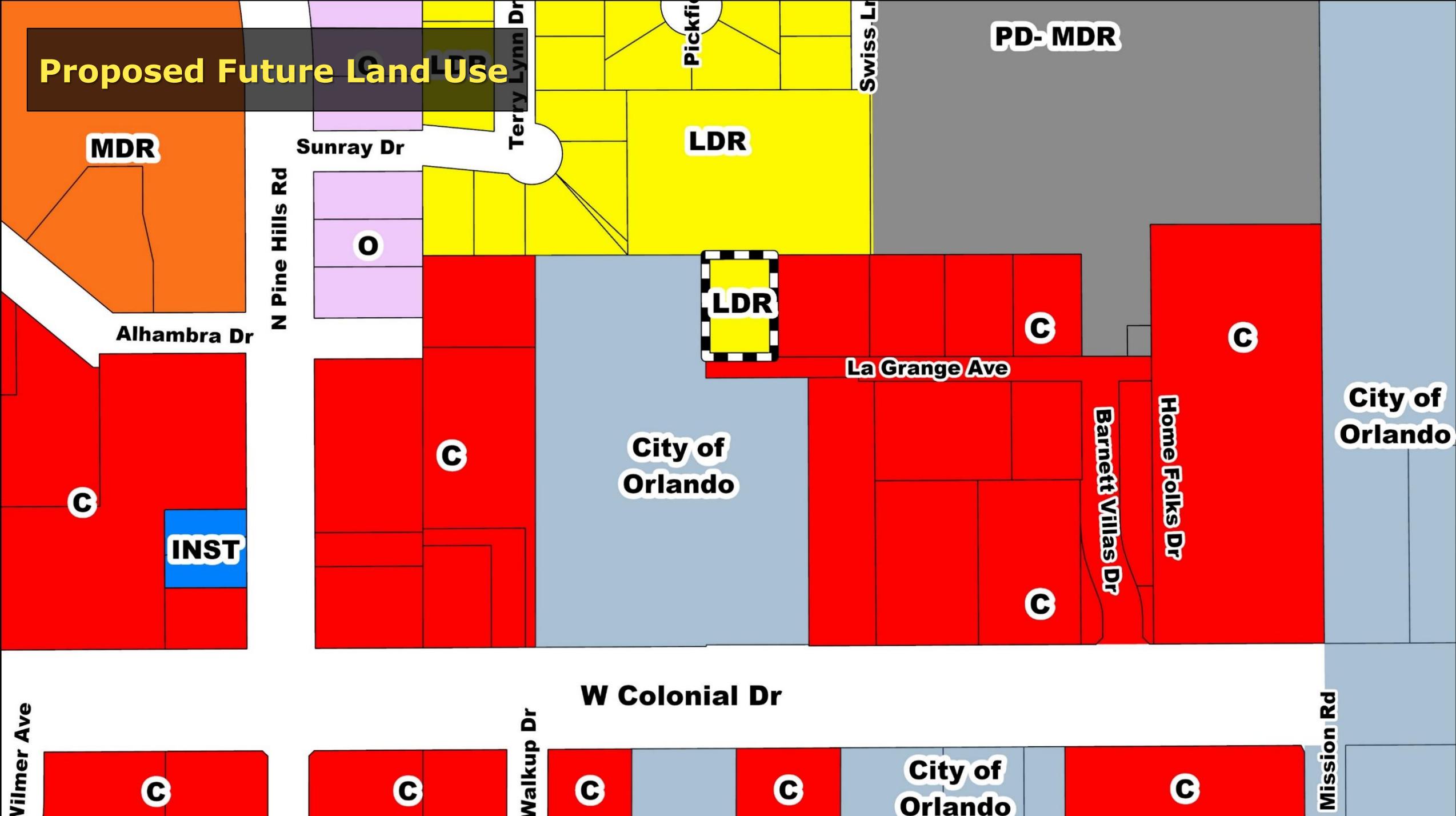
W Colonial Dr

Walkup Dr

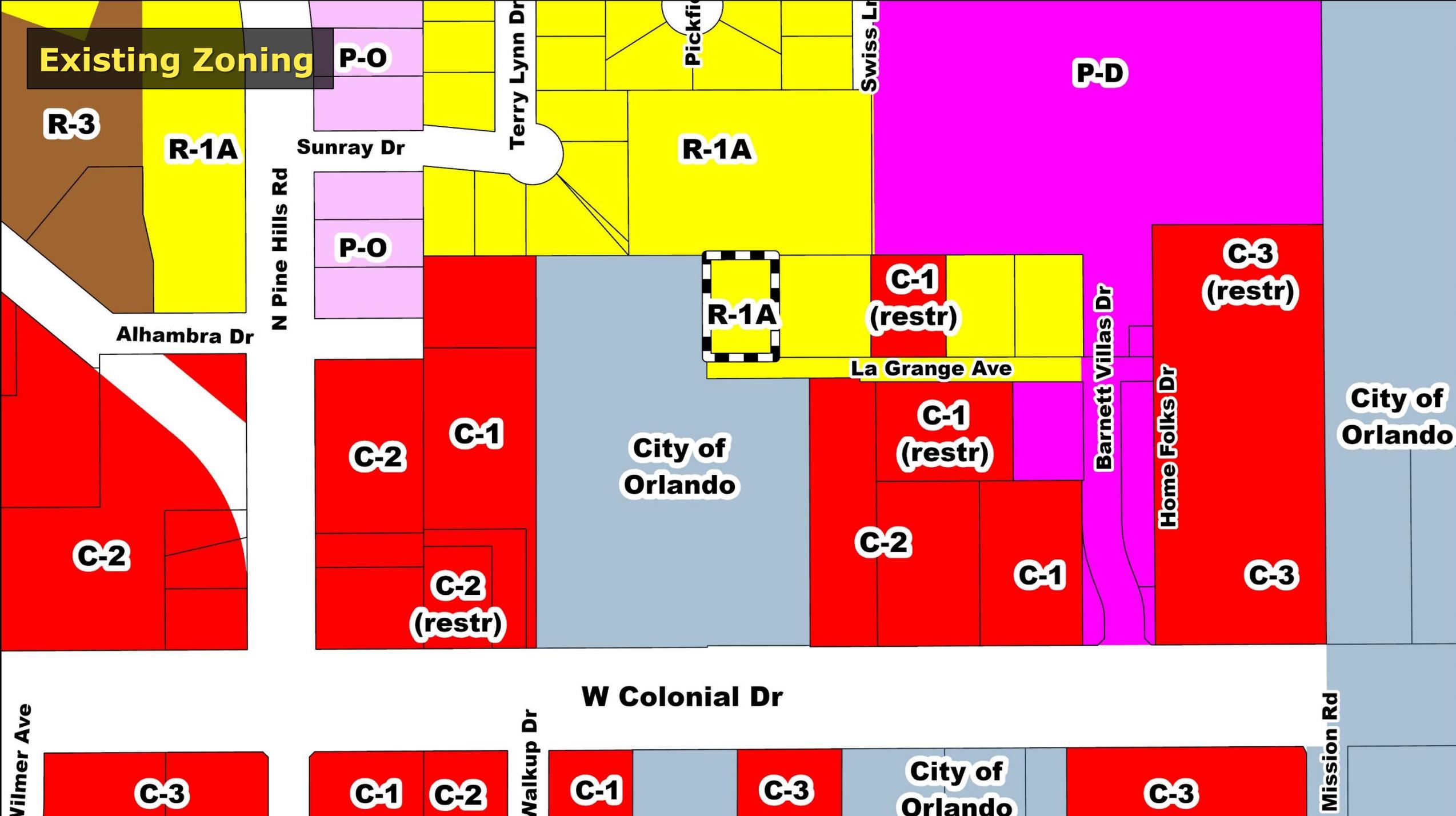
Vilmer Ave

Mission Rd

Proposed Future Land Use



Existing Zoning



P-O

R-3

R-1A

Sunray Dr

Terry Lynn Dr

R-1A

Pickfi

Swiss, Ln

P-D

N Pine Hills Rd

P-O

R-1A

C-1 (restr)

Alhambra Dr

La Grange Ave

Barnett Villas Dr

Home Folks Dr

City of Orlando

C-2

C-1

City of Orlando

C-1 (restr)

C-2

C-2

C-1

C-2 (restr)

C-3

W Colonial Dr

C-3

C-1

C-2

Walkup Dr

C-1

C-3

City of Orlando

C-3

Mission Rd



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)

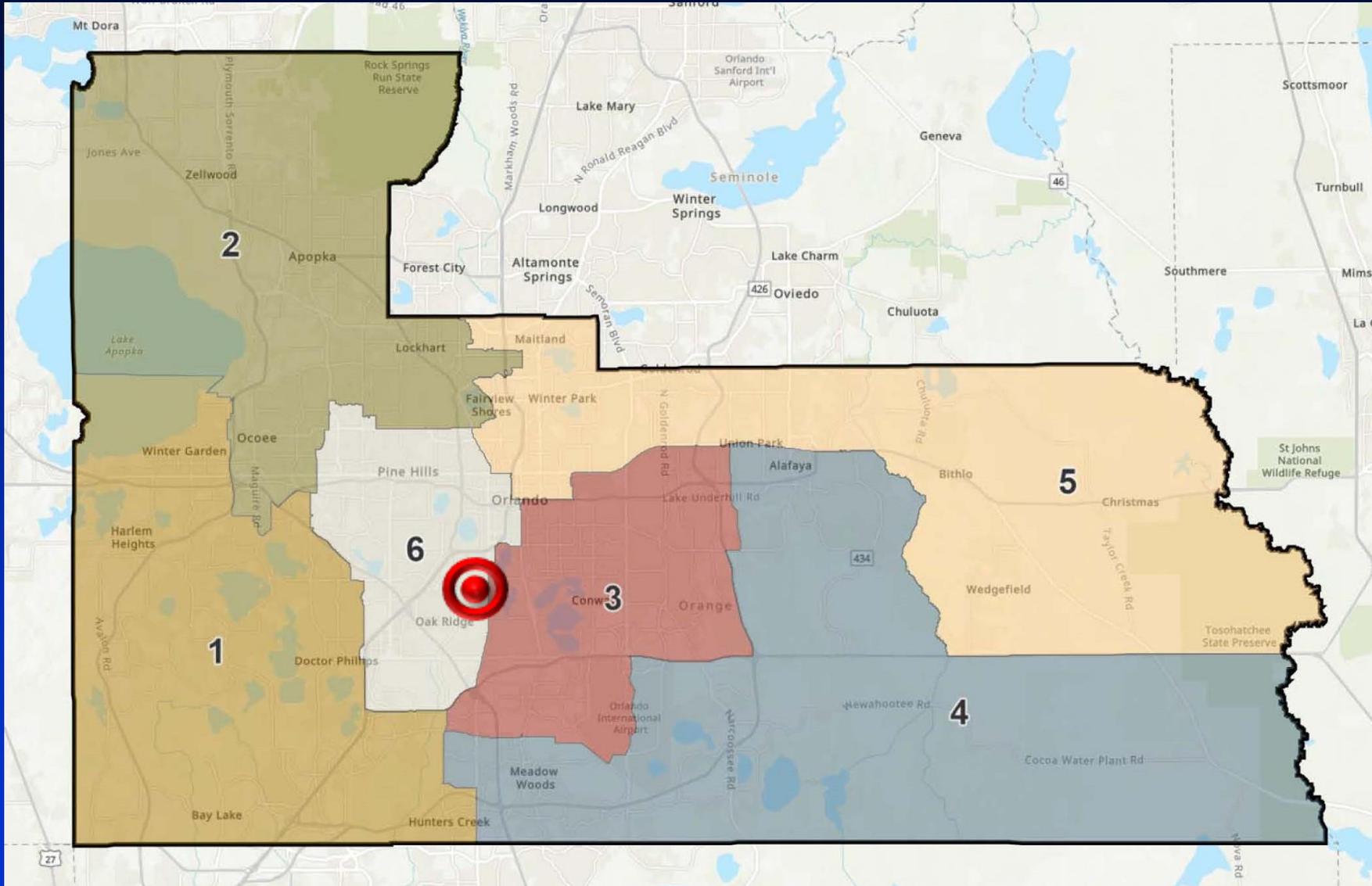
Acreage: 0.34 gross acres

District: 6

Proposed Use: (2) Single Family Residence



LOCATION MAP

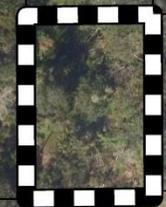


Aerial Map

ineway Dr

Michael Ter

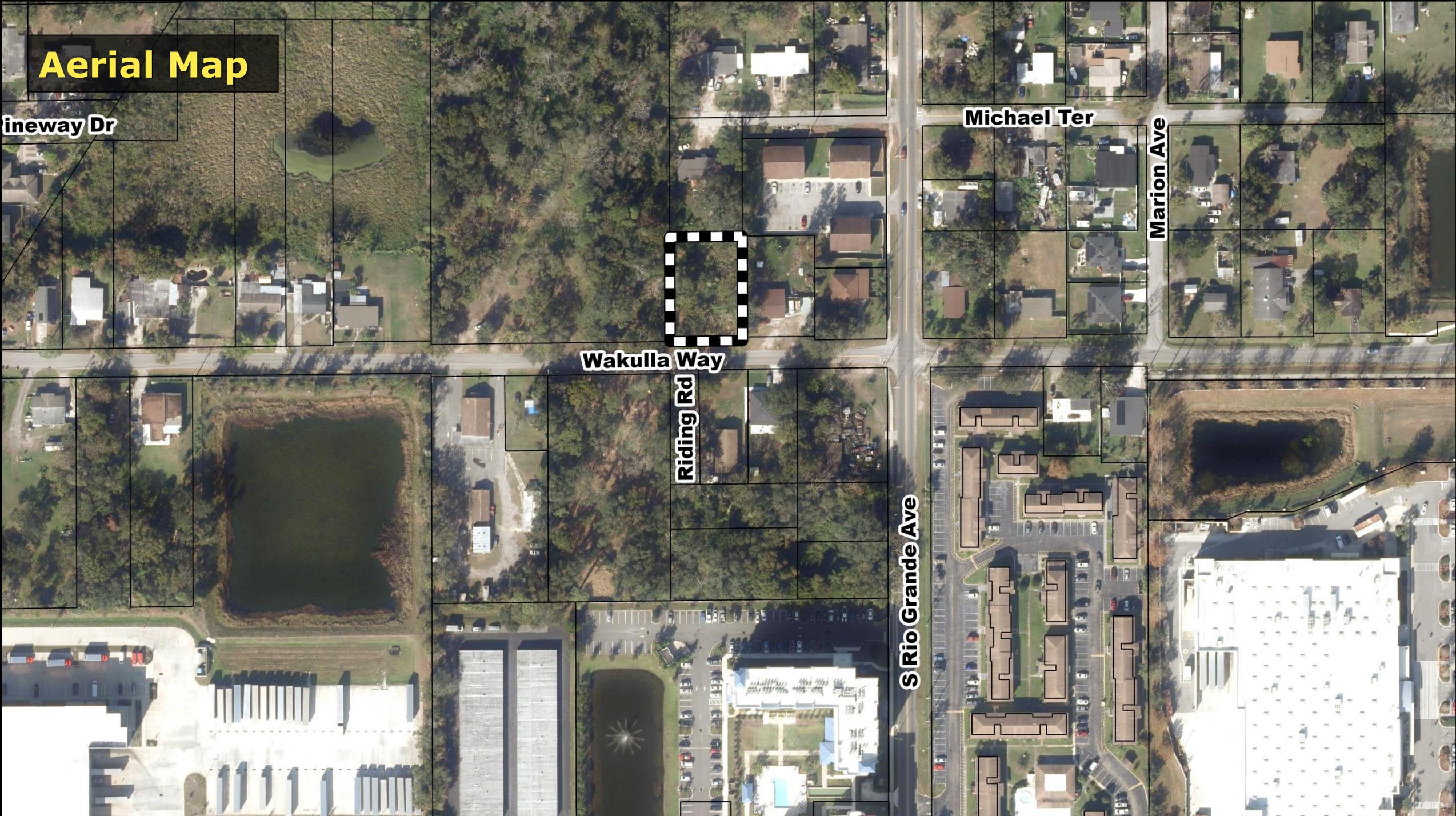
Marion Ave



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

MDR

C

IND

HDR

Proposed Future Land Use

ineway Dr

LDR

LDR

Michael Ter

LDR

MDR

LDR

Marion Ave

LDR

C

Wakulla Way

Riding Rd

LDR

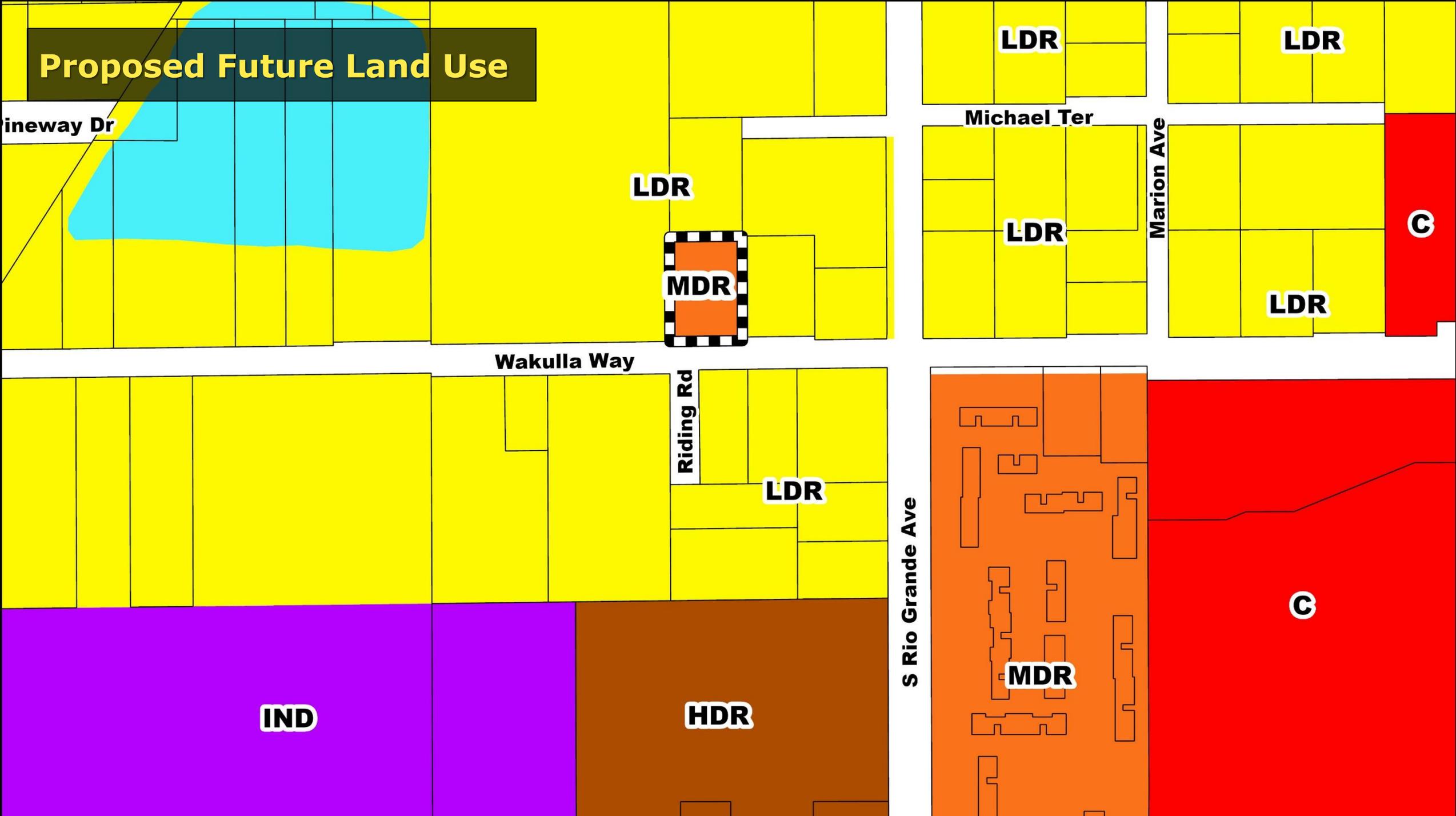
S Rio Grande Ave

MDR

C

IND

HDR



Existing Zoning

Lineway Dr

R-3

R3

Wakulla Way

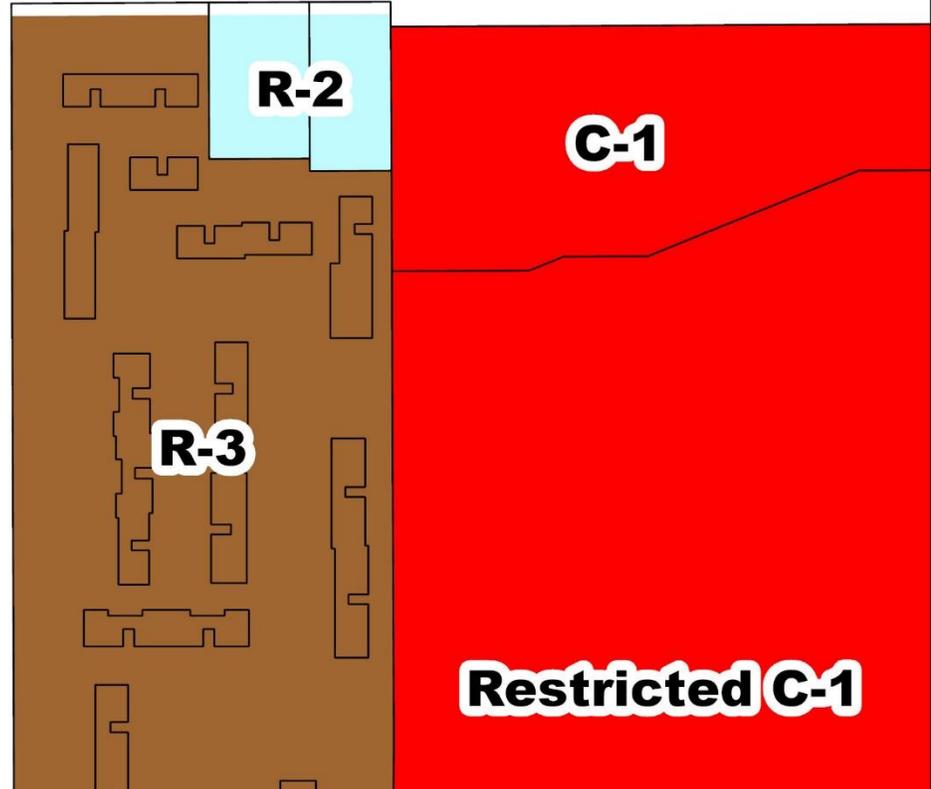
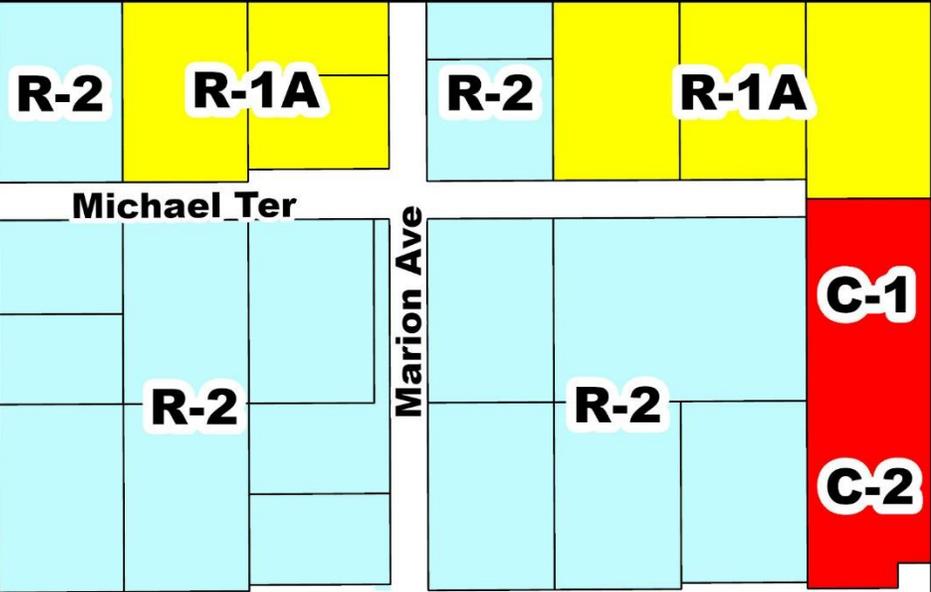
Riding Rd

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)

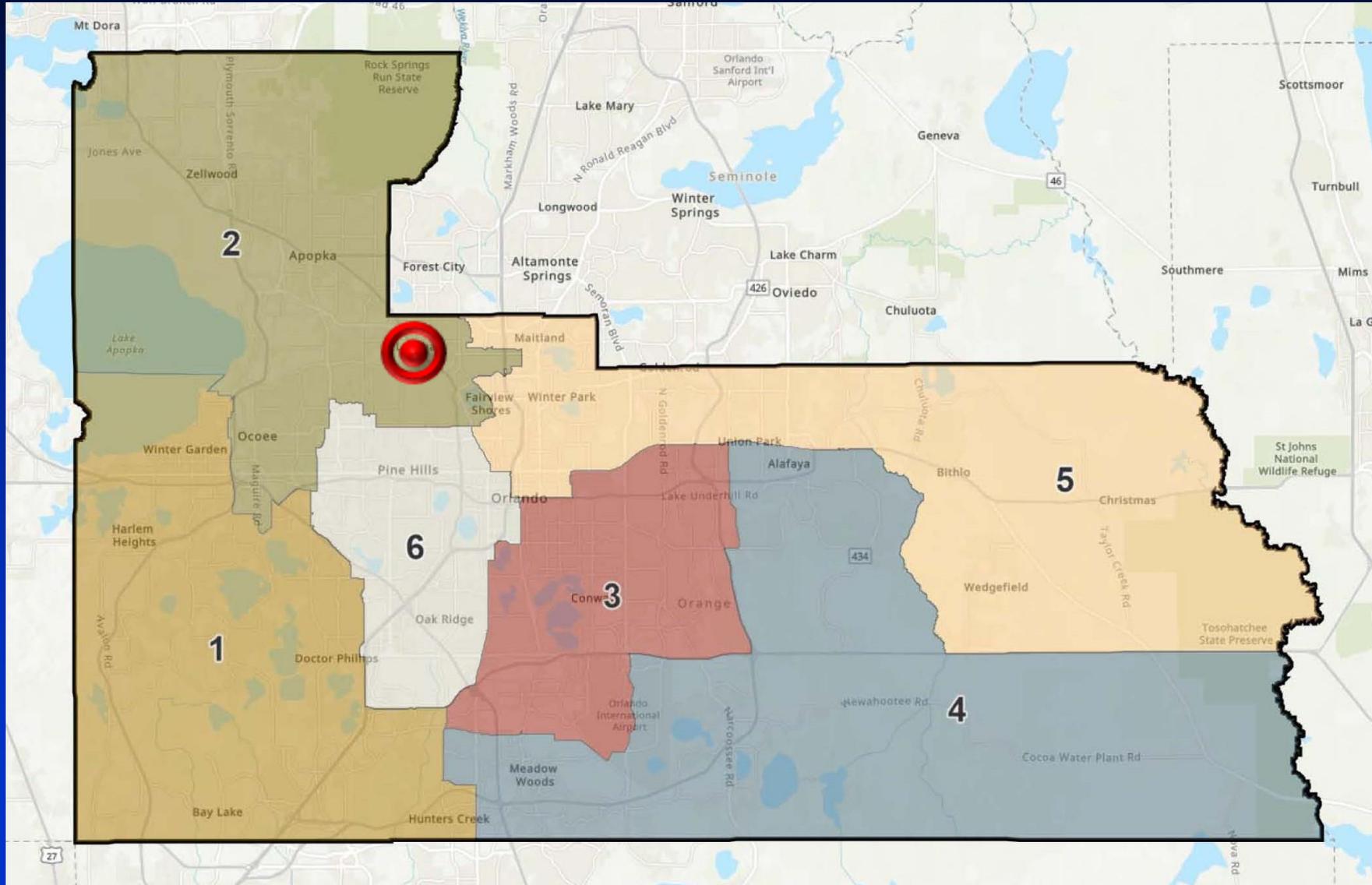
Acreage: 0.32 gross acre

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

GWYNNE AV

JOURNAL AV

BUSBY AV

N ORANGE BLOSSOM TL

LDR

LDR

LDR

LDR

C

C

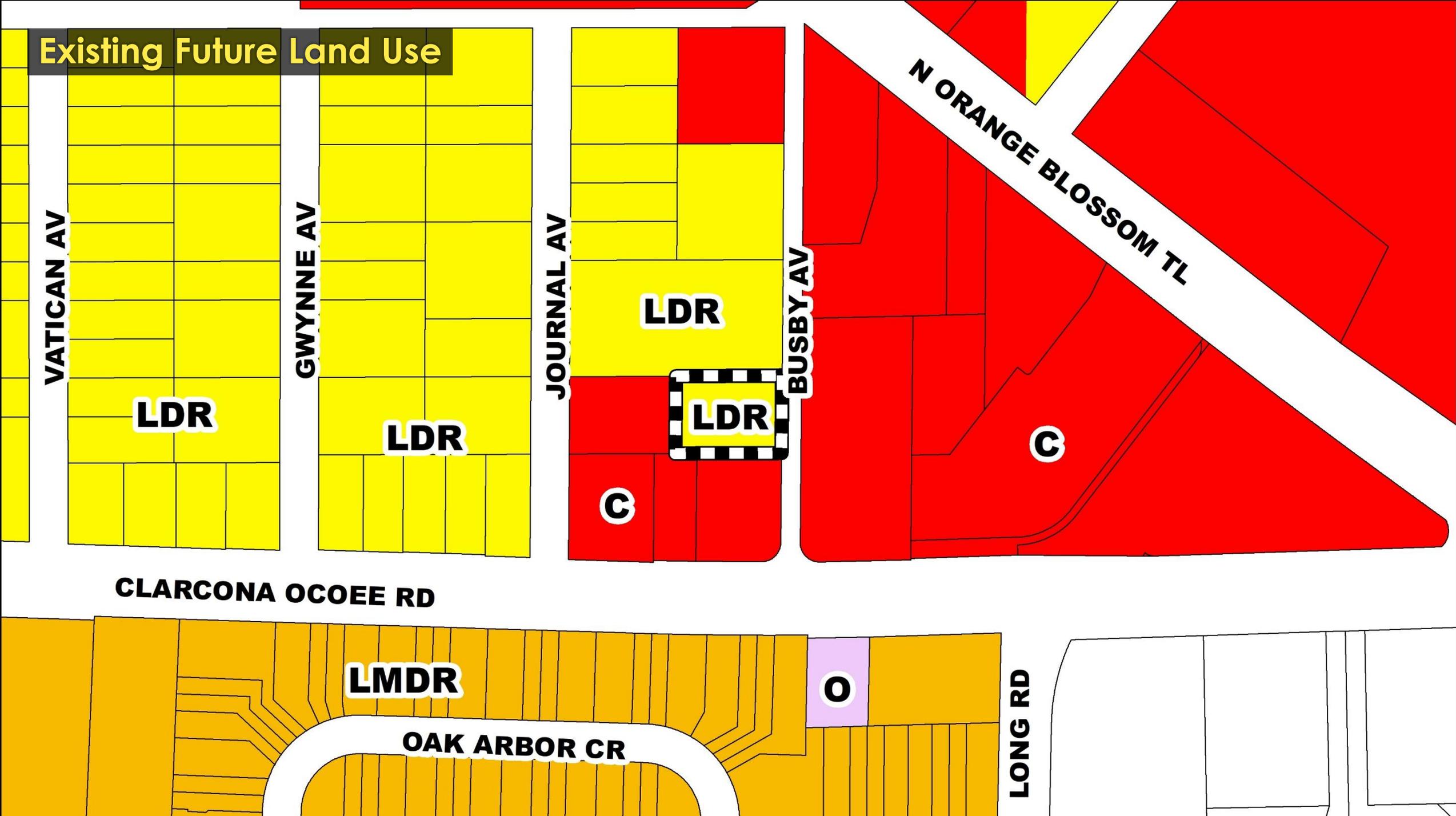
CLARCONA OCOEE RD

LMDR

O

OAK ARBOR CR

LONG RD



Proposed Future Land Use

VATICAN AV

LDR

GWYNNE AV

LDR

JOURNAL AV

LDR

BUSBY AV

C

C

C

N ORANGE BLOSSOM TL

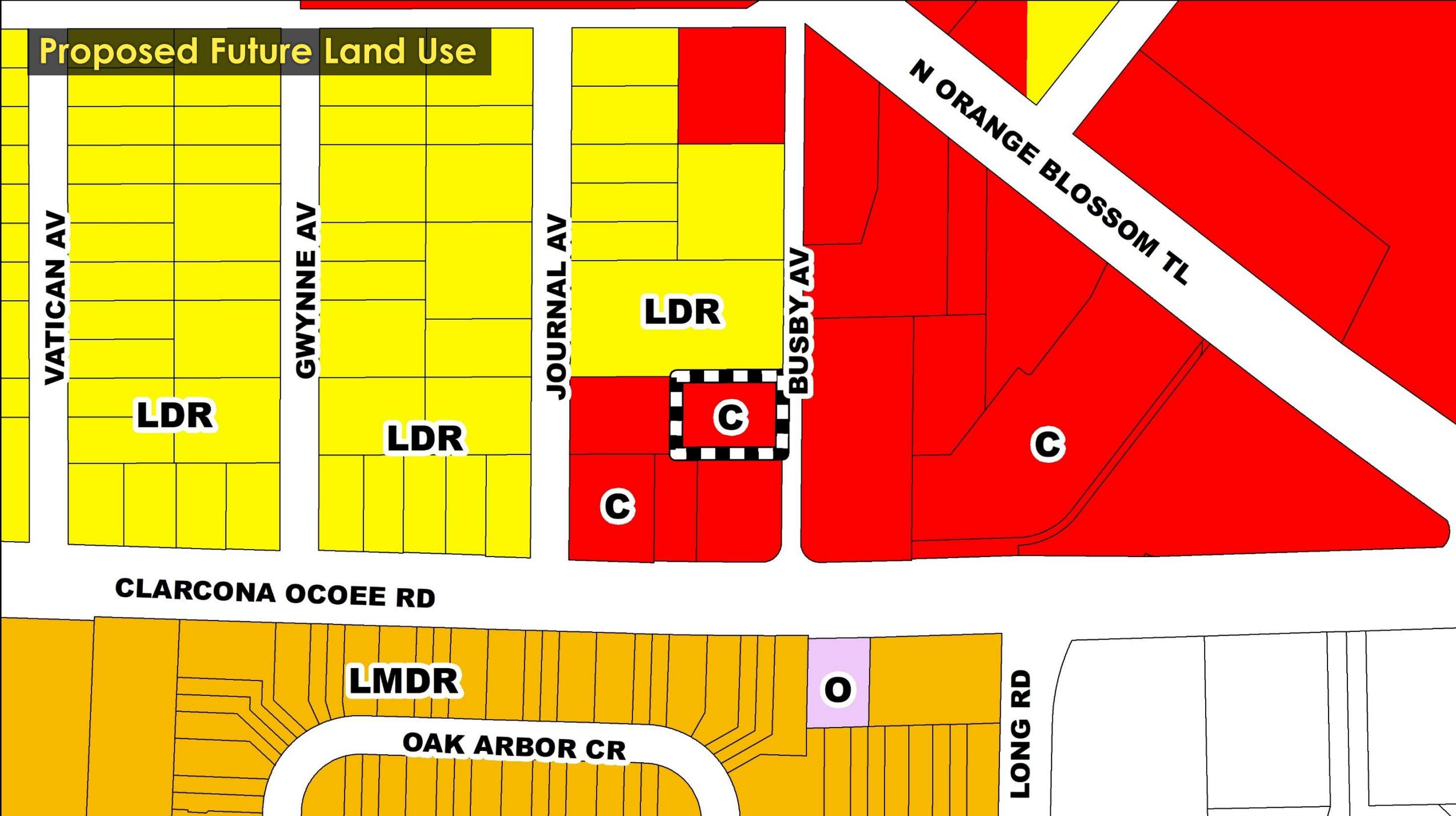
CLARCONA OCOEE RD

LMDR

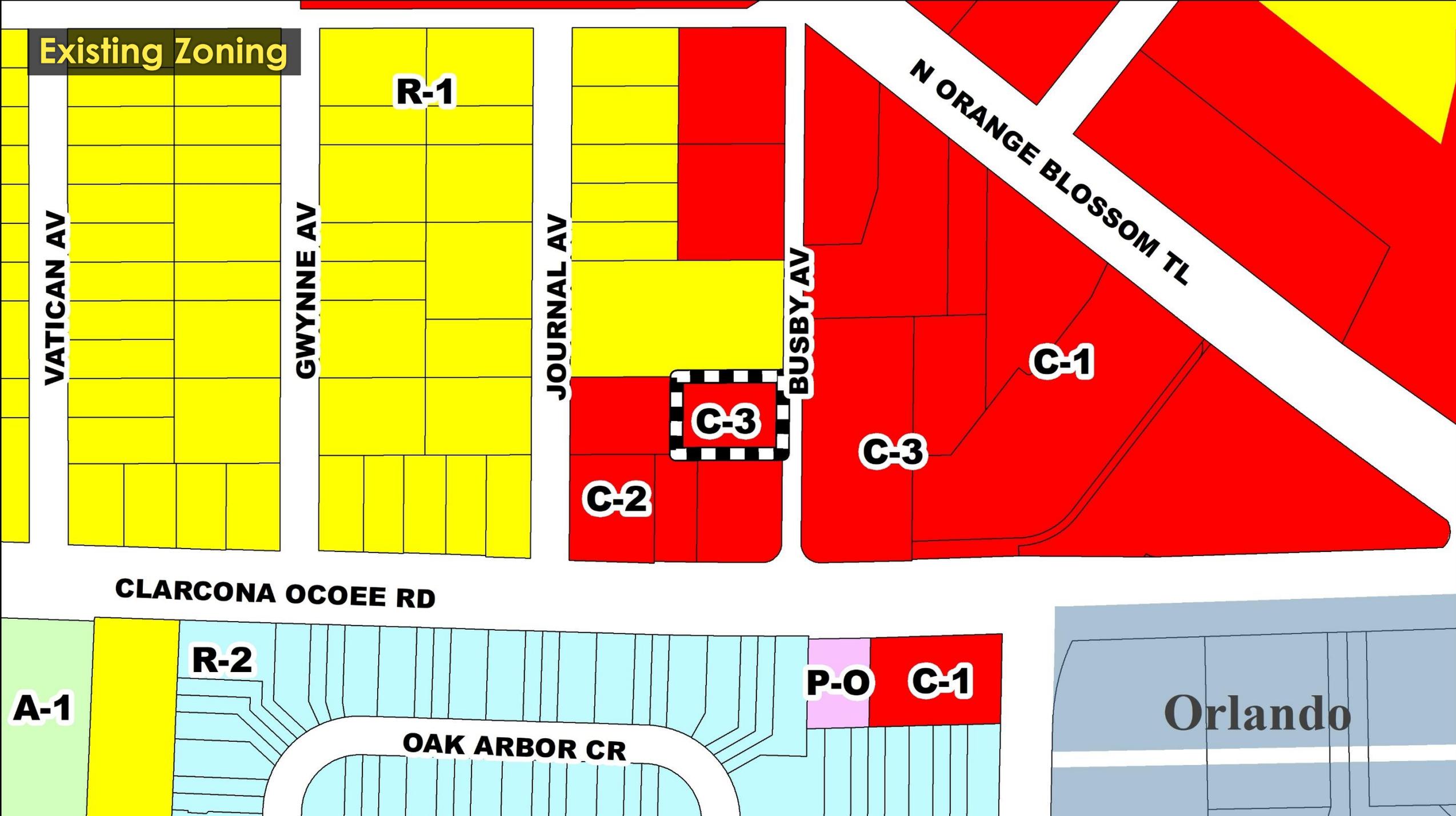
O

OAK ARBOR CR

LONG RD



Existing Zoning



R-1

VATICAN AV

GWYNNE AV

JOURNAL AV

BUSBY AV

N ORANGE BLOSSOM TR

C-1

C-3

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

CLARCONA OCOEE RD

OAK ARBOR CR

Orlando

R-1

C-3
RESTR

C-1

C-3

C-2

R-2

P-O

C-1

A-1

Aerial Map

VATICAN AV

GWYNNE AV

JOURNAL AV

BUSBY AV

N ORANGE BLOSSOM TL

CLARCONA OCOEE RD

OAK ARBOR CR





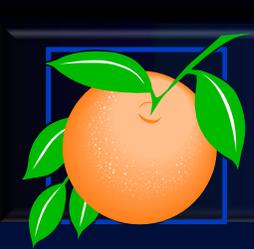
Community Meeting Summary

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

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

Lake Bryan

ACMU

LAKE BRYAN BEACH BV

VACATION WY

ACMU

ACMU

STATE ROAD 535

ACR

ACMU

INST

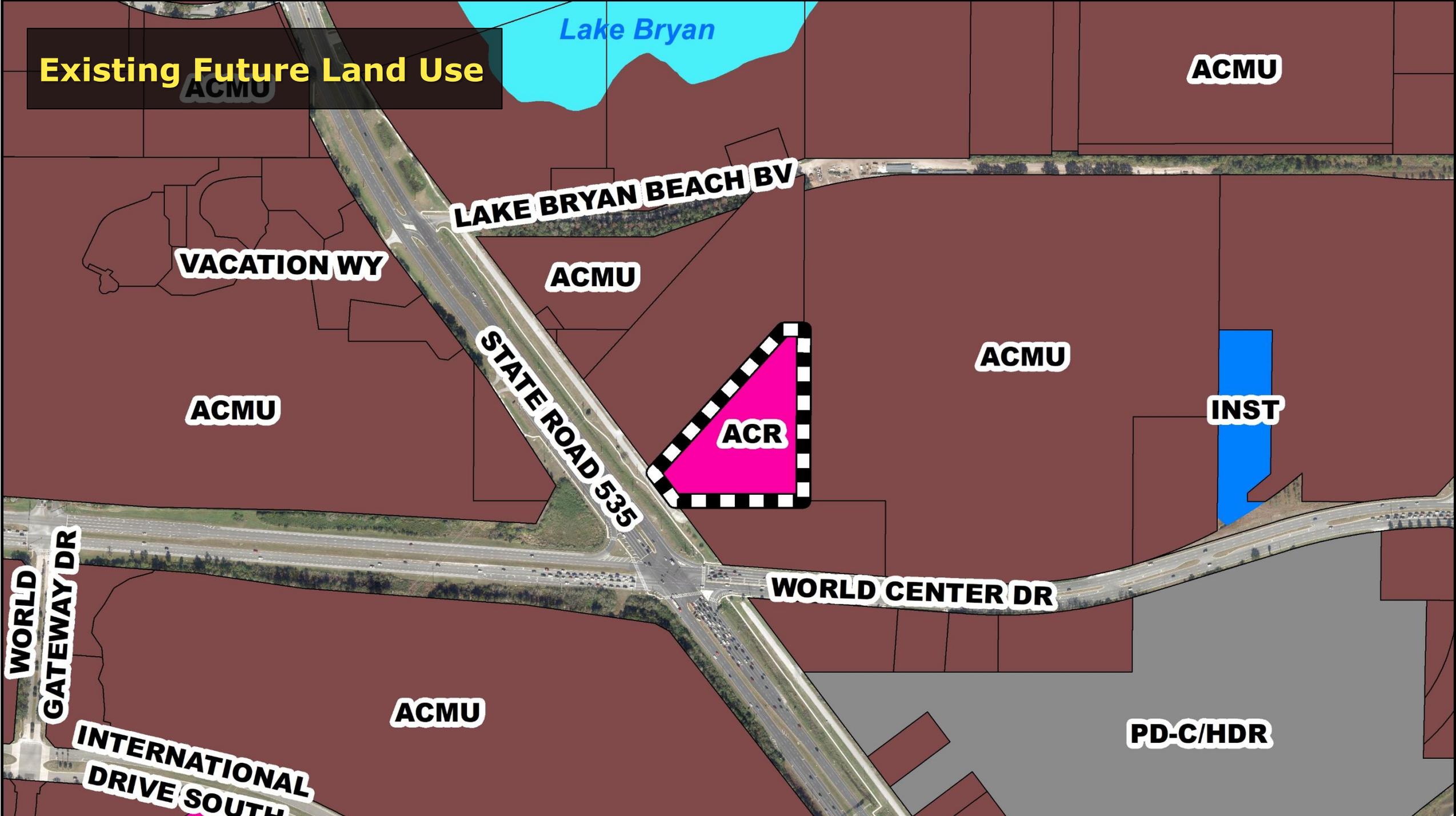
WORLD GATEWAY DR

WORLD CENTER DR

ACMU

PD-C/HDR

INTERNATIONAL DRIVE SOUTH



Proposed Future Land Use

Lake Bryan

ACMU

LAKE BRYAN BEACH BV

VACATION WY

ACMU

ACMU

STATE ROAD 535

ACMU

ACMU

INST

WORLD CENTER DR

ACMU

PD-C/HDR

WORLD GATEWAY DR

INTERNATIONAL DRIVE SOUTH



Existing Zoning

Vistana

Lake Bryan

P-D
Blackton

A-2

P-D
Buena Vista
Shores

P-D
Moonlight Bay

LAKE BRYAN BEACH BV

VACATION WY

P-D

A-2

P-D
Nadeen-
Tanmore II

P-D
Marriott Orlando
World Center

STATE ROAD 535

P-D
Paradise
Hotel

P-D
Nadeen-
Tanmore II

WORLD
GATEWAY DR

WORLD CENTER DR

P-D

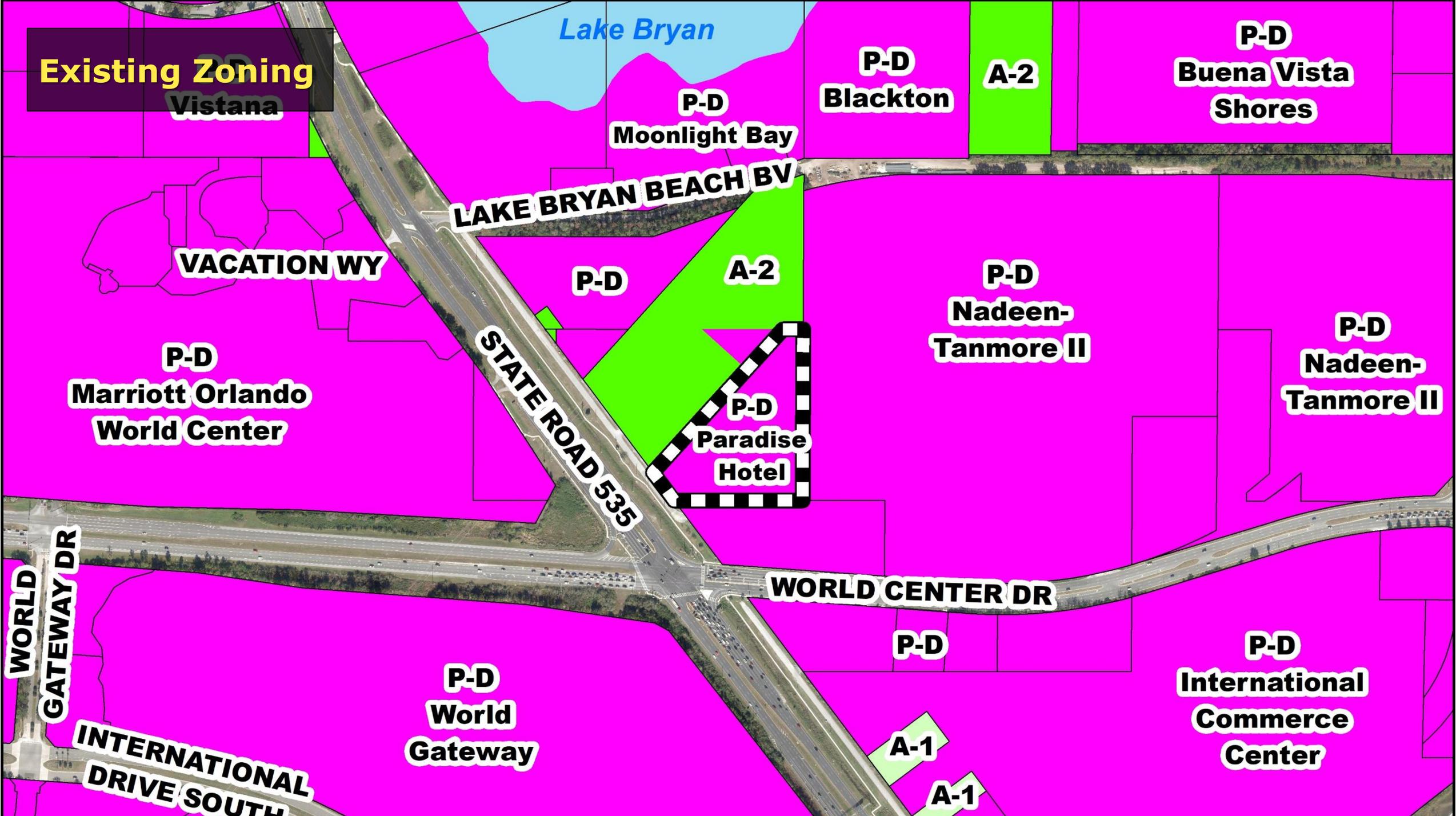
P-D
International
Commerce
Center

P-D
World
Gateway

INTERNATIONAL
DRIVE SOUTH

A-1

A-1





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.