



## Interoffice Memorandum

**DATE:** March 26, 2025

**TO:** Jennifer Lara Klimetz, Assistant Manager,  
Clerk of the Board of County Commissioners (BCC),  
County Comptroller's Office

**THRU:** Agenda Development BCC

**FROM:** Alberto A. Vargas, MArch, Manager  
Planning Division

**CONTACT PERSON:** **James Resta, AICP, Chief Planner**  
**Planning Division**  
**(407) 836-5602 or [James.Resta@ocfl.net](mailto:James.Resta@ocfl.net)**

**SUBJECT:** Request Public Hearing on May 6, 2025

**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment, Ordinance,  
and Concurrent Rezoning**

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**TYPE OF HEARING:** Adoption of Future Land Use Map Amendment,  
Ordinance, and Concurrent Rezoning

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

**AMENDMENT:** SS-25-02-080: Activity Center Mixed Use (ACMU) to  
Activity Center Residential (ACR)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT  
REZONING:** LUPA-24-12-296: A Land Use Plan Amendment  
(LUPA) to expand the 26.42-acre Hospitality Center  
Planned Development (PD) to 48.77 gross acres by  
rezoning 17.95 adjacent acres from A-2 (Farmland  
Rural District) to PD (Planned Development District)  
and adding this acreage, a 3.9-acre portion of the  
neighboring World Resort PD, and 0.50 acre of  
adjoining right-of-way to the Hospitality Center PD.

This request also includes the following waiver from Orange County Code:

1. A waiver from Orange County Code Section 38-1476 is requested to allow a reduction of parking at a rate of 1.45 parking spaces in lieu of 1.5 for one-bedroom units, and to allow two-bedroom and three-bedroom dwelling units at a parking rate of 1.80 in lieu of 2.0.

**DISTRICT #:** 1

**GENERAL LOCATION:** Generally located east of Poinciana Boulevard, south of State Road 417, and north of the Orange County-Osceola County line

**ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:** 15 minutes

**HEARING CONTROVERSIAL:** No

**HEARING REQUIRED BY FL STATUTE OR CODE:** Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**ADVERTISING REQUIREMENTS:** At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of the *Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held.

**ADVERTISING TIMEFRAMES:** At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for rezonings.

**APPLICANT/ABUTTERS TO BE NOTIFIED:** At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 1500 feet of the subject property and beyond.

**SPANISH CONTACT PERSON:** Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

**ADVERTISING LANGUAGE FOR AMENDMENT:**

A request to change the Future Land Use Map designation of the 26.42-acre Hospitality Center Planned Development (PD) and a 3.9-acre portion of the neighboring World Resort PD from Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR).

**ADVERTISING LANGUAGE FOR REZONING:**

A requested Land Use Plan Amendment (LUPA) to expand the 26.42-acre Hospitality Center Planned Development (PD) to 48.77 gross acres by rezoning 17.95 adjacent acres from A-2 (Farmland Rural District) to PD (Planned Development District) and adding this acreage, a 3.9-acre portion of the neighboring World Resort PD, and 0.50 acre of adjoining right-of-way to the Hospitality Center PD.

This request also includes the following waiver from Orange County Code:

A waiver from Orange County Code Section 38-1476 is requested to allow a reduction of parking at a rate of 1.45 parking spaces in lieu of 1.5 for one-bedroom units, and to allow two-bedroom and three-bedroom dwelling units at a parking rate of 1.80 in lieu of 2.0.

**ADVERTISING LANGUAGE FOR ORDINANCE:**

An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; Amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**MATERIALS BEING SUBMITTED  
AS BACKUP FOR PUBLIC  
HEARING REQUEST:**

(1) Names and last known addresses of property owners within 1,500 feet and beyond (via email from Fiscal and Operational Support Division); and

(2) Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO  
CLERK (IF ANY):**

**Please schedule the public hearing concurrent with the Ordinance for the proposed amendment and the concurrent rezoning.**

cc: Jon Weiss, P.E., Deputy County Administrator  
Georgiana Holmes, Deputy County Attorney, County Attorney's Office  
Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services Department  
Nik Thalmueller, AICP, Planning Administrator, Planning Division  
Jason Sorensen, AICP, Chief Planner, Current Planning Division  
Olan Hill, AICP, Assistant Manager, Planning Division

If you have any questions regarding this map,  
please call Planning Division at 407-836-5600.

Location Map

Case #: SS-25-02-080 & LUP-24-12-296

Hospitality Center PD

Parcel #s:

35-24-28-0000-00-008, 35-24-28-0000-00-002, 35-24-28-0000-00-006,  
35-24-28-0000-00-008, 35-24-28-0000-00-022, 35-24-28-0000-00-027,  
35-24-28-0000-00-028, 35-24-28-0000-00-062, 35-24-28-5844-00-571,  
35-24-28-5844-00-572, 35-24-28-5844-00-581, 35-24-28-5844-00-582,  
35-24-28-5844-00-583, 35-24-28-5844-00-592

