

ORANGE



COUNTY
F L O R I D A

Public Hearing

May 5, 2026

Board of County Commissioners

Board of County Commissioners

Regular Cycle Transmittal Cases

2026-1-A-4-1

Applicant:	Rebecca Hammock, AICP, Pape-Dawson
From:	Commercial (C) and Low-Medium Density Residential (LMDR)
To:	Medium-High Density Residential (MHDR)
Location:	10850 E. Colonial Drive; generally located south of E. Colonial Drive, west of Rouse Road.
Acreage:	14.06 gross acres / 12.59 net acres
District:	4
Proposed Use:	322 Multi-Family Dwelling Units

Recommendation – Continue

- Continue to August 25, 2026, at 2 p.m.

BCC Transmittal Public Hearing

Privately-Initiated

Future Land Use Map Amendment 2026-1-A-1-1

(f/k/a 2022-2-A-1-3 and 2023-3-A-1-2)

and

Associated Privately-Initiated Text Amendment 2026-1-P-FLUE-1

Amendment 2026-1-A-1-1

Applicant: Javier E. Omana, CNU-a, CPH, Inc.

Owner: PRS Investors Group, LLP

Future Land Use Map Amendment Request:

From: Village (V)

To: Growth Center-Planned Development-Commercial (GC-PD-C)

Acreage: 21.32 gross / 10.30 net developable acres

Proposed Use: 360 short-term rental and/or hotel/condo (timeshare) units with up to 5,000 square feet of retail commercial uses.

Amendment 2026-1-P-FLUE-1

Applicant: Javier E. Omana, CNU-a, CPH, Inc.

Owner: PRS Investors Group, LLP

Future Land Use Element Amendment Request:

**Text amendment to Future Land Use Element Policy FLU8.1.4
establishing the maximum densities and intensities for proposed
Planned Developments within Orange County**

District: Countywide

Amendment Process

Transmittal Hearings

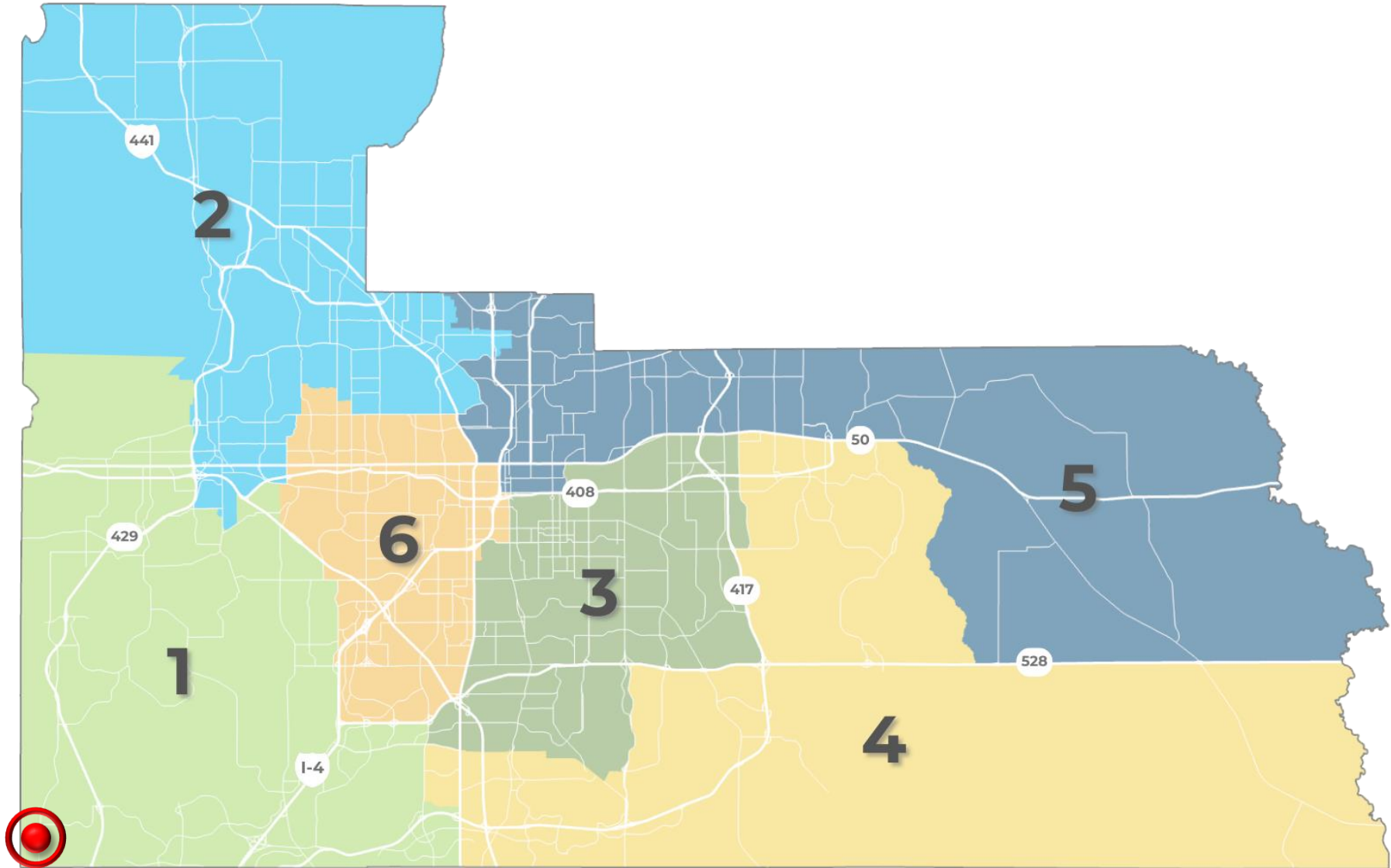
- Planning and Zoning Commission /
Local Planning Agency: March 19, 2026
- Board of County Commissioners: May 5, 2026

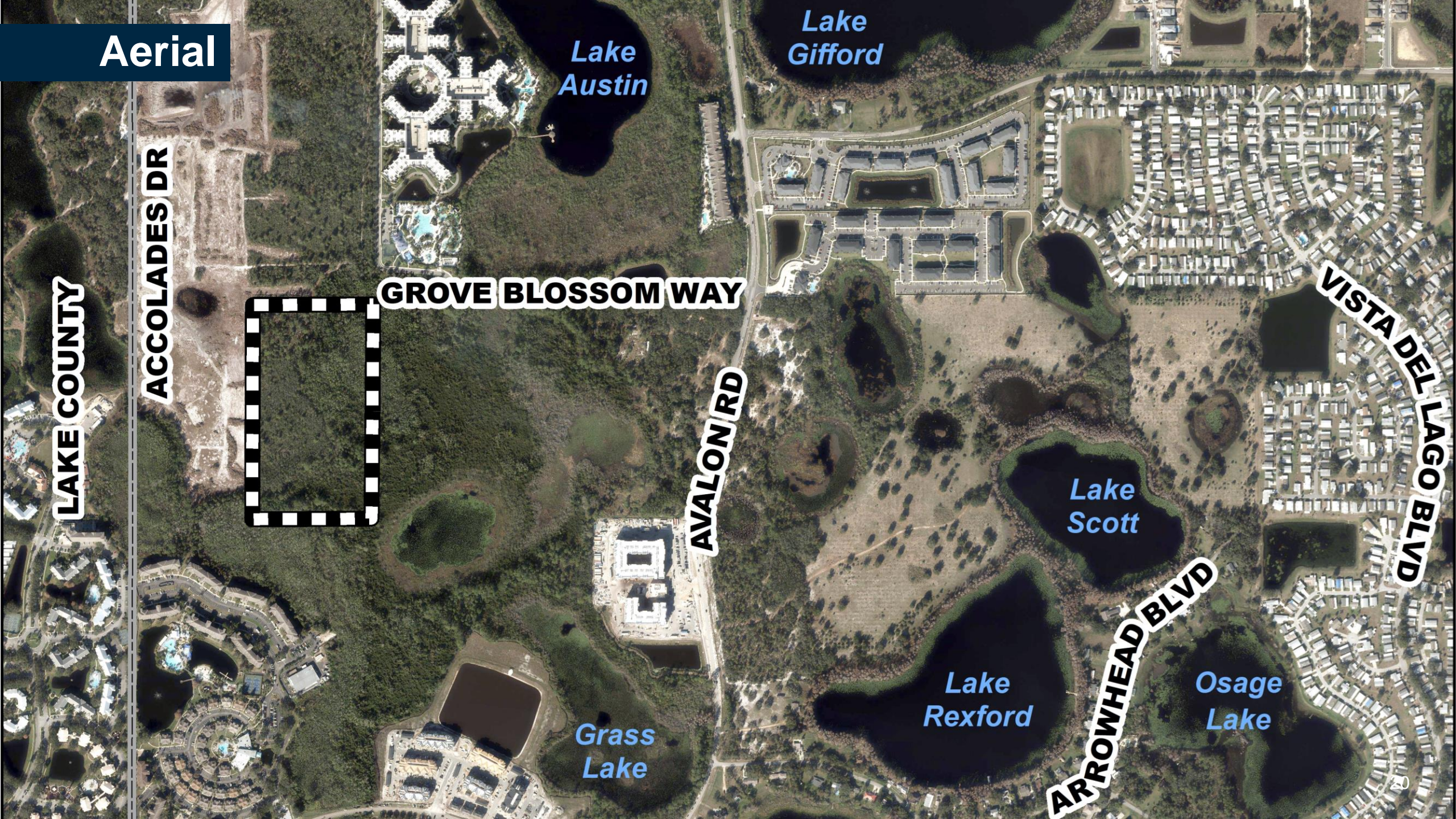
State Review – Approx. 1 month

Adoption Hearings

- Planning and Zoning Commission /
Local Planning Agency: To be determined
- Board of County Commissioners: To be determined

Location





Aerial

Lake Austin

Lake Gifford

LAKE COUNTY

ACCOLADES DR

GROVE BLOSSOM WAY

AVALON RD

VISTA DEL LAGO BLVD

Lake Scott

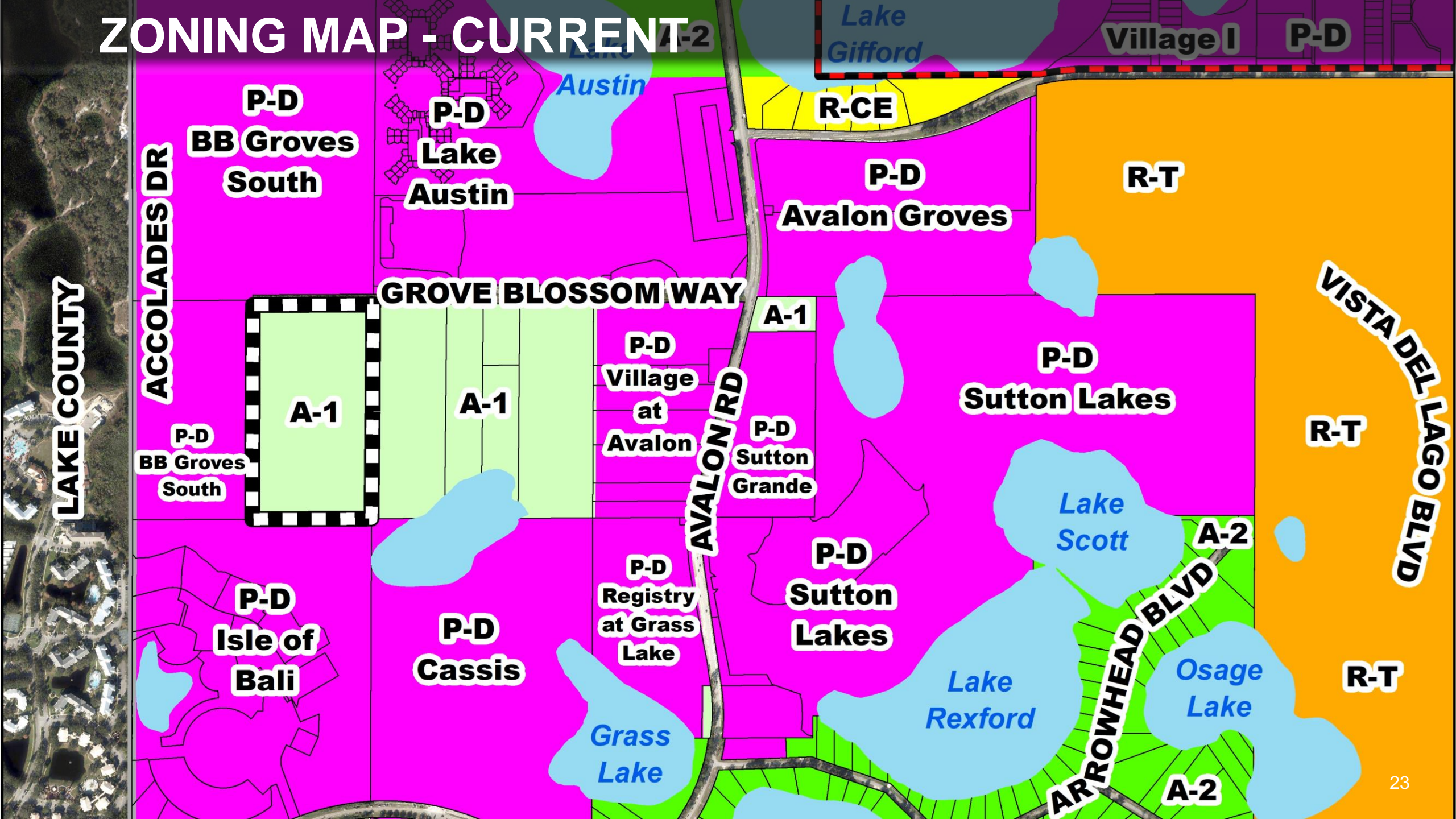
Lake Rexford

Grass Lake

Osage Lake

ARROWHEAD BLVD

ZONING MAP - CURRENT



LAKE COUNTY

ACCOLADES DR

P-D
BB Groves South

P-D
Lake Austin

Lake Austin

R-CE

P-D
Avalon Groves

R-T

GROVE BLOSSOM WAY

A-1

A-1

P-D
Village at Avalon

AVALON RD

A-1

P-D
Sutton Grande

P-D
Sutton Lakes

R-T

VISTA DEL LAGO BLVD

P-D
BB Groves South

P-D
Registry at Grass Lake

P-D
Sutton Lakes

A-2

ARROWHEAD BLVD

P-D
Isle of Bali

P-D
Cassis

Grass Lake

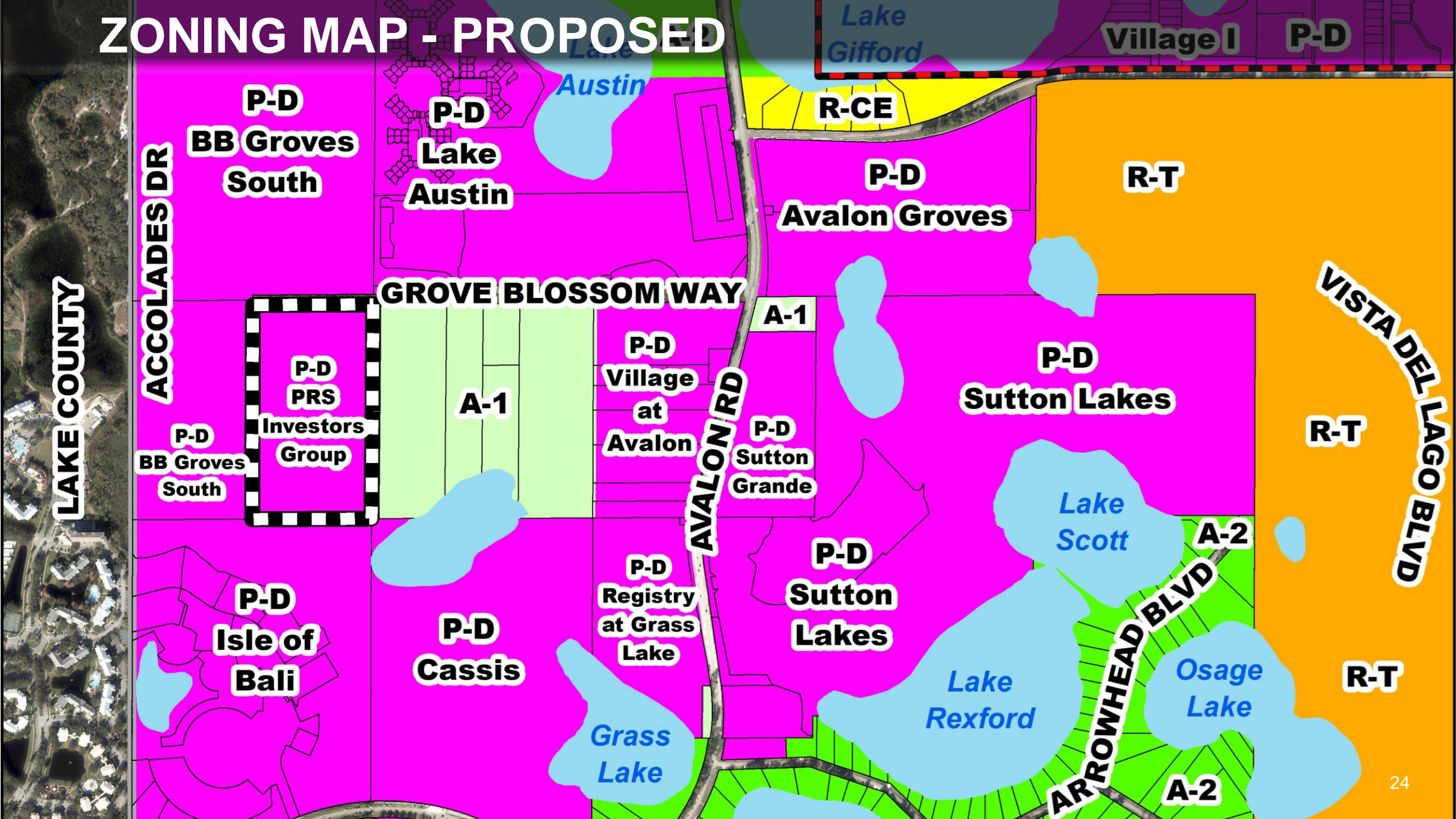
Lake Rexford

Osage Lake

R-T

A-2

ZONING MAP - PROPOSED



AERIAL

LAKE COUNTY

ACCOLADES DR



GROVE BLOSSOM WAY

AVALON RD

ARROWHEAD BLVD

VISTA DEL LAGO BLVD

Lake Austin

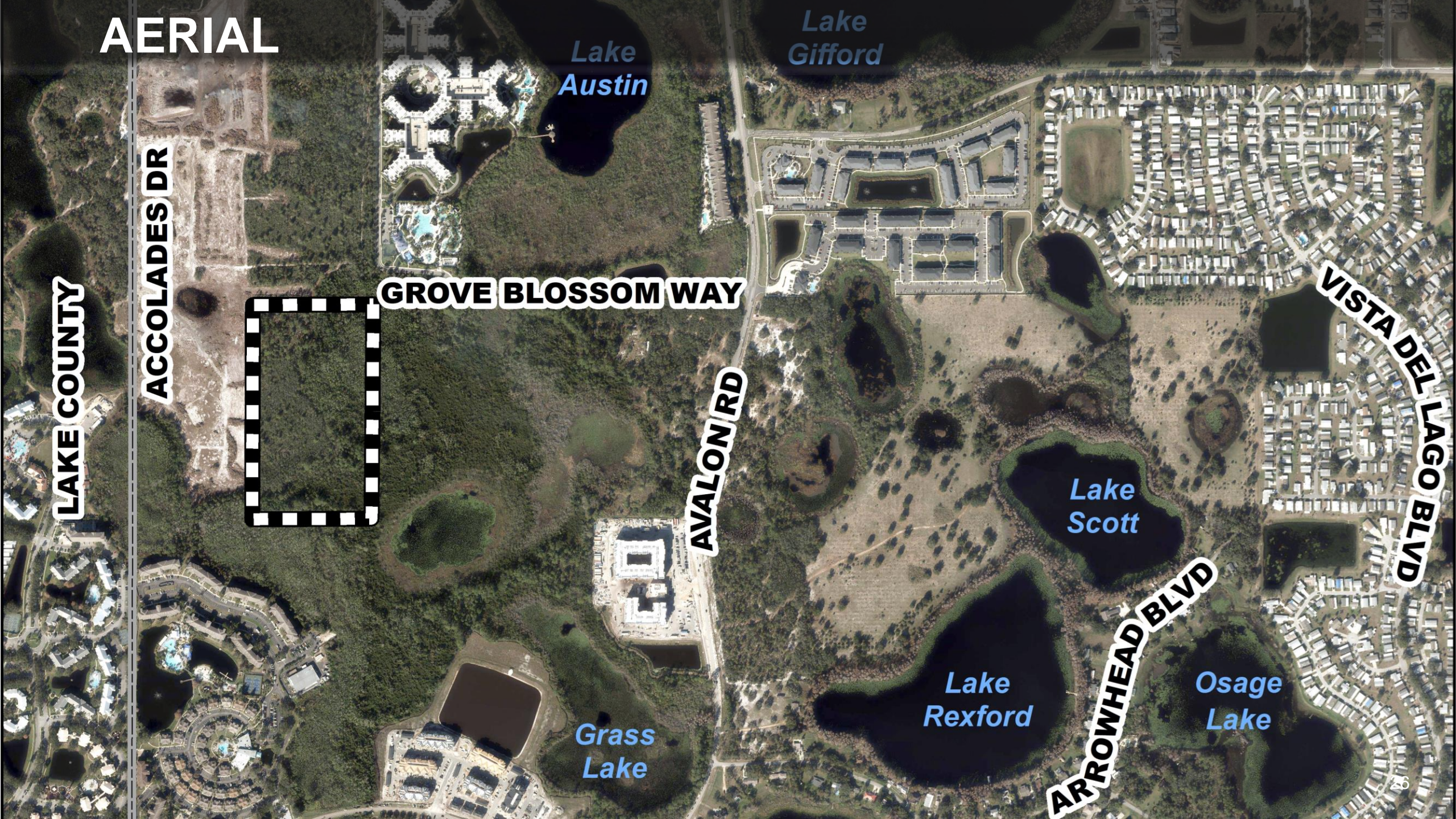
Lake Gifford

Lake Scott

Lake Rexford

Grass Lake

Osage Lake



Community Meeting Summary

May 12, 2022 and April 3, 2024

- 0 and 7 residents in attendance
- Concerns:
 - Traffic
 - Stormwater
 - Utilities

Amendment 2026-1-A-1-1

Recommendation: TRANSMIT

- Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;
- Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and
- Transmit Amendment 2026-1-A-1-1 to the state reviewing agencies.

Amendment 2026-1-P-FLUE-1

Recommendation: TRANSMIT

- Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and
- Transmit Amendment 2026-1-P-FLUE-1 to the state reviewing agencies.

BCC Transmittal Public Hearing

Requested Action:

Transmit: Amendment 2026-1-A-1-1

Transmit: Amendment 2026-1-P-FLUE-1

BCC Adoption Public Hearing

**Small Scale Future Land Use Map Amendment SS-25-12-028
and
Rezoning Case RZ-26-03-010**

SS-25-12-028 / RZ-26-03-010

Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Owner: 1600 Columbia St., LLC

Future Land Use Map Amendment Request

From: Low-Medium Density Residential (LMDR)
To: Commercial (C)

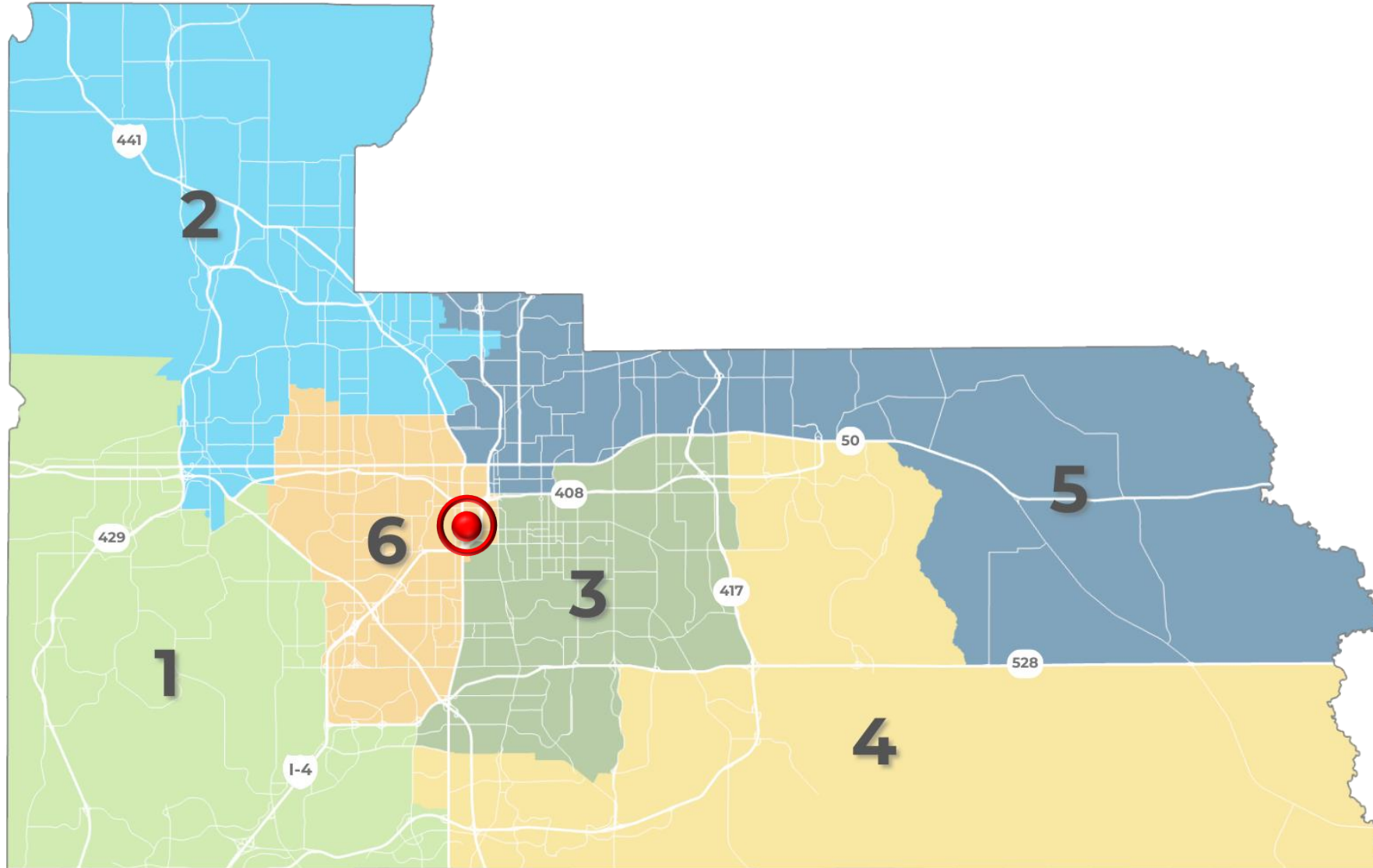
Rezoning Request:

From: C-3 (Wholesale Commercial District)
To: C-2 Restricted (General Commercial District)

Acreage: 0.45 gross/net acre

Proposed Use: Limited C-2 uses

Location



FUTURE LAND USE MAP - CURRENT

Orlando

ACME ST

Orlando

Orlando

COLUMBIA ST

S RIO GRANDE AV

LMDR

LMDR

PD-C

GRAND ST

LMDR

NR

LMDR

FUTURE LAND USE MAP - PROPOSED

Orlando

ACME ST

Orlando

Orlando

COLUMBIA ST

S RIO GRANDE AV

C

LMDR

PD-C

GRAND ST

LMDR

NR

LMDR

ZONING MAP - CURRENT

Orlando

ACME ST

Orlando

Orlando

COLUMBIA ST

S RIO GRANDE AV

R-1A

C-3

C-3

R-1A

P-D
AEI
Center

GRAND ST

R-2

C-1

R-1A

C-3

R-2

NR

R-2

R-1A

R-1

R-1A

R-2

ZONING MAP - PROPOSED

Orlando

ACME ST

Orlando

Orlando

COLUMBIA ST

S RIO GRANDE AV

R-1A

C-3

C-2

Restricted

R-1A

P-D
AEI
Center

GRAND ST

R-2

C-1

R-1A

C-3

R-2

NR

R-2

R-1A

R-1

R-1A

R-2

AERIAL

ACME ST

COLUMBIA ST

S RIO GRANDE AV

GRAND ST



Community Meeting Summary

March 2, 2026

- No residents in attendance

Rezoning Restrictions (Staff Recommended)

1. Billboards and pole signs shall be prohibited;
2. Outdoor storage of equipment and/or overnight vehicles shall be screened from public rights-of-way with utilization of a six (6)-foot masonry wall and/or opaque ten (10)-foot-wide landscape buffer. This buffer must be four (4) feet high and seventy (70) percent opaque at planting and be capable of attaining full height and opacity within three (3) years; and
3. The following uses shall be prohibited:
 - New and/or used automobile sales
 - Smoke shops
 - Vape shops
 - Tattoo and/or piercing studios
 - Check cashing establishments
 - Payday loan establishments
 - Car title loan establishments
 - Pawn shops
 - Day labor pools
 - Bars
 - Nightclubs
 - Adult entertainment

SS-25-12-028 and RZ-26-03-010

Staff Recommendation – Adopt and Approve
PZC/LPA Recommendation – Do Not Adopt and Deny

- Make a finding of inconsistency with the Comprehensive Plan and DO NOT ADOPT the requested Commercial (C) Future Land Use Map designation;
- DO NOT ADOPT the associated ordinance; and
- DENY the requested C-2 Restricted (General Commercial District) zoning with three (3) restrictions.