



Board of County Commissioners

Small-Scale Future Land Use Amendments and Concurrent Rezoning

Adoption Public Hearing

May 6, 2025



AMENDMENT SS-25-02-080

REZONING CASE LUPA-24-12-296

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

Owner: Martni Mac Partners LLC

FUTURE LAND USE MAP AMENDMENT REQUEST:

From: Activity Center Mixed Use (ACMU)

To: Activity Center Residential (ACR)

REZONING REQUEST:

From: A-2 (Farmland Rural District);
PD (Planned Development District) (World Resort PD/LUP) (portion of); and
0.50 acre of adjoining right-of-way

To: PD (Planned Development District) (Hospitality Center PD/LUP)

Acreage: 48.77 Gross / 21.99 Net Acres

Proposed Use: 659 Multi-Family Units (30 units per net acre). 20 percent of those units (132 units) to be leased at Attainable Rents of 120 percent of Area Median Income (AMI) or less

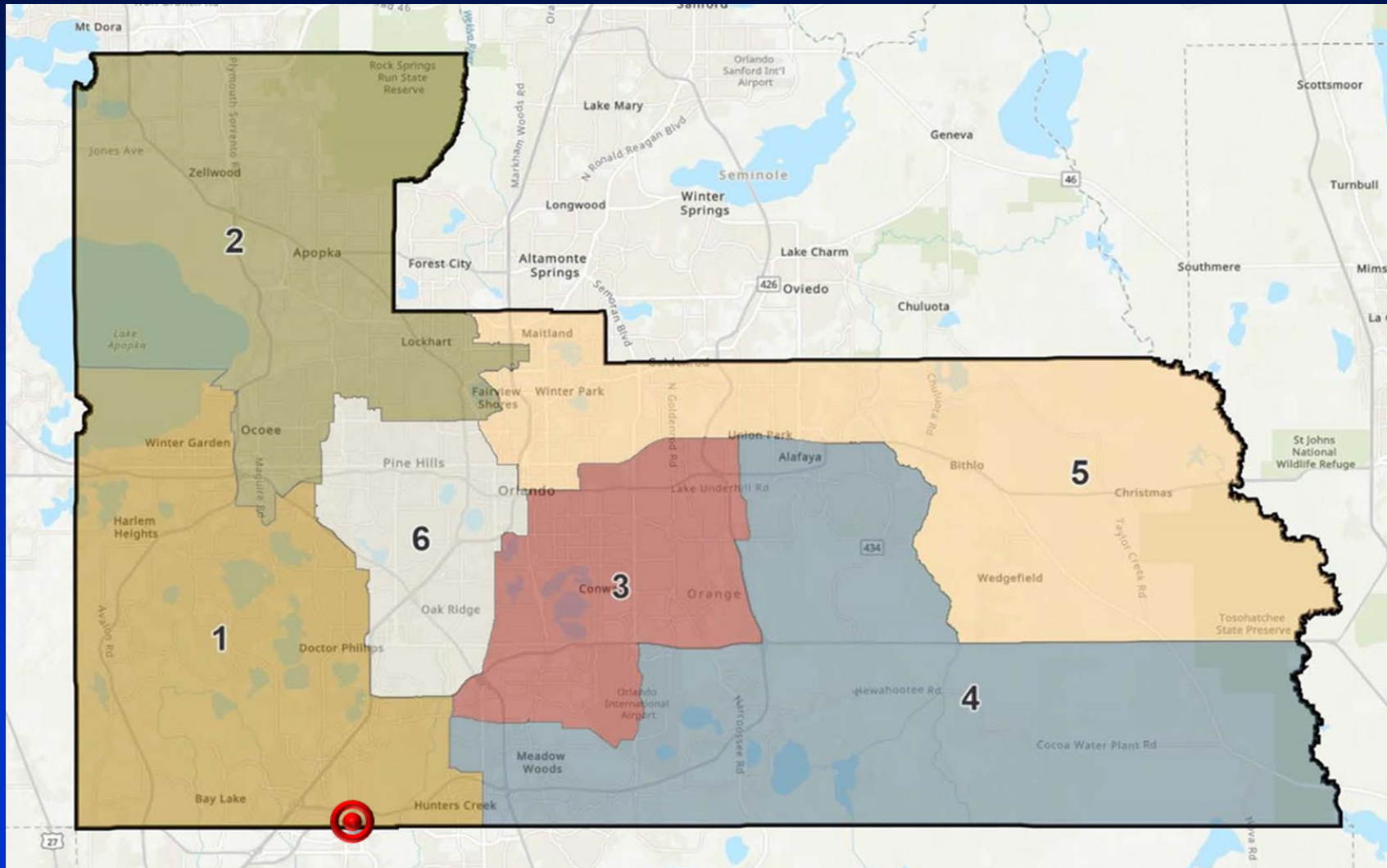
Existing PD: *Currently approved for 1,125 hotel rooms and 114,781 s.f. of retail*

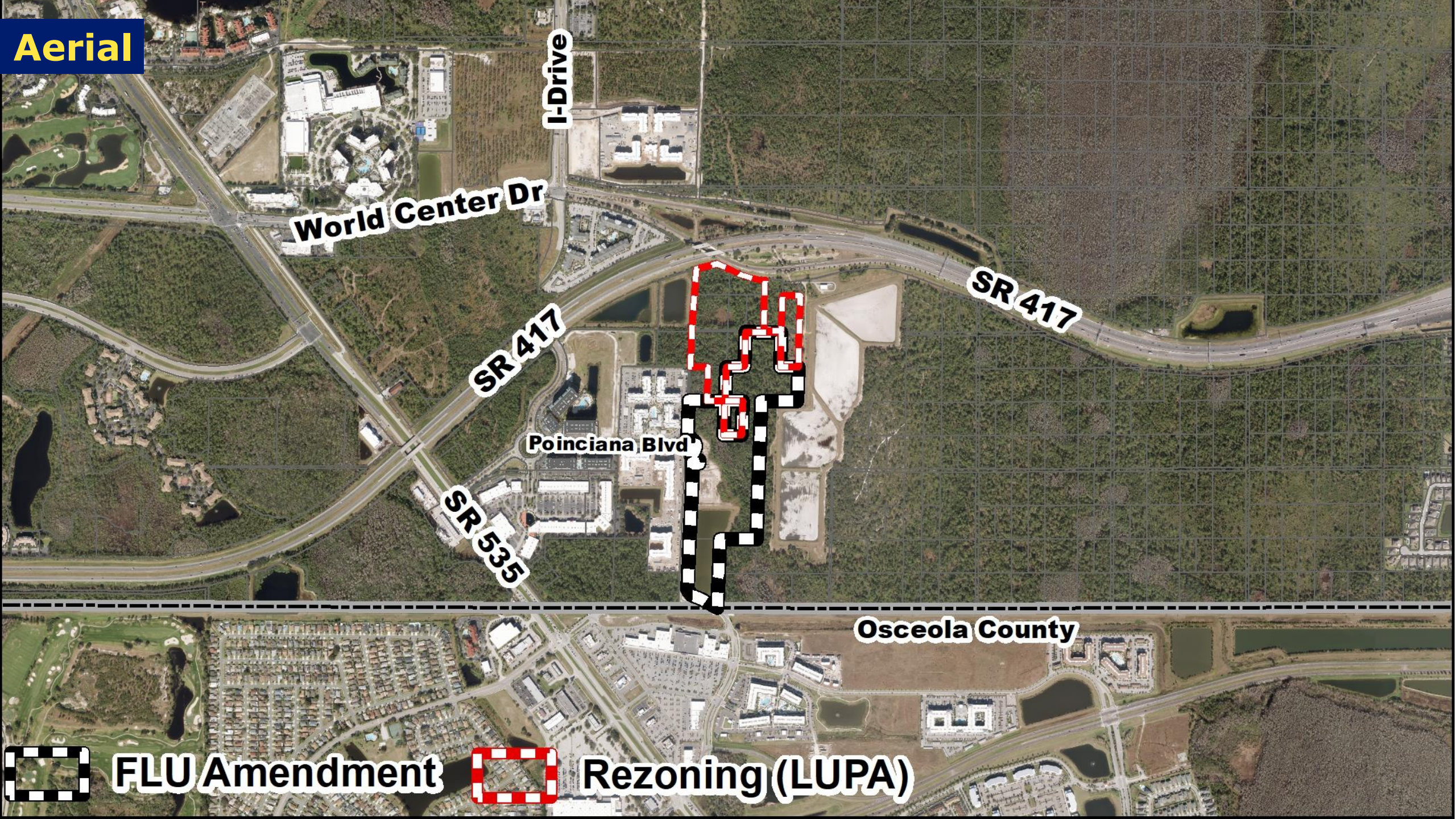


AMENDMENT SS-25-02-080

REZONING CASE LUPA-24-12-296

Location





Aerial

I-Drive

World Center Dr

SR 417

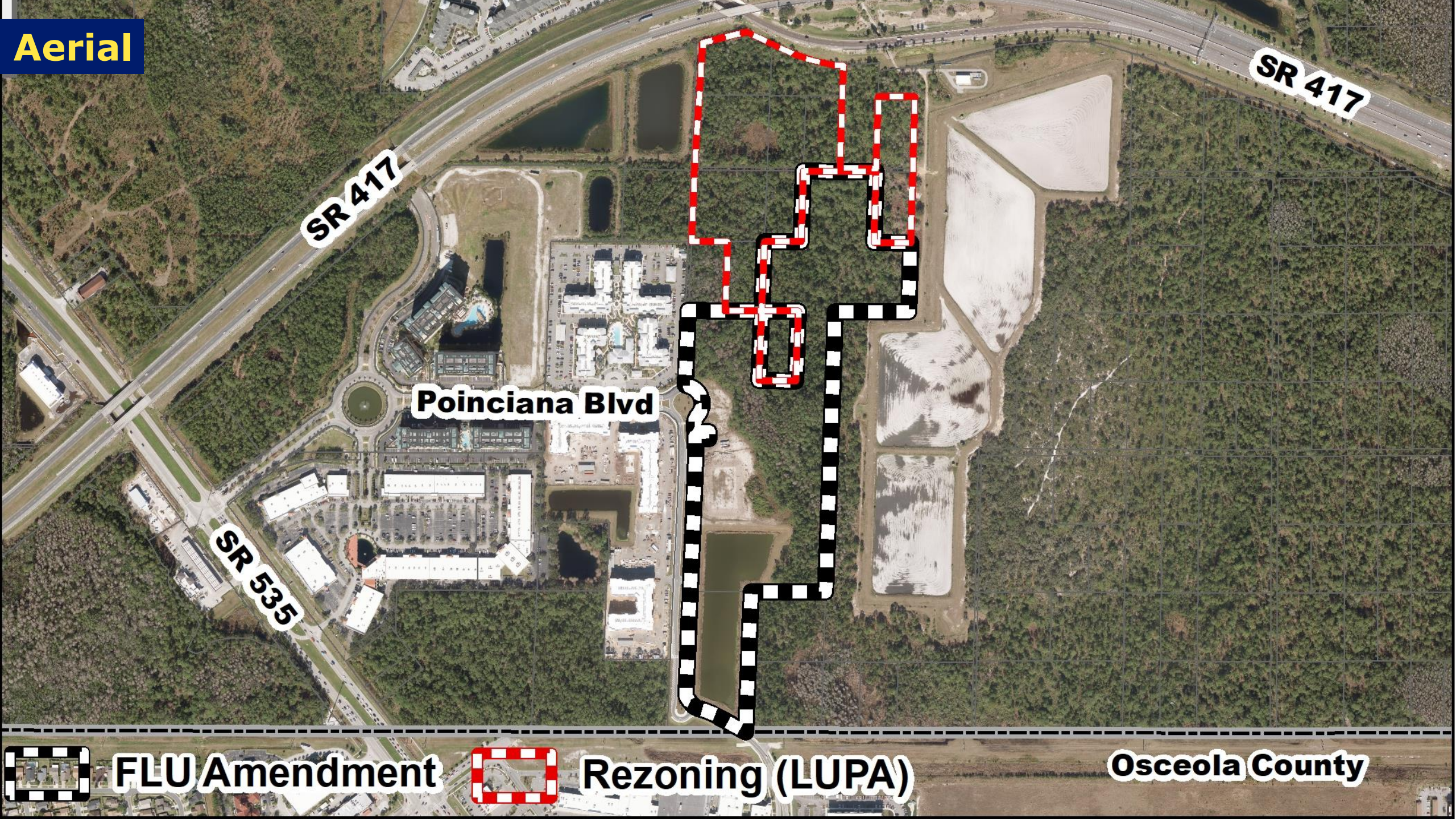
Poinciana Blvd

SR 535

SR 417

Osceola County

 **FLU Amendment**  **Rezoning (LUPA)**



Aerial

SR 417

SR 417

Poinciana Blvd

SR 535



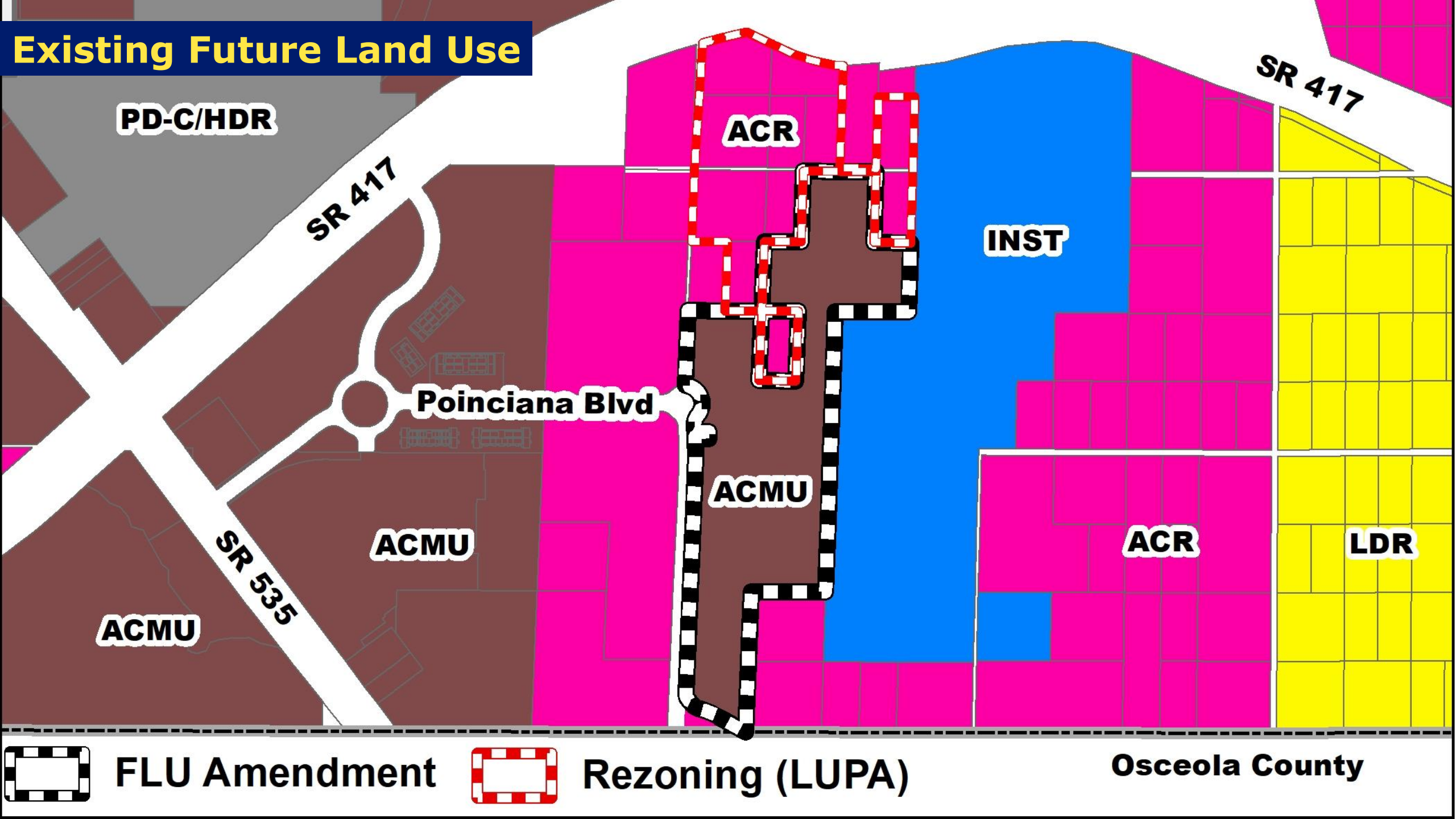
FLU Amendment



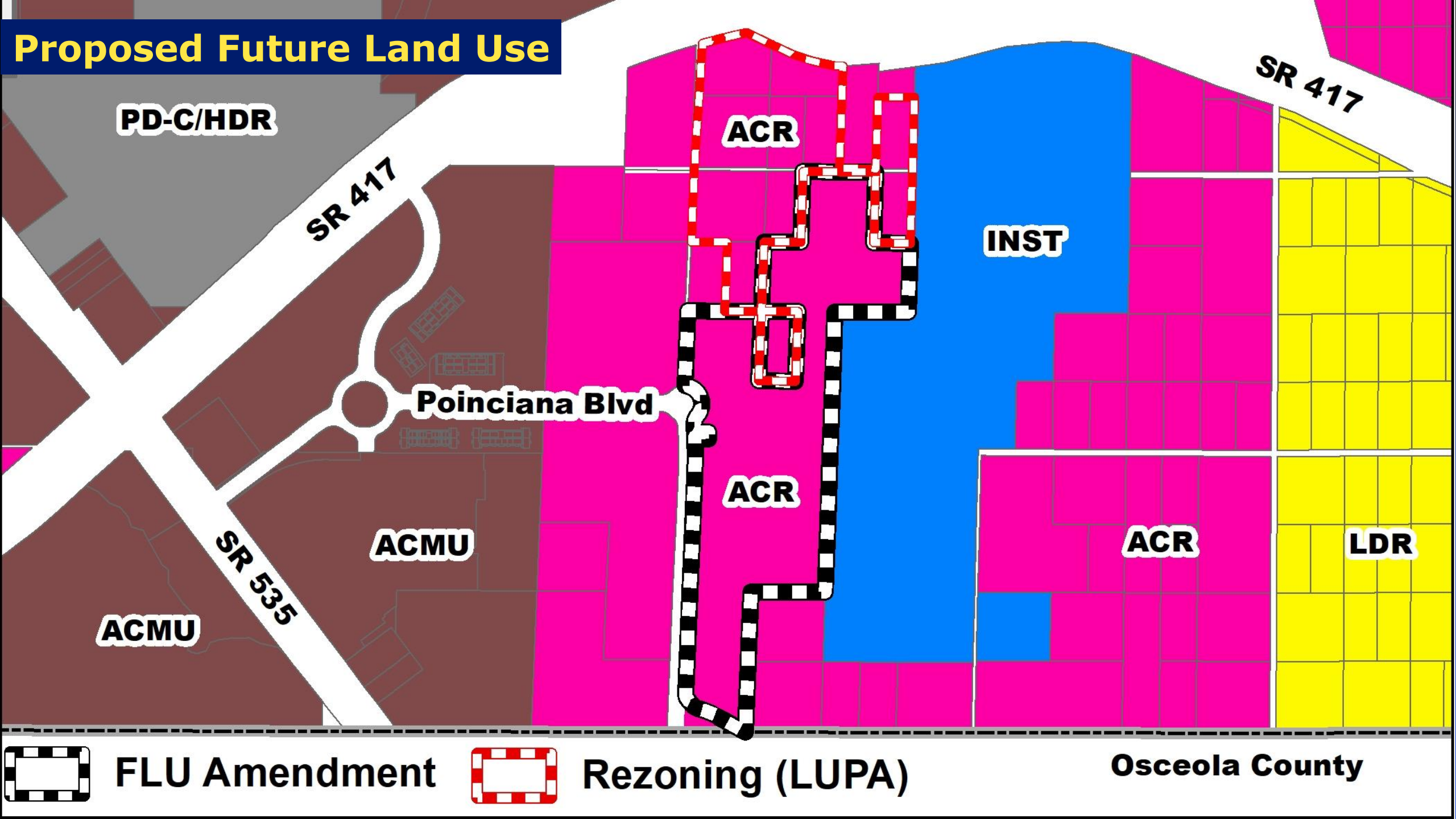
Rezoning (LUPA)

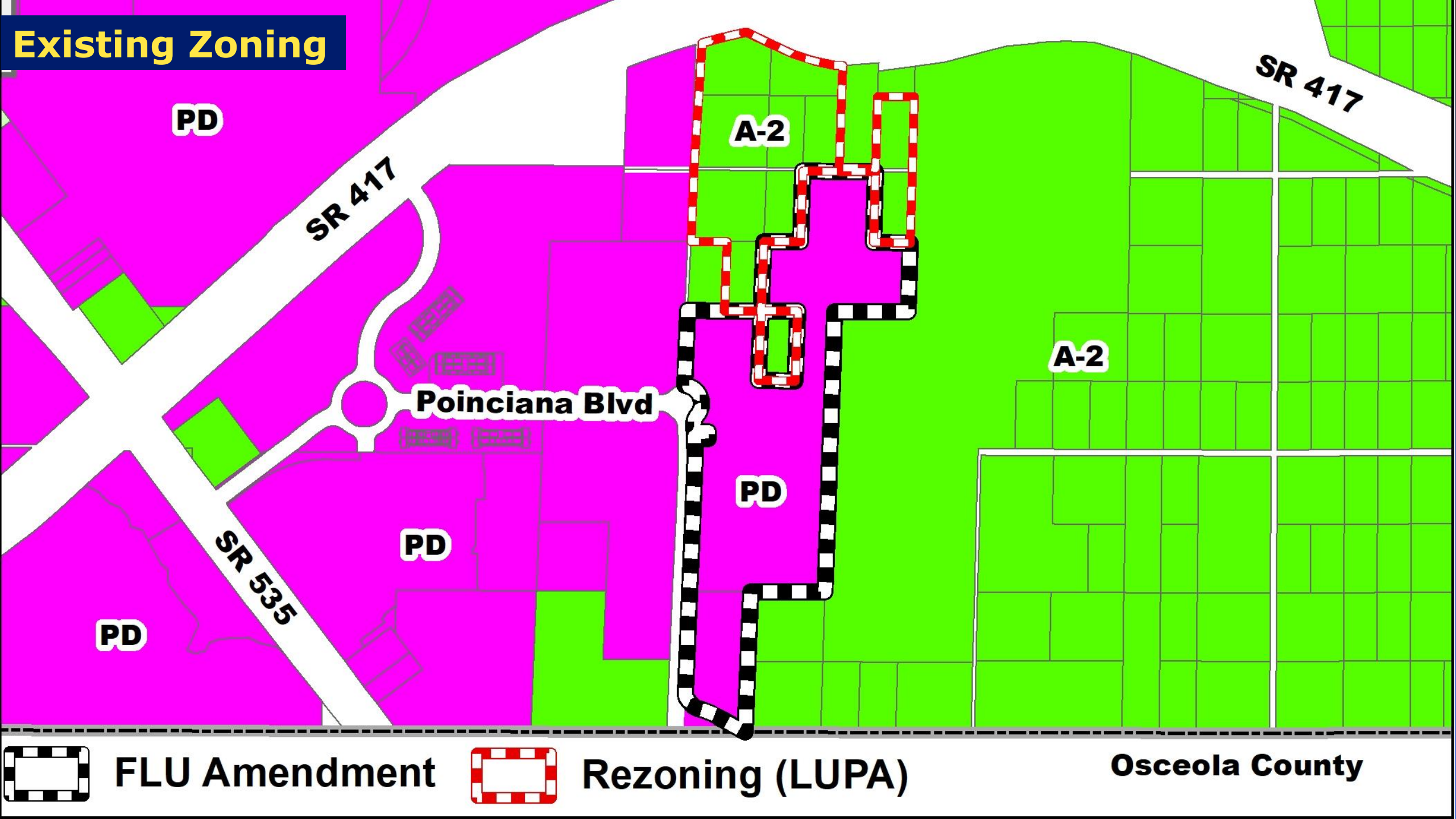
Osceola County

Existing Future Land Use



Proposed Future Land Use





Existing Zoning

PD

SR 417

SR 417

A-2

Poinciana Blvd

A-2

PD

PD

SR 535

PD



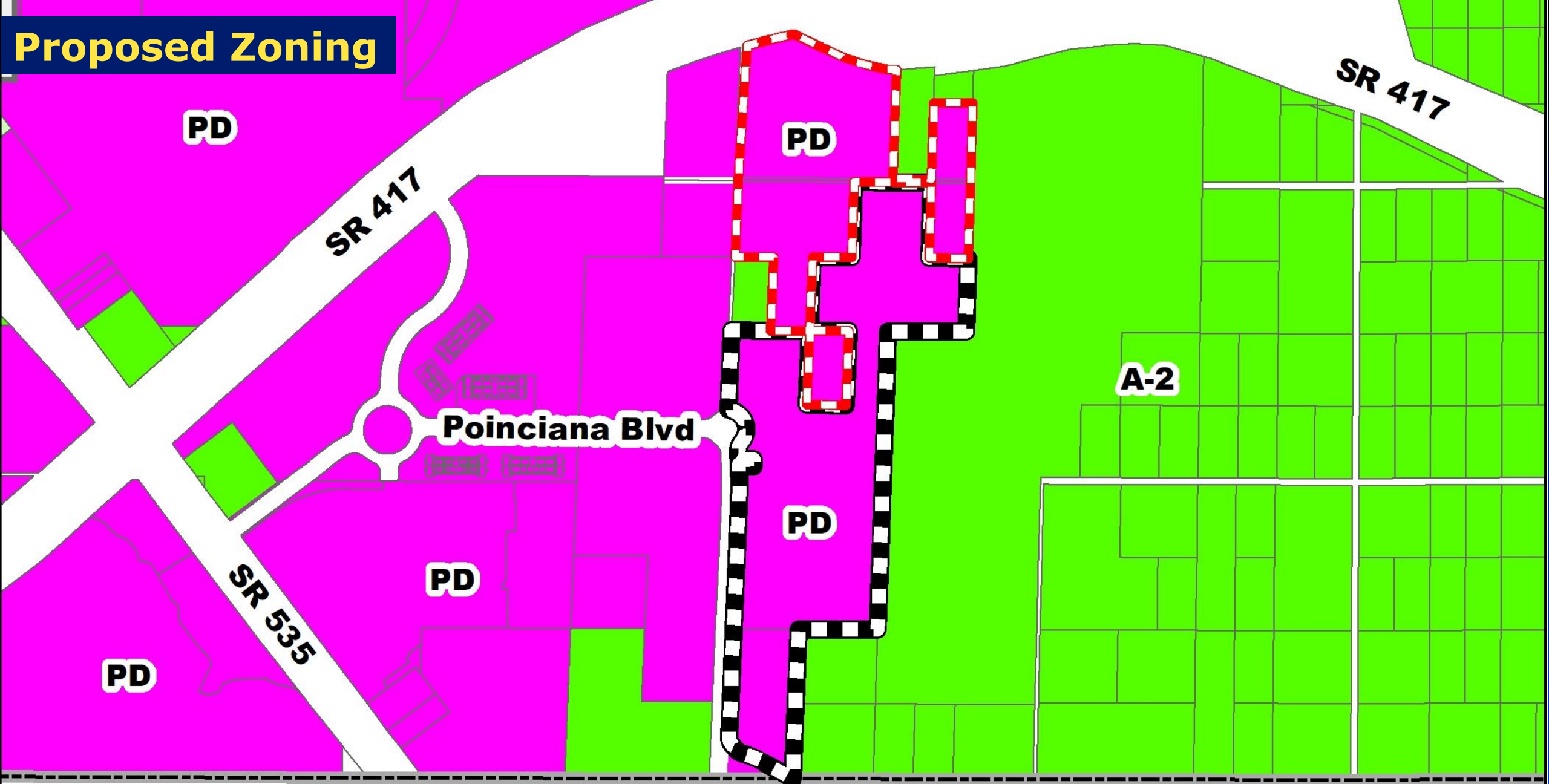
FLU Amendment

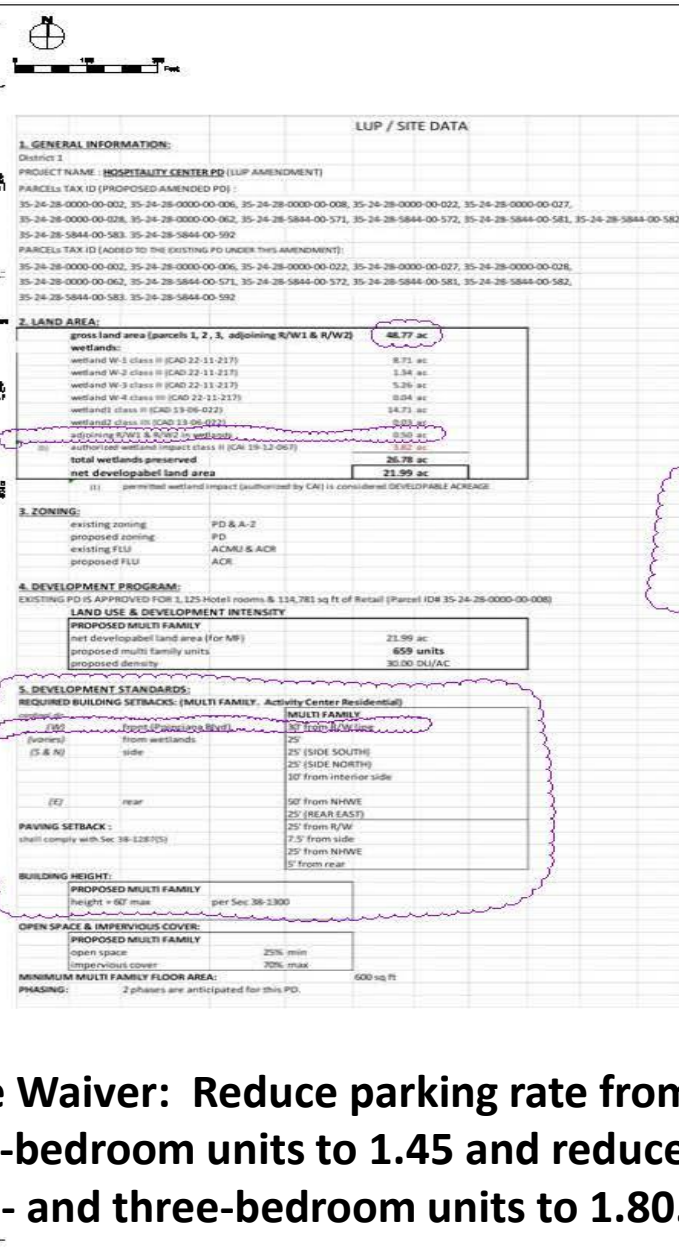


Rezoning (LUPA)

Osceola County

Proposed Zoning



[illegible]

6. TRIP GENERATION:									
per ITE 11th edition									
approved under EXISTING PD									
	units	ADT		pk hr					(ITE CODE)
		rate	total	rate	total				
total	1125	12.28	13754.8	0.73	821.3				310
total	154,781	54.45	8248.8	6.59	756.4				802
TOTAL CURRENTLY APPROVED			20,009		1,578				
PROPOSED AMENDMENT									
	units	ADT		pk hr					(ITE CODE)
		rate	total	rate	total				
PROPOSED multi family (mid rise)	659	4.61	3038.0	0.39	257.0				221
TOTAL PROPOSED			3,038		257				

7. CONVERSION MATRIX:

ITE Code	Land use	Units	ADT	P.M. Peak
822	Retail strip = 40k	1,000 S.F.	34.45	6.59
221	MSU (mid-rise)	Units	4.520	0.39

example: 1 ksf retail = 24,897 MM units

NOTE: Conversion to "Neighborhood Support" Uses listed under ACR shall be allowed by applying prevailing ITE rates.

8. TRANSPORTATION CONCURRENCY:		ref to TCVRG 02-029(B)
9. UTILITY PROVIDERS:	water	ORANGE COUNTY UTILITIES
	wastewater	ORANGE COUNTY UTILITIES
	reclaim water	ORANGE COUNTY UTILITIES

PROPOSED MULTI FAMILY	659 units
# of DU	
REQUIRED RECREATION AREA	3.46 ac min
(2.1 pers / du * 659 du * 2.5 ac / 1000 pers = 3.46 ac)	

10. SCHOOL AGE POPULATION:				
per OCPS				
MULTI FAMILY units	units 609	ES 0.141	JHS 0.280	HS 0.08
TOTAL POPULATION	189			

(659x(0.141)+659x(0.08)+659x(0.08) = 189)

CAI & CAD : An Orange County Conservation Area Impact (CAI) permit CAI 19-12-067 was approved. This plan will comply with all related permit conditions of approval. Orange County Conservation Area Determination CAD 22-11-217 & CAD 13-06-022 were completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD). CAI expires May 5, 2029.

12. PD NOTES:

In accordance with Section 38-1227, any variations from county code minimum standards represented on this plan that have not been expressly approved by the BCC are invalid.

All acreages are subject to change based on final engineering. Surveyed acreages will be provided in conjunction with final DP approval.

Open Space & recreation areas shall be provided consistent with Orange County Land Development Code (LDC) Section 38-1382(l) and Section 38-1253.

EXISTING ADDITIONAL RIGHT OF WAY SUBJECT TO PTV APPROVAL WITHIN PROJECT AREA: Future change determination requests of this LUP that are limited in scope to the updating of the entitlement production/allocation chart to reflect the assignment or use of entitlements shall be deemed non-substantial amendments of this PD.

One Waiver: Reduce parking rate from 1.5 parking spaces for one-bedroom units to 1.45 and reduce 2.0 parking spaces for two- and three-bedroom units to 1.80.



Community Meeting Summary

February 19, 2025

Sand Lake Elementary School

- **Attendance – 1 Resident**
- **Concerns:**
 - **No concerns were expressed.**



Recommended Action

SS-25-02-080:

ADOPT

Ordinance:

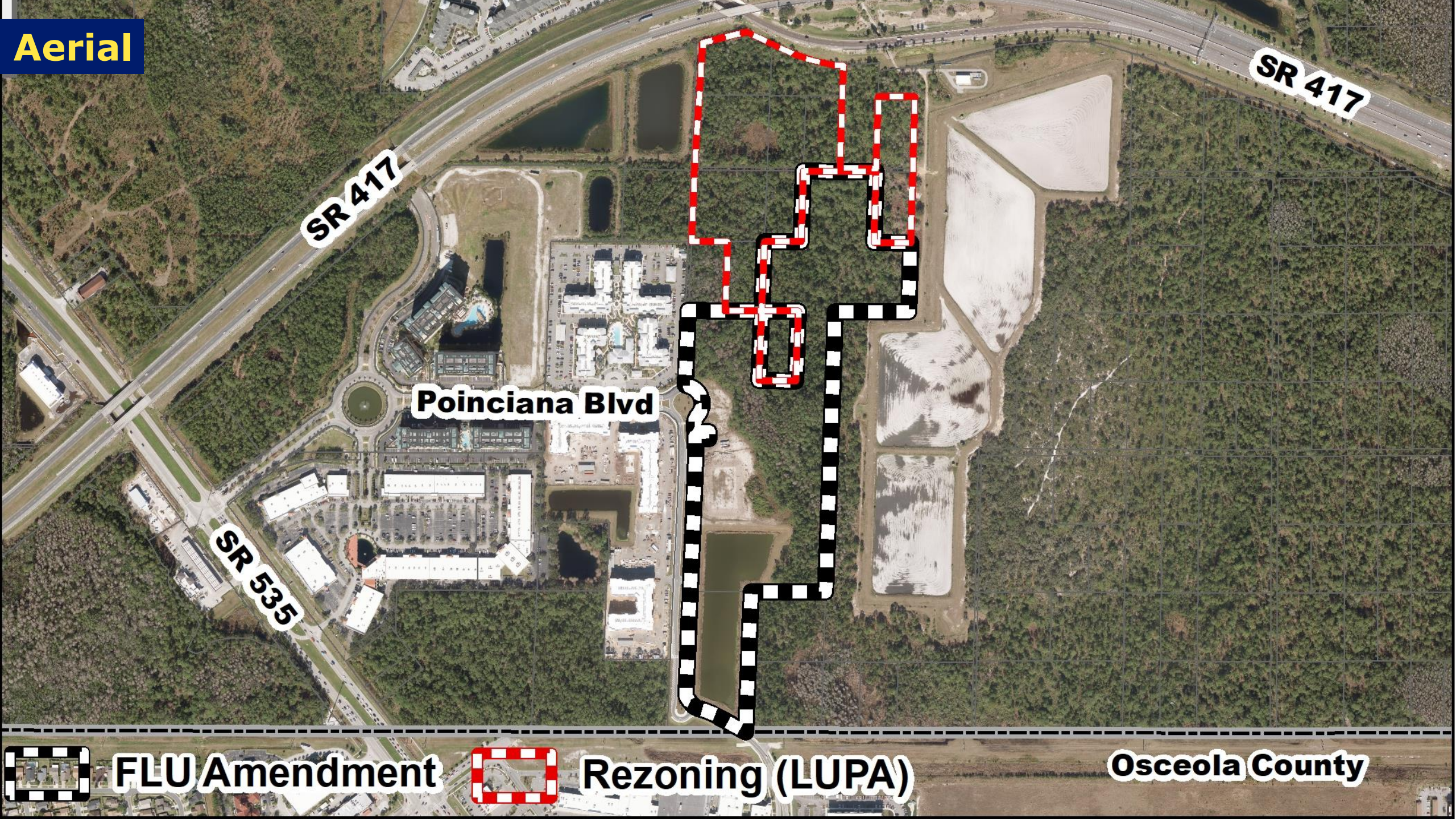
APPROVE

LUPA-24-11-296:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and:**
 - **ADOPT** the requested Activity Center Residential (ACR) Future Land Use;
 - **APPROVE** the associated ordinance; and
 - **APPROVE** the *Hospitality Center Planned Development/Land Use Plan (PD/LUP)*, dated “Received February 26, 2025”, subject to the eighteen (18) conditions listed in the staff report, including one (1) requested waiver from Orange County Code.



Aerial

SR 417

SR 417

Poinciana Blvd

SR 535

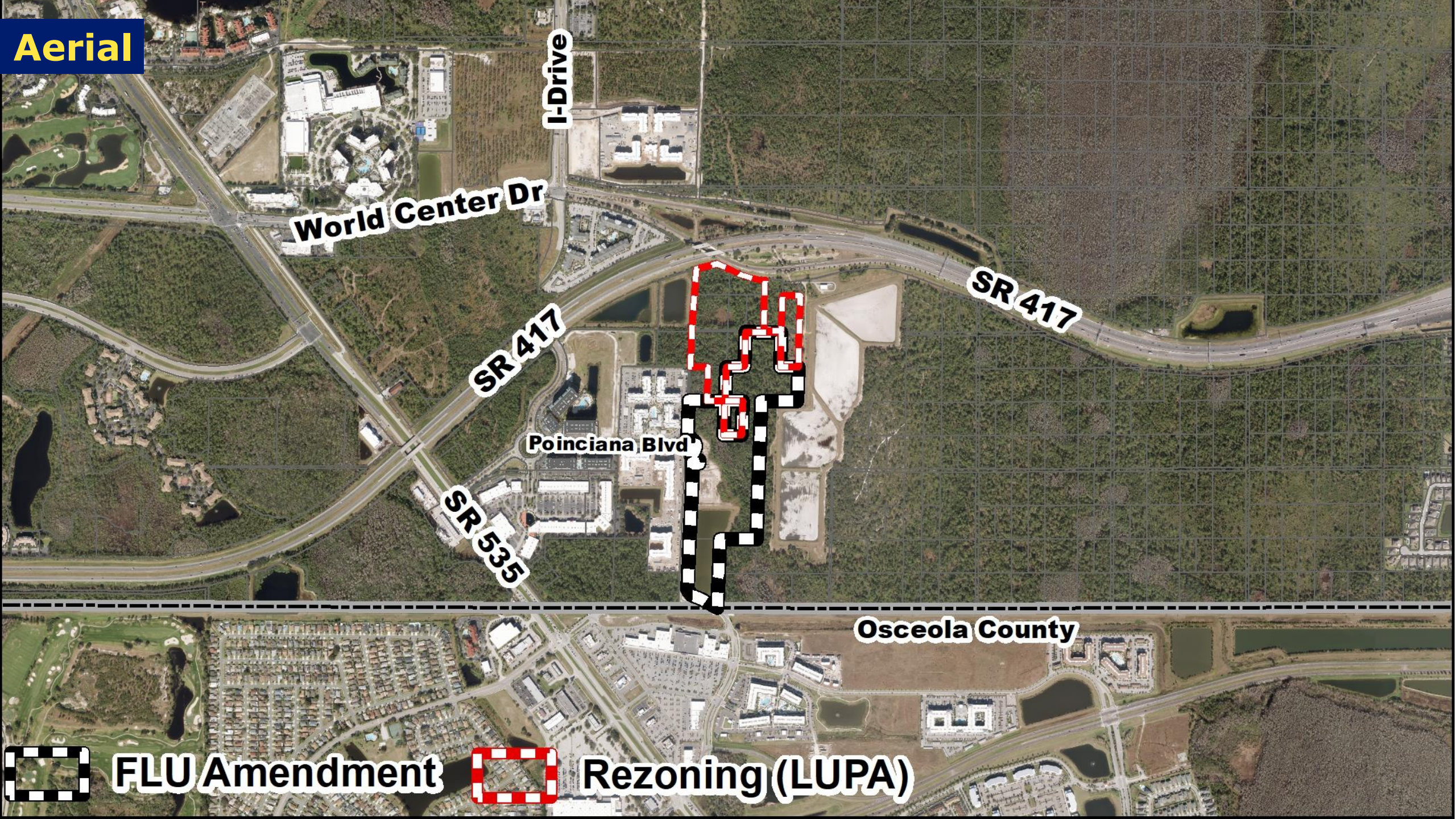


FLU Amendment



Rezoning (LUPA)

Osceola County



Aerial

I-Drive

World Center Dr

SR 417

Poinciana Blvd

SR 535

SR 417

Osceola County



FLU Amendment



Rezoning (LUPA)



SS-25-02-073 & RZ-25-02-073

Applicant: Diana Almodovar, Marcos Marchena, & Carlos Rivero

FLUM:

From: Rural Settlement 1/1 (RS 1/1)

To: Commercial (C)

REZONING:

From: C-1 (Retail Commercial District)

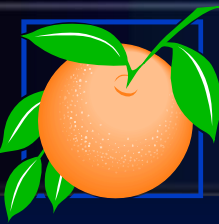
To: C-2 (General Commercial District) Restricted

Location: 15816 E. Colonial Drive; generally located south of E. Colonial Drive, east of S. Tanner Road, north of Old Cheney Highway

Acreage: 1.38 gross acres

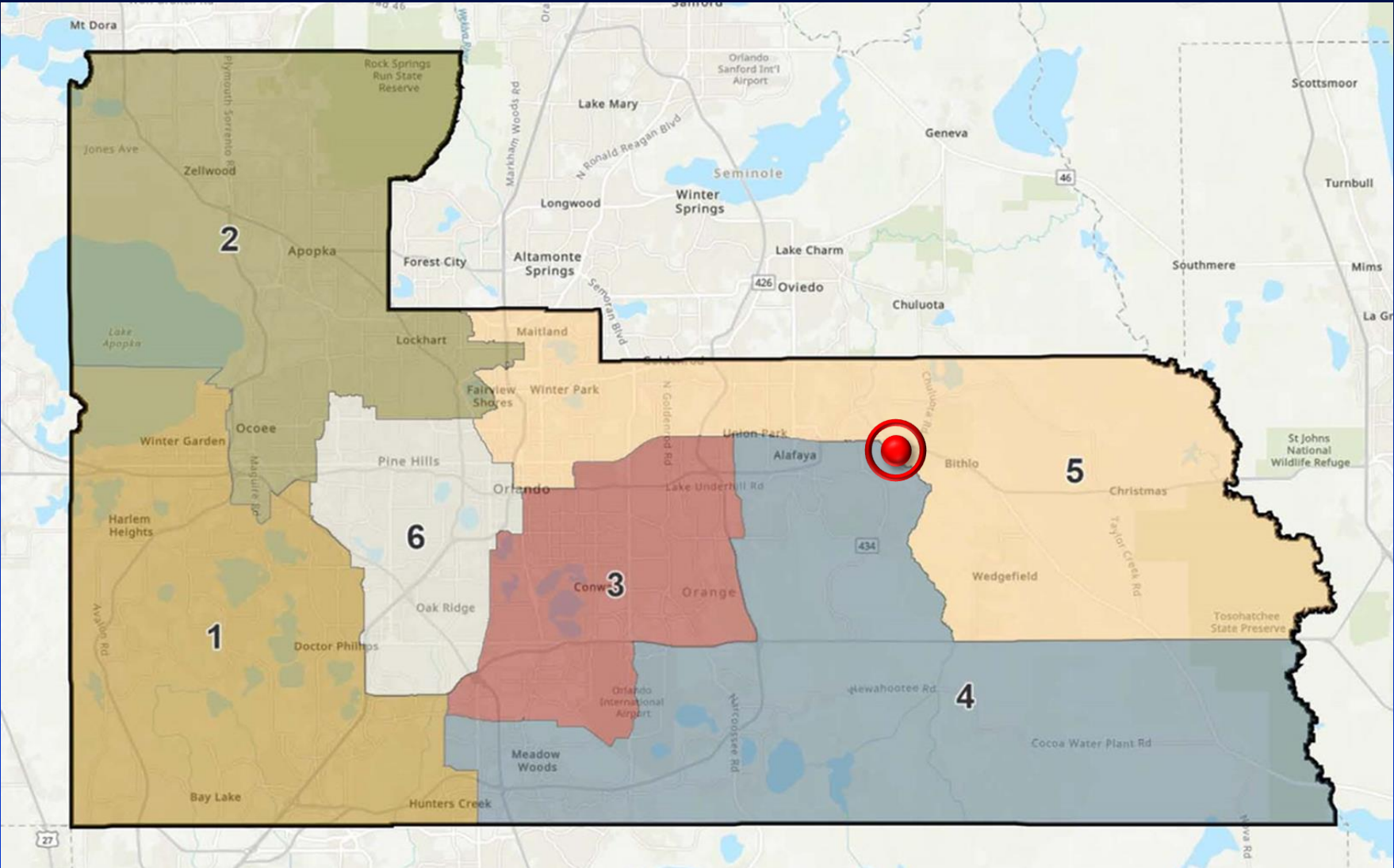
District: 5

Proposed Use: Superior Sheds East Orlando Sales Center



SS-25-02-073 & RZ-25-02-073

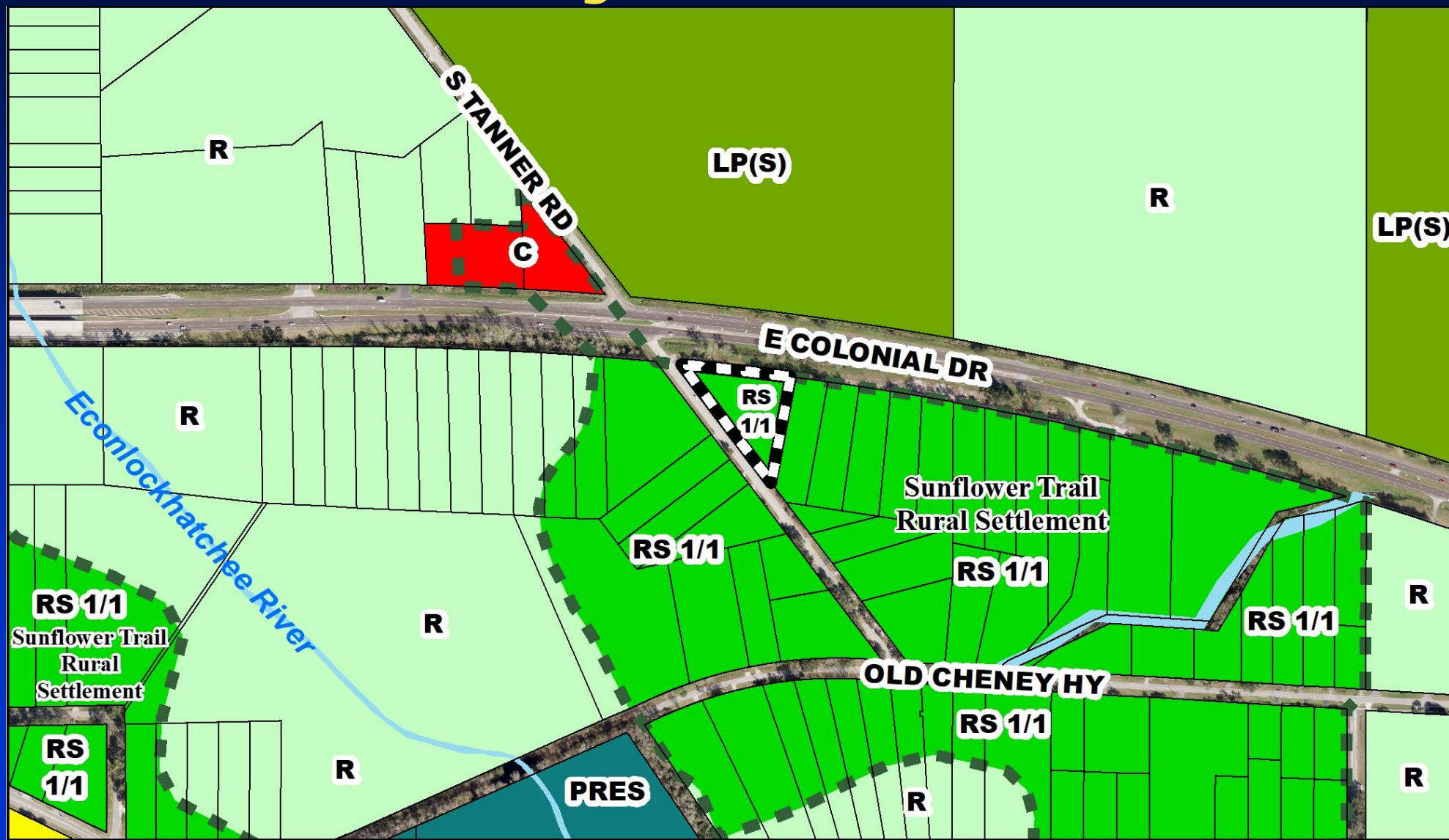
Location





SS-25-02-073 & RZ-25-02-073

Existing Future Land Use





SS-25-02-073 & RZ-25-02-073

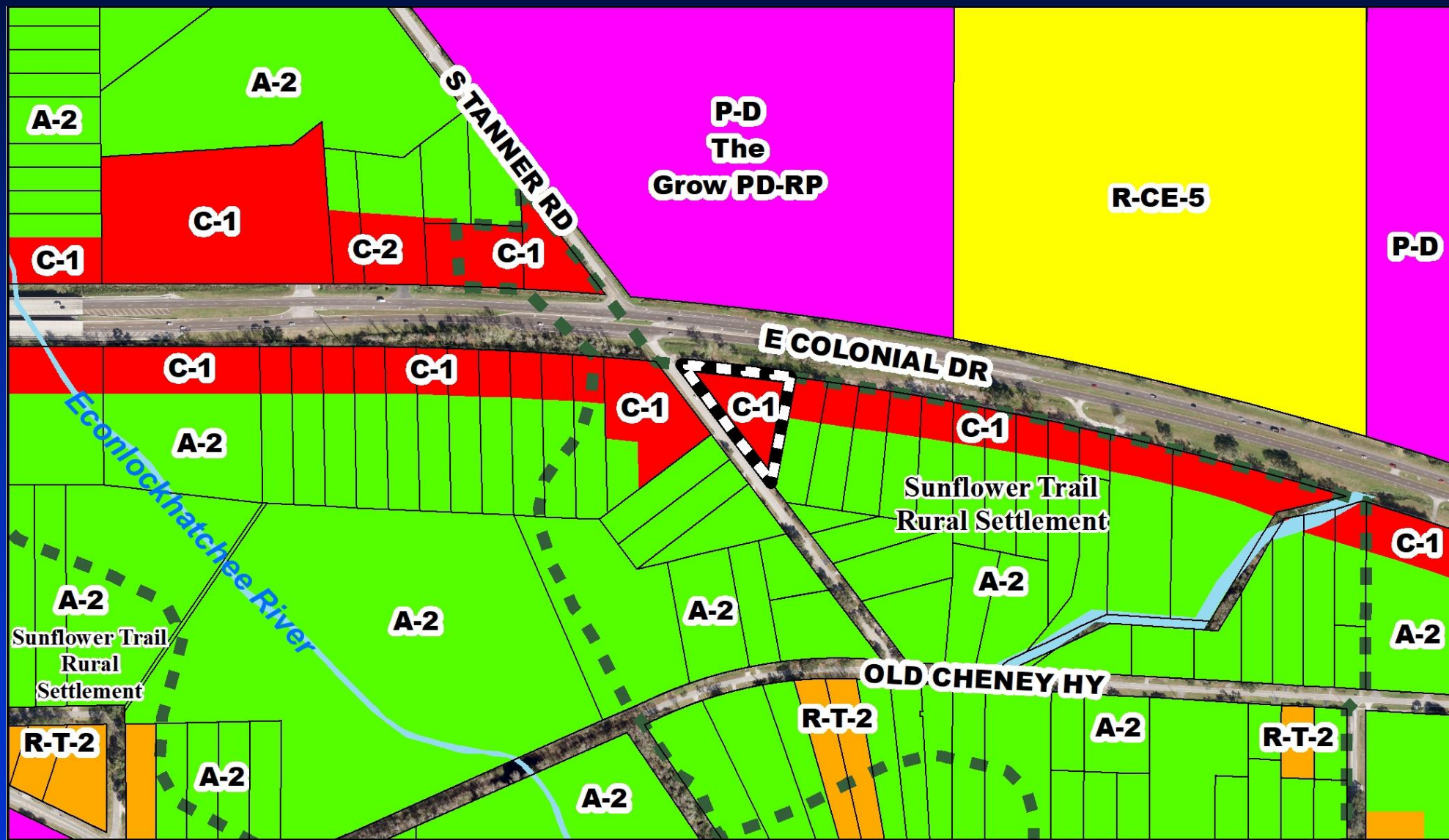
Proposed Future Land Use





SS-25-02-073 & RZ-25-02-073

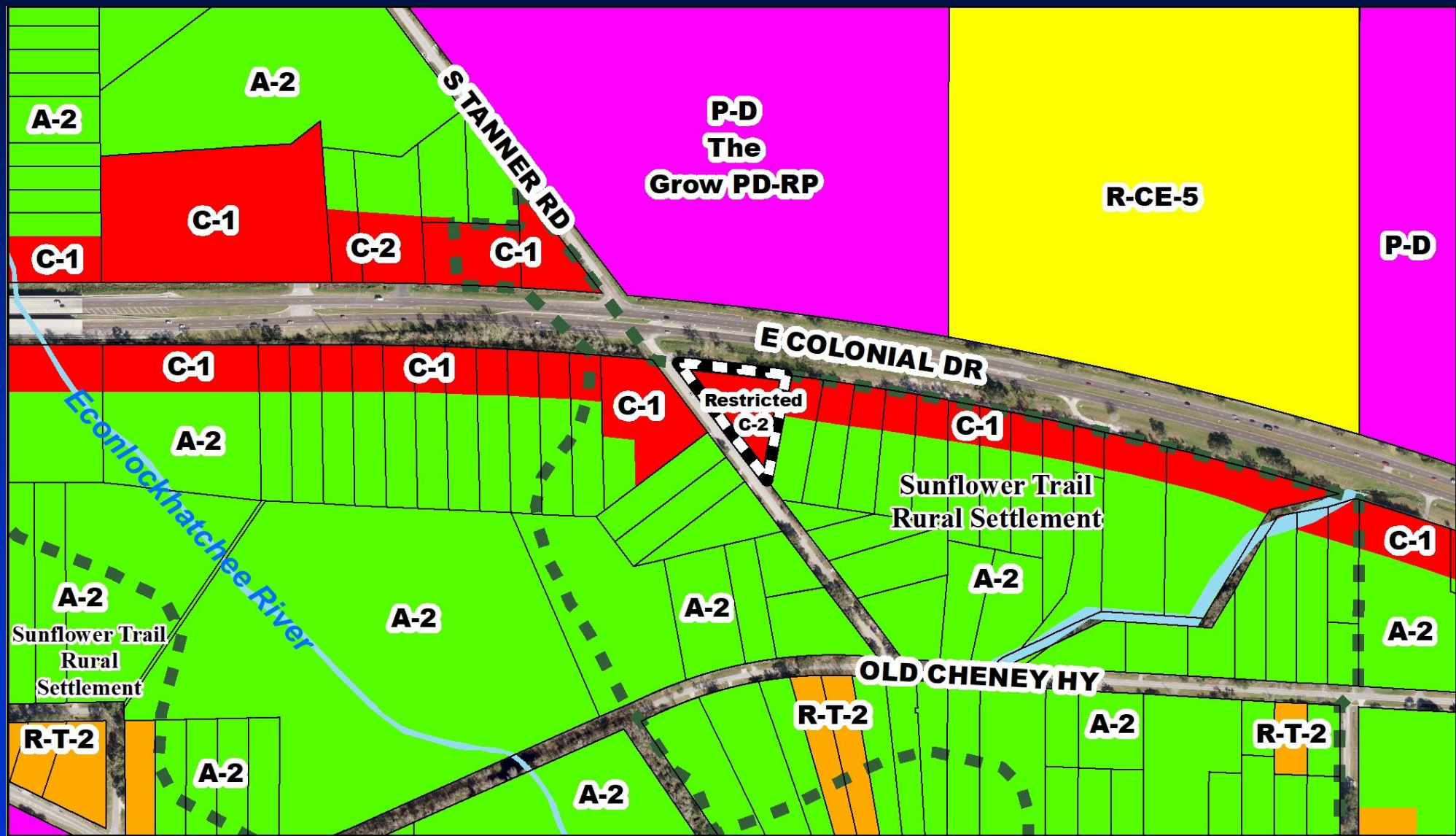
Existing Zoning





SS-25-02-073 & RZ-25-02-073

Proposed Zoning



Aerial Map



STANNER RD

ECOLONIAL DR

OLD CHENEY HY

Econlockhatchee River



Community Meeting Summary

February 19, 2025

Castle Creek Elementary School

- **Attendance – 30 Residents**

- **Concern for:**

- **Traffic**
- **Flooding**
- **Crime**
- **Lighting**
- **Heavy Trucks**
- **Incompatibility**



Recommended Action

SS-25-02-073: DENY

Ordinance: DENY

RZ-25-02-073: DENY

Action Requested:

- **Make a finding of inconsistency with the Comprehensive Plan and:**
 - **DENY the requested Commercial (C) Future Land Use;**
 - **DENY the associated ordinance; and**
 - **DENY the requested C-2 Restricted (General Commercial District) zoning.**



AMENDMENT SS-25-01-070

REZONING CASE RZ-25-01-070

Applicant: Sissy Sanchez, BBW Group, LLC

Owner: German Vivas and Hortencia Margarita Silva Vivas

FUTURE LAND USE MAP AMENDMENT REQUEST:

From: Low-Medium Density Residential (LMDR)

To: Medium Density Residential (MDR)

REZONING REQUEST:

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

To: R-2 (Residential District)

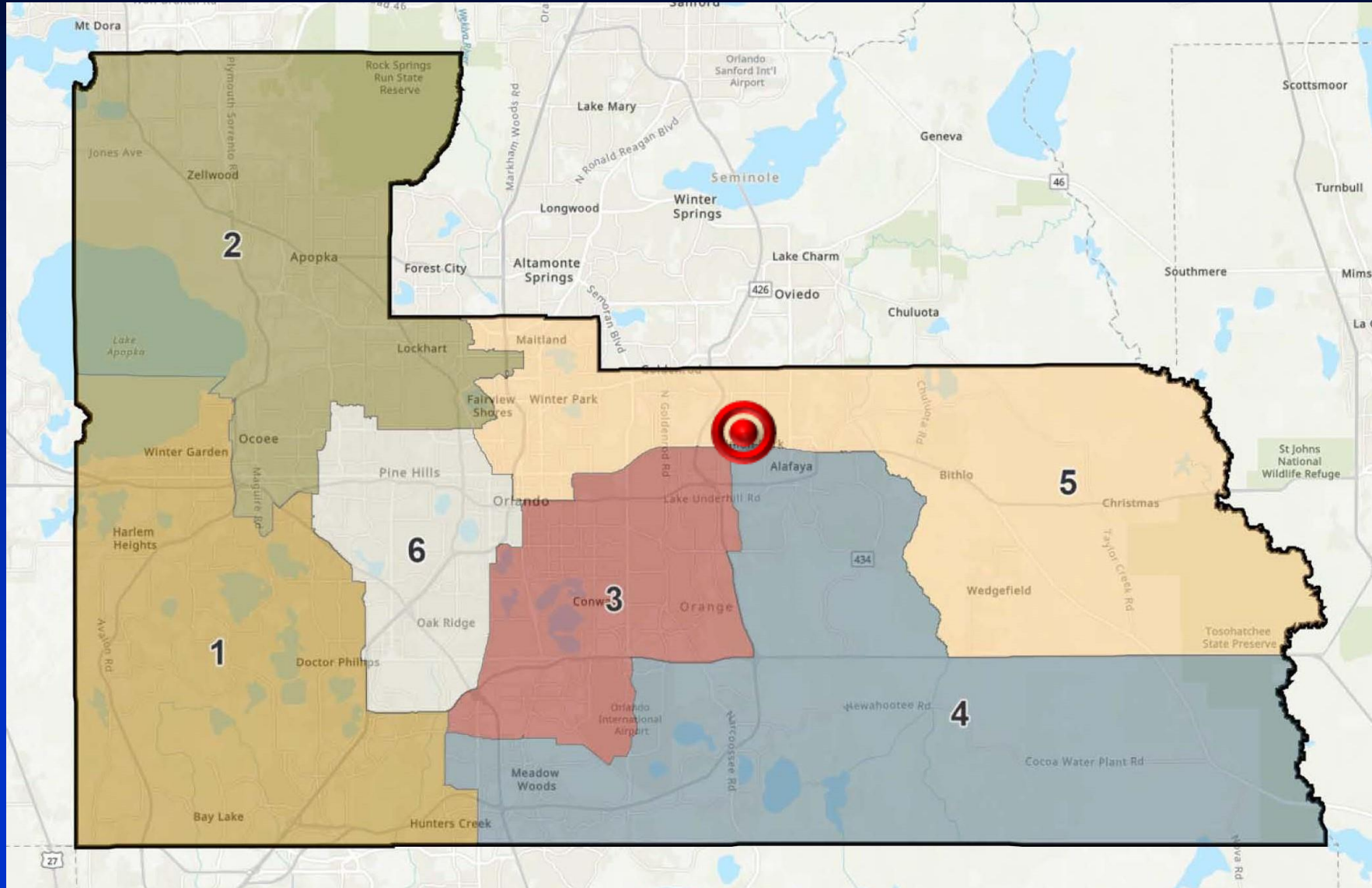
Acreage: 0.87 gross acre

District: 5

Proposed Use: Up to twelve (12) single-family attached residential dwelling units (townhomes)



LOCATION MAP



Aerial Map

ECONLOCKHATCHEE

Little Econlockhatchee River



N DEAN RD

E COLONIAL DR



Aerial Map

GLENMONT LN

WESTFALL DR

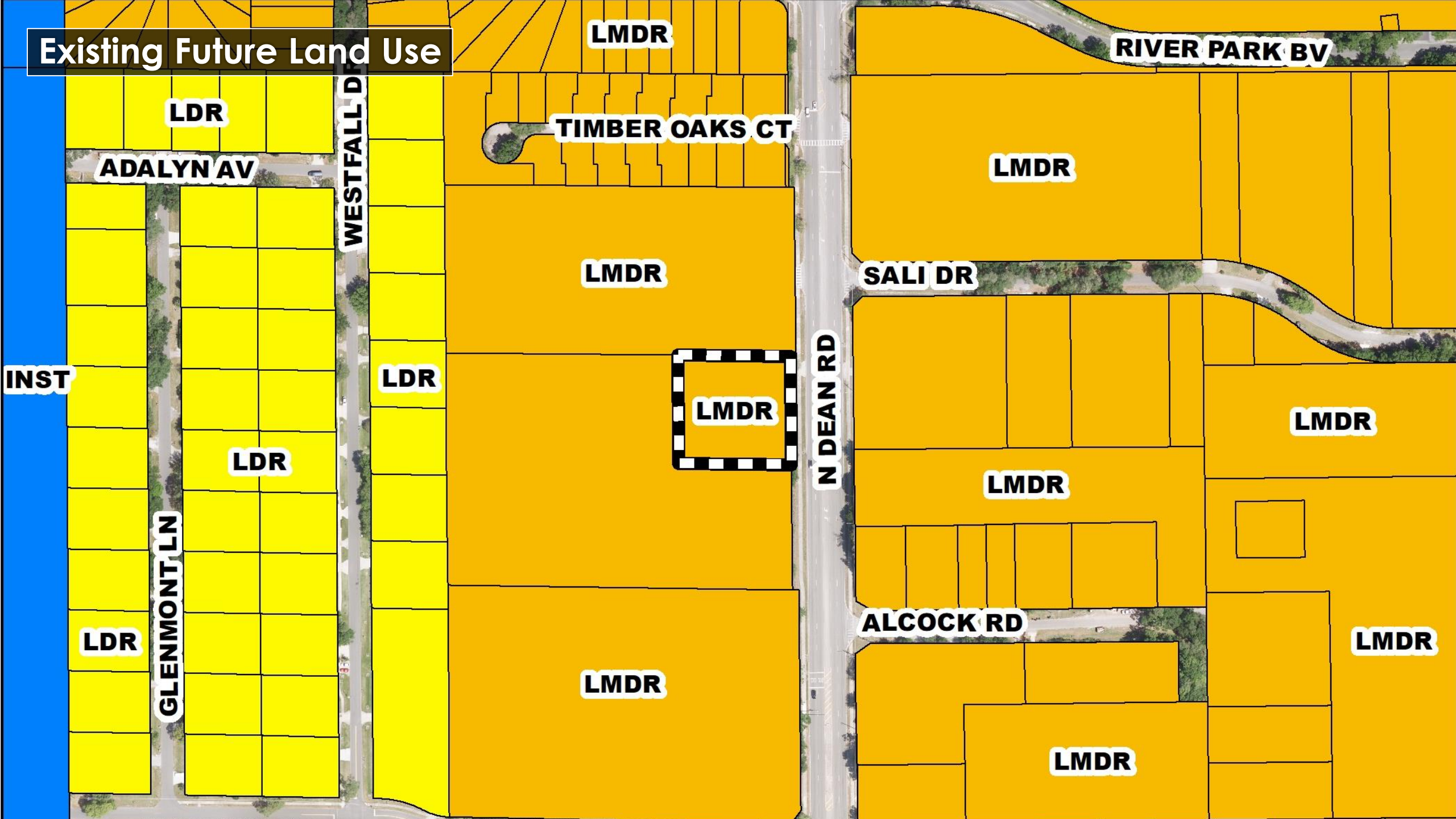
TIMBER OAKS CT

N DEAN RD

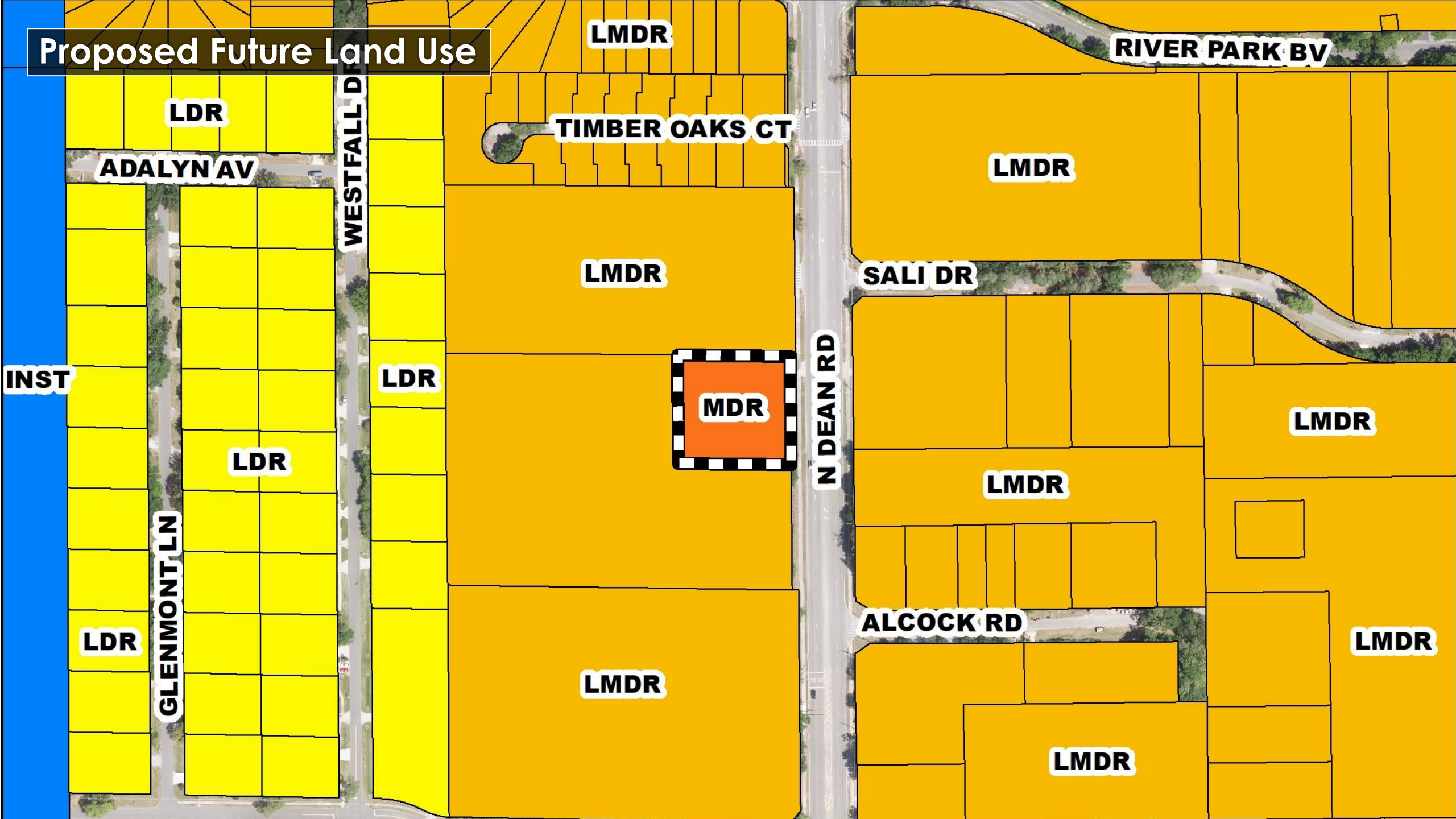
SALI DR

ALCOCK RD

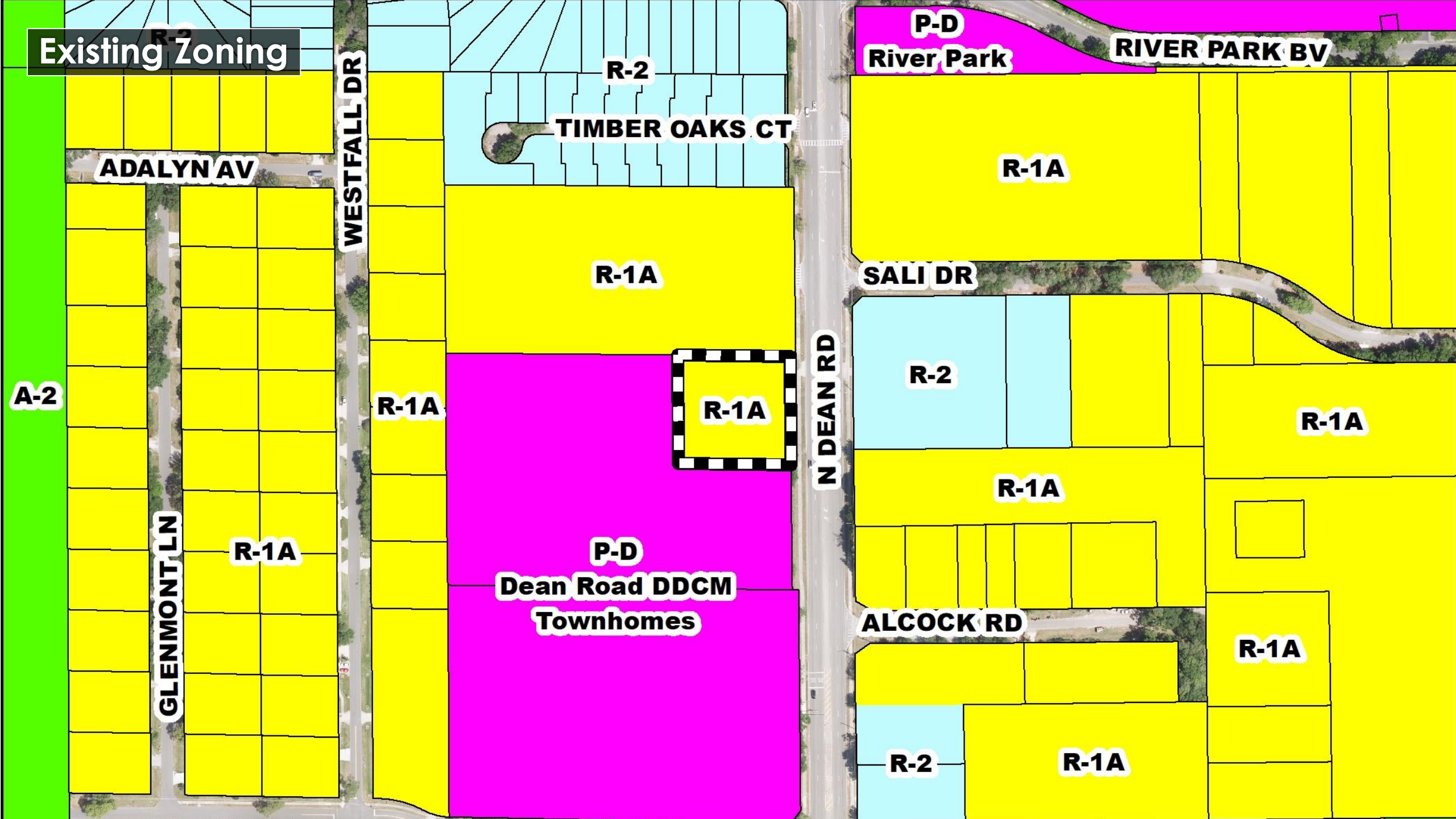
Existing Future Land Use



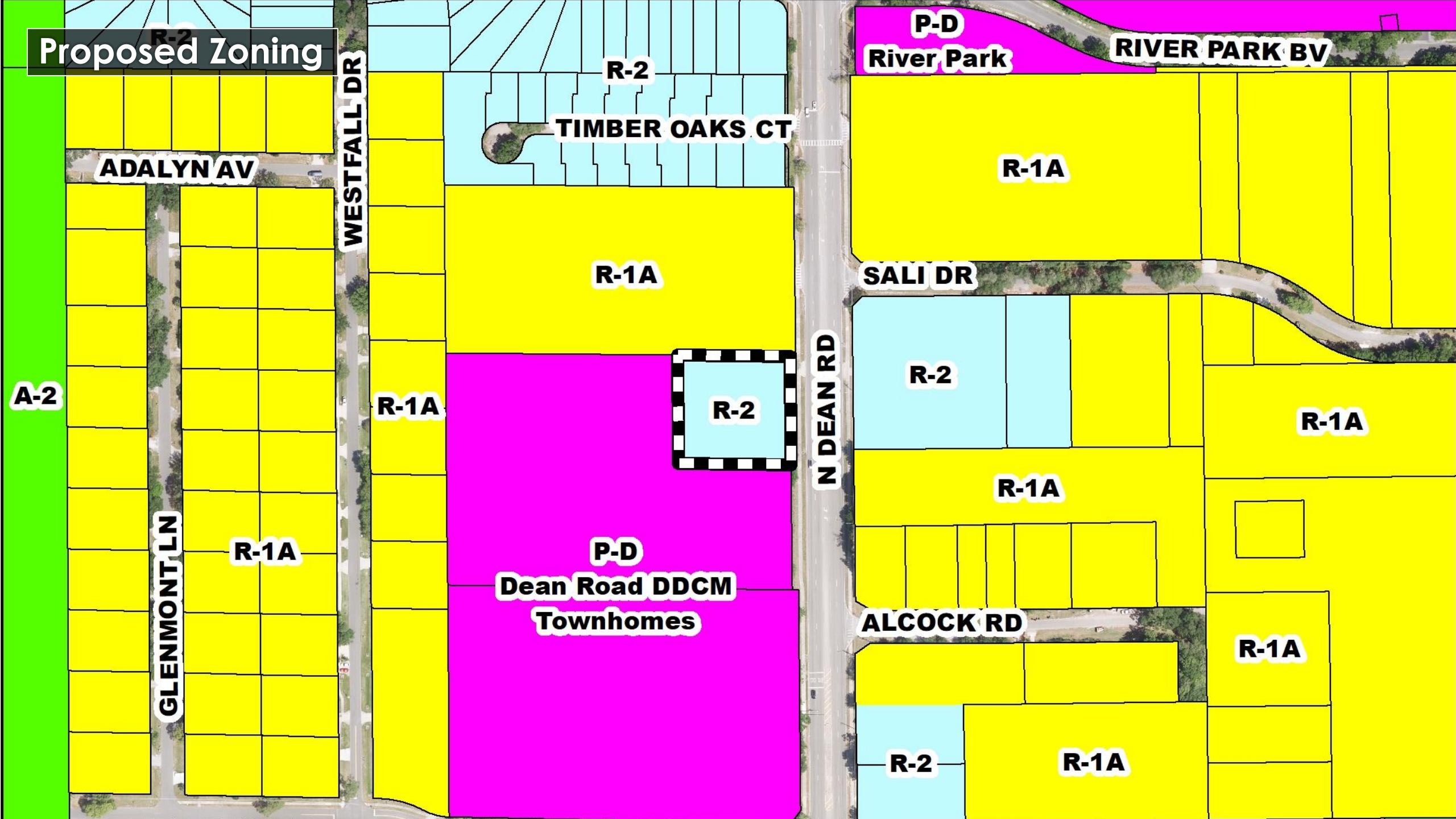
Proposed Future Land Use



Existing Zoning



Proposed Zoning





Community Meeting Summary

March 5, 2025

Union Park Middle School

- **Attendance – 6 Residents**

- **Concern for:**
 - **Drainage and flooding**



Recommended Action

SS-25-01-070:

ADOPT

Ordinance:

APPROVE

RZ-25-01-070:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and:**
 - **ADOPT the requested Medium Density Residential (MDR) Future Land Use;**
 - **APPROVE the associated ordinance; and**
 - **APPROVE the requested R-2 (Residential District) zoning.**

Aerial Map

ADALYN AV

WESTFALL DR

TIMBER OAKS CT

RIVER PARK BV

SALI DR

N DEAN RD

ALCOCK RD

GLENMONT LN



Aerial Map

ECONLOCKHATCHEE

Little Econlockhatchee River



N DEAN RD

E COLONIAL DR