



Amendments 2022-2-A-4-1 & 2022-2-B-FLUE-4

- Agent:** Abdul Alkadry, Harris Civil Engineers, LLC
- Owner:** OC-IB II Property Owner, LLC
- From:** Planned Development – Medium Density Residential / Commercial / Office (PD-MDR/C/O) (Senior Adult Housing)
- To:** Planned Development – Medium-High Density Residential / Commercial / Office (PD-MHDR/C/O)
- Acreage:** 202.44 gross acres (60.89 net acres)
- Proposed Use:** Up to 1,354 Multi-Family dwelling units and 263,480 square feet of commercial and office uses.



Amendment 2022-2-B-FLUE-4

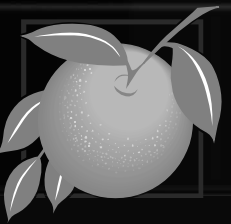
Request:

Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum intensities and densities for the development.



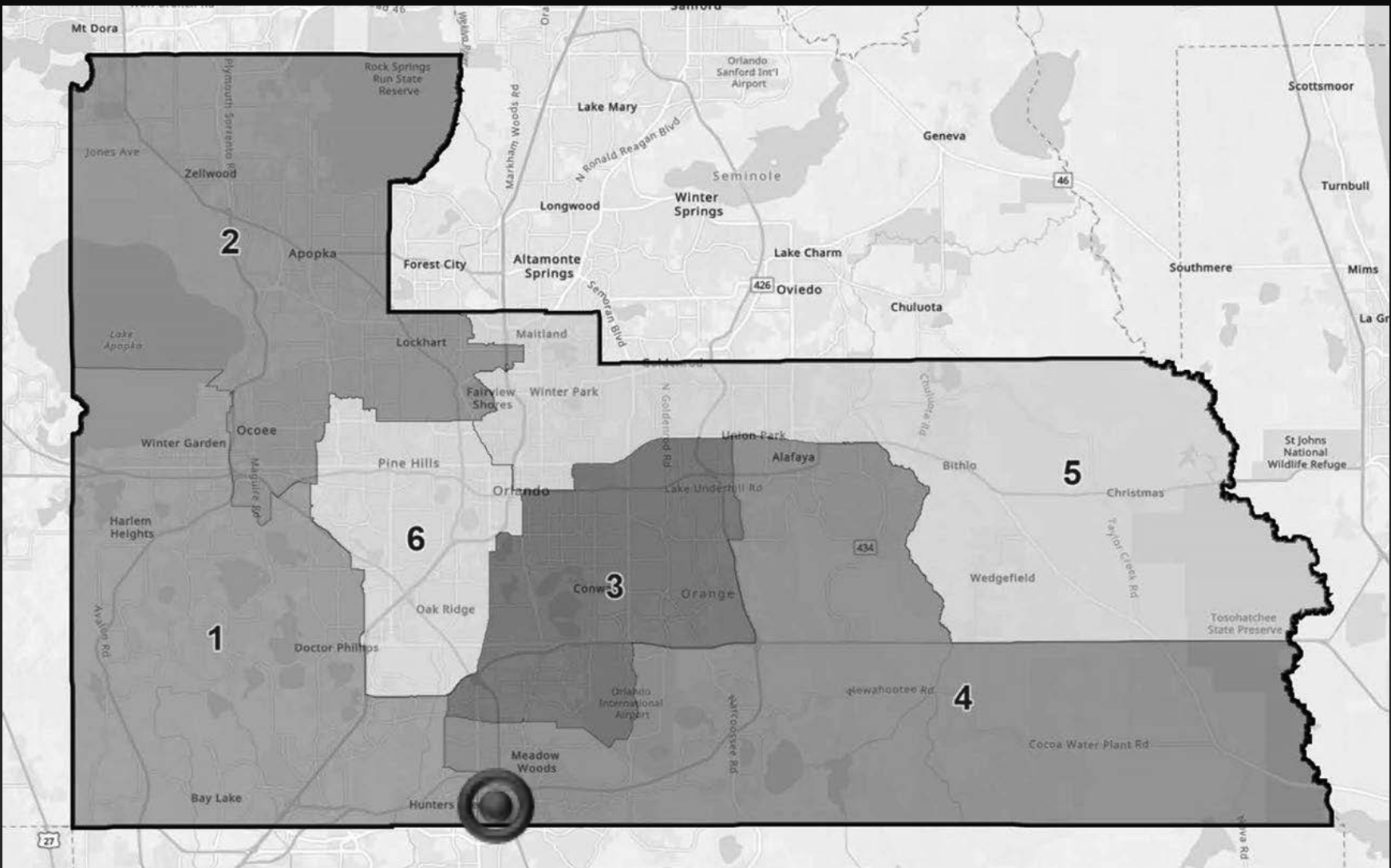
2022-2 Regular Cycle Amendment Process

- **Transmittal public hearings**
 - LPA – June 16, 2022
 - BCC – July 12, 2022
- **State and regional agency comments**
 - No comments
- **Adoption public hearings**
 - LPA – October 20, 2022
 - BCC – June 20, 2023



Amendment 2022-2-A-4-1

Location



Aerial Photo



HUNTERS

S. ORANGE BLOSSOM TRL

S. ORANGE AVE

FLORIDA'S TURNPIKE

ORANGE COUNTY/OSCEOLA COUNTY LINE

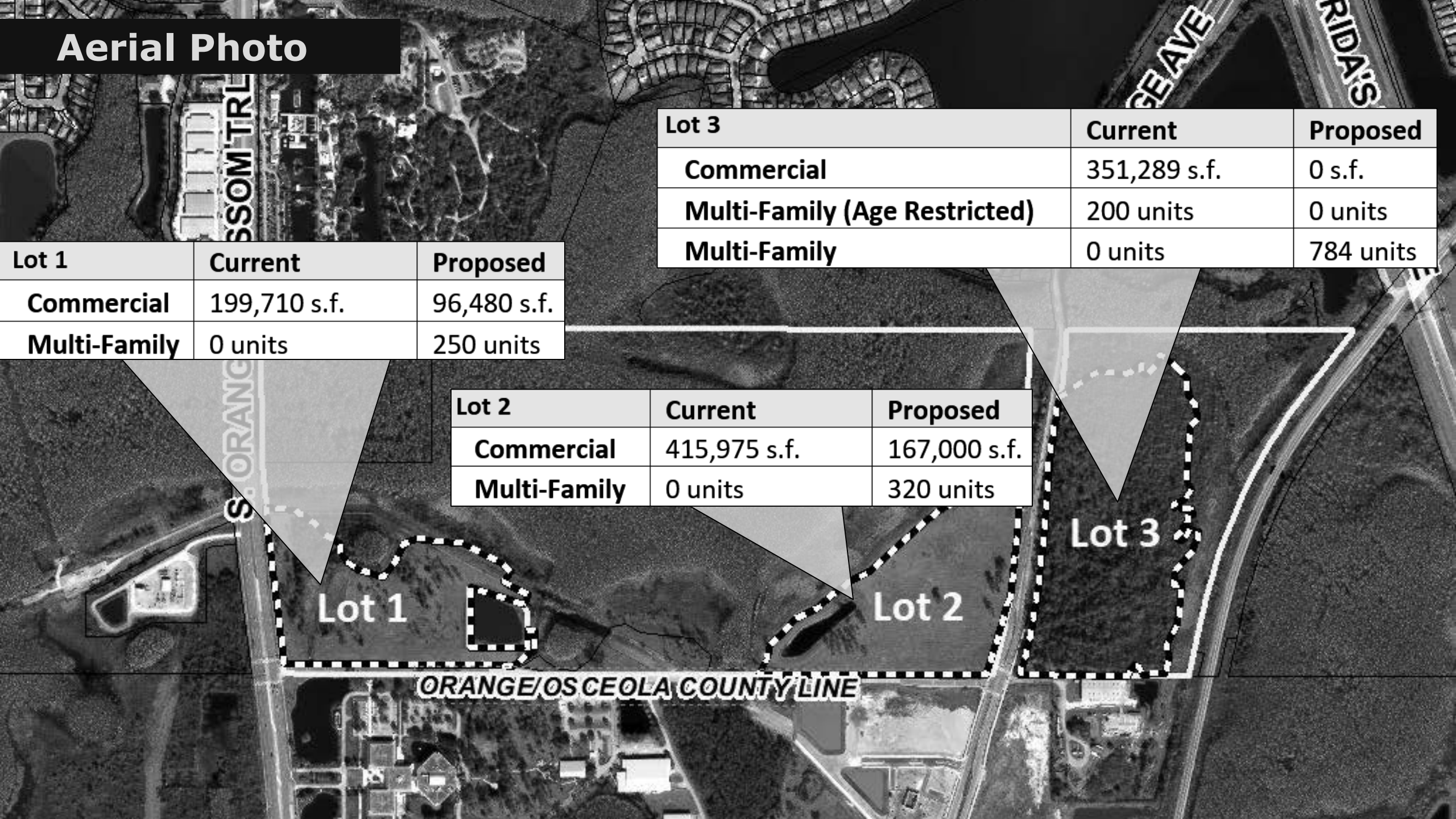
Tupperware Sunrail Station

Aerial Photo

Lot 1	Current	Proposed
Commercial	199,710 s.f.	96,480 s.f.
Multi-Family	0 units	250 units

Lot 3	Current	Proposed
Commercial	351,289 s.f.	0 s.f.
Multi-Family (Age Restricted)	200 units	0 units
Multi-Family	0 units	784 units

Lot 2	Current	Proposed
Commercial	415,975 s.f.	167,000 s.f.
Multi-Family	0 units	320 units



Lot 1

Lot 2

Lot 3

ORANGE/OSCEOLA COUNTY LINE

S. ORANGE

SE AVE

RIDA'S

Aerial Photo

TOTAL	Current	Proposed
Commercial	966,975 s.f.	263,480 s.f.
Multi-Family	200 units (age restricted)	1,354 units

S. ORANGE BLOSSOM TRL

ORANGE AVE

FLORIDA'S TURNPIKE

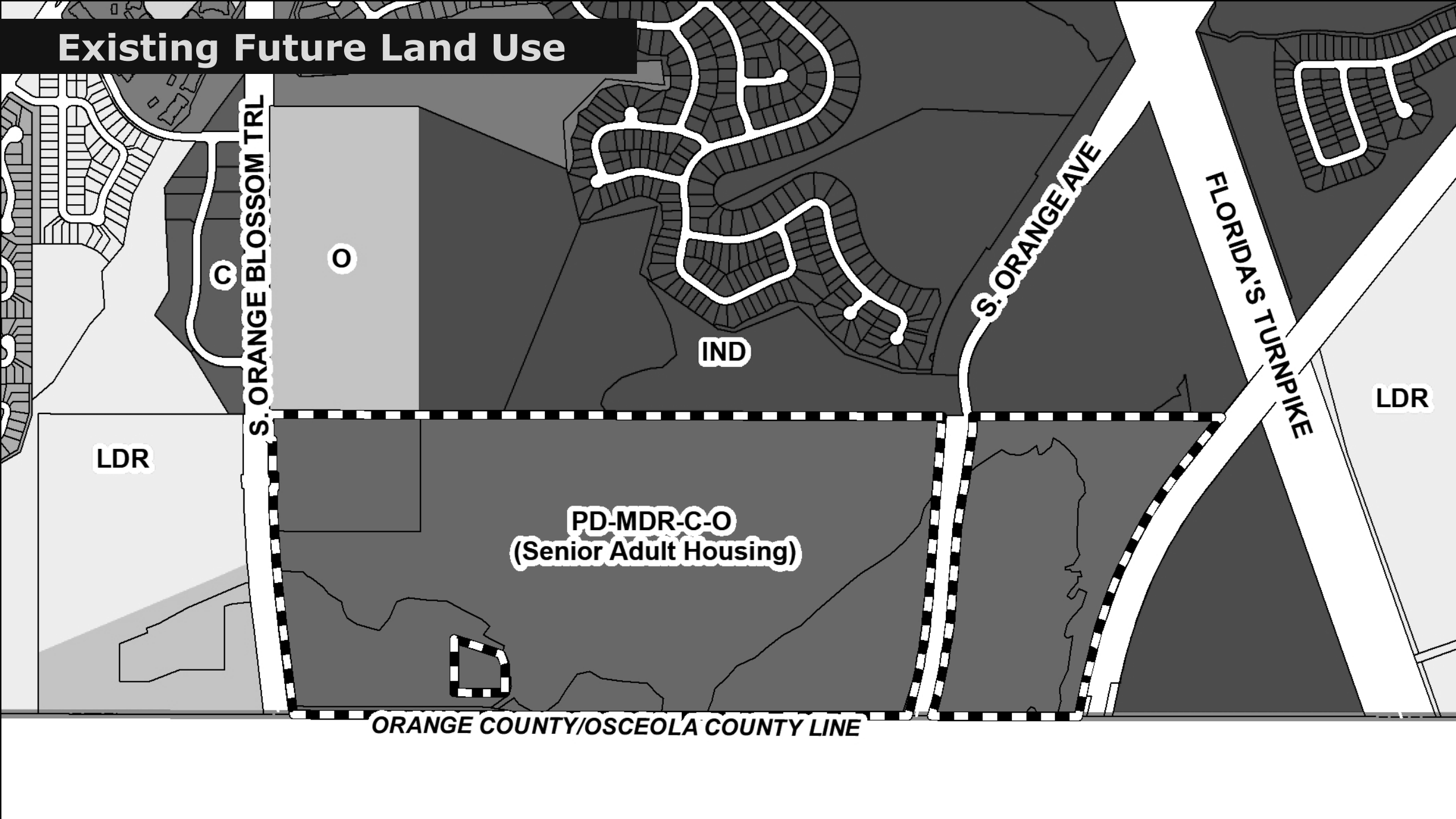
Lot 1

Lot 2

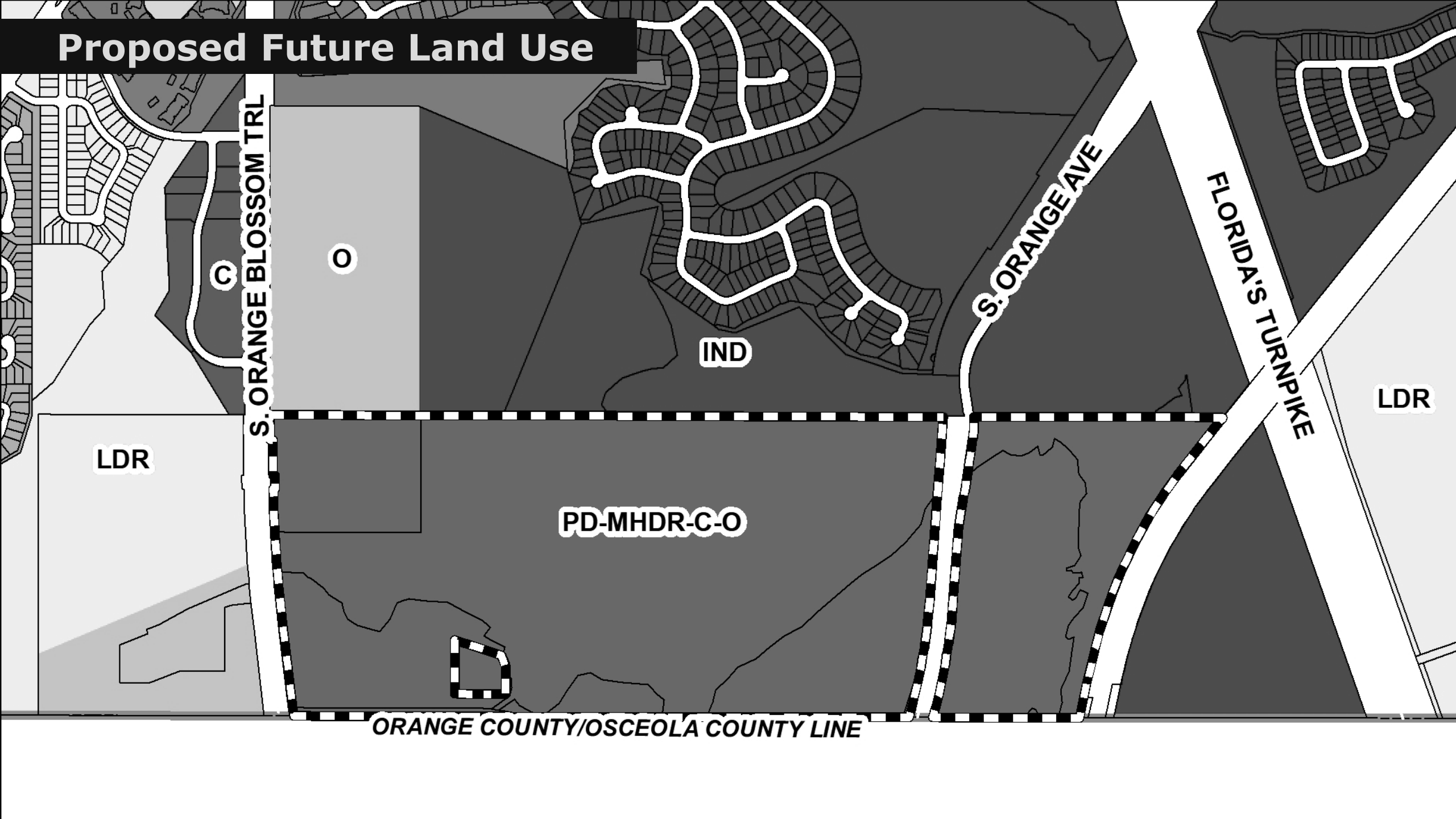
Lot 3

ORANGE/OSCEOLA COUNTY LINE

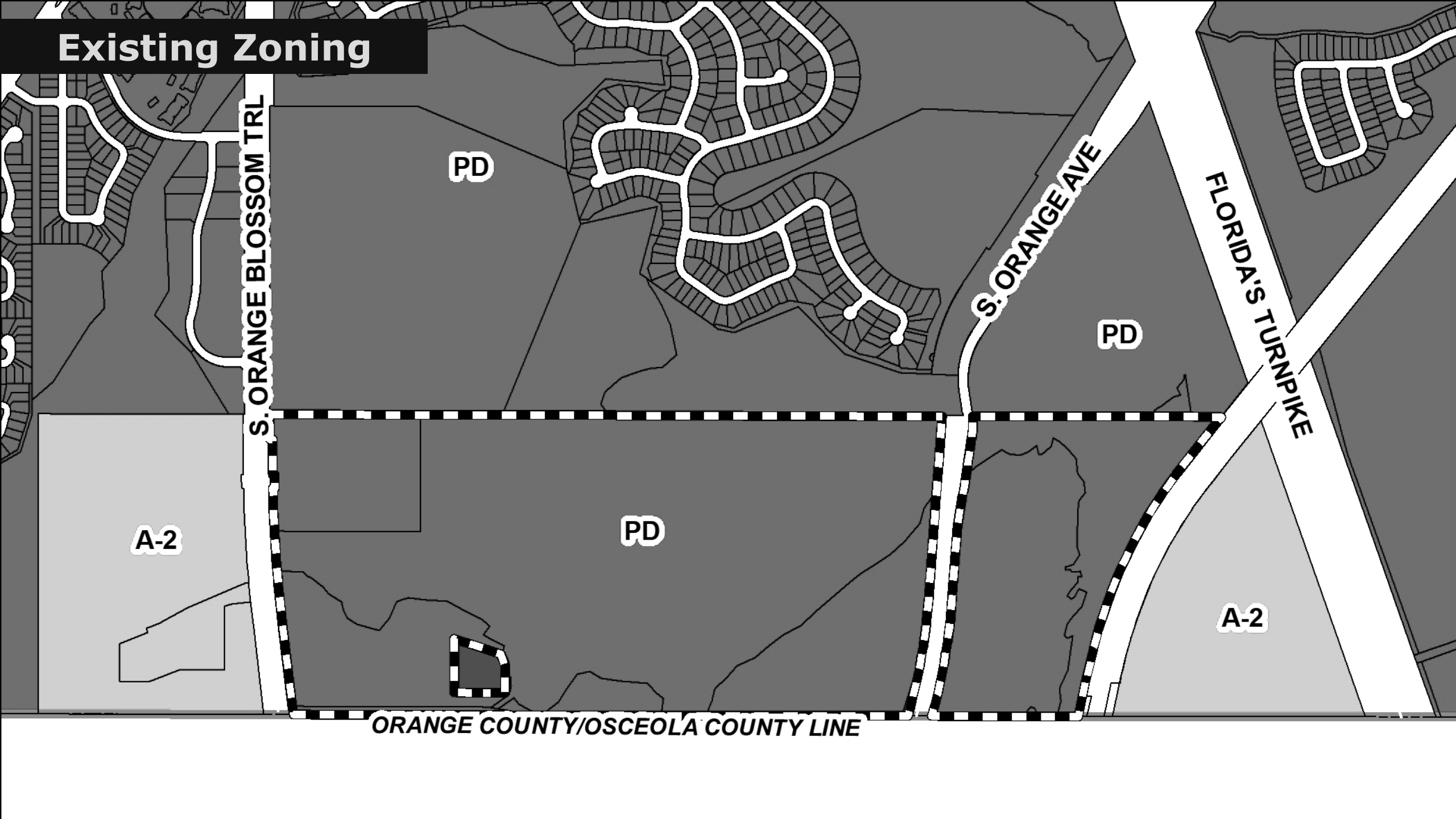
Existing Future Land Use



Proposed Future Land Use



Existing Zoning



PD

PD

A-2

PD

A-2

ORANGE COUNTY/OSCEOLA COUNTY LINE

S. ORANGE BLOSSOM TRL

S. ORANGE AVE

FLORIDA'S TURNPIKE



Community Meeting Summary

May 18, 2022

Hunter's Creek Elementary

- **Attendance – 25 Residents**

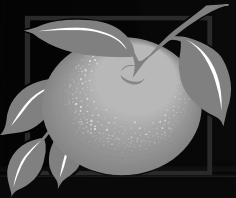
- **Concerns:**

- **Traffic**

- **Noise**

- **School Impacts**

- **Wildlife Impacts**



Recommended Action

2022-2-A-4-1:

ADOPT

2022-2-B-FLUE-4:

ADOPT

Ordinance:

APPROVE

CDR-22-10-306:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment 2022-2-A-4-1, Planned Development – Medium Density Residential / Commercial / Office (PD-MDR/C/O) (Senior Adult Housing) to Planned Development – Medium-High Density Residential / Commercial / Office (PD-MHDR/C/O) and Amendment 2022-2-B-FLUE-4 to include the development program in Future Land Use Element Policy FLU 8.1.4;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the PD Substantial Change to the Tupperware Heights Planned Development / Land Use Plan (PD/LUP), dated “Received March 10, 2023, subject to twenty-two (22) conditions.**



Amendments 2023-1-A-1-3 & 2023-1-B-FLUE-7

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

Owner: **Gissy Holdings I-Drive Property, LLC, David A. Siegel**

From: **Activity Center Mixed Use (ACMU)**

To: **Planned Development – Commercial / High Density Residential (PD-C/HDR)**

Acreage: **57.84 gross acres (53.88 net acres)**

Proposed Use: **Mixed-use development of 200 hotel rooms, 470,000 square feet of commercial retail uses, and 2,882 multifamily units.**

Waiver: **Building height of 300 feet in lieu of 60 feet.**



Amendment 2023-1-B-FLUE-7

Request: **Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum intensities and densities for the development.**

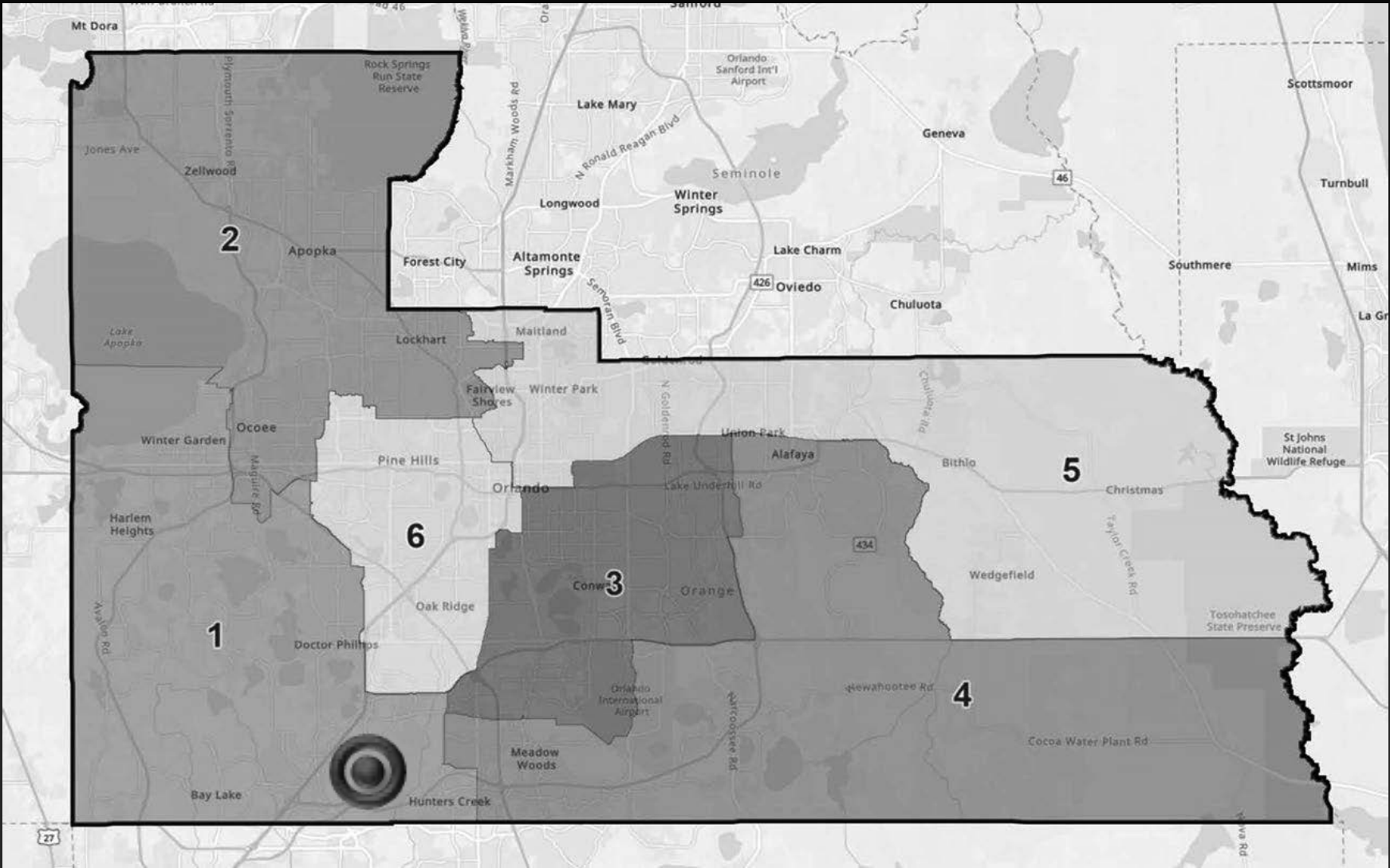


2023-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
 - LPA – January 19, 2023
 - BCC – February 21, 2023
- **State and regional agency comments**
 - No comments
- **Adoption public hearings**
 - LPA – May 18, 2023
 - BCC – June 20, 2023



Amendment 2023-1-A-1-3 & 2023-1-B-FLUE-7



Aerial Photo



LAKE BRYAN BEACH BV

INTERNATIONAL DR

WORLD CENTER DR

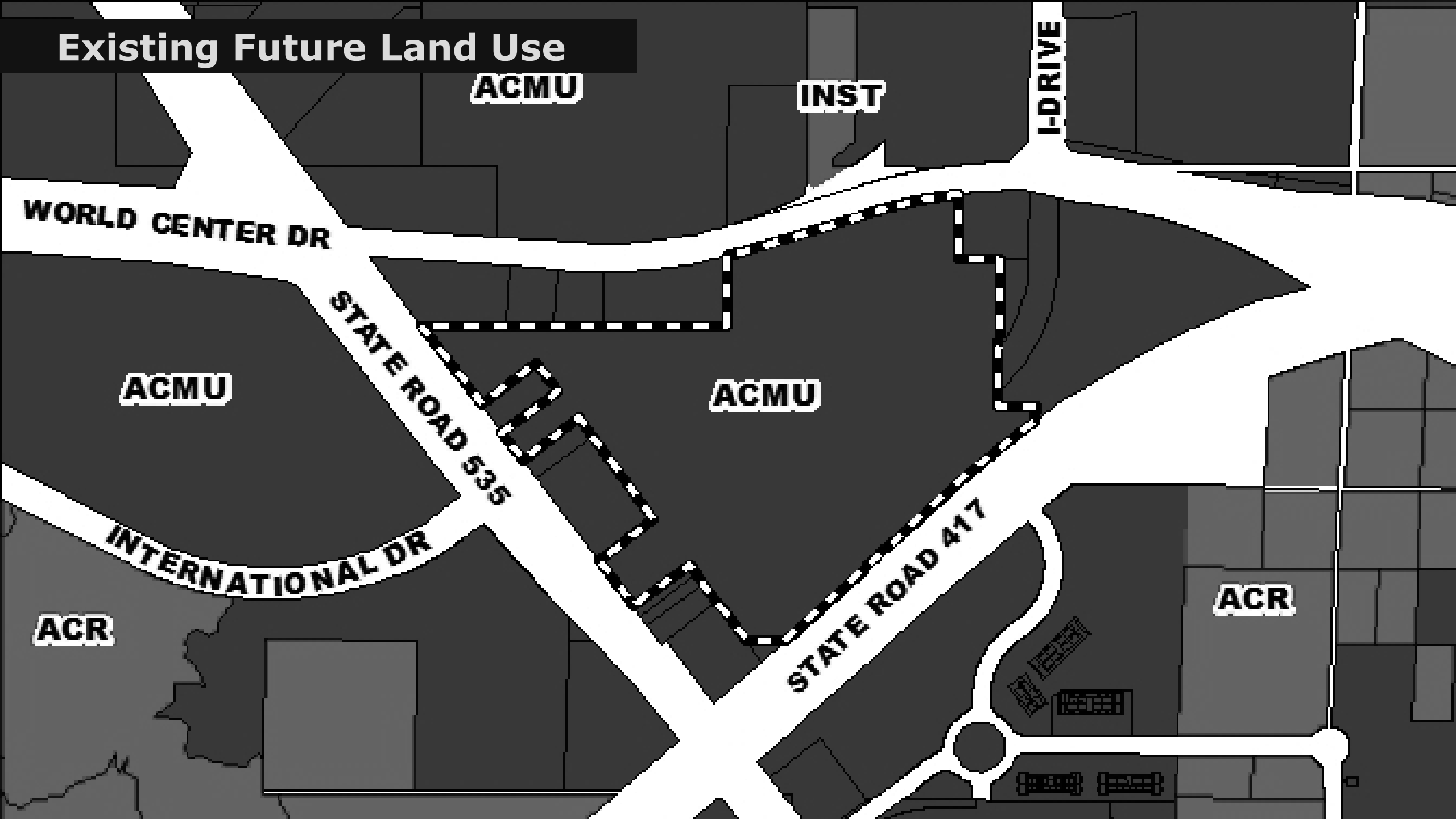
STATE ROAD 535

INTERNATIONAL DR

STATE ROAD 417

POINCIANA BV

Existing Future Land Use



ACMU

INST

I-DRIVE

WORLD CENTER DR

STATE ROAD 535

ACMU

ACMU

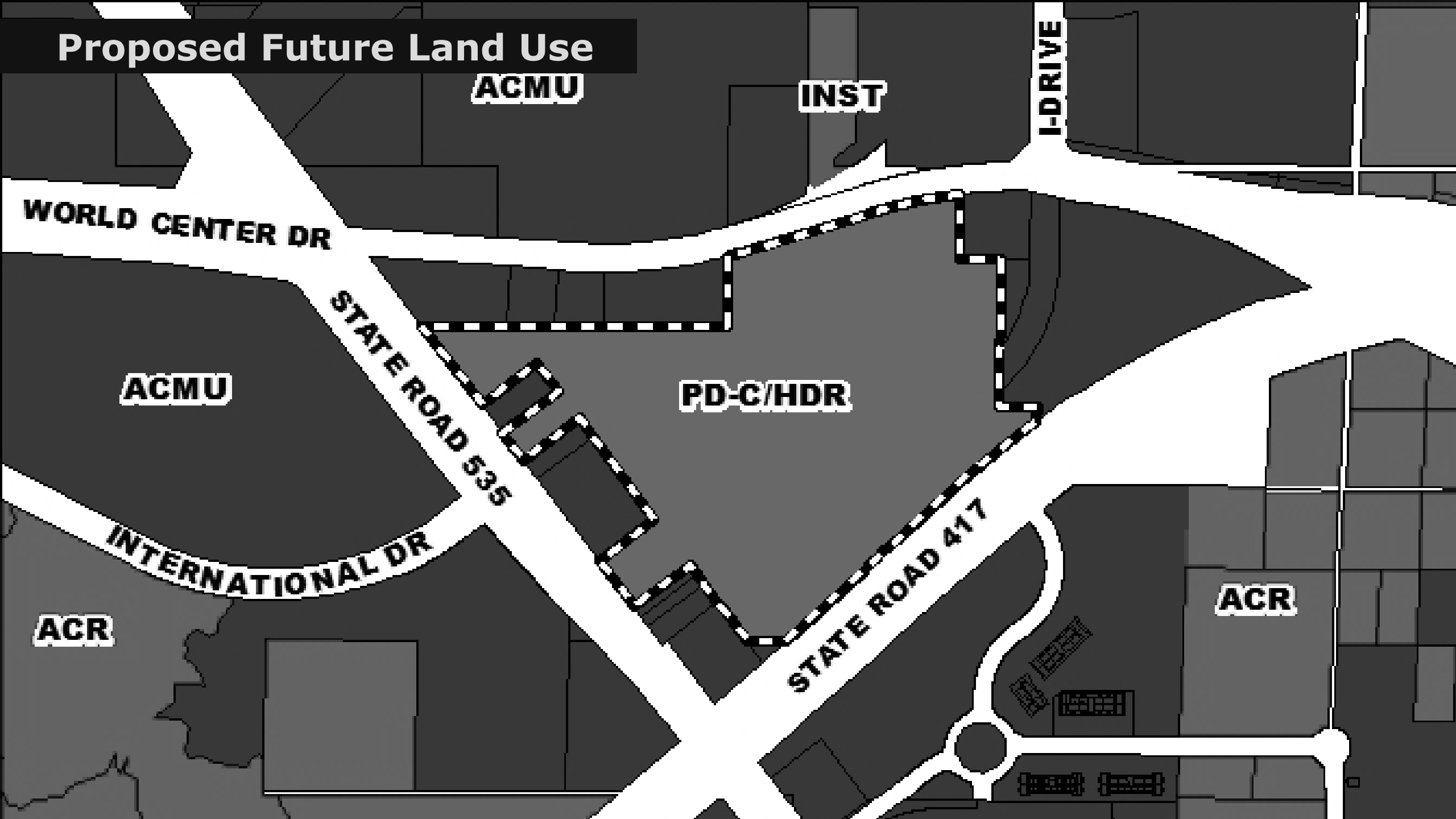
INTERNATIONAL DR

STATE ROAD 417

ACR

ACR

Proposed Future Land Use



ACMU

INST

I-DRIVE

WORLD CENTER DR

ACMU

STATE ROAD 535

PD-C/HDR

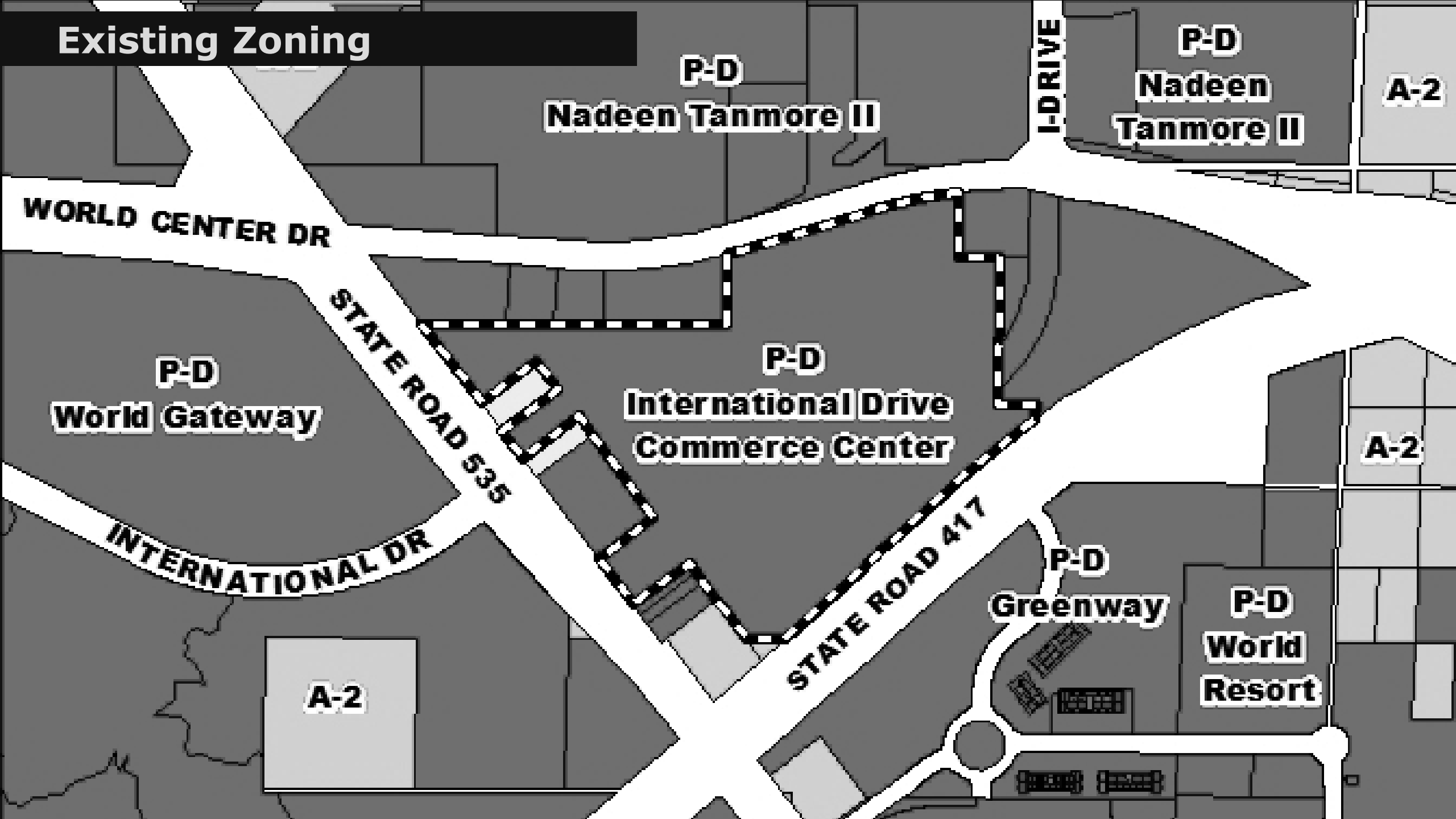
INTERNATIONAL DR

ACR

STATE ROAD 417

ACR

Existing Zoning



P-D
Nadeen Tanmore II

P-D
Nadeen Tanmore II

A-2

WORLD CENTER DR

I-DRIVE

STATE ROAD 535

P-D
International Drive Commerce Center

A-2

P-D
World Gateway

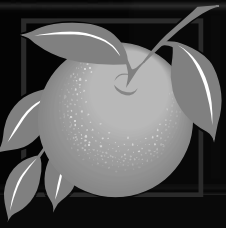
INTERNATIONAL DR

STATE ROAD 417

P-D
Greenway

P-D
World Resort

A-2



Recommended Action

2023-1-A-1-3:

ADOPT

2023-1-B-FLUE-7:

ADOPT

Ordinance:

APPROVE

CDR-22-11-333:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment 2023-1-A-1-3, Activity Center Mixed Use (ACMU) to Planned Development – Commercial / High Density Residential (PD-C/HDR) and Amendment 2023-1-B-FLUE-7 to include the development program in Future Land Use Element Policy FLU 8.1.4;**
- **APPROVE the associated Ordinance; and**
- **APPROVE the PD Substantial Change CDR-22-11-333 to the International Commerce Center Planned Development / Land Use Plan (PD/LUP), dated “Received May 16, 2023, subject to twenty-three (23) conditions.**



Amendment 2023-1-A-4-2

Agent: Jim Hall, HDSi

Owner: Sbegc, LLC

From: Parks and Recreation/Open Space (PR/OS)

To: Low Density Residential (LDR)

Acreage: 40.12 gross acres / 40.12 net acres (no wetlands)

Proposed Use: Up to 125 single-family residences



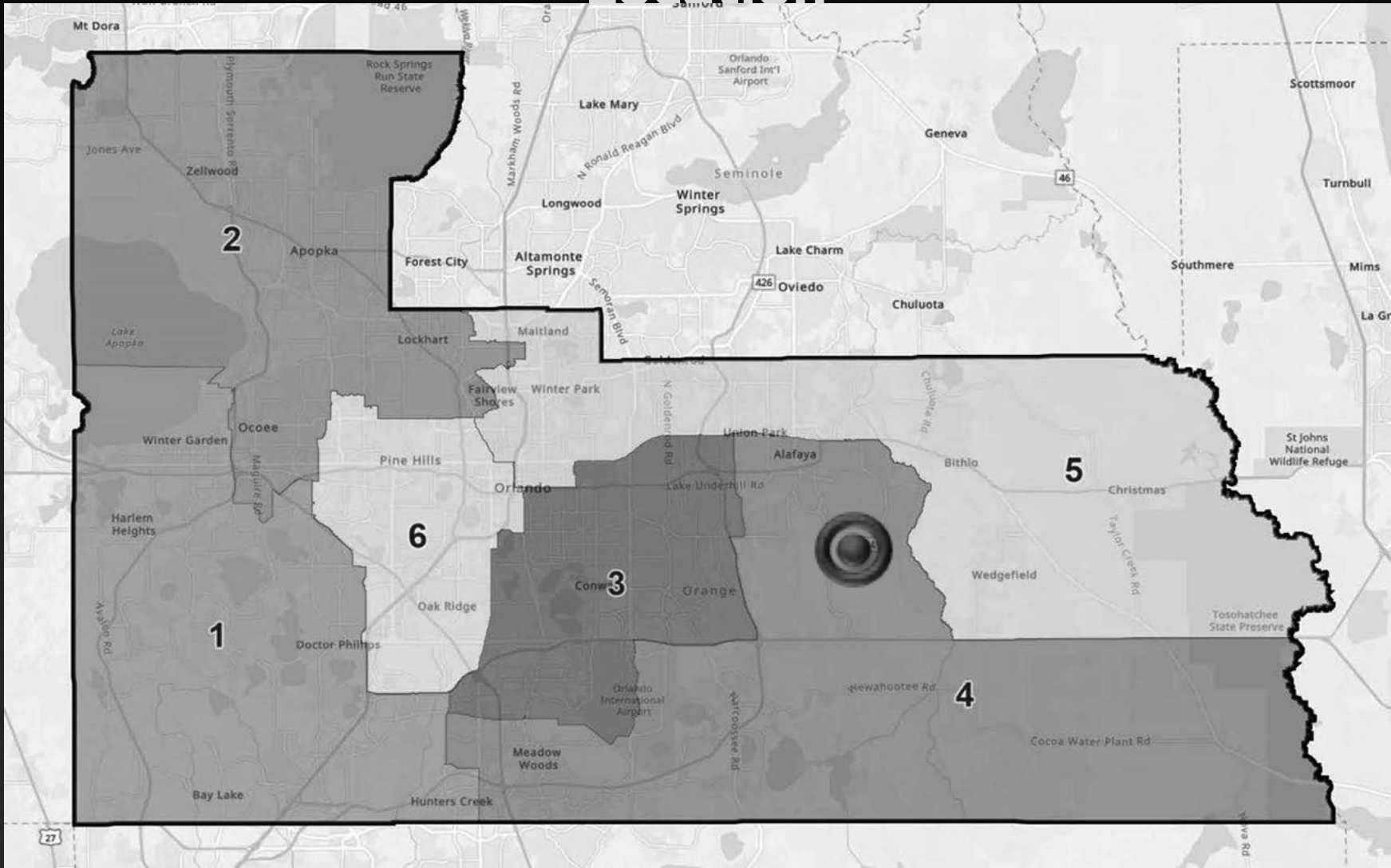
2023-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
 - LPA – January 19, 2023
 - BCC – February 21, 2023
- **State and regional agency comments**
 - No comments
- **Adoption public hearings**
 - LPA – May 18, 2023
 - BCC – June 20, 2023



Amendment 2023-1-A-4-2

Location



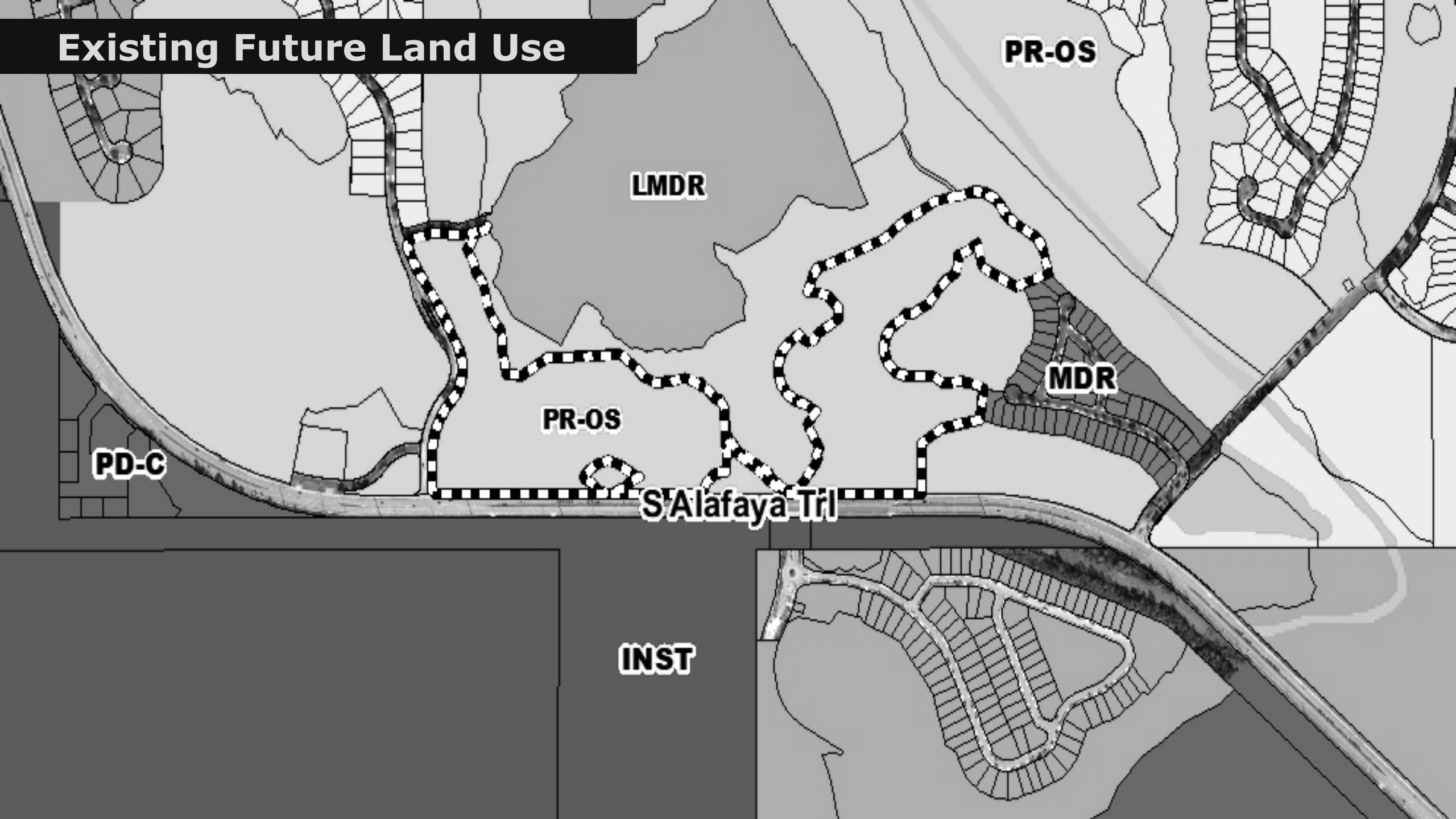
Aerial Photo

NORTHAMPTON AVE

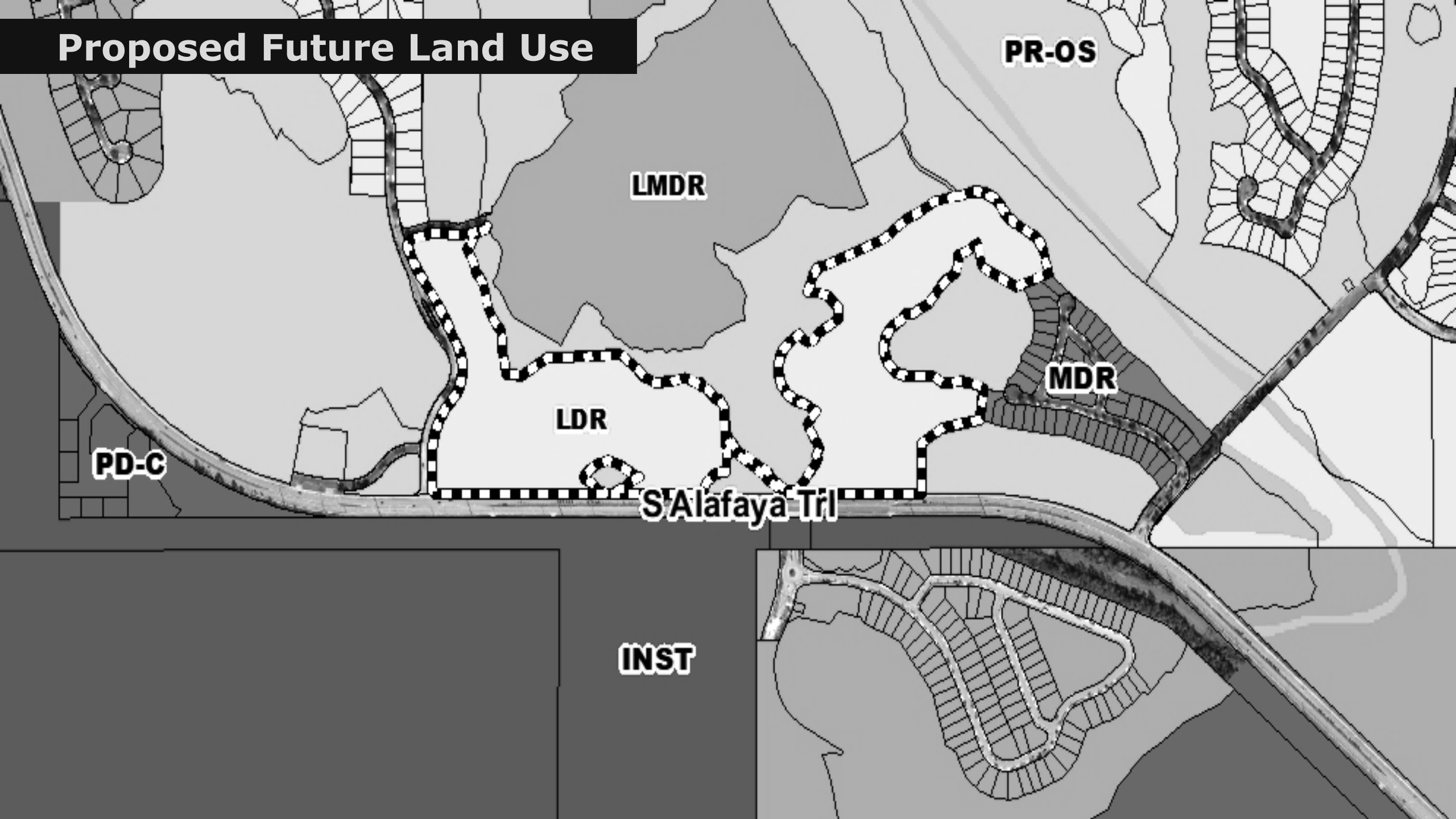
S ALAFAYA TL



Existing Future Land Use



Proposed Future Land Use



Existing Zoning

**P-D
Stoneybrook**

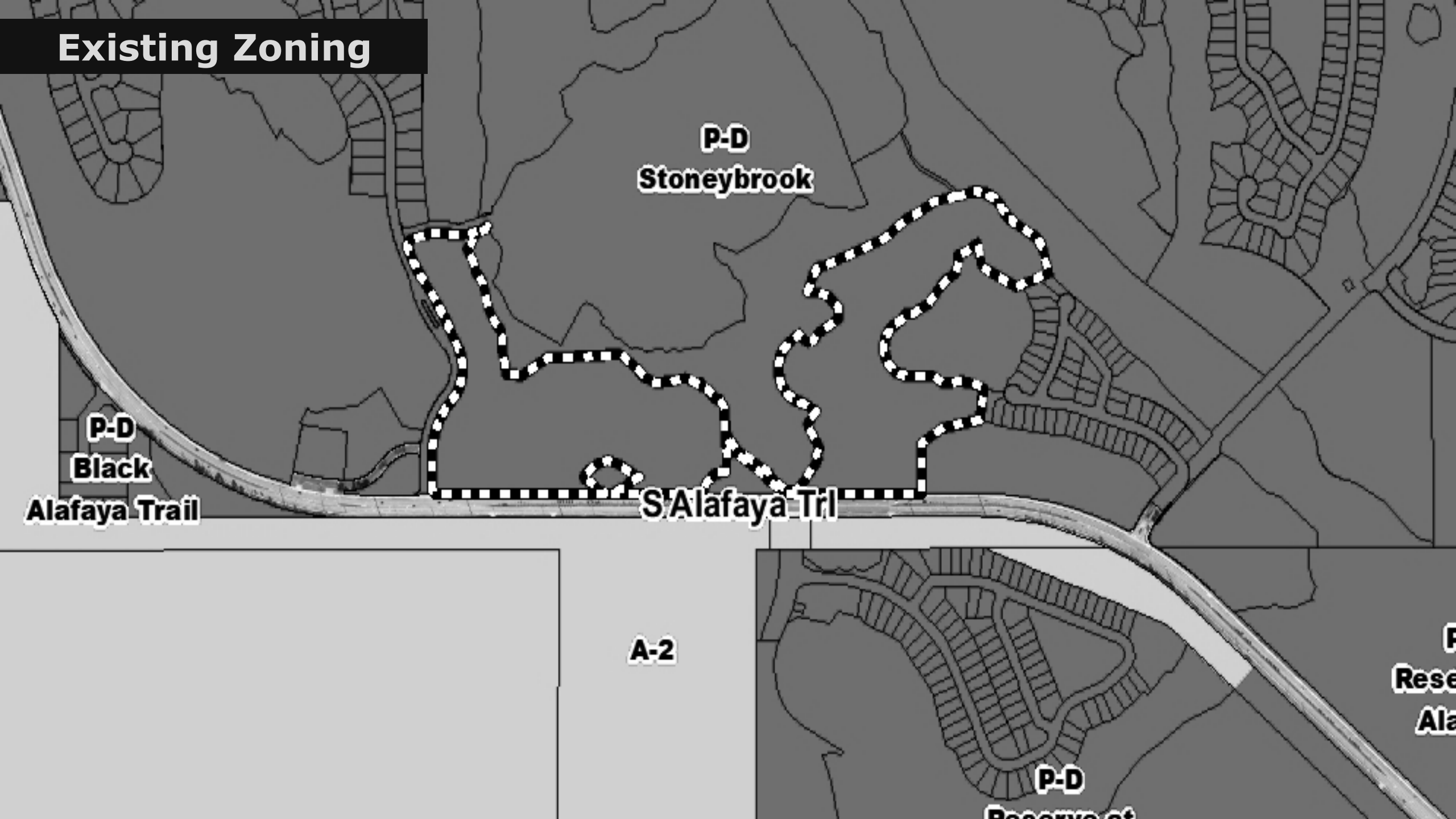
**P-D
Black
Alafaya Trail**

S Alafaya Trl

A-2

**P-D
Reserve of
Alafaya**

**P
Rese
Ala**





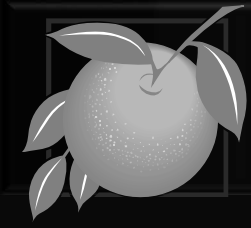
Community Meeting Summary

December 14, 2022

Avalon Middle School

- **Attendance – 60 Residents**

- **Concerns:**
 - **Stormwater management**



Recommended Action

2023-1-A-4-2:

ADOPT

Ordinance:

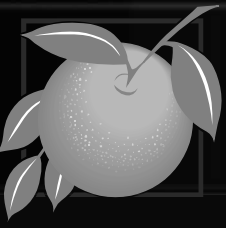
APPROVE

CDR-23-01-023:

APPROVE

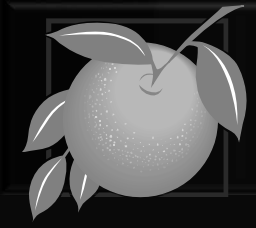
Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment 2023-1-A-4-2, Parks and Recreation / Open Space (PR-OS) to Low Density Residential (LDR);**
- **APPROVE the associated Ordinance; and**
- **APPROVE the PD Substantial Change CDR-23-01-023 to the Stoneybrook Planned Development / Land Use Plan (PD/LUP), dated "Received May 5, 2023, subject to nineteen (19) conditions.**



Amendment 2023-1-A-4-1

- Agent:** Eric Raasch, Inspire Placemaking Collective (formerly S&ME, Inc.)
- Owner:** Boggy Creek South Inc., Genesis Christian Center of Orlando Florida Inc. and Ralph Jeudy
- From:** Rural / Agricultural (R)
- To:** Planned Development - Medium-High Density Residential (PD-MHDR) and USA Expansion
- Acreage:** 17.7 acres
- Proposed Use:** Up to 360 multi-family dwelling units, and up to 10,000 square feet of Institutional uses, including churches and ancillary uses for the church.



Amendment 2023-1-B-FLUE-4

Request:

Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum intensities and densities for the development.



Amendment 2023-1-B-FLUE-8

**Request: Text amendment to Future Land Use Element Policy
FLU1.2.4 regarding allocation of additional lands to the
Urban Service Area (USA)**

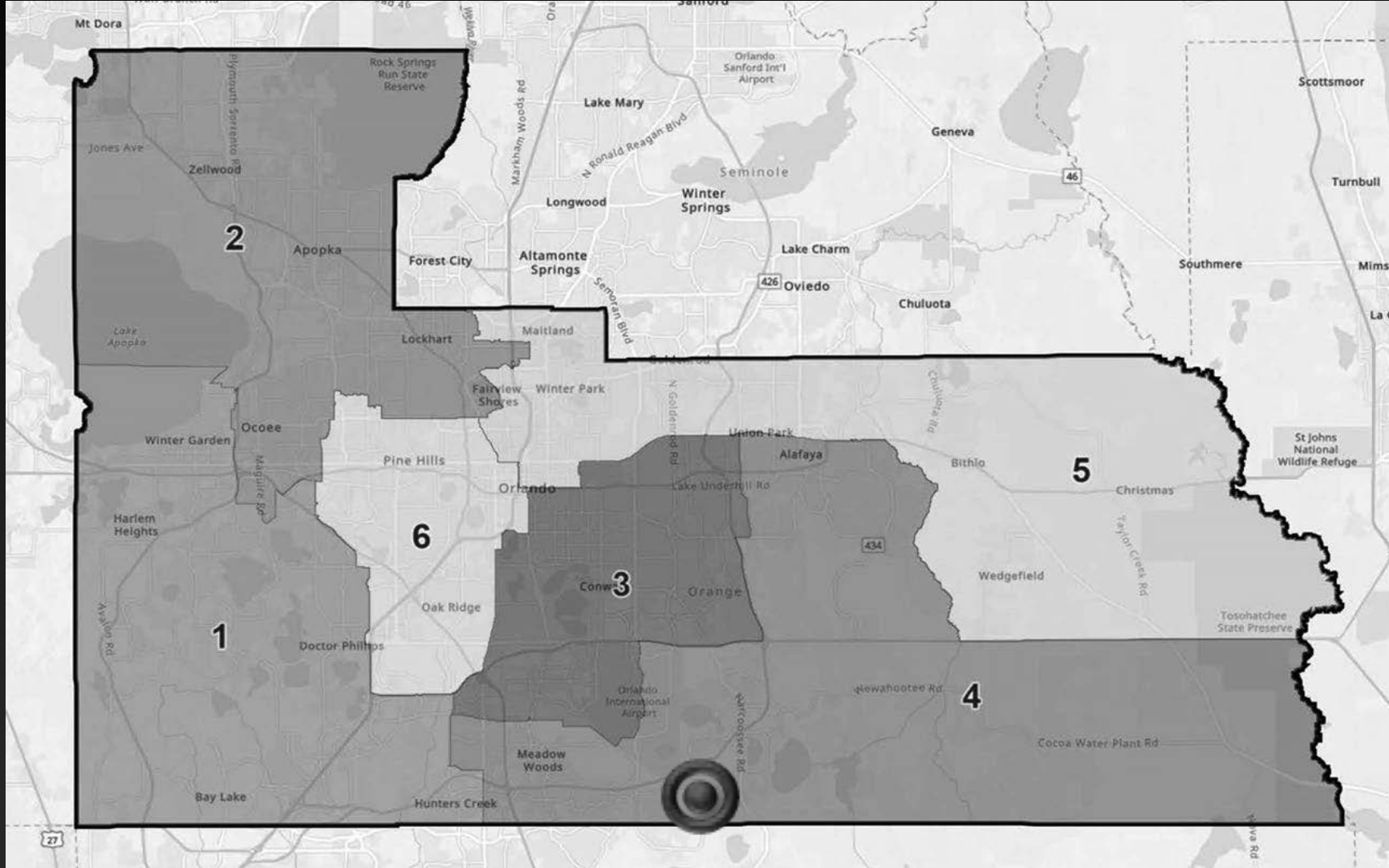


2023-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
 - LPA – January 19, 2023
 - BCC – February 21, 2023
- **State and regional agency comments**
 - No comments
- **Adoption public hearings**
 - LPA – May 18, 2023
 - BCC – June 20, 2023



Amendment 2023-1-A-4-1



Aerial Photo



STONEWYCK ST

WARD RD

HIGHCLERE ST

NEW CREEK AV

BOGGY CREEK RD

SIMPSON RD

OSCEOLA COUNTY

Existing Future Land Use

D-IND/C/O/MDR

PD-C/O/MHDR

Urban Service Area
Boundry

R

HIGHCLERE ST

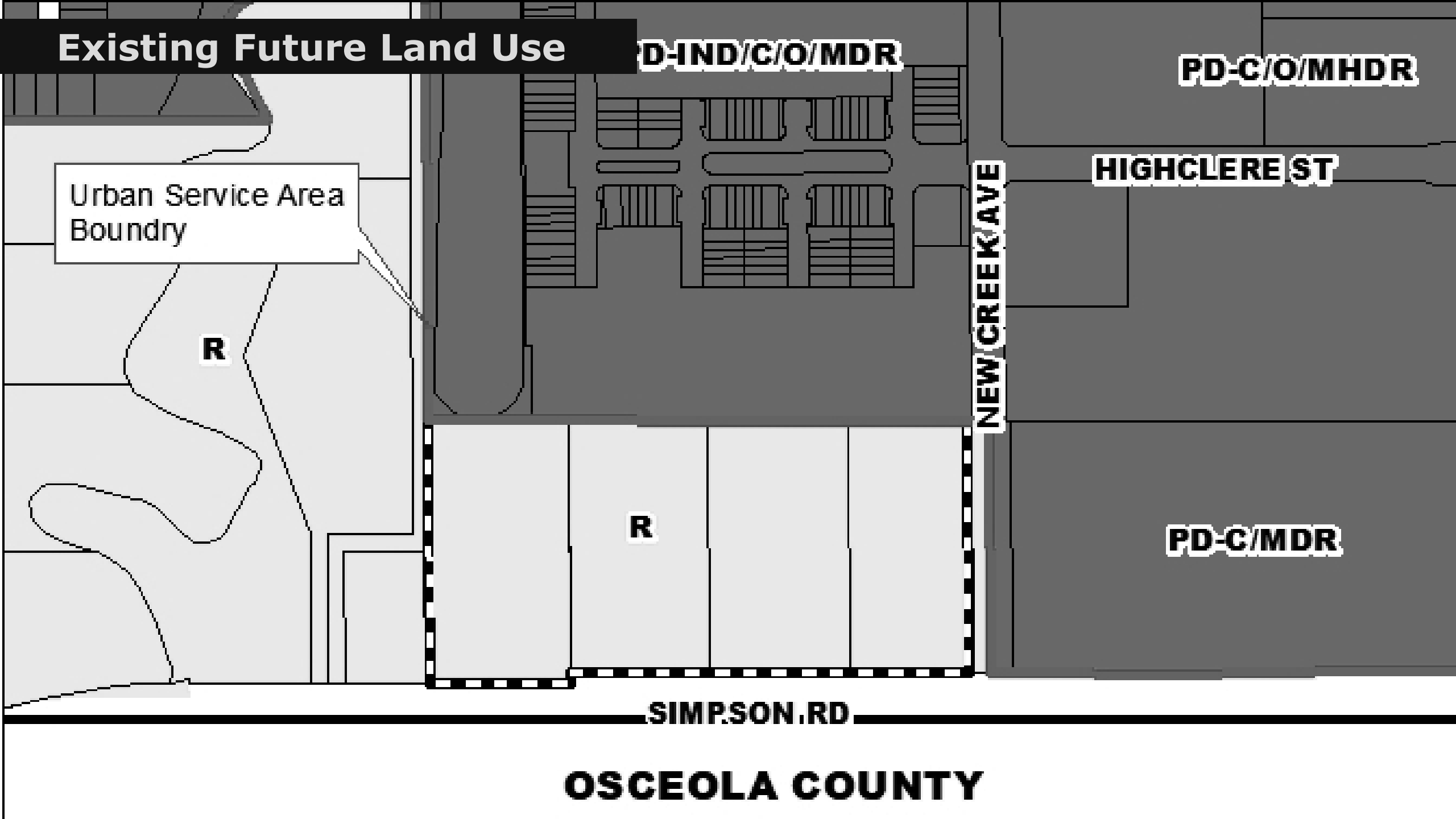
NEW CREEK AVE

R

PD-C/MDR

SIMPSON RD

OSCEOLA COUNTY



Proposed Future Land Use

D-IND/C/O/MDR

PD-C/O/MHDR

Urban Service Area
Boundry

R

HIGHCLERE ST

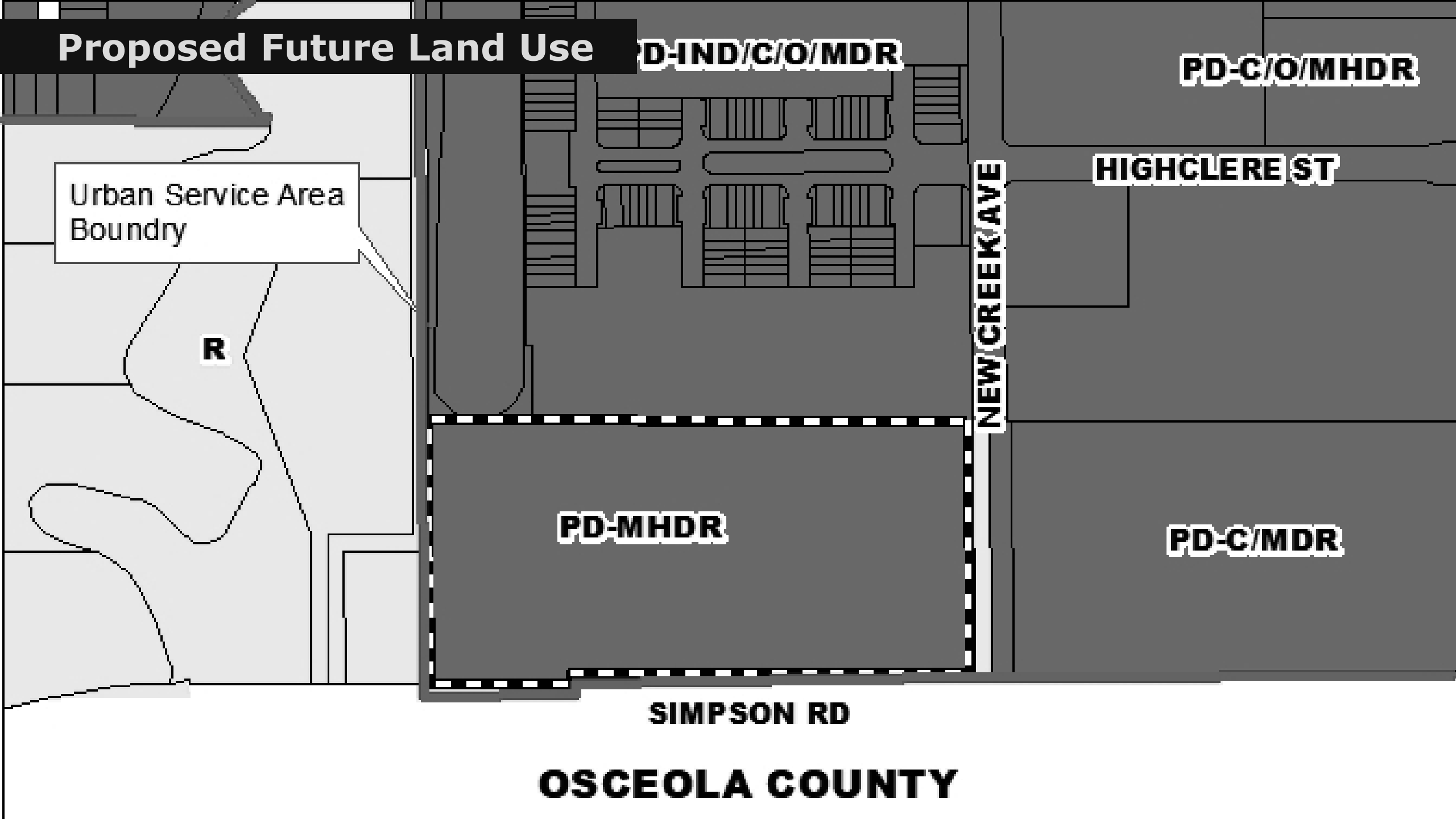
NEW CREEK AVE

PD-MHDR

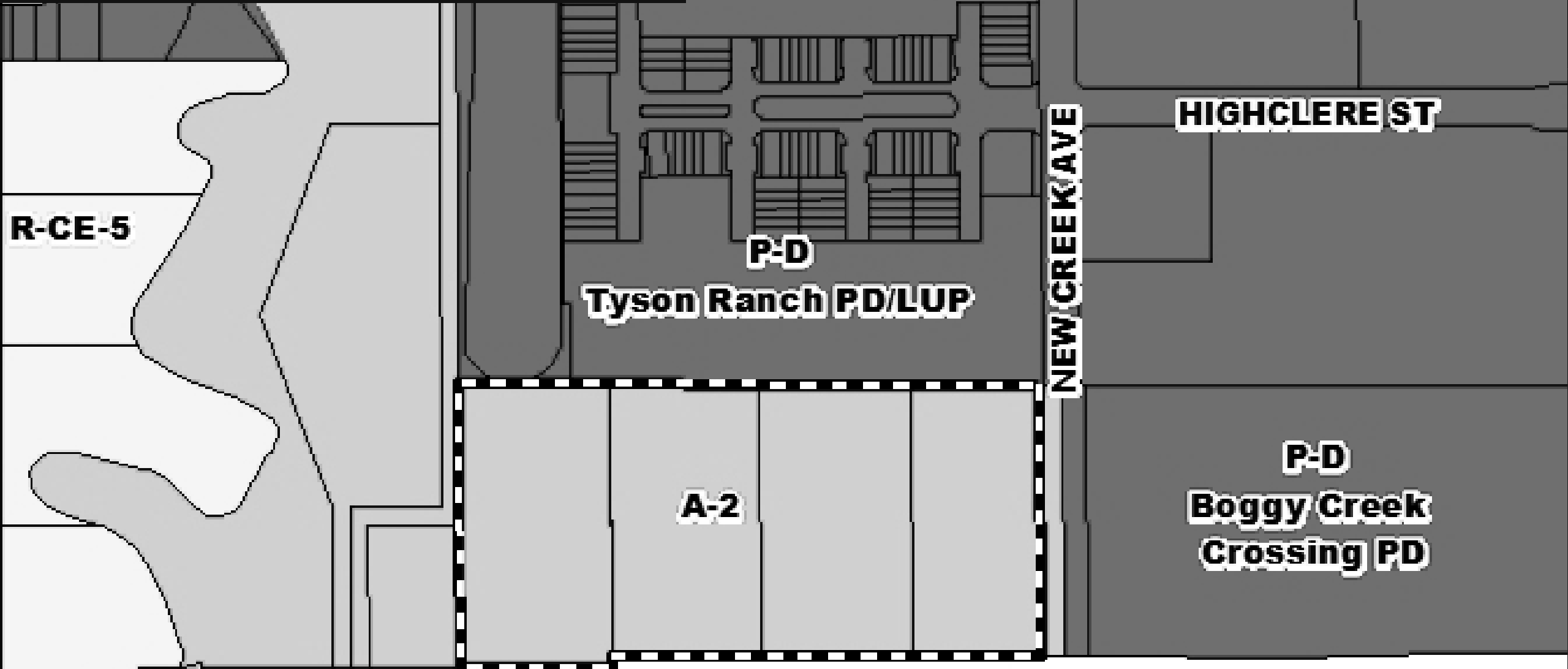
PD-C/MDR

SIMPSON RD

OSCEOLA COUNTY



Existing Zoning



SIMPSON RD

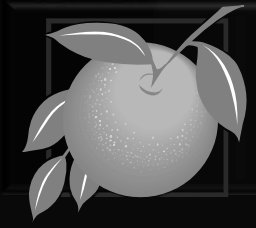
OSCEOLA COUNTY



Waivers from Orange County Code

Nine (9) Waivers for:

- **Building Height (up to 4 stories / 70 feet)**
- **Parking area setbacks**
- **Elimination of the wall along the right-of-way and single-family properties**
- **Parking reduction**
- **Building setback from Simpson Road**



Community Meeting Summary

January 11, 2023

Wyndham Lakes Elementary School

- **Attendance – 22 Residents**

- **Concerns:**

- **Flooding of Boggy Creek**

- **Stormwater runoff**

- **Traffic**



Recommended Action

2023-1-A-4-1:	ADOPT
2023-1-B-FLUE-4:	ADOPT
2023-1-B-FLUE-8:	ADOPT
Ordinance:	APPROVE
LUP-22-12-389:	APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment 2023-1-A-4-1, Rural / Agricultural (R) to Planned Development – Medium-High Density Residential (PD-MHDR), and Amendment 2023-1-B-FLUE-4 to include the development program in Future Land Use Element Policy FLU 8.1.4, and Urban Service Area (USA) Expansion Amendment 2023-1-B-FLUE-8;**
- **APPROVE the associated Ordinance; and**
- **APPROVE the Simpson Road Multi-Family PD rezoning case LUP-22-12-389 subject to the Planned Development / Land Use Plan (PD/LUP) dated “Received March 15, 2023” subject to sixteen (16) conditions.**



Amendment 2023-1-A-4-3 & 2023-1-B-FLUE-5

Agent: Tara Tedrow and McGregor Love, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Owner: Cedar Crossing Enterprises, Inc.

From: Rural/Agricultural (R)

To: Commercial (C) and Urban Service Area (USA) Expansion

Acreage: 1.68 gross acres/0.92 net developable acre

Proposed Use: C-1 (Retail Commercial District) uses



Amendment 2023-1-B-FLUE-5

**Request: Text amendment to Future Land Use Element Policy
FLU1.2.4 regarding allocation of additional lands to the
Urban Service Area (USA)**



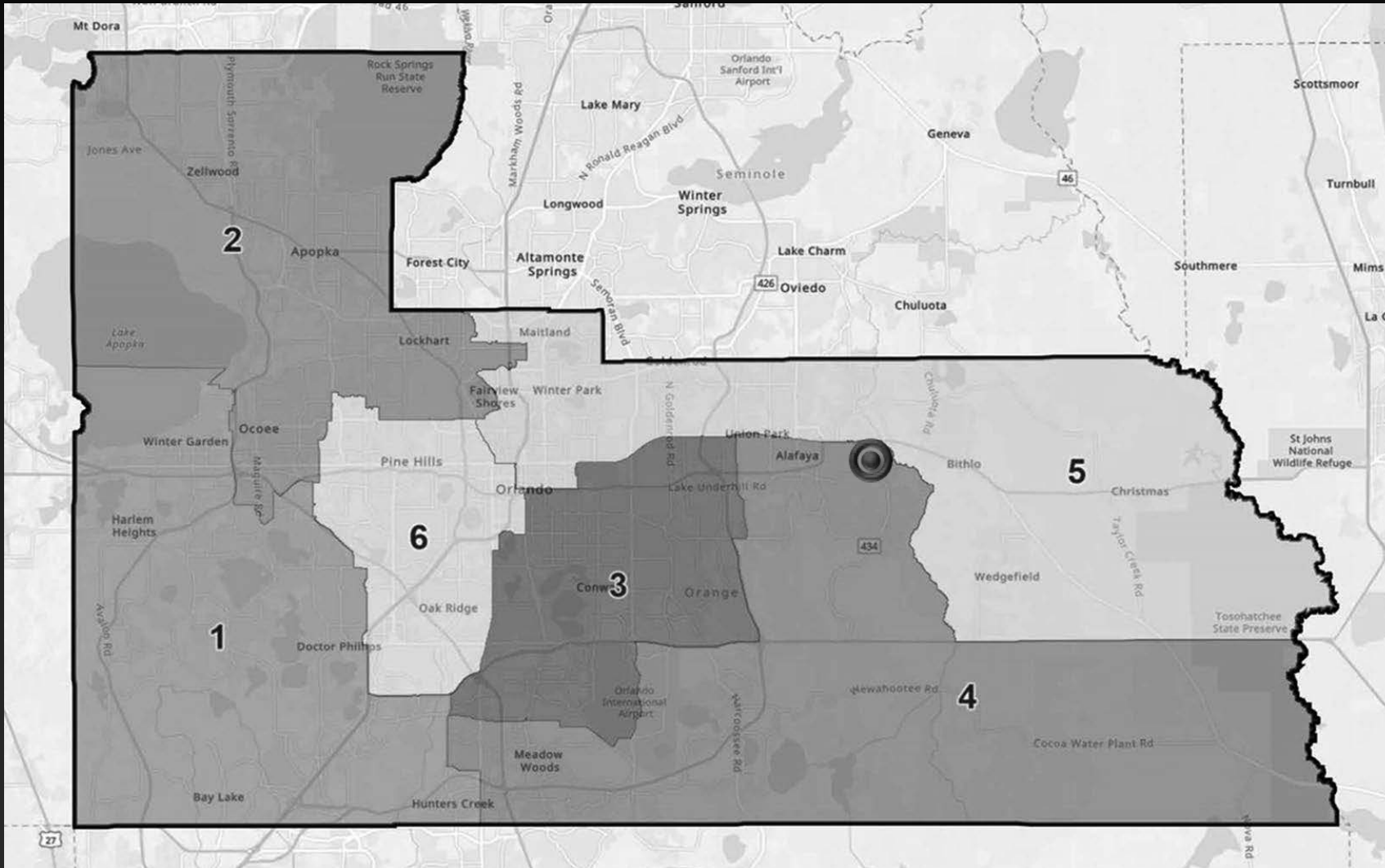
2023-1 Regular Cycle Amendment Process

- **Transmittal public hearings**
 - LPA – January 19, 2023
 - BCC – February 21, 2023
- **State and regional agency comments**
 - No comments
- **Adoption public hearings**
 - LPA – May 18, 2023
 - BCC – June 20, 2023



Amendment 2023-1-A-4-3 & 2023-1-B-FLUE-5

Location



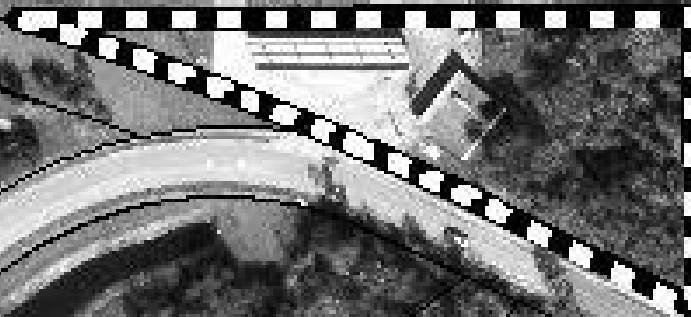
Aerial

PILGRIM

N AVALON PARK BV

E COLONIAL DR

BENOIST ST

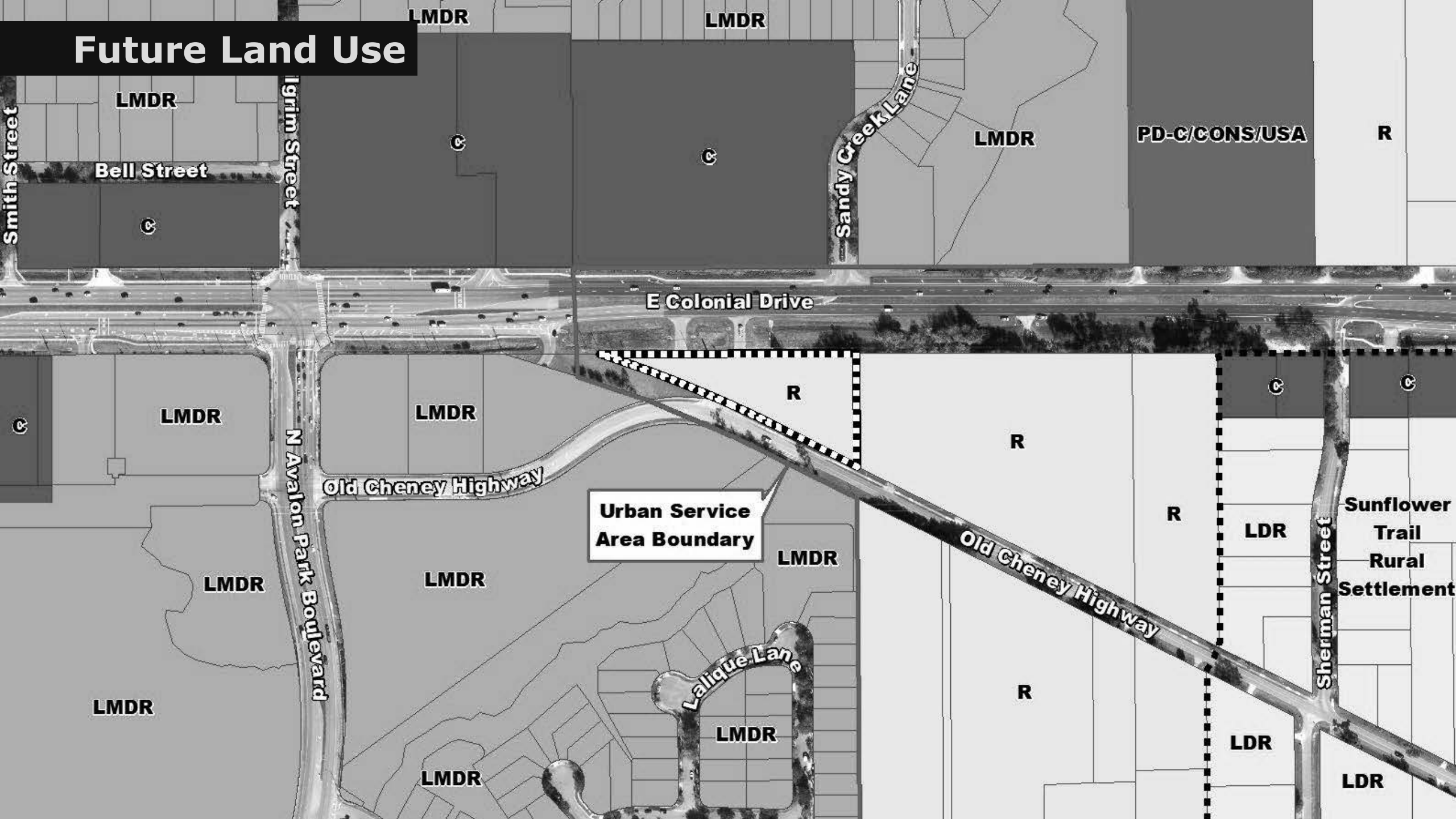


BINDU ST

BANSI ST

OLD CHENEY HY

Future Land Use



Future Land Use (Proposed)



Zoning



Zoning

A-2

Bell Street

C-1

R-T-1

P-D
S.R. 50 Seybold
Development

Sandy Creek Lane

P-D
S.R. 50 Seybold
Development

P-D
(151 Col
PD)

A-2

C-1

E Colonial Drive

P-D
Colonial
Sunflower

C-1

A-2

C-1

C-1

Old Cheney Highway

Urban Service
Area Boundary

A-2

A-2

Sunflower
Trail
Rural
Settlement

P-D
Colonial
Sunflower

P-D
Colonial
Sunflower

Old Cheney Highway

Sherman Street

Lallique Lane

P-D
Waterford
Trails

A-2

R-2

A-2

N Avalon Park Boulevard

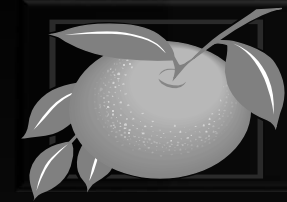


Community Meeting Summary

January 12, 2023

East River High School

- **Attendance – 3 Residents**
- **Concerns: No concerns were expressed.**



Recommended Action

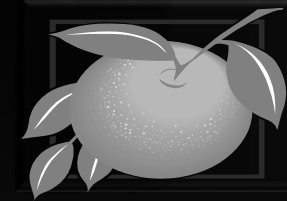
2023-1-A-4-3: ADOPT

2023-1-B-FLUE-5: ADOPT

Ordinance: APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan, determine the proposed amendments are in compliance and ADOPT Amendment 2023-1-A-4-3, Rural/Agricultural (R) to Commercial (C) and Urban Service Area (USA) Expansion Amendment 2023-1-B-FLUE-5; and**
- **APPROVE the associated Ordinance.**



SS-23-01-124 & LUP-22-10-318

Applicant: Rick Baldocchi, AVCON, Inc.

Future Land Use Map (FLUM) Request:

From: Medium Density Residential (MDR)

To: Medium-High Density Residential (MHDR)

Rezoning Request:

From: R-3 (Multiple-Family District)

To: PD (Planned Development District)

Acreage 9.62 gross acres (7.61 net acres)

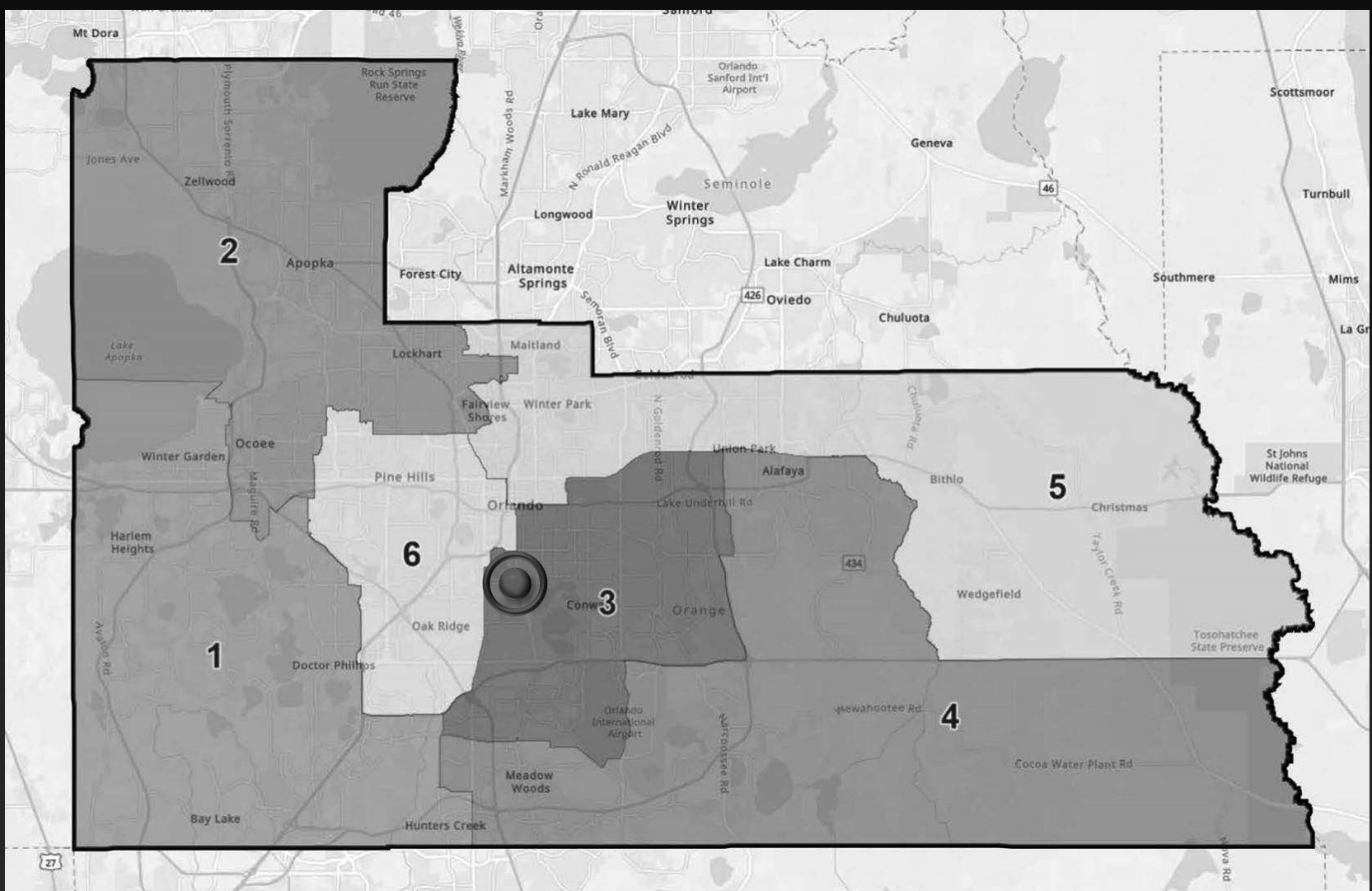
Proposal 266 Multi-Family Units

Waiver: Building height (55 feet / 4 stories in lieu of 40 feet / 3 stories)



SS-23-01-124 & LUP-22-10-318

Location



Aerial

S ORANGE BLOSSOM TL

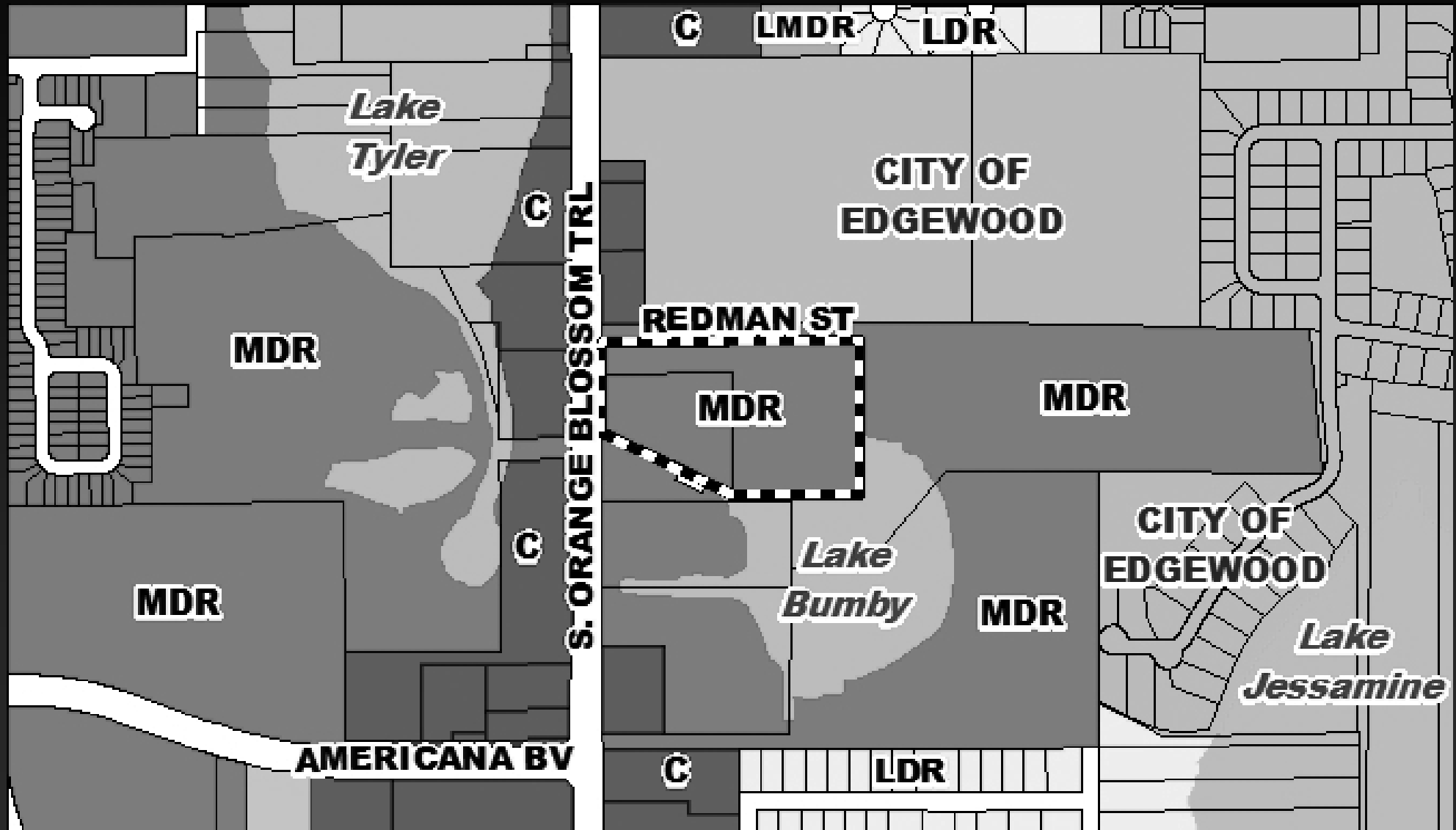
REDMAN ST





SS-23-01-124 & LUP-22-10-318

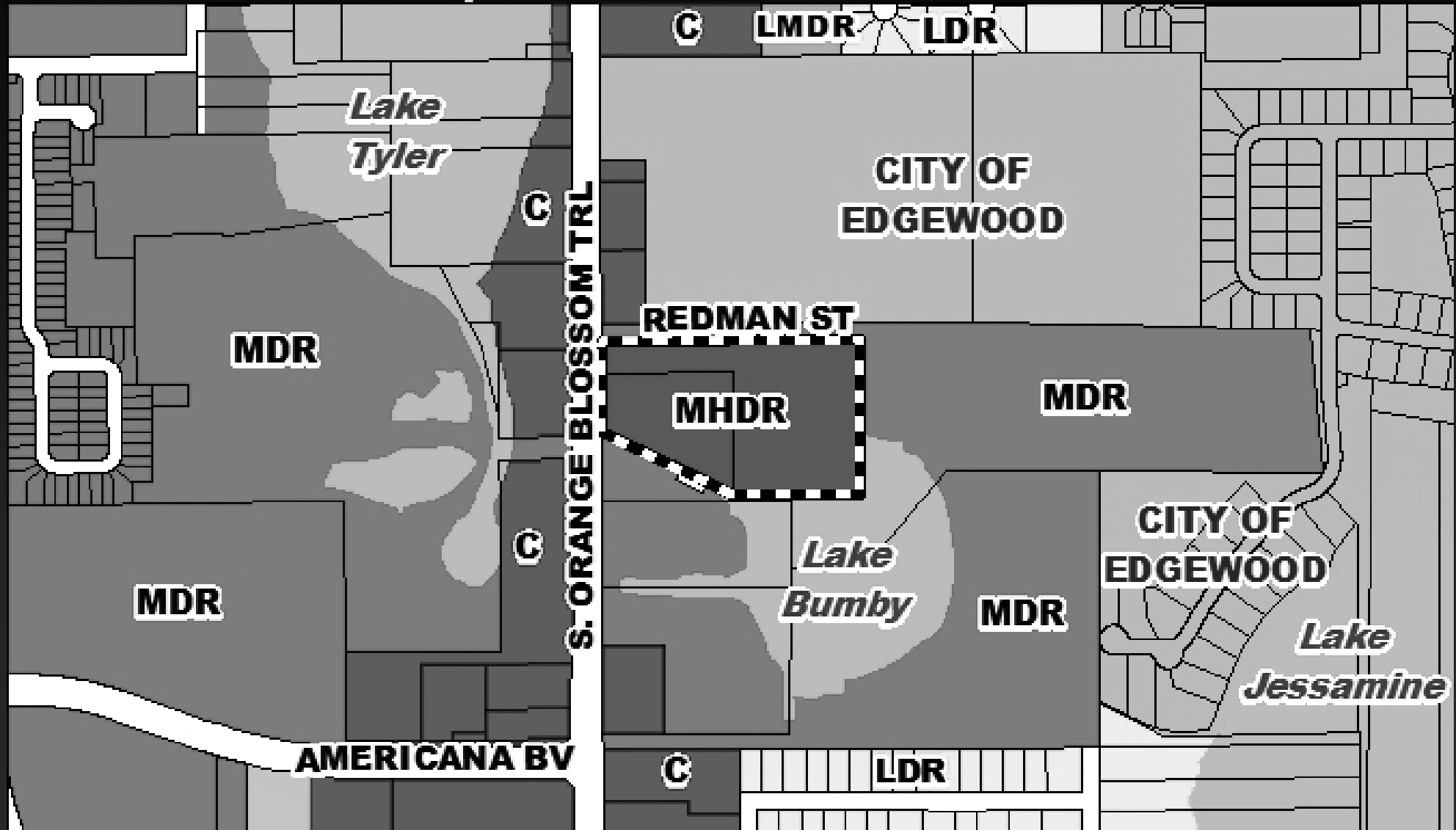
Future Land Use





SS-23-01-124 & LUP-22-10-318

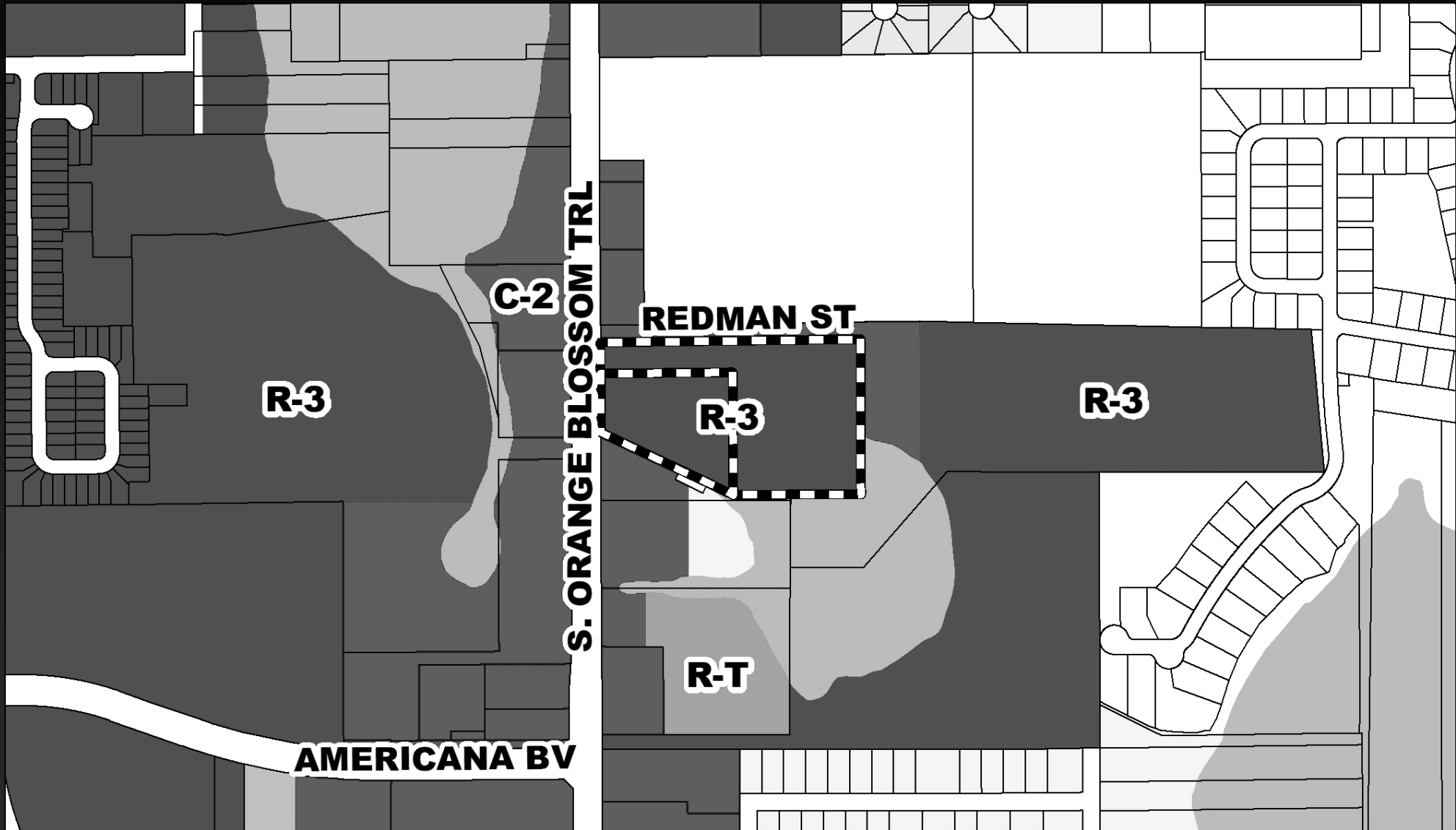
Proposed Future Land Use

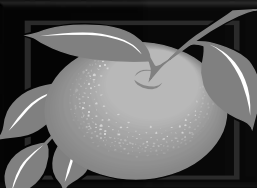




SS-23-01-124 & LUP-22-10-318

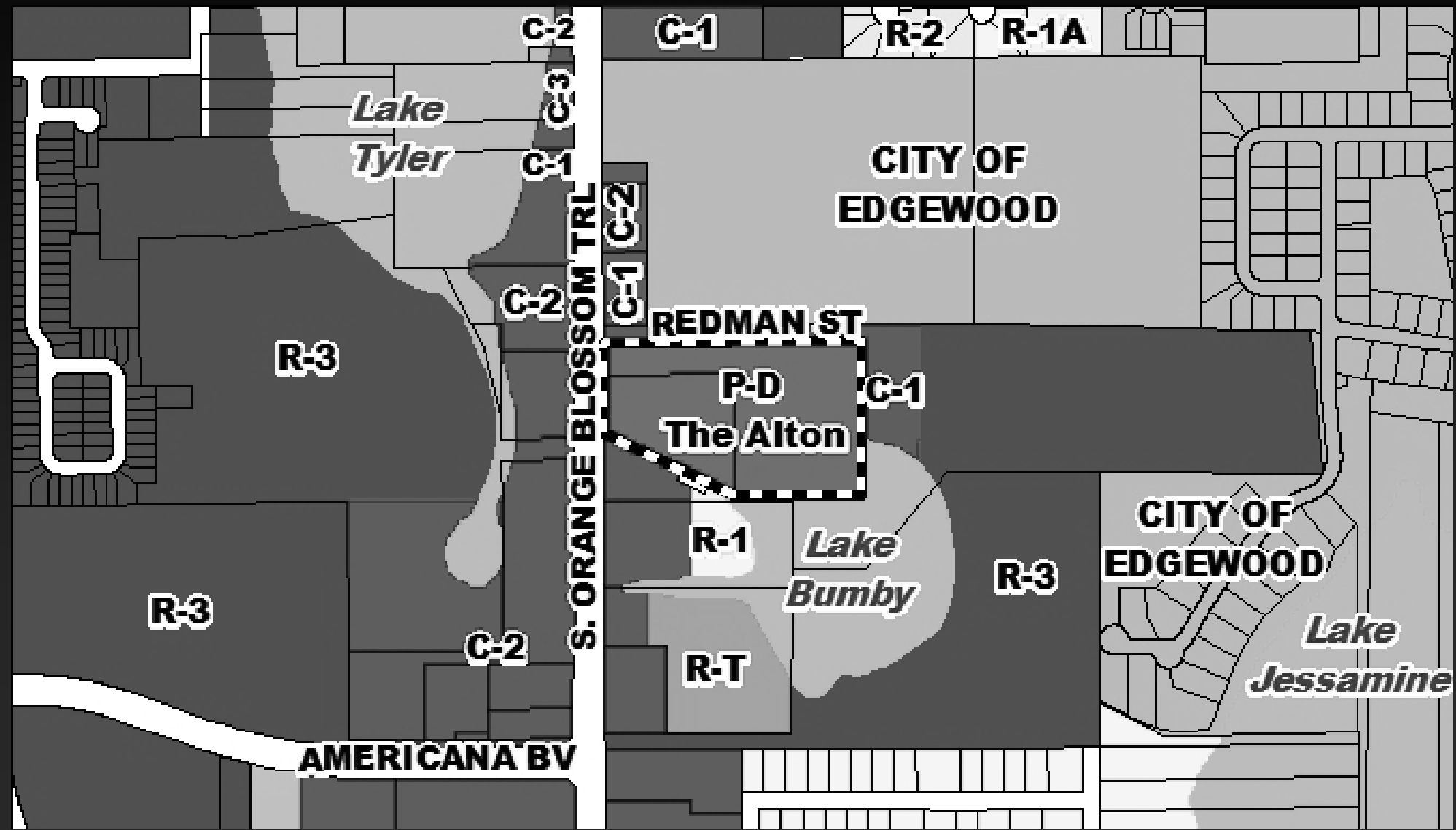
Zoning



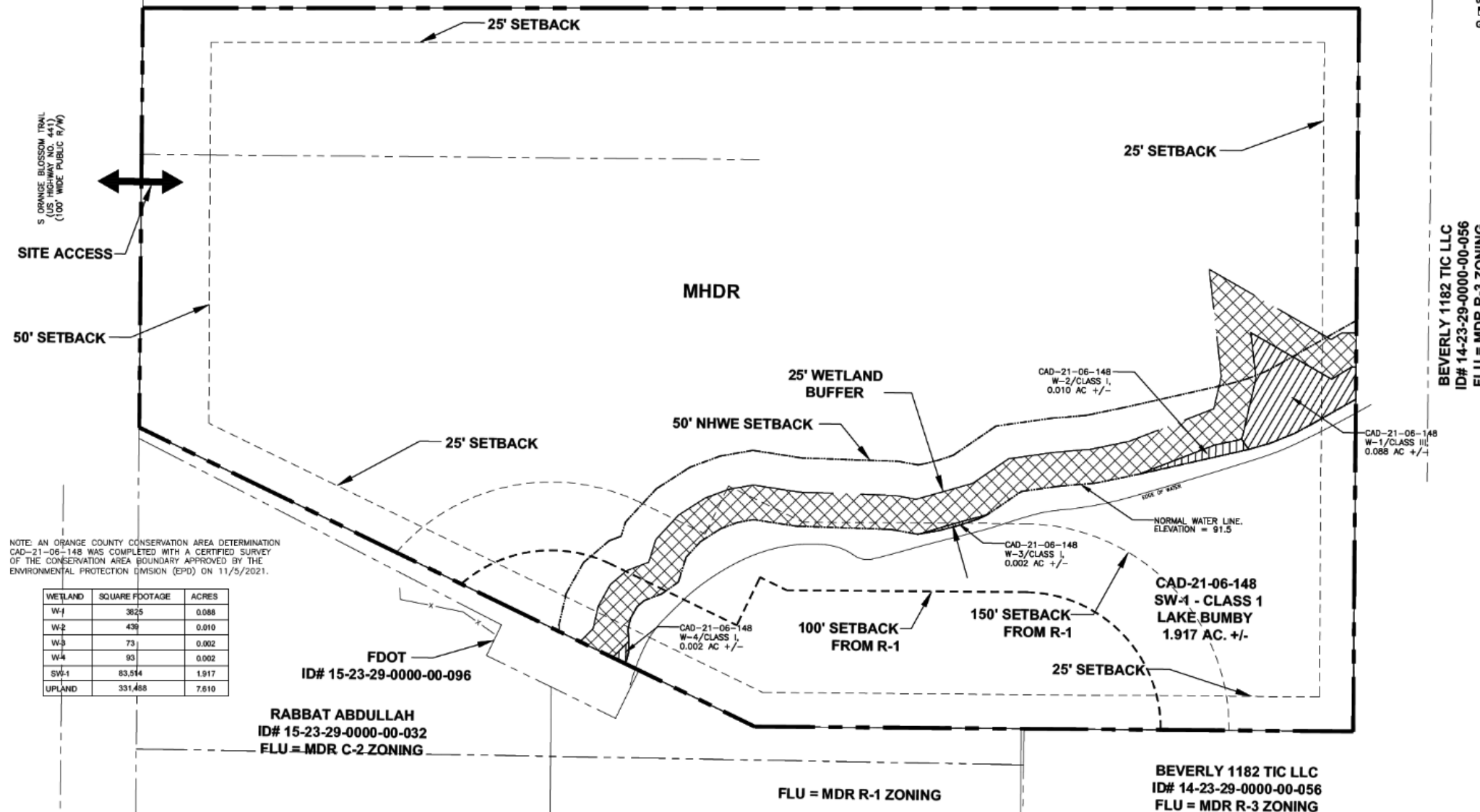
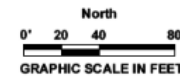


SS-23-01-124 & LUP-22-10-318

Proposed Zoning



FLU = MDR R-3 ZONING



NOTE: AN ORANGE COUNTY CONSERVATION AREA DETERMINATION CAD-21-06-148 WAS COMPLETED WITH A CERTIFIED SURVEY OF THE CONSERVATION AREA BOUNDARY APPROVED BY THE ENVIRONMENTAL PROTECTION DIVISION (EPD) ON 11/5/2021.

WETLAND	SQUARE FOOTAGE	ACRES
W-1	3825	0.088
W-2	439	0.010
W-3	73	0.002
W-4	93	0.002
SW-1	83,514	1.917
UPLAND	331,488	7.610

RABBAT ABDULLAH
ID# 15-23-29-0000-00-032
FLU = MDR C-2 ZONING

BEVERLY 1182 TIC LLC
ID# 14-23-29-0000-00-056
FLU = MDR R-3 ZONING

LAND USE SUMMARY	
PARCEL ID(S)#	15-23-29-0000-00-030 15-23-29-0000-00-078
PROPOSED LAND USE	MHDR
PROPOSED USE	MULTI FAMILY RESIDENTIAL
EXISTING ZONING	R-3
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
RESIDENTIAL UNITS	266 MULTIFAMILY UNITS
PHASING	ONE PHASE IS PROPOSED
WATER SERVICE	ORLANDO UTILITIES COMMISSION
SEWAGE DISPOSAL	ORANGE COUNTY UTILITIES
FLOOD INFORMATION	ZONE X & ZONE A

LAND USE SUMMARY	
PROJECTED STUDENT POPULATION (266 MULTI-FAMILY DWELLING UNITS X 0.286 STUDENTS)	77 STUDENTS
PARKING REQUIRED	1.5 SPACE FOR 2&3 BEDROOMS UNITS AND 1 SPACE FOR 1 BEDROOM UNITS
BUILDING SETBACK	25' PD SET BACK, 50' FROM OBT, NHWE: 50'
PD SETBACK	50' / 4 STORIES
MAXIMUM BUILDING HEIGHT	50' / 4 STORIES
OPEN SPACE REQUIRED	25%
MINIMUM LIVING AREA	500 SF.

TRIP GENERATION											
Orange Missouri Trail Lake Energy Development											
Orange, Florida											
TRIP GENERATION											
TRIP CODE	DESCRIPTION	UNITS	TRIP RATE	TRIP RATE	TRIP RATE	TRIP RATE	TRIP RATE	TRIP RATE	TRIP RATE	TRIP RATE	TRIP RATE
001	Multifamily Housing (APR/2000)	DU	4.35	0.28	0.35	20%	74%	81%	30%	108	1,222
		DU	108	104	27	79	43	41			

LEGEND:

- DENOTES WETLAND BUFFER
- DENOTES WET LAND AREAS
- DENOTES NORMAL HIGH WATER LINE
- DENOTES SET BACK LINE

NOTE:

- 1) CONSERVATION BUFFER IS TO REMAIN UNDISTURBED.
- 2) ANY IMPACTS TO CONSERVATION AREA WILL REQUIRE A CONSERVATION AREA

AVCON

AVCON, INC.
ENGINEERS & PLANNERS
3555 E. SHERIDAN ST., SUITE 300 - ORLANDO, FL 32837-2779
OFFICE: (407) 399-1822 - FAX: (407) 399-1833
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 067
www.avcon.com

PLANNED DEVELOPMENT

THE ALTON PD
LAND USE PLAN

LAND USE PLAN

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	2.10.23	DJ	TRG COMMENTS
2	3.15.23	DJ	TRG COMMENTS

DESIGNED BY: RVI
DRAWN BY: D
CHECKED BY: RVI
APPROVED BY: RVI
DATE: 02-28-2023



Community Meeting Summary

March 1, 2023

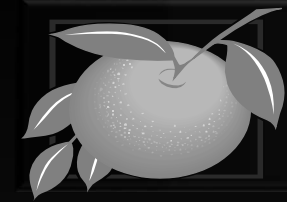
Palmetto Elementary

- **Attendance – 2 Residents**

- **Concerns:**

 - **Traffic**

 - **Compatibility**



Recommended Action

SS-23-01-124:

ADOPT

Ordinance:

APPROVE

LUP-22-10-318:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan, determine the proposed amendment is in compliance and ADOPT Amendment SS-23-01-124, Medium Density Residential (MDR) to Medium-High Density Residential (MHDR);**
- **APPROVE the associated Ordinance; and**
- **APPROVE the Alton Planned Development / Land Use Plan (PD/LUP), dated "Received March 2, 2023, subject to twenty-two (22) conditions.**



SS-23-01-125 & LUP-22-10-321

Applicant: Jeffrey Smith, RS&H, Inc.

Future Land Use Map (FLUM) Request:

From: NAC (Neighborhood Activity Corridor)

To: PD-C (Planned Development – Commercial)

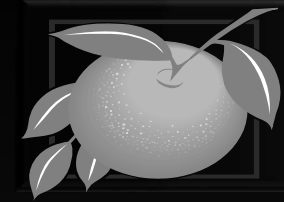
Rezoning Request:

From: NAC (Neighborhood Activity Corridor)

To: PD (Planned Development District)

Acreage 3.65 acres

Proposal 103 Resident Transitional Housing & Recovery Treatment Facility



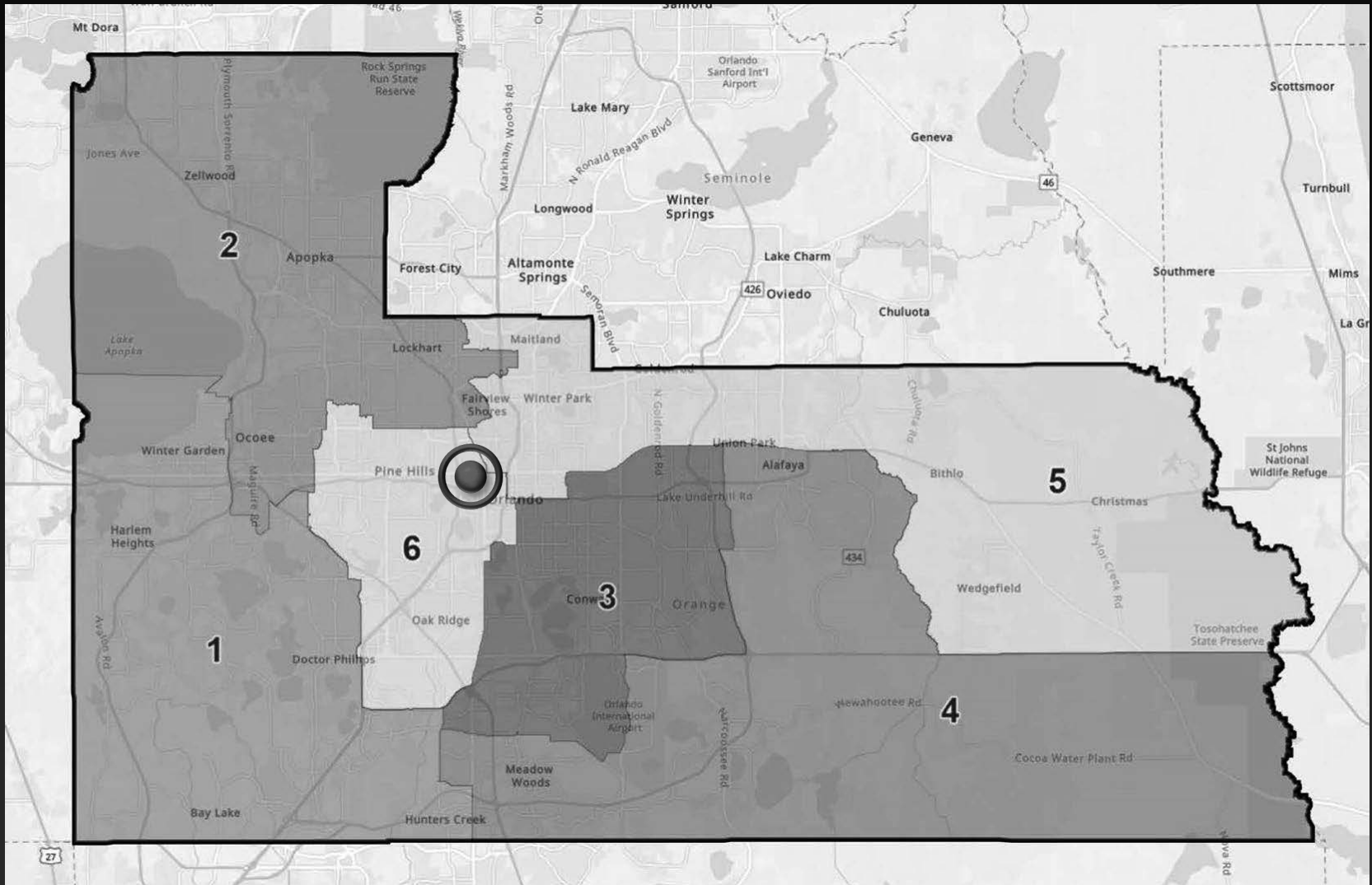
Amendment SS-23-01-FLUE-1

Request: **Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for the proposed development.**



SS-23-01-125 & LUP-22-10-321

Location





25th St

26th St

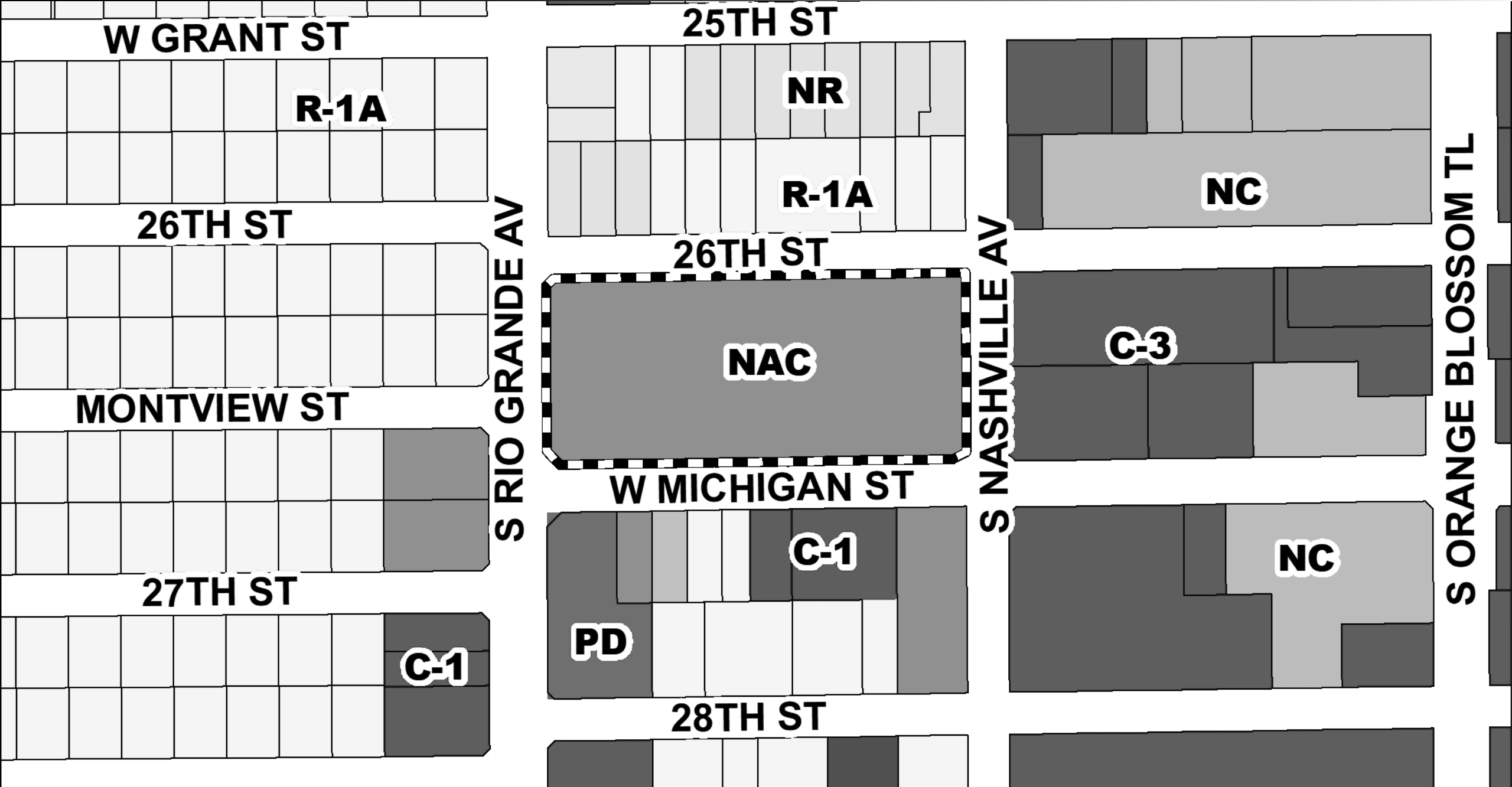
S Rio Grande Ave

S Nashville Ave

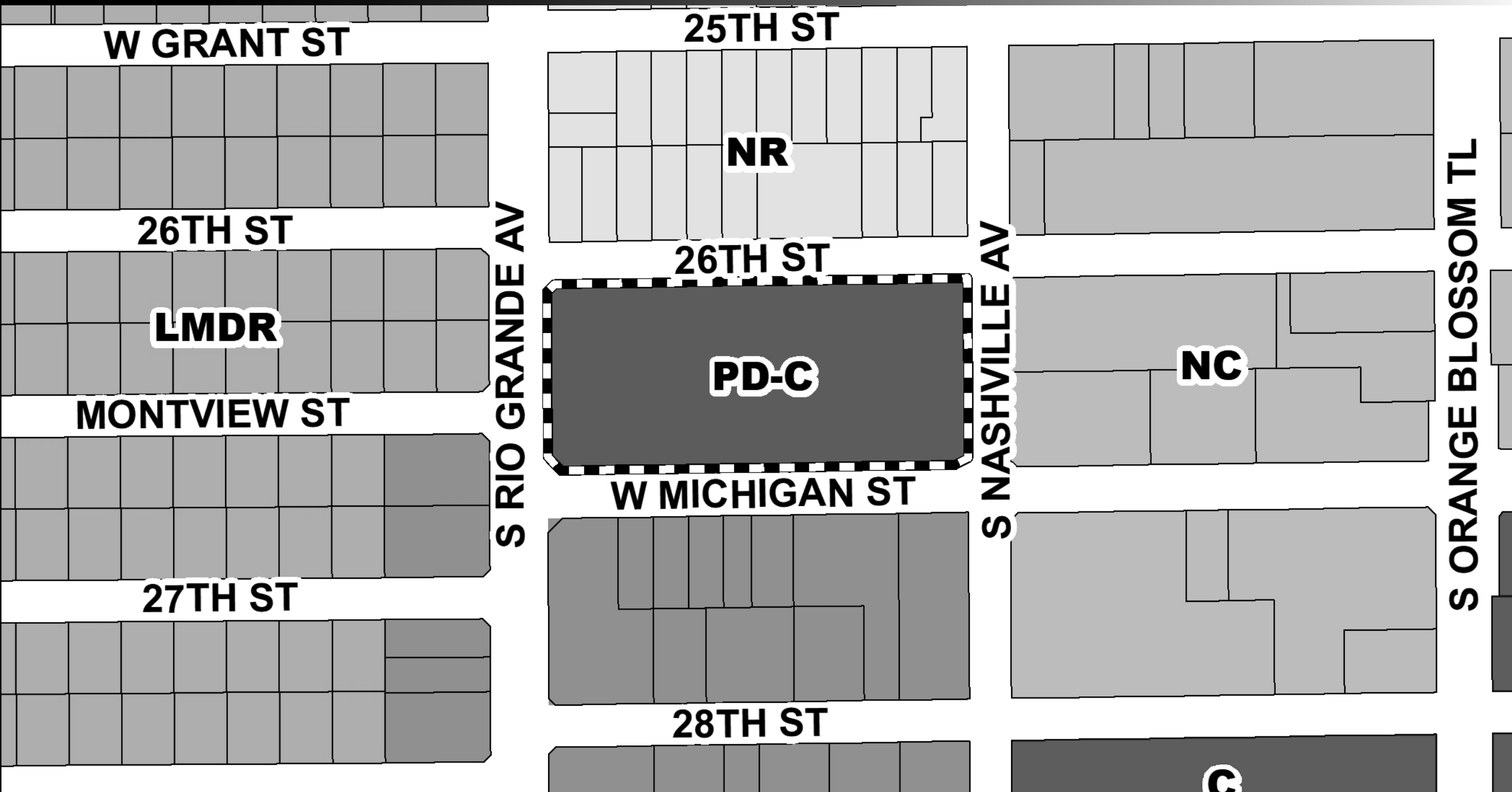
W Michigan St

28th St

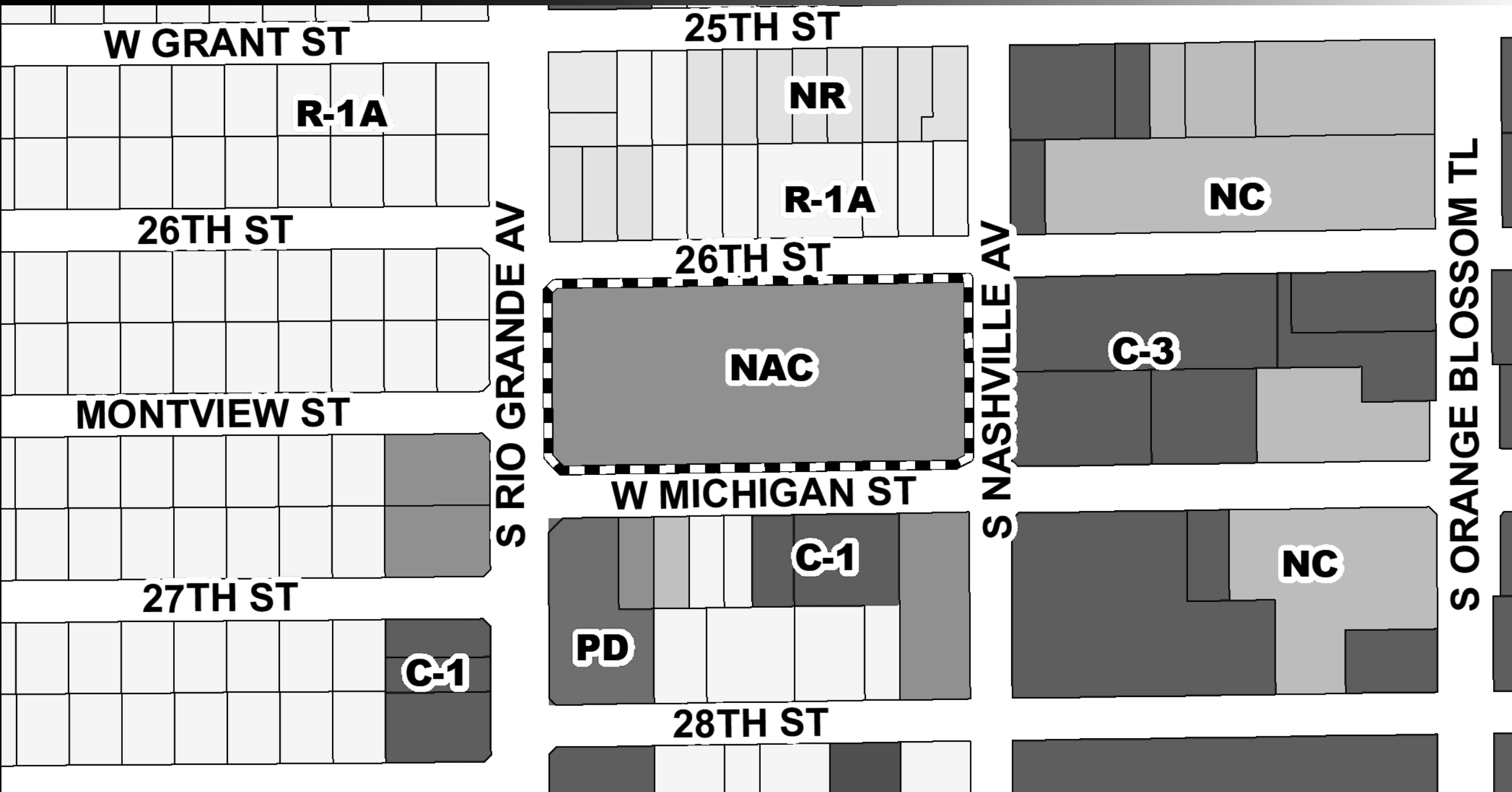
Future Land Use



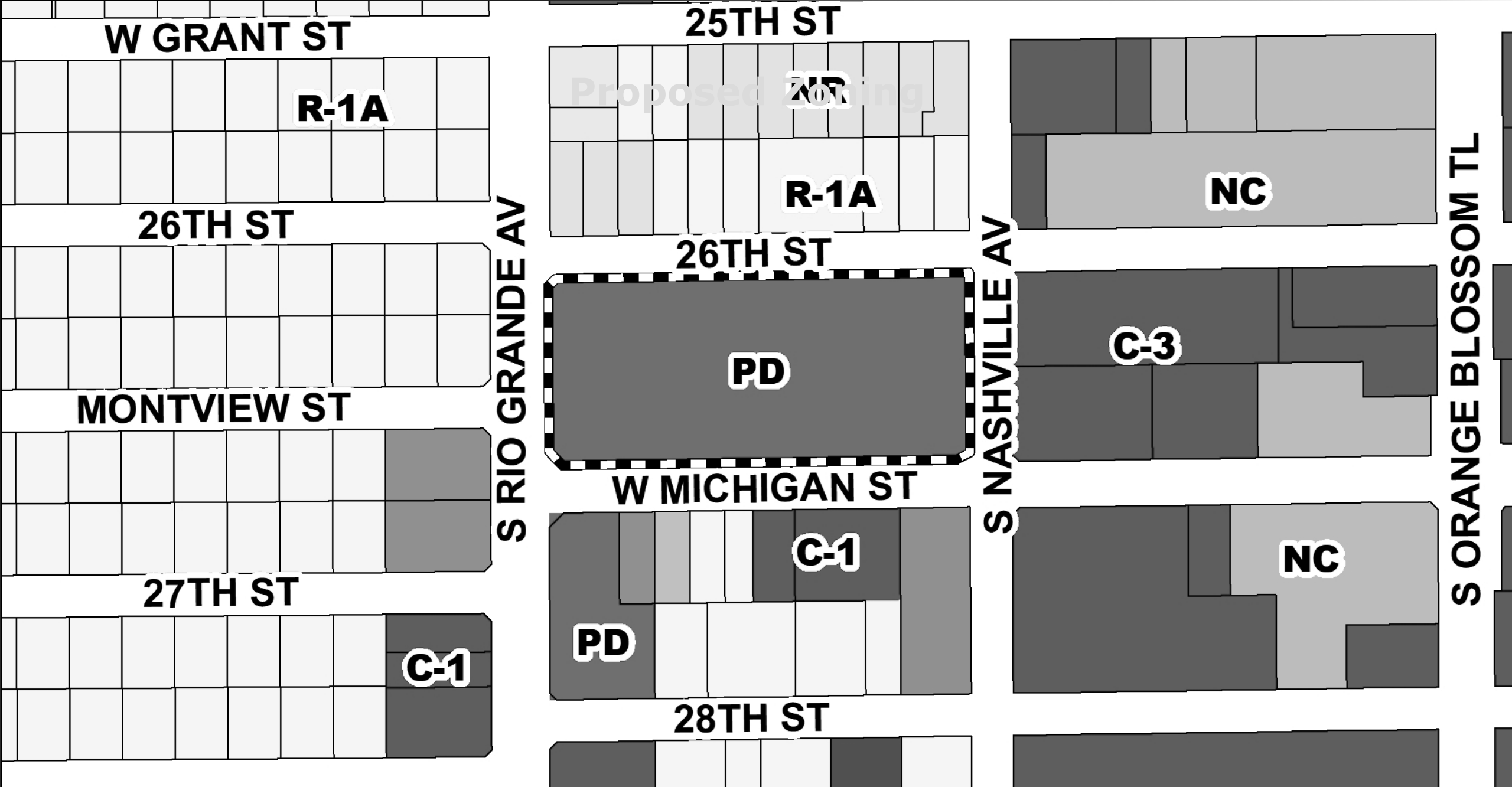
Proposed Future Land Use



Current Zoning



Proposed Zoning

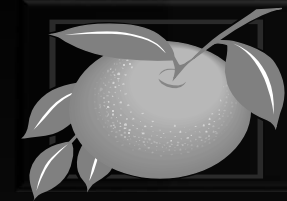




Waivers from Orange County Code

Six (6) Waivers for:

- **Building setbacks along Michigan Avenue**
- **Building setbacks along 26th Street**
- **Building setbacks along Rio Grande Avenue**
- **Building setbacks along Nashville Avenue**
- **Building height (45 feet in lieu of 35 feet)**
- **Parking reduction**



Recommended Action

SS-23-01-125: ADOPT

SS-23-01-FLUE-1: ADOPT

Ordinance: APPROVE

LUP-22-10-321: APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan, determine the proposed amendments are in compliance and ADOPT Amendment SS-23-01-125, Neighborhood Activity Center (NAC) to Planned Development – Commercial (PD-C), and Text Amendment to Policy FLU8.1.4 to establish the development program;**
- **APPROVE the associated Ordinance; and**
- **APPROVE the William Just Campus Planned Development / Land Use Plan (PD/LUP), dated “Received March 17, 2023, subject to fourteen (14) conditions.**