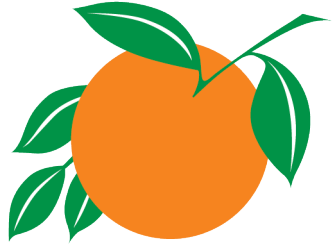


ORANGE



COUNTY
F L O R I D A

Public Hearing

March 10, 2026

Board of County Commissioners

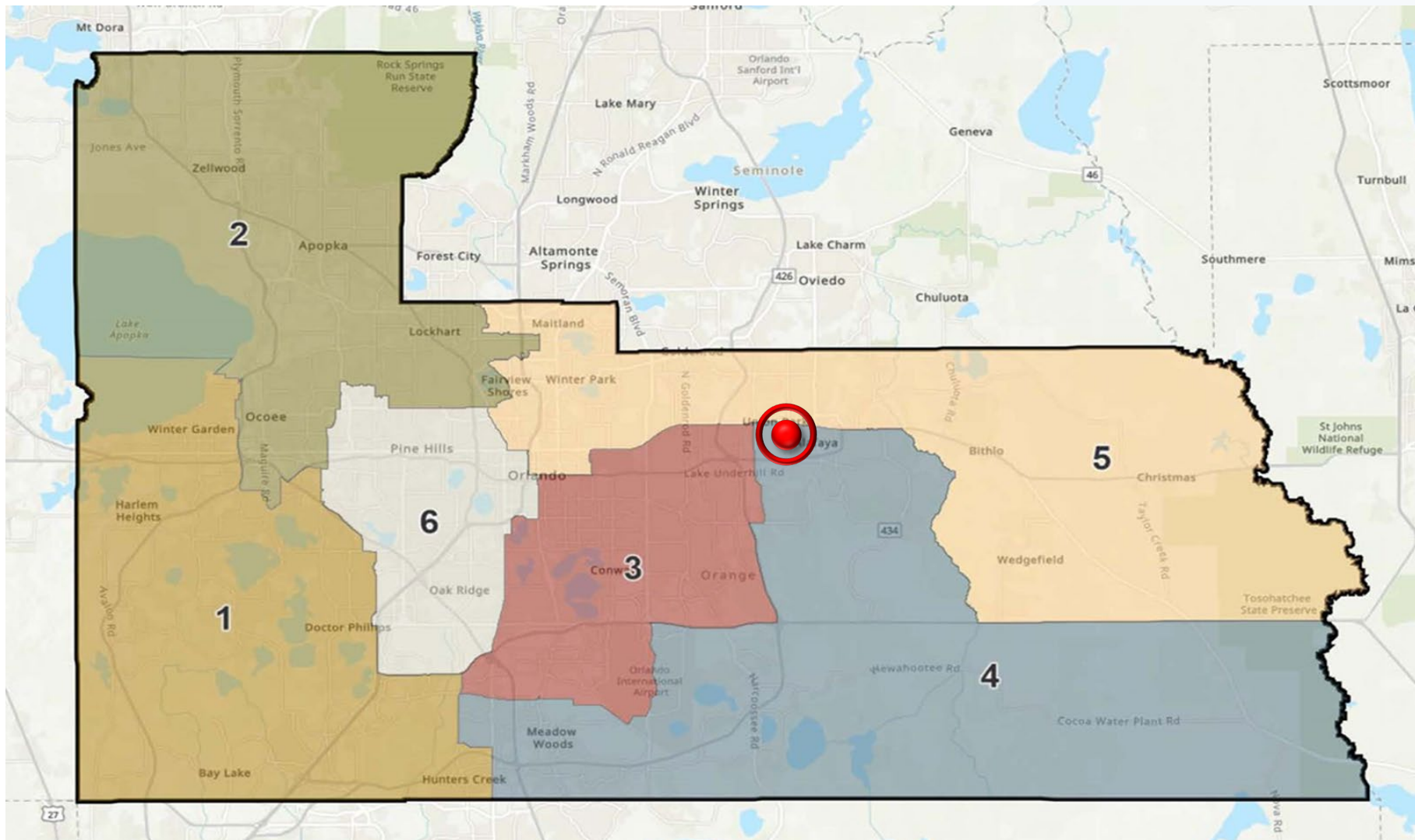
Board of County Commissioners

Regular Cycle Transmittal Case

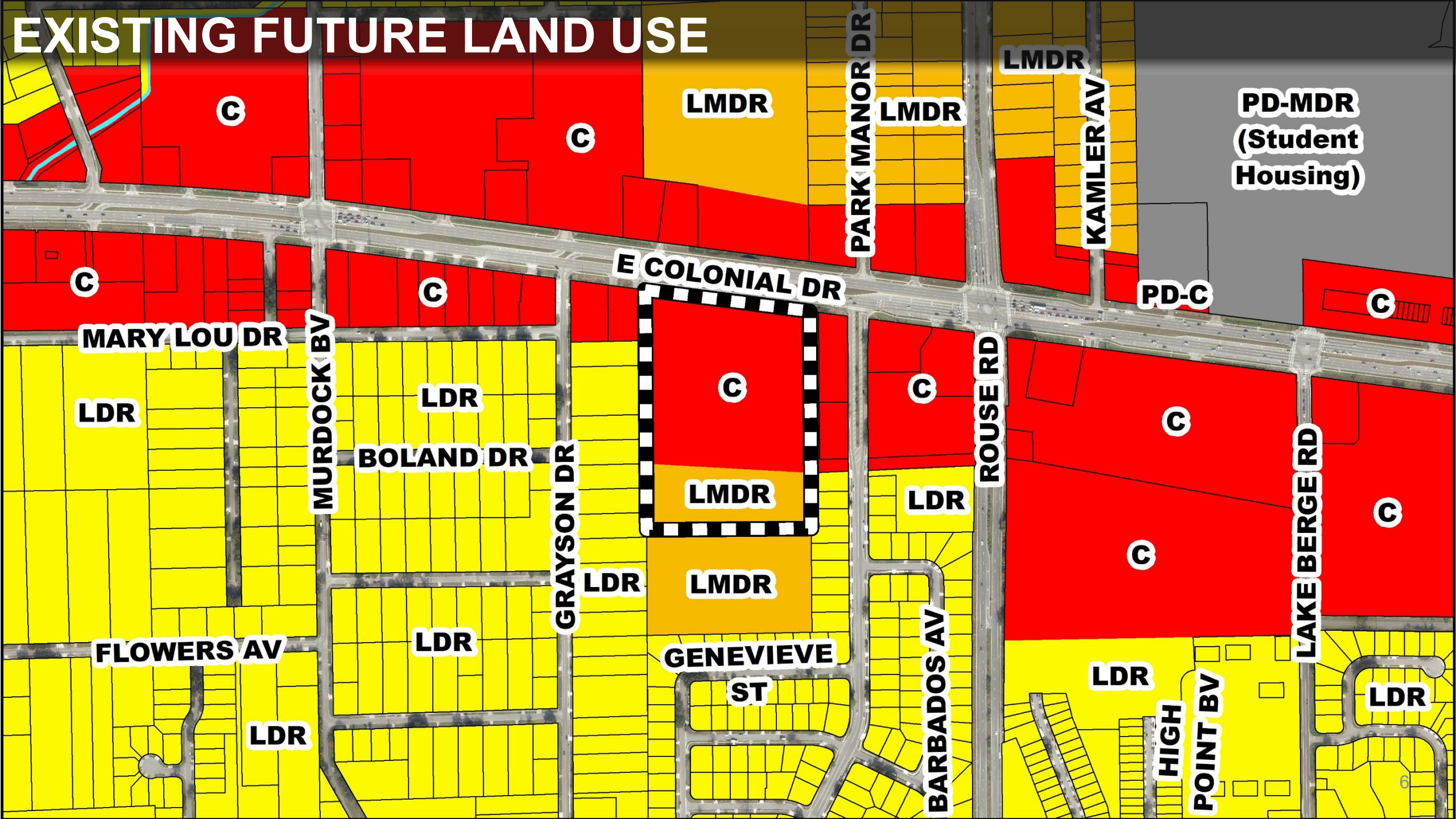
2026-1-A-4-1

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

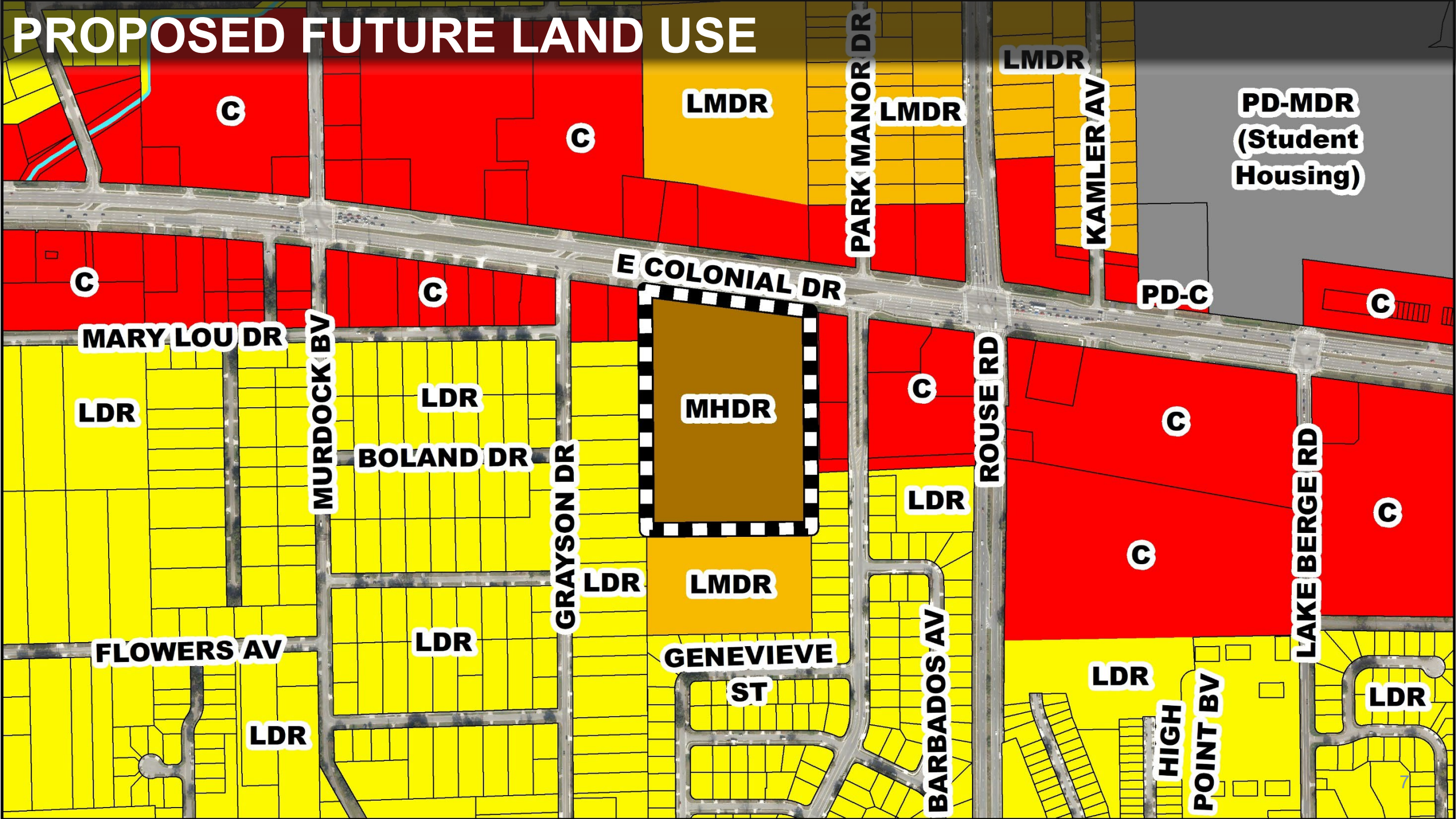
DISTRICT MAP



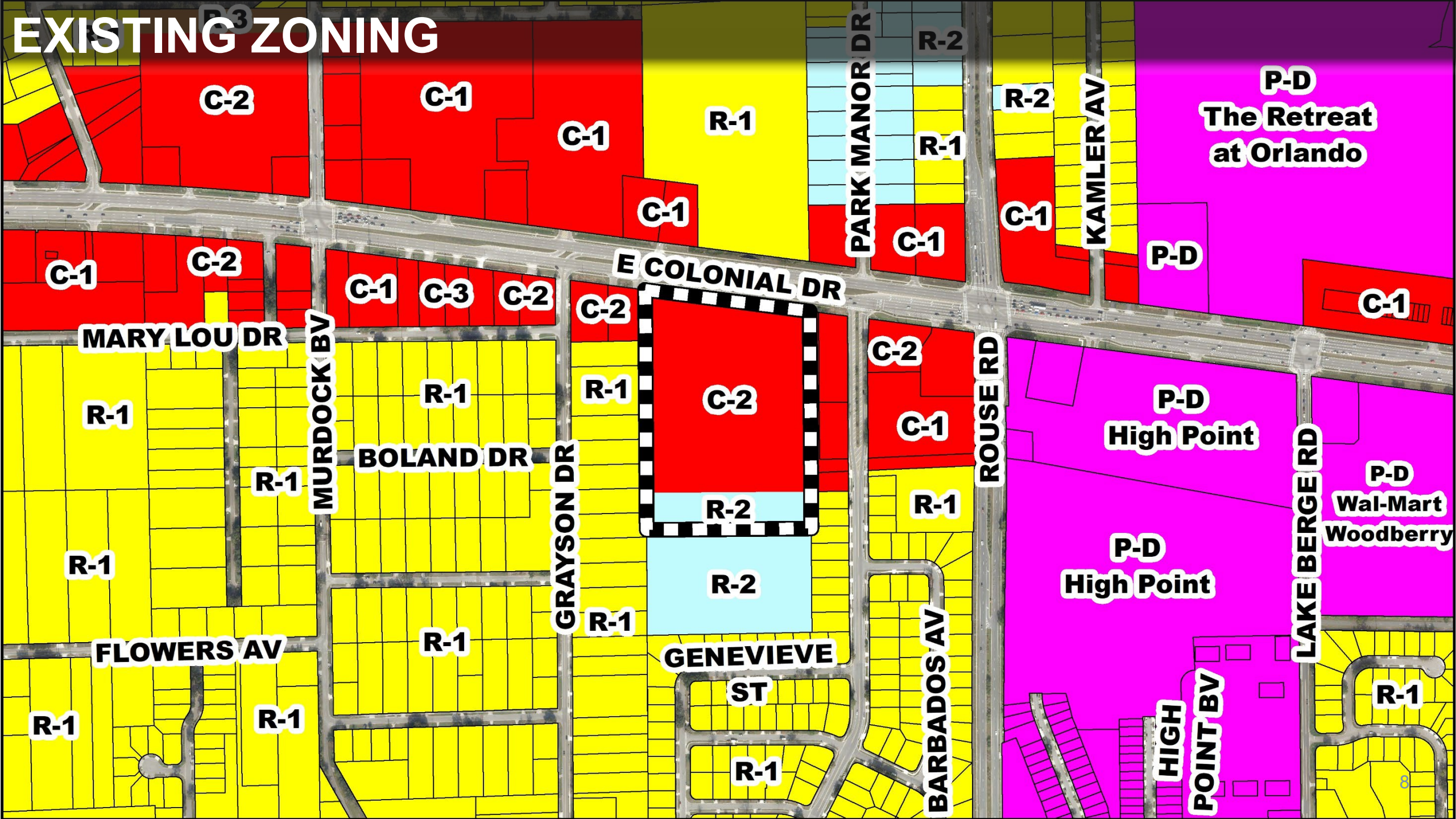
EXISTING FUTURE LAND USE



PROPOSED FUTURE LAND USE



EXISTING ZONING





AERIAL

MARY LOU DR

MURDOCK BV

BOLAND DR

GRAYSON DR

E COLONIAL DR

GENEVIEVE ST

PARK MANOR DR

BARBADOS AV

ROUSE RD

KAMLER AV

LAKE BERGE RD

HIGH POINT BV



Community Meeting Summary

January 14, 2026

- 19 residents in attendance
- Concerns:
 - Traffic
 - Stormwater
 - Impacts to wildlife and wetlands
 - Access Management

Amendment Process

Transmittal Hearings

- Planning and Zoning Commission /
Local Planning Agency: January 15, 2026
- Board of County Commissioners: March 10, 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

2026-1-A-4-1

Recommendation - Transmit

- Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;
- Make the 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-4-1 to the state reviewing agencies.