



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

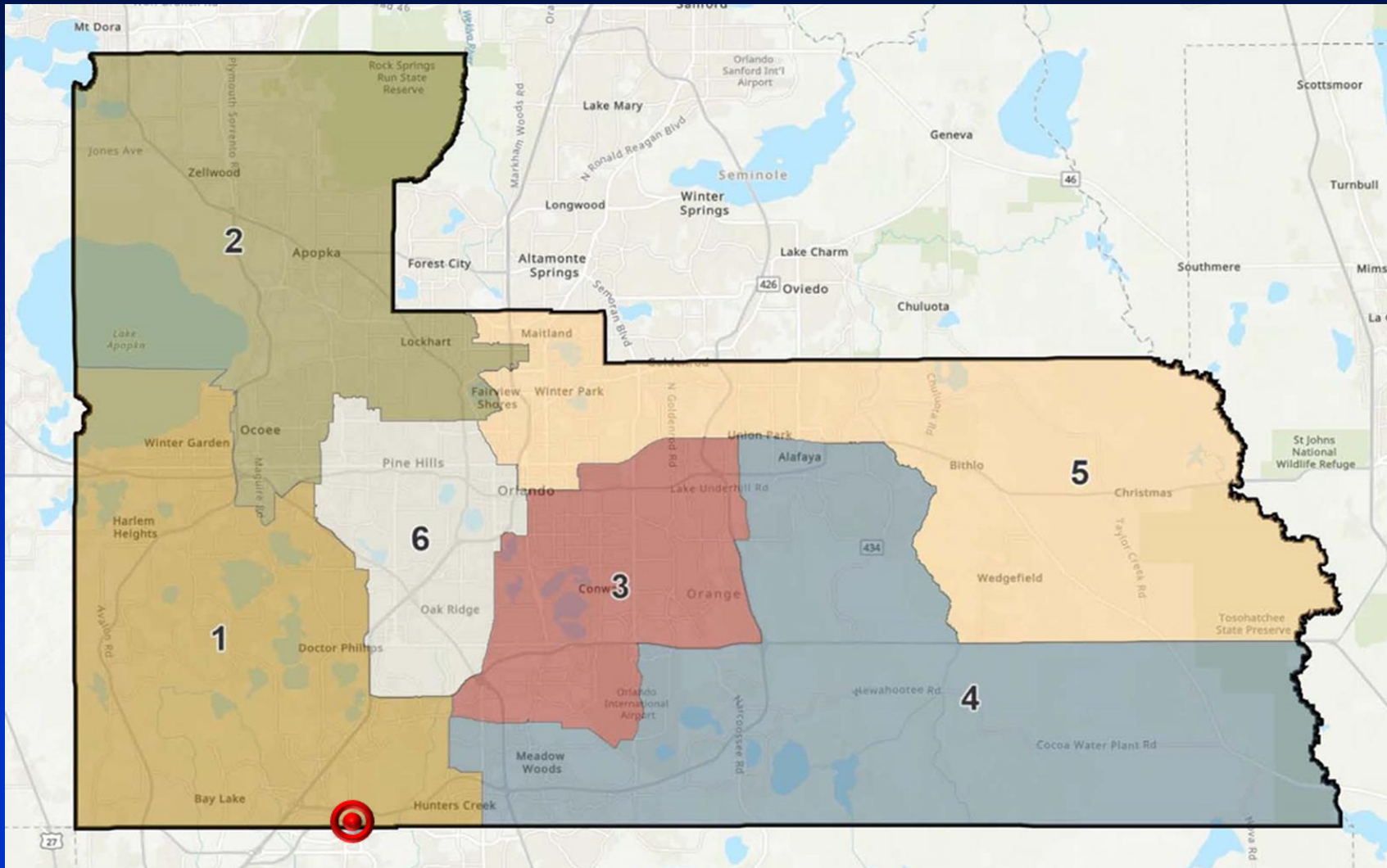
Existing PD: *Currently approved for 1,125 hotel rooms and 114,781 s.f. of retail*

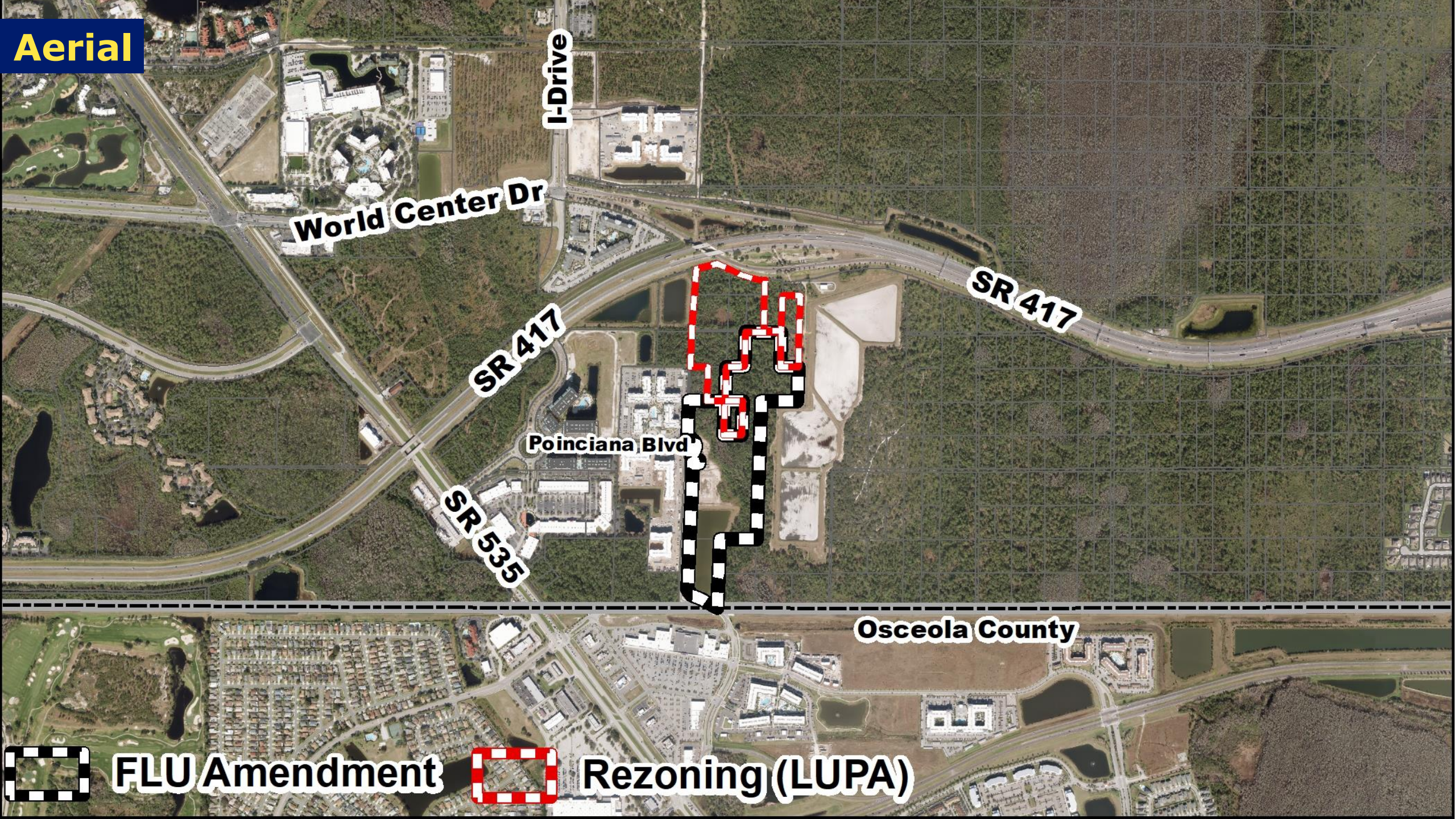


AMENDMENT SS-25-02-080

REZONING CASE LUPA-24-12-296

Location





Aerial

I-Drive

World Center Dr

SR 417

Poinciana Blvd

SR 535

SR 417

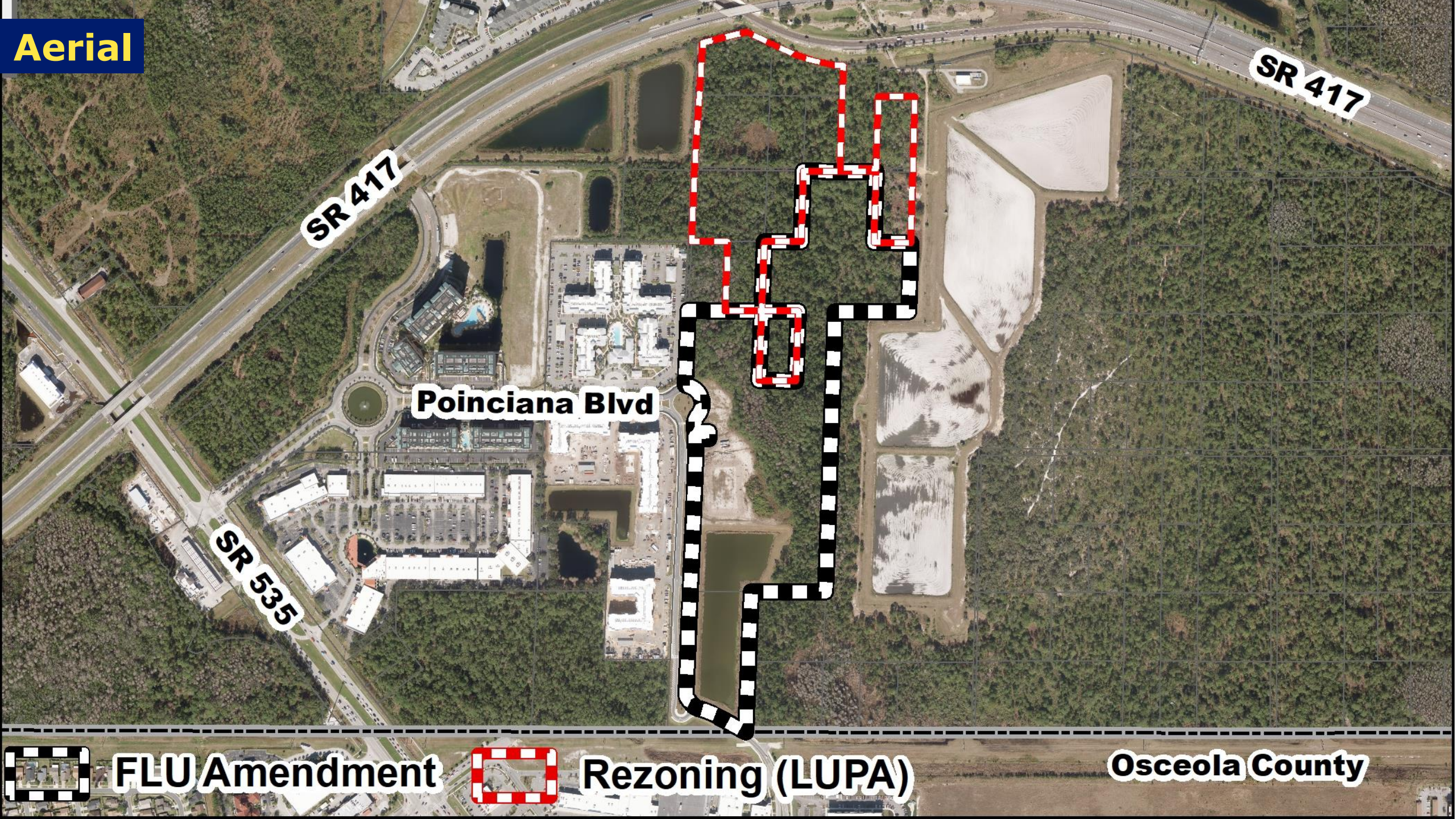
Osceola County



FLU Amendment



Rezoning (LUPA)



Aerial

SR 417

SR 417

Poinciana Blvd

SR 535



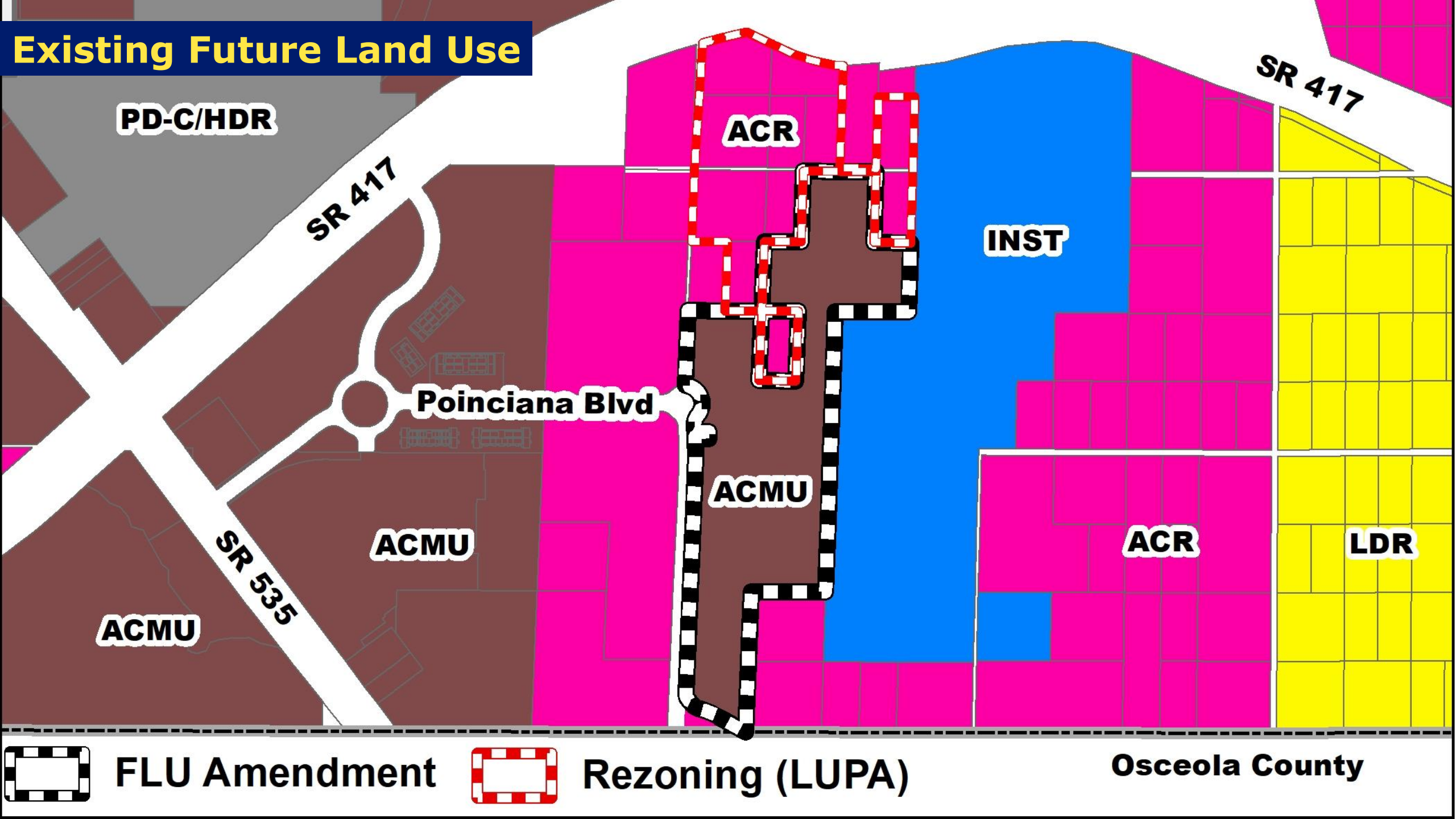
FLU Amendment



Rezoning (LUPA)

Osceola County

Existing Future Land Use



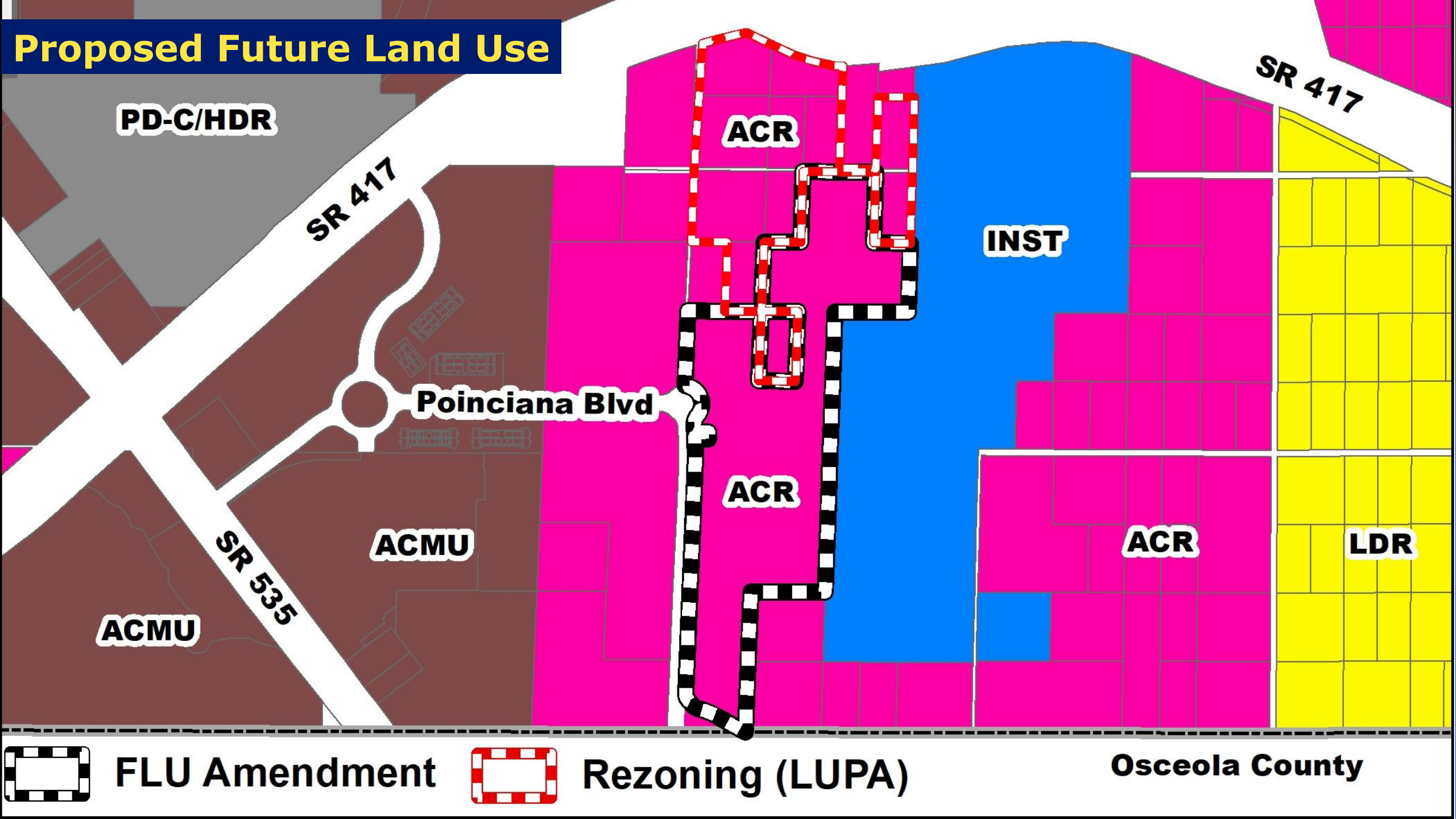
FLU Amendment

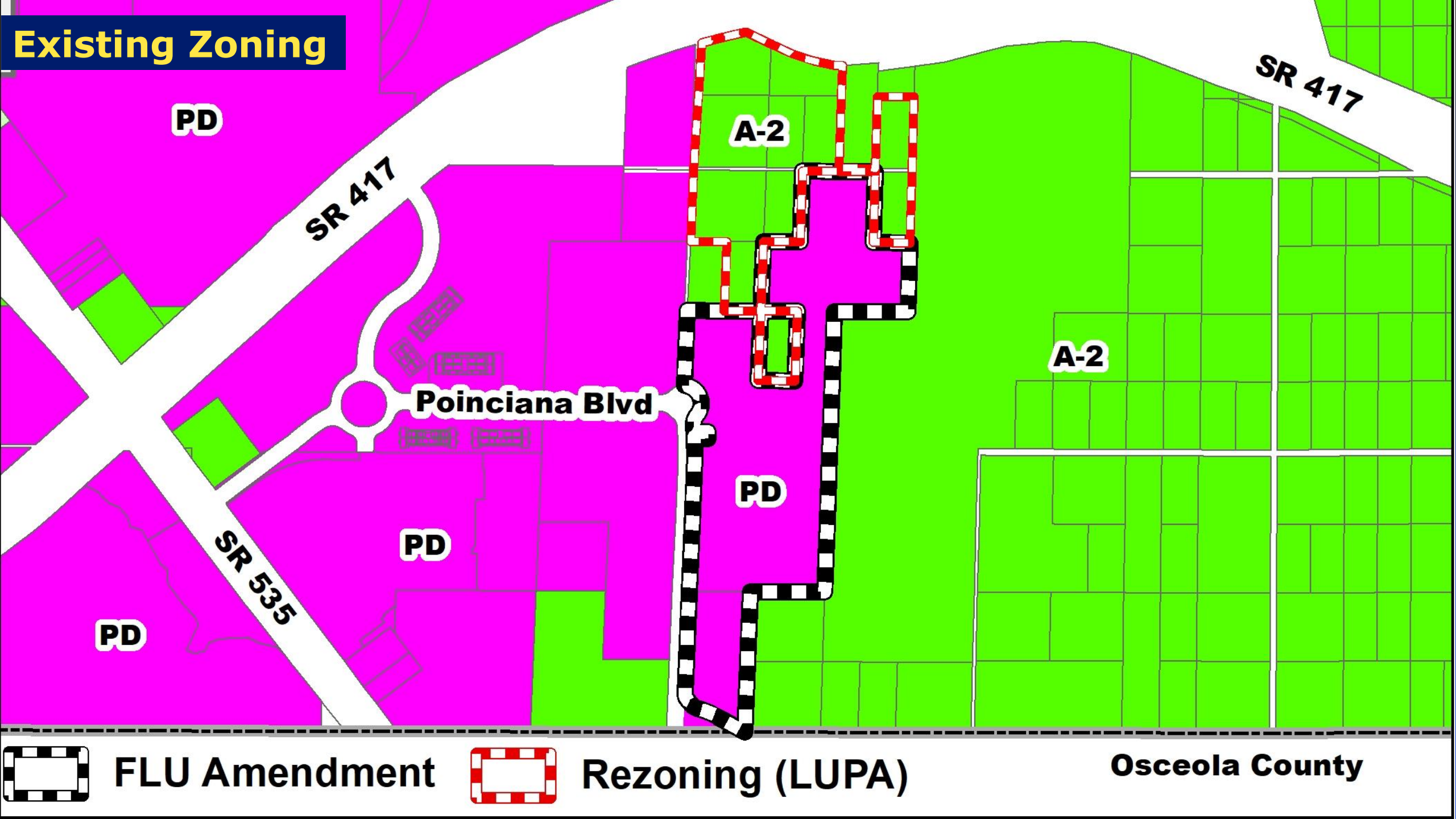


Rezoning (LUPA)

Osceola County

Proposed Future Land Use





Existing Zoning

PD

SR 417

SR 417

A-2

Poinciana Blvd

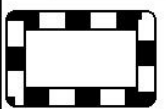
A-2

PD

PD

SR 535

PD

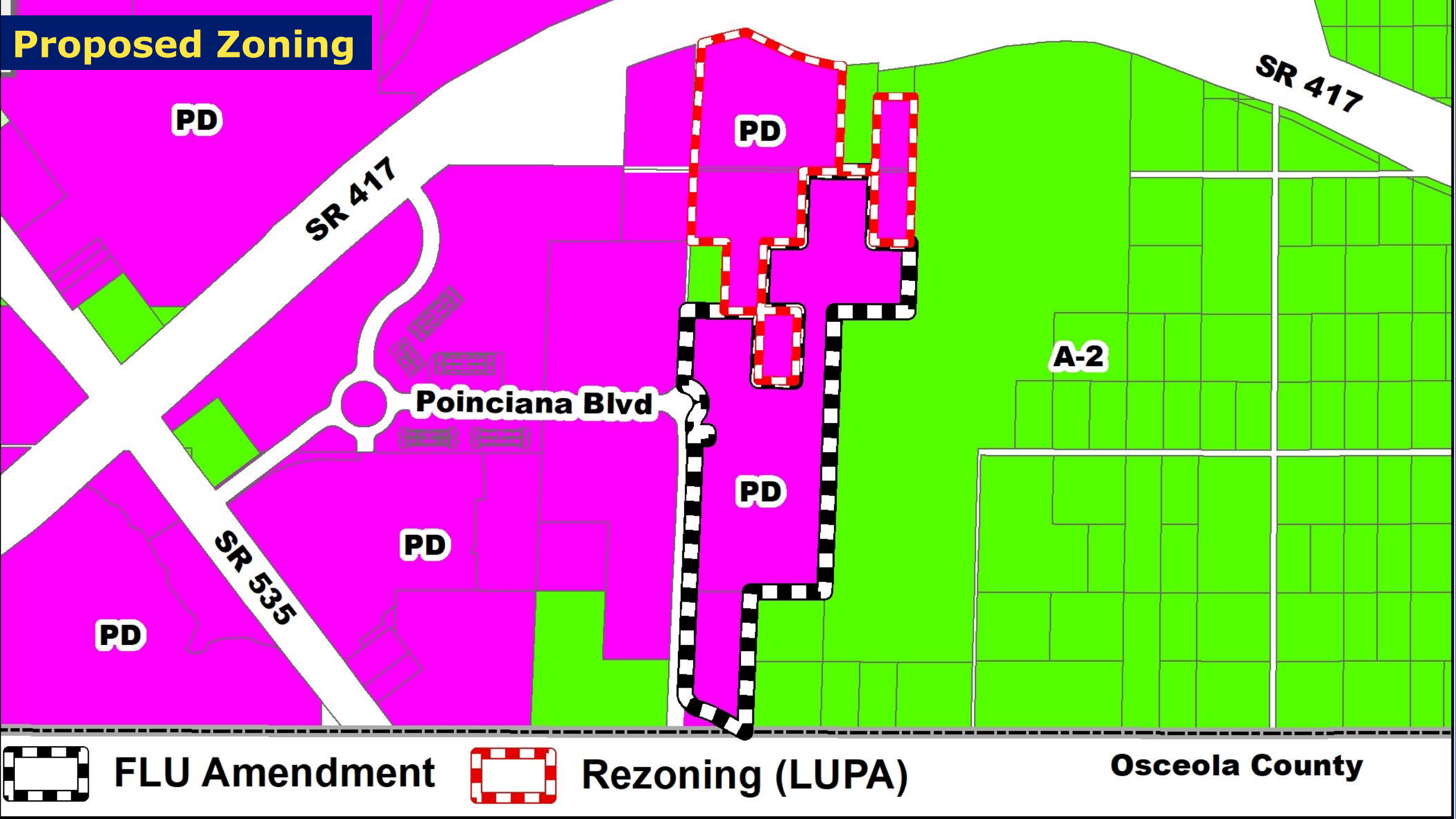


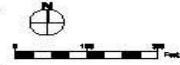
FLU Amendment



Rezoning (LUPA)

Osceola County



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7. GENERAL INFORMATION: District 2

PROJECT NAME: HOSPITALITY CENTER PD (LUF AMENDMENT)

PARCELS TAX ID (PROPOSED AMENDED PD):

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, 35-24-28-0000-00-071, 35-24-28-0000-00-072, 35-24-28-0000-00-081, 35-24-28-0000-00-082,
 35-24-28-0000-00-083, 35-24-28-0000-00-092

PARCELS TAX ID (ADDED TO THE EXISTING PD UNDER THIS AMENDMENT):

35-24-28-0000-00-002, 35-24-28-0000-00-006, 35-24-28-0000-00-022, 35-24-28-0000-00-027, 35-24-28-0000-00-028,
 35-24-28-0000-00-062, 35-24-28-0000-00-071, 35-24-28-0000-00-072, 35-24-28-0000-00-081, 35-24-28-0000-00-082,
 35-24-28-0000-00-083, 35-24-28-0000-00-092

2. LAND AREA:

gross land area (parcels 1, 2, 3, adjoining R/W1 & R/W2)	48.77 ac
wetlands:	
wetland W-1 class II (CAD 22-11-217)	8.73 ac
wetland W-2 class II (CAD 22-11-217)	1.34 ac
wetland W-3 class II (CAD 22-11-217)	5.26 ac
wetland W-4 class II (CAD 22-11-217)	0.04 ac
wetland I class II (CAD 19-06-022)	34.71 ac
wetland I class III (CAD 19-06-022)	0.03 ac
adjoining R/W1 & R/W2 to wetlands	0.50 ac
authorised wetland impact class II (CAD 19-12-067)	1.62 ac
total wetlands preserved	26.78 ac
net developable land area	21.99 ac

(1) permitted wetland impact (authorised by CA) is considered DEVELOPABLE ACREAGE

3. ZONING:

existing zoning	PD & A-2
proposed zoning	PD
existing FLU	ACMU & ACR
proposed FLU	ACR

4. DEVELOPMENT PROGRAM:

EXISTING PD IS APPROVED FOR 1,125 Hotel rooms & 114,781 sq ft of Retail (Parcel ID# 35-24-28-0000-00-008)

LAND USE & DEVELOPMENT INTENSITY

PROPOSED MULTI FAMILY	21.99 ac
net developable land area (For MR)	659 units
proposed multi family units	30.00 DU/AC
proposed density	

5. DEVELOPMENT STANDARDS:

REQUIRED BUILDING SETBACKS: (MULTI FAMILY, Activity Center Residential)

REQUIRED	(W)	FROM (PARCELS ADJACENT)	(E)
(varies)	30' from R/W side		
(S & N)	25' from wetlands side	25' (SIDE SOUTH)	25' (SIDE NORTH)
		30' from interior side	
		50' from NHWE	25' (REAR EAST)
		25' from R/W	25' from NWWE
		7.5' from side	5' from rear

PAVING SETBACK:

shall comply with Sec. 38-1287(5)

BUILDING HEIGHT:

PROPOSED MULTI FAMILY	
height = 60' max	per Sec 38-1300

OPEN SPACE & IMPERVIOUS COVER:

PROPOSED MULTI FAMILY	
open space	25% min
impervious cover	70% max

MINIMUM MULTI FAMILY FLOOR AREA: 600 sq ft

PHASING: 2 phases are anticipated for this PD.

approved under EXISTING PD	units	ADT rate	pk hr rate	ITS CODE
hotel	1125	12.23	0.73	310
total	114,781	54.45	6.59	822
TOTAL, CURRENTLY APPROVED		20,009	1.576	

7. CONVERSION MATRICES

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

9. UTILITY PROVIDERS:

10. RECREATION AREA: PROJ

10. SCHOOL AGE POPULATION

11. ENVIRONMENTAL:

12. PD NOTES:

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

EXISTING ADJOINING RIGHT OF WAY SUBJECT TO PTV APPROVAL WITHIN PROJECT AREA : Future change determination requests of this EUP 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:

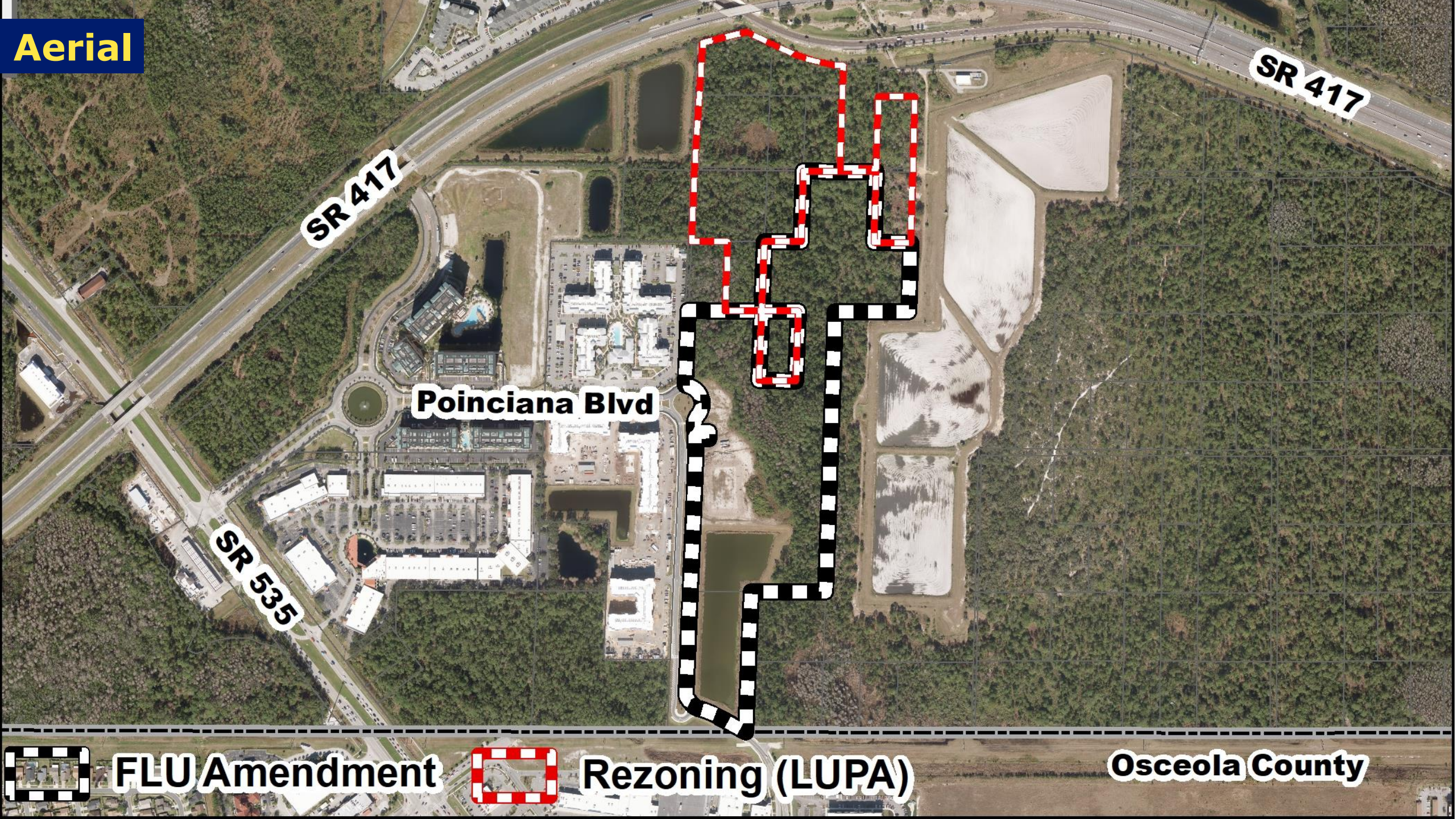
APPROVE

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

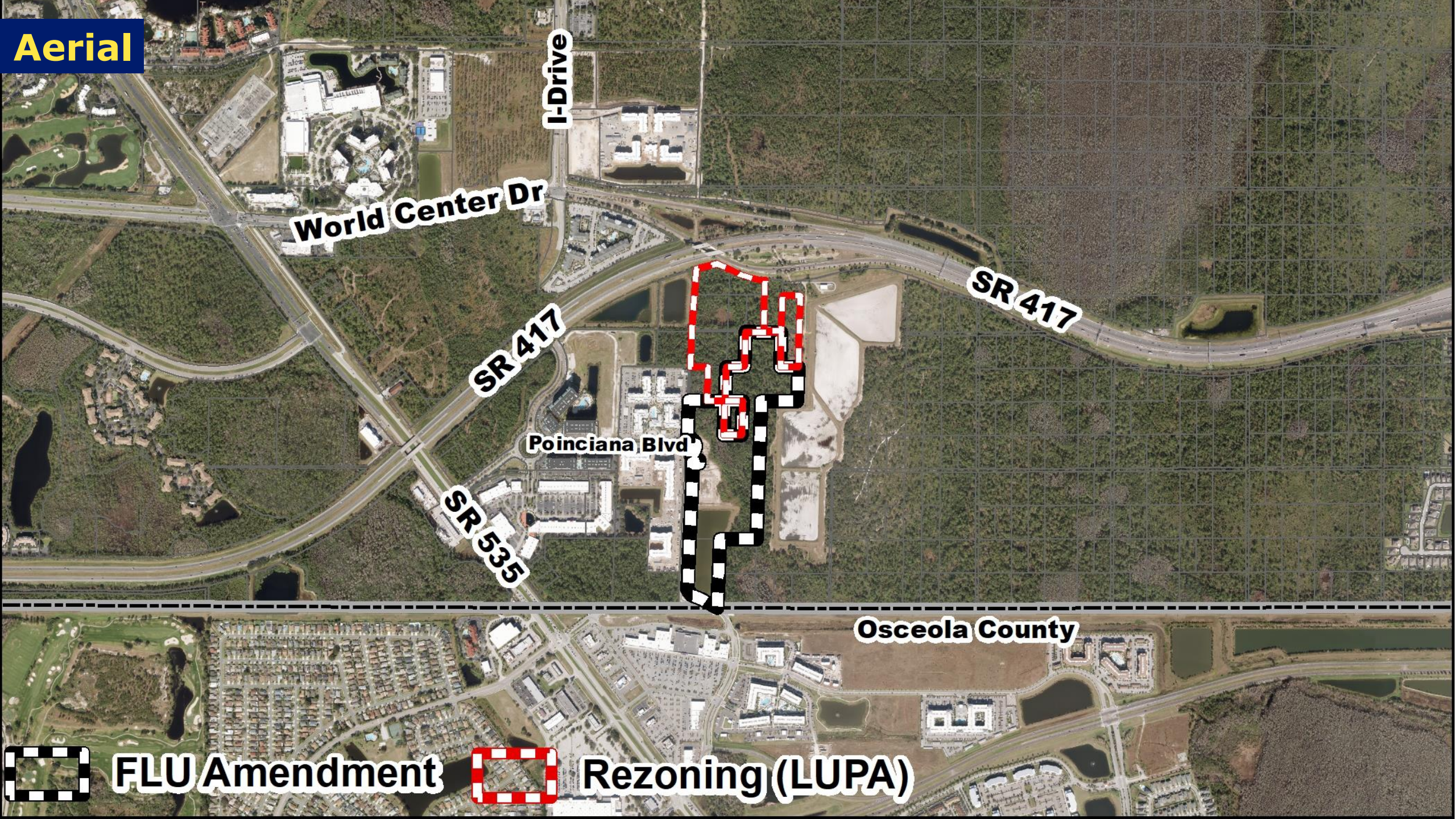


FLU Amendment



Rezoning (LUPA)

Osceola County



Aerial

I-Drive

World Center Dr

SR 417

SR 417

Poinciana Blvd

SR 535

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

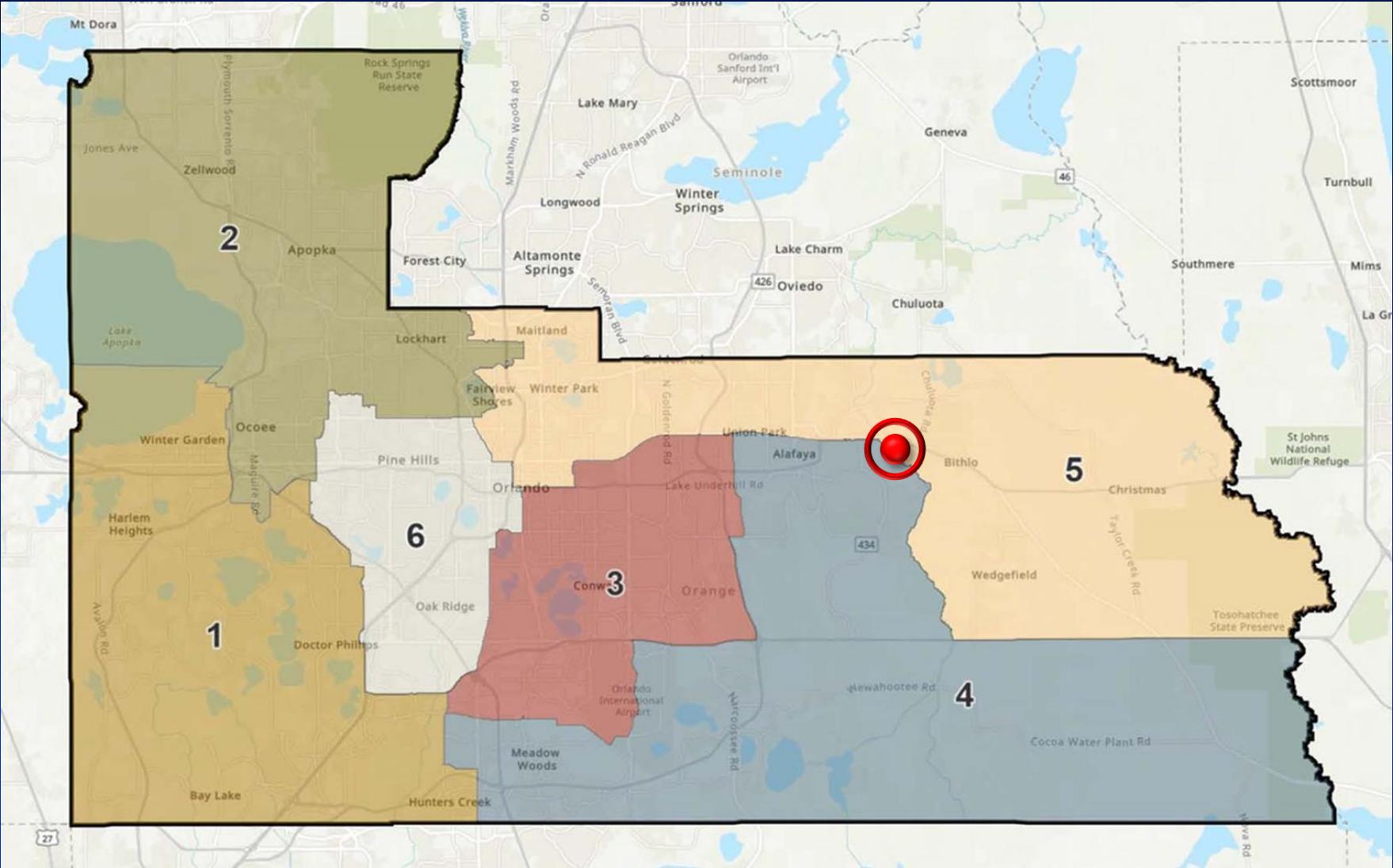
District: 5

Proposed Use: Superior Sheds East Orlando Sales Center



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

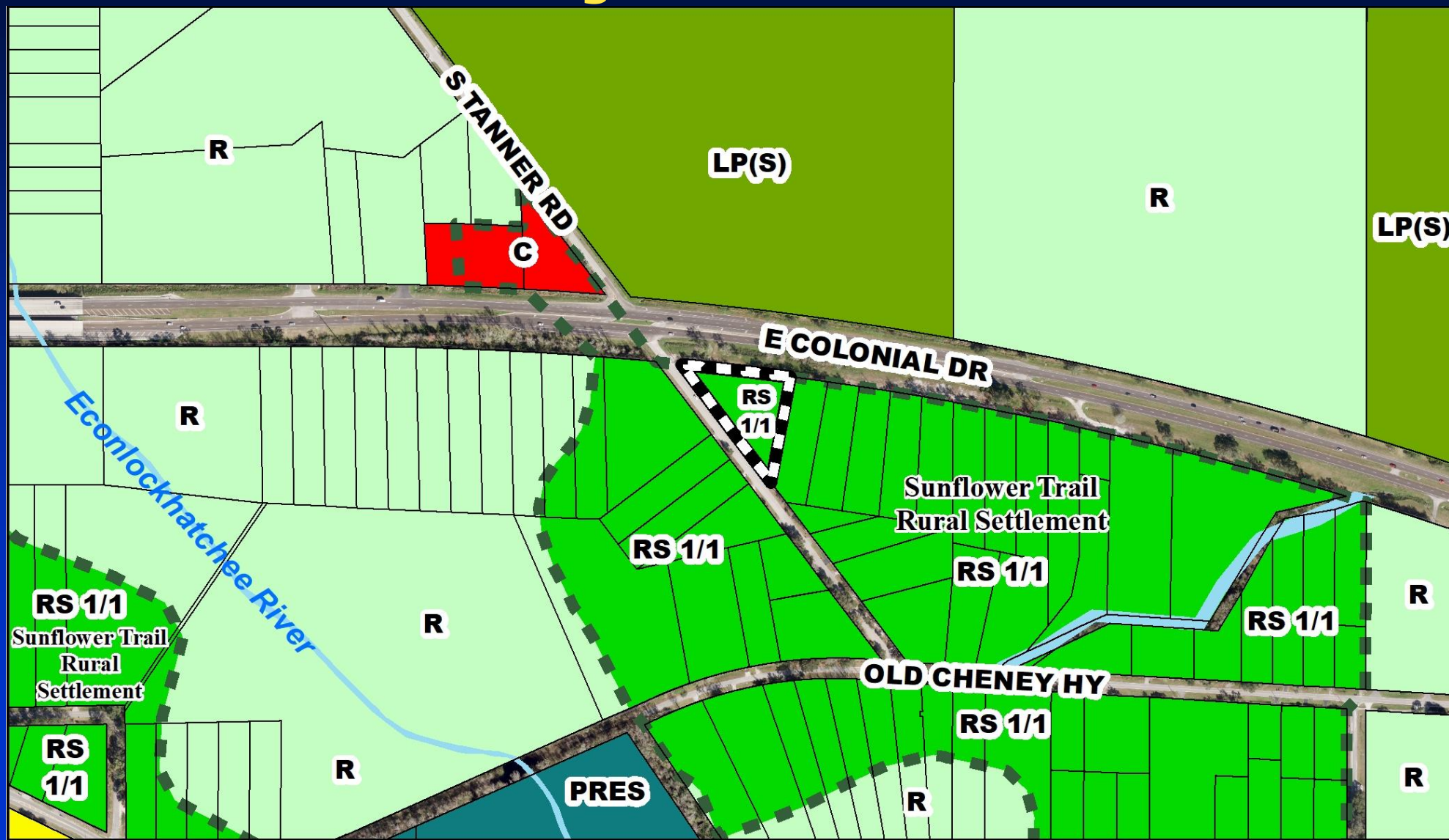
Location





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

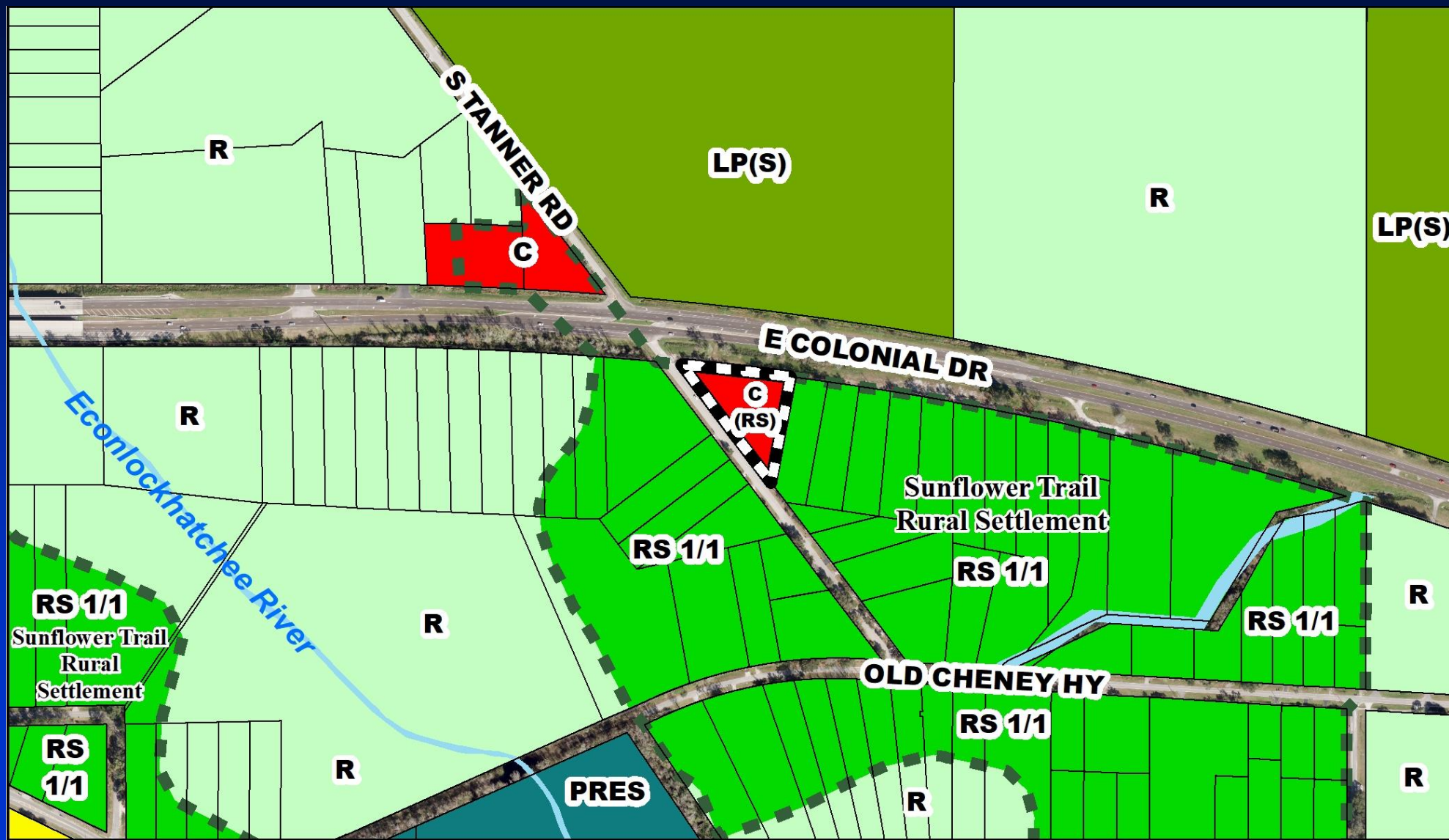
Existing Future Land Use





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

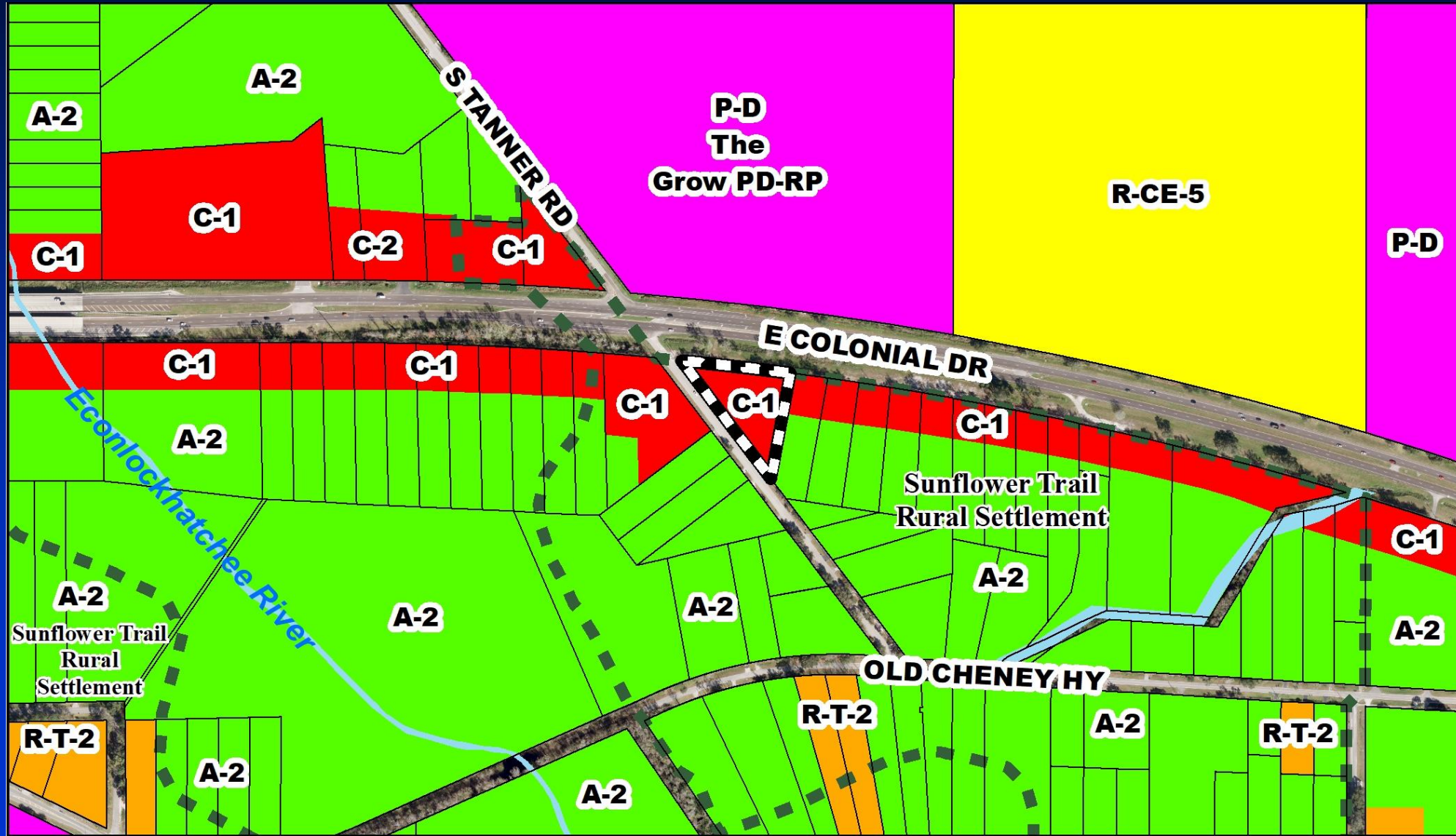
Proposed Future Land Use





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

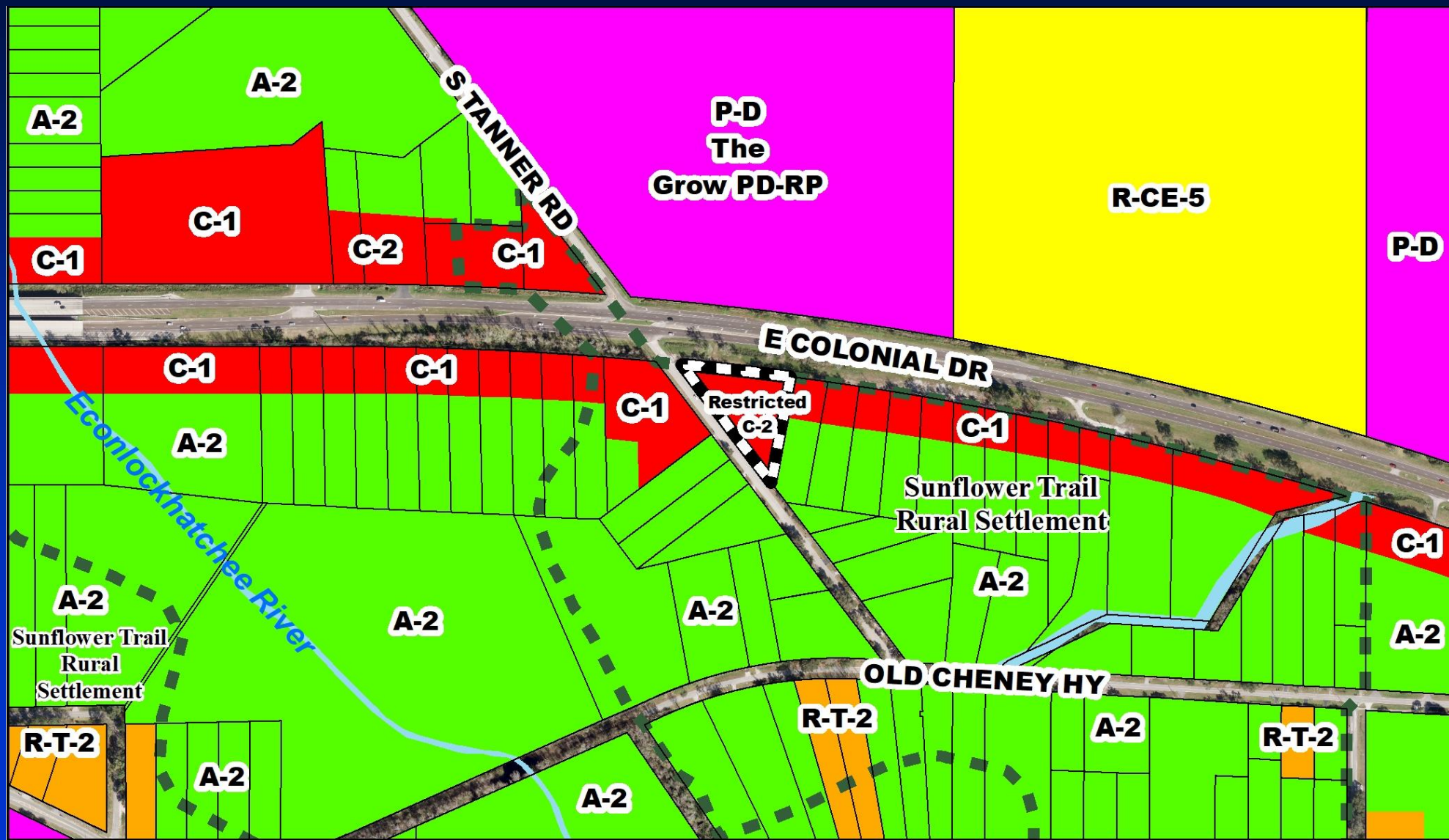
Existing Zoning





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

Proposed Zoning



Aerial Map



STANNER RD

ECOLONIAL DR

Econlockhatchee River

OLD CHENEY HY



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)

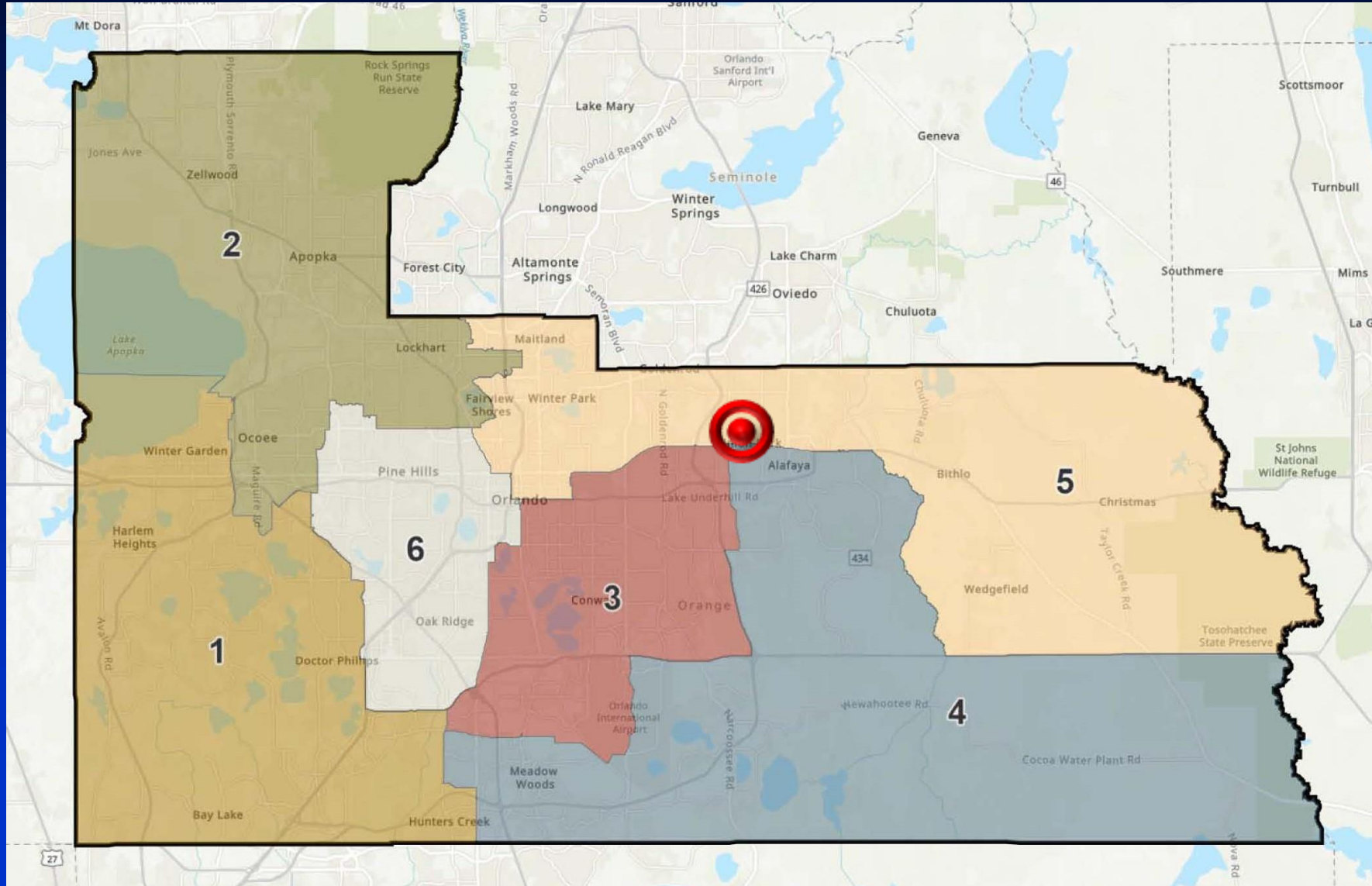
Acreage: 0.87 gross acre

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

LYN AV

WESTFALL DR

TIMBER OAKS CT

SALI DR

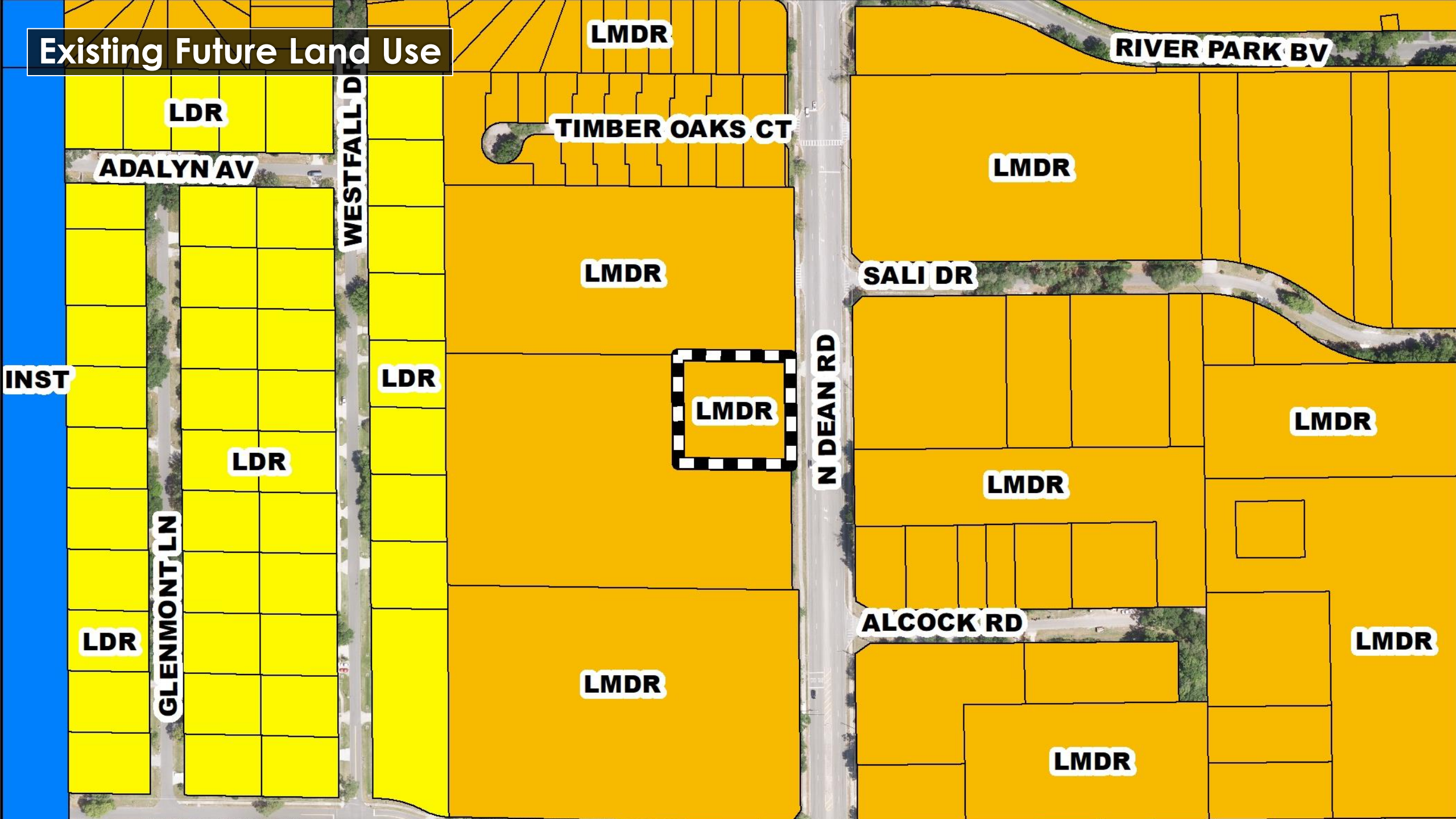
N DEAN RD

ALCOCK RD

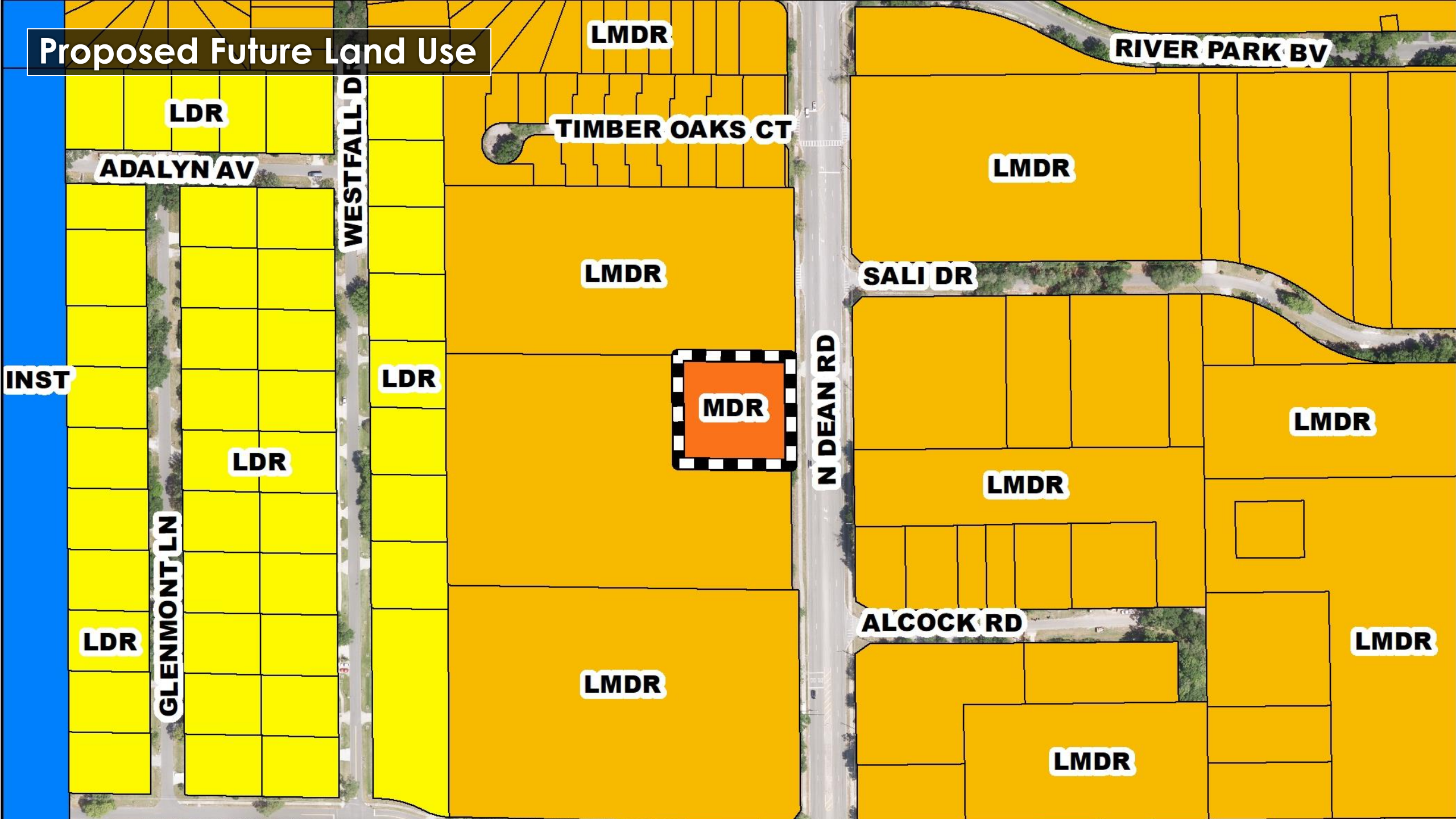
GLENMONT LN



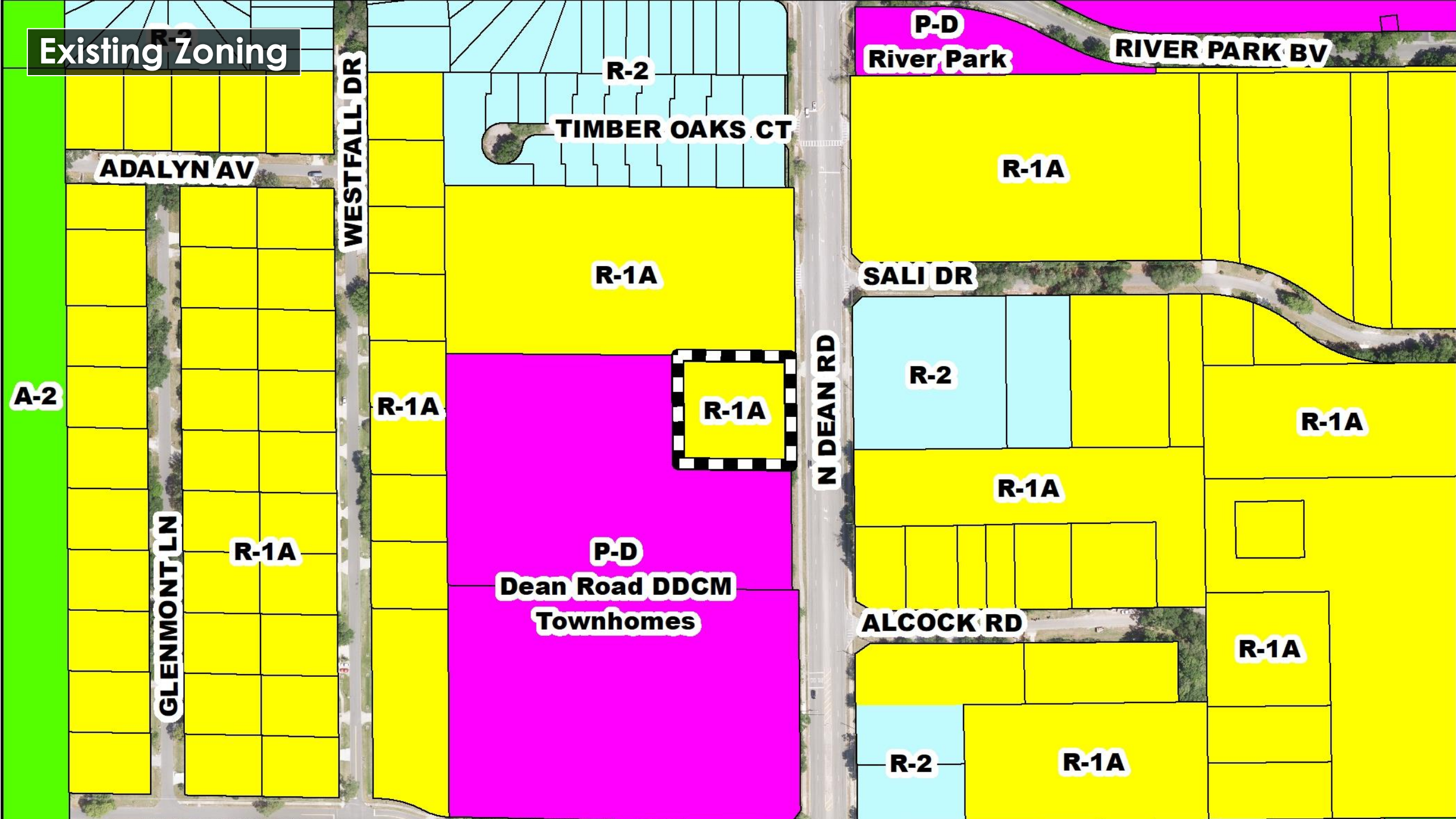
Existing Future Land Use



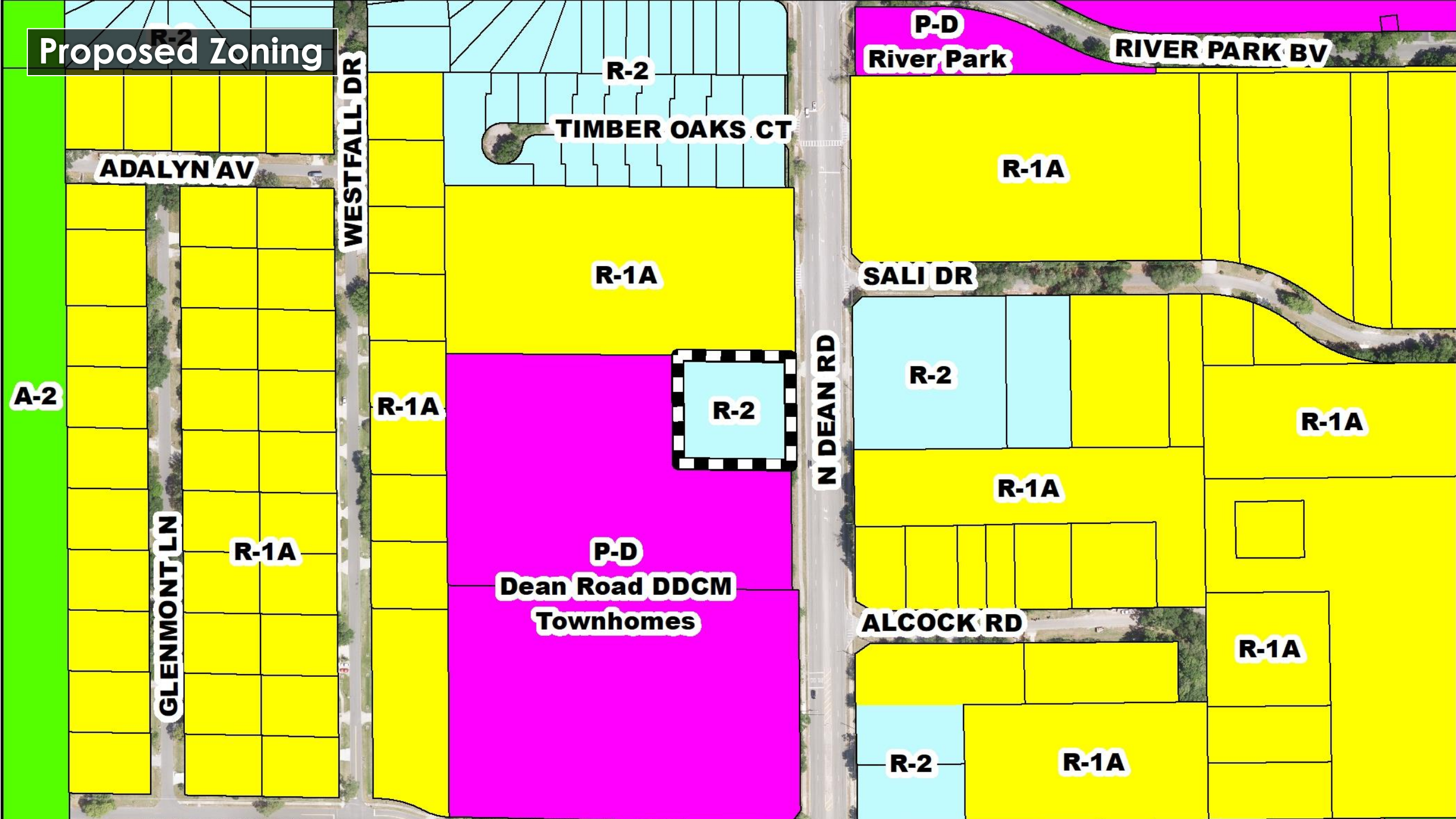
Proposed Future Land Use



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