



**DEVELOPMENT REVIEW COMMITTEE (DRC)
MEETING AGENDA
Public Works Department
4200 South John Young Parkway
Orlando, Florida 32839
1st Floor, Main Conference Room
Wednesday, April 02, 2025**

9:00

PUBLIC COMMENT

REVIEW OF MEETING MINUTES - MARCH 19, 2025

ALL PROJECTS

**LUP-24-12-298- DISTRICT 2
Grace Fellowship Land Use Plan**

Tab 1

Applicant:	Lowndes Drosdick Doster Kantor & Reed, P.A. (Rebecca Wilson)
Parcel ID#:	27-21-29-0000-00-002, 27-21-29-0000-00-001
Project Manager:	Bari Snyder
Request:	<i>To reconsider the March 19, 2025, DRC motion of approval.</i> This request is to rezone 15.4 acres from A-1 (Citrus Rural District) and R-3 (Multi-Family Dwelling District) to PD (Planned Development District) with a proposed development program of 203,822 square feet of religious institution with 1,800 seats and accessory uses, and a 22,790 square foot counselling center. In addition, one waiver is requested from Orange County Code Sec. 38-1271(a)(3)(e) to allow for an existing metal accessory structure to be located 12.2' from the west property line in lieu of 25'.



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Tab 2

DRCA-25-03-059- DISTRICT 4

Septic Tank Variance Request - 11507 South Orange Avenue

Applicant: Alejandro Arvelo
Parcel ID#: 13-24-29-7268-00-643
Project Manager: Colin Kidd
Request: A variance from Orange County Code Section 37-540 (c) to allow the installation of an On-Site Sewage Disposal System (OSDS) within a distance of one hundred and fifty (150) feet of the normal high of surface water bodies (N,H,W,E) and canals connected to surface water bodies.

Tab 3

HHA-25-02-043- DISTRICT 1

Lake Star at Ovation - Phase 1 B

Applicant: MI Homes of Orlando, LLC (Dave Brown)
Parcel ID#: 19-24-27-0000-00-026
Project Manager: Julie Alber
Request: Approval of the Preliminary Plat and Hold Harmless and Indemnification Agreement as required per Orange County Code Section 34-75 "Expedited Process for Issuing Residential Building Permits Before a Final Plat is Recorded" prior to final plat of Lake Star at Ovation Phase 1B (PR-24-07-016) associated with Gem Groves Preliminary Subdivision Plan (PSP-20-10-292).



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Tab 4

DP-25-01-015- DISTRICT 1

**Silverleaf PD - RP / Phase 3 (Tract FD-1) PSP / Park Tract P-7 Addition
DP**

Applicant: Poulos & Bennett, LLC (Marc Stehli)
Parcel ID#: 30-23-27-8139-16-007
Project Manager: Rebecca Bowden
Request: To add a clubhouse, pool, pickle ball courts and additional sidewalks.

9:30

Tab 5

CDR-24-10-237- DISTRICT 1

The Registry on Grass Lake PD / The Registry on Grass Lake DP

Applicant: Kimley-Horn & Associates, Inc. (Christopher Leppert)
Parcel ID#: 31-24-27-0000-00-007, 31-24-27-0000-00-020
Project Manager: Rebecca Bowden
Request: To reallocate landscaping from north and west buffers.

Tab 6

DP-24-09-225- DISTRICT 1

Lake Vista Village PD / RCD World Center DP

Applicant: Harris Civil Engineers, LLC (David Taylor)
Parcel ID#: 28-24-28-0000-00-002, 28-24-28-0000-00-014
Project Manager: Bari Snyder
Request: To construct 2,204 Resort Hotel units with 70,730 square feet of Event Space and 240,000 square feet of Tourist Commercial uses.



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Tab 7

DP-24-07-174- DISTRICT 4

**Ward Property PD / Nona West Infrastructure PSP / Nona West
Commercial Parcel CD-2B**

Applicant: Land Design (Brian Forster)
Parcel ID#: 33-24-30-6061-34-002
Project Manager: Bari Snyder
Request: To construct a 2,500 square foot commercial building.

Tab 8

CDR-24-07-182- DISTRICT 3

South Goldenrod Townhomes PD / South Goldenrod Subdivision PSP

Applicant: Land Design (Brian Forster)
Parcel ID#: 02-23-30-3024-00-141, 02-23-30-3024-00-160,
02-23-30-3024-00-150, 02-23-30-3024-00-121
Project Manager: Mike Rosso
Request: To modify the site plan relating to FEMA permitting, including numerous changes to lot grading, lot infrastructure (primarily changes to stormwater facilities and streets), and site layout (lot count reduction, lot size, and building layouts). For a full list of changes being made, please refer to the Overview section of the staff report.



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**10:00
Tab 9**

**CDR-23-09-270- DISTRICT 1
Orangewood N-2 PD**

Applicant: Poulos & Bennett, LLC (Lance Bennett)
Parcel ID#: 13-24-28-6283-12-040
Project Manager: Bari Snyder
Request: To convert 27,772 square feet of tourist commercial, 38 attached short-term rental units, and 47 hotel rooms to 267 multifamily units related to Parcel 11D. In addition, one (1) waiver from Orange County Code is requested to allow for a maximum building height of 110'.

Tab 10

**CDR-24-01-005- DISTRICT 1
Hunter's Creek PD**

Applicant: Shutts & Bowen LLP (James Johnston)
Parcel ID#: 32-24-29-3601-09-000
Project Manager: Rebecca Bowden
Request: To add a monopole communication tower as an allowable use and request two waivers from Orange County Code to reduce distance separation from single-family from 635' to 203' and to allow fencing in lieu of base landscaping for PD Tract 235.

Tab 11

**DP-24-08-199- DISTRICT 3
Project ABC PD / Grande Plaza NE Quadrant - Tracts 6, 7 and 8 PSP /
Dairy Queen DP**

Applicant: Newkirk Engineering, Inc. (Harry Newkirk)
Parcel ID#: 09-24-29-3051-04-007
Project Manager: Michael Rosso
Request: To construct a 2,839 square foot Dairy Queen on 1.16 acres.



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Tab 12

DP-24-10-256- DISTRICT 6
Granikus Commercial PD / Lot 2 DP

Applicant: Z Development Services (Robert Ziegenfuss)
Parcel ID#: 15-22-28-2985-00-020
Project Manager: Michael Rosso
Request: To construct a 9,669 square foot retail building on 1.33 acres.

Tab 13

LUP-24-12-295- DISTRICT 3
Hourglass South Townhomes Land Use Plan

Applicant: Z Development Services (Robert Ziegenfuss)
Parcel ID#: 06-23-30-1432-02-010, 06-23-30-1432-02-041, 06-23-30-1432-02-030
Project Manager: Michael Rosso
Request: ***This item was postponed from the March 19, 2025, DRC meeting.*** This request is to rezone 1.86 acres from C-1 and R-1A to PD in order to construct 29 single-family attached residential dwelling units. In addition, eight (8) waivers from Orange County Code are requested for lot size, setbacks, building height, and lot coverage requirements.



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Tab 14

LUP-22-01-002- DISTRICT 1
Tuscana Land Use Plan

Applicant: Kimley-Horn & Associates, Inc. (Jennifer Stickler)

Parcel ID#: 24-24-28-5844-00-250/ 274/ 271/ 281/ 452/ 451/ 441/ 442/ 413/ 414/ 371/ 491/ 492/ 501/ 502/ 513/ 522/ 521/ 533/ 541/ 514/ 511/ 523/ 532/ 531/ 540/ 551/ 552/ 800/ 213/ 221/ 233/ 241/ 273/ 272/ 282/ 440/ 443/ 431/ 432/ 420/ 411/ 401/ 394/ 393/ 383/ 381/ 372/ 063/ 061/ 054/ 051/ 072/ 062/ 060/ 053/ 041/ 241/ 244/ 251/ 231/ 254/ 252/ 263/ 794/ 743/ 412/ 421/ 781/ 734/ 723/ 731/ 742/ 422/ 423/ 732/ 741/ 871/ 883/ 891/ 902/ 911/ 445/ 551/ 542/ 533/ 532/ 520/ 792/ 791/ 223/ 231/ 019/ 027/ 070/ 783/ 221/ 733/ 541/ 192/ 253/ 744/ 784/ 424/ 803/ 892/ 453/ 044/ 020/ 021/ 031/ 026/ 462/ 232/ 042/ 553/ 552/ 543

24-24-28-5844-01-051/ 041/ 033/ 023/ 201/ 200/ 212/ 214/ 222/ 233/ 232/ 211/ 062/ 061/ 054/ 052/ 042/ 043/ 034/ 032/ 024/ 223/ 231

24-24-28-0000-00-092/ 011/ 023/ 036/ 008/ 025/ 020/ 023/ 024/ 026/ 028/ 029/ 022/ 021/ 019/ 027/ 026

Project Manager: Rebecca Bowden

Request: ***This item was postponed from the March 5, 2025, DRC meeting.*** This request is to rezone 227.48 acres from A-2 (Farmland Rural District) to PD (Planned Development) in order to construct 653,400 square feet of commercial uses, 1,291 hotel rooms, and 4,814 multi-family dwelling units. In addition, four (4) waivers are requested from Orange County Code regarding building and paving setbacks and building height.



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CONSENT AGENDA – DEVELOPMENT PLAN APPROVALS

CDR-24-03-065 – DISTRICT 3

Expressway Center PD / Lot 2 - Store Space DP

Plan date stamped "Received March 6, 2025"

DP-24-01-030 – DISTRICT4

**Ward Property PD / Nona West Infrastructure PSP / Nona West
Commercial Parcel CD-3B DP**

Plan date stamped "Received March 7, 2025"



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Appeals of DRC Decisions: Pursuant to Section 34-29, any person aggrieved by a decision of DRC relative to Chapter 34 of the Orange County Code ("Subdivision Regulations") may appeal such decision to the Board of County Commissioners by submitting a letter to the chairman of DRC within 30 days after DRC's approval of the minutes memorializing such decision.

Pursuant to Section 38-1203 (3)d., any person aggrieved by the decision of the DRC to approve or deny a development plan for a Planned Development (PD) may appeal such decision by filing a notice of appeal with (submitting a letter to) the chairman of the DRC within 15 days after DRC's approval of the minutes memorializing the approval of the Development Plan on the DRC Consent Agenda.

Notice to the Public: Please note that DRC meetings are not public hearings. However, DRC is a "Sunshine" committee, and, as such, DRC meetings are open to the public, and minutes are taken and kept as part of the public record.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than 2 business days prior to the proceeding, he or she should contact the Orange County Communications Division at (407) 836-5651.

Section 286.0105, Florida Statutes, states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

La Sección 286.0105 de los Estatutos de Florida establece que si una persona decide apelar cualquier decisión tomada por una junta, agencia o comisión con respecto a cualquier asunto considerado en una reunión o audiencia, necesitará un registro de los procedimientos, y que, para tal efecto, podrá necesitar asegurarse de que se levante un acta literal del proceso, en la que se incluyan los testimonios y pruebas en que se basará la apelación.

Atik 286.0105, Lwa Florid, deklare ke si yon moun deside depoze yon apèl kont desizyon yon komite, ajans, oswa yon komisyon te pran konsènan yon sijè ki te diskite nan yon reyinyon oswa yon odyans, li pral bezwen yon rapò sou sa ki te diskite yo, e ke, pou rezon sa a, li ka bezwen asire ke li gen yon rapò egzak nan pwosedi ki te fèt la, enkli temwayaj ak prèv ke apèl la dwe baze a.

Orange County does not discriminate on the basis of race, color, national origin, sex, age, religion, disability or family status. Those with questions or concerns about nondiscrimination, those requiring special assistance under the Americans with Disabilities Act (ADA), and those requiring language assistance (free of charge) should contact the Title VI/Nondiscrimination Coordinator at access@ocfl.net or by calling 3-1-1 (407-836-3111).

If you are hearing or speech impaired, you may reach the phone numbers above by dialing 711.

El Condado de Orange no discrimina por motivos de raza, color, origen nacional, sexo, edad, religión, discapacidad o situación familiar. Aquellos que tengan preguntas o inquietudes sobre la no discriminación, aquellos que requieran asistencia especial según la Ley de Estadounidenses con Discapacidades (ADA) y aquellos que requieran asistencia lingüística (gratuita) deben comunicarse con el Coordinador de No Discriminación/Título VI en access@ocfl.net o llamando 3-1-1 (407-836- 3111).

Si tiene problemas de audición o del habla, puede comunicarse con los números de teléfono anteriores marcando 711.

Komin Oranj pa fè diskriminasyon sou baz ras, koulè, orijin nasyonal, sèks, laj, relijyon, andikap oswa sityasyon famiyal. Moun ki gen kesyon oswa enkyetid konsènan non-diskriminasyon, moun ki bezwen asistans espesyal dapre Lwa Ameriken pou Andikape yo (ADA), ak moun ki bezwen èd nan lang (gratis) dwe kontakte Kowòdonatè Tit VI/Non-diskriminasyon an nan access@ocfl.net oswa yo ka rele 3-1-1 (407-836-3111).

Si w soud oswa bèbè, ou ka rele nimewo telefòn ki anwo, peze 711.