

STREET NAME CHANGE ALEXANDER PLACE TO GEORGE STUART PLACE



Location Map Subject Street

Summary

<p>Applicant City of Orlando / Laura Carroll, Real Estate Division Manager</p> <p>Owner City of Orlando</p> <p>Project Planner Laura Eng</p>	<p>Property Location: The entirety of Alexander Pl., located north of W Livingston St., south of W Amelia St., east of Chatham Ave., and west of N Hughey Ave. (±950 linear ft., ±0.9 acres) District 5.</p> <p>Applicant's Request: Street Name Change from Alexander Place to George Stuart Place.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in the staff report.</p> <p>Public Comment Courtesy notices were mailed to property owners abutting the subject property during the week of April 6, 2026. As of the published date of this report, staff has received no comments from the public concerning this request.</p>
<p style="text-align: center;">Updated April 10, 2026</p>		

PROJECT ANALYSIS

Project Description

The applicant, City of Orlando, is requesting to rename Alexander Place to George Stuart Place in recognition of George L. Stuart, Sr., former civic leader, local businessman and father to the former Commissioner Robert Stuart. The street is located north of W Livingston St., south of W Amelia St., east of Chatham Ave., and west of N Hughey Ave. The length of the street is ± 950 ft. with properties on both sides of the street, creating $\pm 1,900$ linear feet of frontage. The applicant owns 7 of the 8 properties abutting the street, accounting for approximately $\pm 1,675$ linear feet, or 88% of the total frontage on the road.

Previous Actions

- 1921: Alexander Place platted as part of the Bradshaw Community
- 1927: 401 W Livingston St - Orlando Municipal Auditorium established (Bob Carr Theater)
- 1986: 400 W Amelia St was purchased by the applicant
- 1990s: Lots along southern side of Alexander Place were purchased by the applicant
- 2022: Alexander Place replatted as part of Creative Village - Phase 3

Project Context

The portion of Alexander Place located north of W Livingston St., south of W Amelia St., east of Chatham Ave., and west of N Hughey Ave. is a platted street and exists as a right-of-way (ROW) with a variable width ranging from 30 to 64 feet.

Background

Alexander Place, located in downtown Orlando between N Hughey and Chatham Avenue, originated as part of Bradshaw's 1920 subdivision and was extended in 1927 by Judge Cheney. Colonel John Bradshaw came to Orlando in 1890 and was the first Clerk of the Criminal Court, serving for fourteen years. He eventually bought property and replatted the land as Bradshaw's subdivision and named one block Alexander Place. Alexander was his wife's surname.

About George L. Stuart, Sr.

George L. Stuart, Sr. was a prominent Orlando civic leader, businessman, and philanthropist whose work helped shape the city's social, economic, and community landscape. As founder of a successful office products company and an advocate for civil rights, urban renewal, and affordable housing, Stuart played a pivotal role in advancing equity and opportunity during a transformative period in Orlando's history.

Business & Civic Leadership

- Founded and operated a thriving office products company in downtown Orlando, contributing to the city's commercial growth.
- Recognized for inclusive hiring practices and consistent support for Black-owned businesses.
- Urban Renewal & Neighborhood Investment
- Chaired Orlando's first Citizens Advisory Committee for Community Improvement (1963).
- Led efforts to promote homeownership and neighborhood revitalization in Parramore and other underserved communities.

Civil Rights & Social Progress

- Served on Mayor Bob Carr's Inter-Racial Advisory Committee.
- Helped guide the peaceful desegregation of restaurants, hotels, parks, and public swimming pools.
- Played a key role in facilitating voluntary integration across 56 local establishments between 1963–1964.

Philanthropy & Community Service

- Founder and/or board member of several major charitable and civic organizations, including:
- Orlando Union Rescue Mission
- Christian Service Center
- Florida Citrus Sports Association
- Florida Citrus Bowl Foundation
- Known for quiet, behind-the-scenes generosity and a lifelong commitment to community well-being.

Affordable Housing Advocacy

- Instrumental in establishing senior housing initiatives, including Baptist Terrace (now The Robert's), expanding access to safe and affordable housing for older adults

PROJECT ANALYSIS CONT'D

Street Name Change Requirements & Process (LDC Sections 65.537 & 65.538)

Section 65.537–65.538, Street Name Changes, of the Land Development Code (LDC), contains the purpose and procedures by which a street name change can be requested. The City has uniform guidelines to govern the naming of public and private streets in order to avoid potential conflicting names or confusion, promote the public welfare and general convenience of the community, provide a comprehensible street naming convention, and eliminate duplicate, offensive or confusing street names.

The applicant is required to submit a supporting petition signed by 51% of the linear frontage of property owners abutting the street for which the street name change is requested. In this case, the applicant is the City of Orlando, which owns seven of the eight properties located along Alexander Place, well over the 51% required. The single abutting property under different ownership is the “Modera at Creative Village” apartment complex and maintains its address, 505 Chatham Ave, from the adjoining roadway.

Purpose and Intent

The applicant is the City of Orlando, Real Estate Department. The purpose and intent of the street name change is to commemorate the life and service of George L. Stuart, Sr., local civic leader and businessman.

Adjacent Lot Analysis

Alexander Place being ± 950 linear feet in length with properties abutting both sides creates approximately $\pm 1,900$ sq. ft. of property frontage. The City of Orlando owns seven of the eight total properties abutting Alexander Place, accounting for $\pm 1,675$ linear feet or 88% of property frontage; well above the 51% ownership required for petition under Sec. 65.538. The singular abutting property not owned by the City is the “Modera at Creative Village” apartment complex. The Modera at Creative Village already uses an address associated with its other abutting street, Chatham Ave., and therefore will not require an address change as a result of this Street Name Change request. The proposed street name change will not affect any existing street address numbering. No street addresses occur off of this ROW, as it is generally the rear of adjacent properties. There are no other streets in City of Orlando or Orange County that are named George Stuart place.

Findings

Subject to the conditions contained herein, the request to change the street name from Alexander Place to George Stuart Place is consistent with the requirements for approval of Street Name Change applications as contained in Section 65.538 of the Land Development Code (LDC):

1. The proposed street name will not create duplication of street names elsewhere in the City.
2. The proposed street name is not offensive or confusing.
3. Emergency services agencies (i.e., Orange County 9-1-1 addressing) have no objections to the proposed street name change.
4. The proposed street name change will have no effect on the use of directions (north, south, east and west) for the new street name.
5. The proposed street name change is supported by the principal use and tenants (City of Orlando).

Summary

The request seeks approval to designate a roadway segment in honor of George L. Stuart, Sr., a respected Orlando civic leader whose contributions to civil rights, urban renewal, affordable housing, and community service are well documented. Staff recommends support because the proposed designation fully complies with City Code requirements: it does not duplicate or conflict with any existing street names, meets all standards for clarity and signage, and poses no issues for emergency response, addressing, or wayfinding. The name has been reviewed by Orange County 9-1-1 addressing with no operational concerns identified. In addition to meeting all technical criteria, the designation appropriately recognizes an individual whose leadership and service significantly shaped Orlando’s civic and social landscape.

Staff recommends approval of the proposed street name change, from Alexander Place to George Stuart Place, subject to the conditions below:

Conditions of Approval

Transportation Planning (michael.zayas@orlando.gov)

1. Construction: For any construction work planned or required within a public right-of-way or an adjacent City easement (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the Owner/Applicant must submit the following:

Conditions of Approval Cont'd

Transportation Planning (michael.zayas@orlando.gov)

- a. Maintenance of traffic plans (M.O.T.): The City requires that all projects receive authorization to close streets, lanes, public alleys or sidewalks in order to maintain public and worker safety. For any non-emergency project (whether permitted or not), the closure request must be submitted to City of Orlando Transportation Engineering via the following website link: <https://www.orlando.gov/Parking-Transportation/Request-a-Road-Lane-or-Sidewalk-Closure>. Advance notice for closures should include all phases of the work.
- b. Construction staging/parking plans: On-street parking is for the public and shall not be used for contractor or sub-contractor parking, construction staging, truck staging, storing of materials, etc. Contractor must identify contractor or sub-contractor parking, construction staging, truck staging, storing of materials locations in the Temporary Traffic Control Plan (TTCP).
- c. Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineering Reviewer at 407-246-3079 for details).
- d. A copy of all required County and State permits (If permits are pending, attach a copy of the application).

Street Name

- a. Street names must be coordinated through the addressing process during platting or permitting, whichever occurs first.
- b. The proposed name of any new street must be submitted to the Engineering Records Division for review to ensure it does not duplicate established street names or include similar-sounding names, spelling variations, etc., in accordance with the City Land Development Code.

Installation

After final approvals are granted by both the Municipal Planning Board and the City Council, the applicant shall contact Arisse Caba, PE, PTOE, Traffic Operations Engineer, at the time of permitting to begin coordination for the name fabrication and street name pole change. No street name sign may be erected near to or on any street until such name of the street has been registered.

CONTACTS

Land Development

For questions, contact Laura Eng at 407.246.2290 or at laura.eng@orlando.gov.

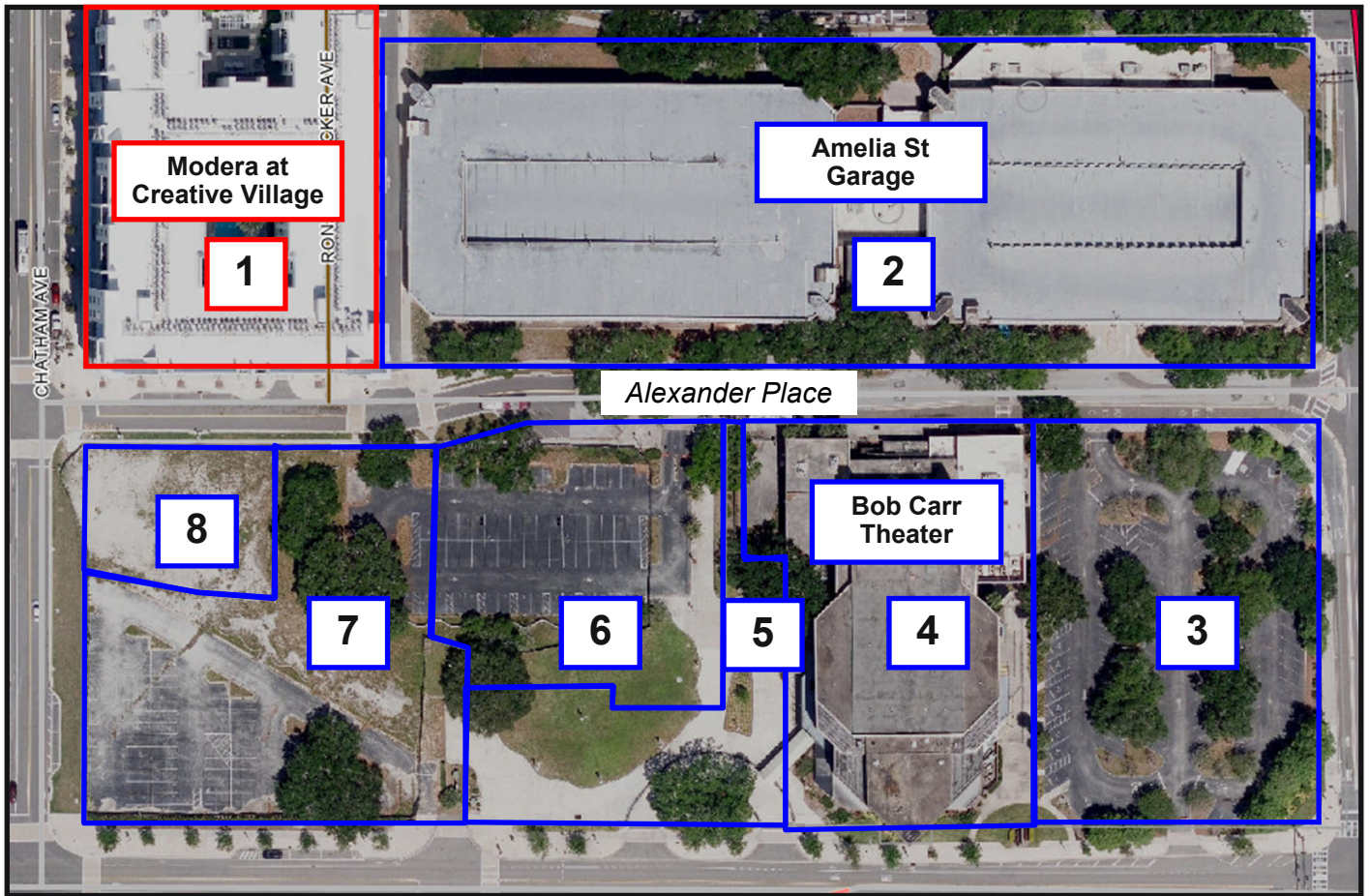
Transportation Planning

For questions, contact Mike Zayas at 407.246.2231 or at michael.zayas@orlando.gov.

NEXT STEPS

1. MPB minutes scheduled for review and approval by City Council on May 11, 2026.
2. Staff provides a copy of the staff report to the City Attorney's office prior to the MPB hearing, to begin preparation of the necessary ordinance for two (2) readings before the City Council.
3. 1st reading of ordinance to City Council (not a public hearing).
4. 2nd reading (2nd public hearing) of ordinance to City Council.

Aerial View (Orange County Property Appraiser)

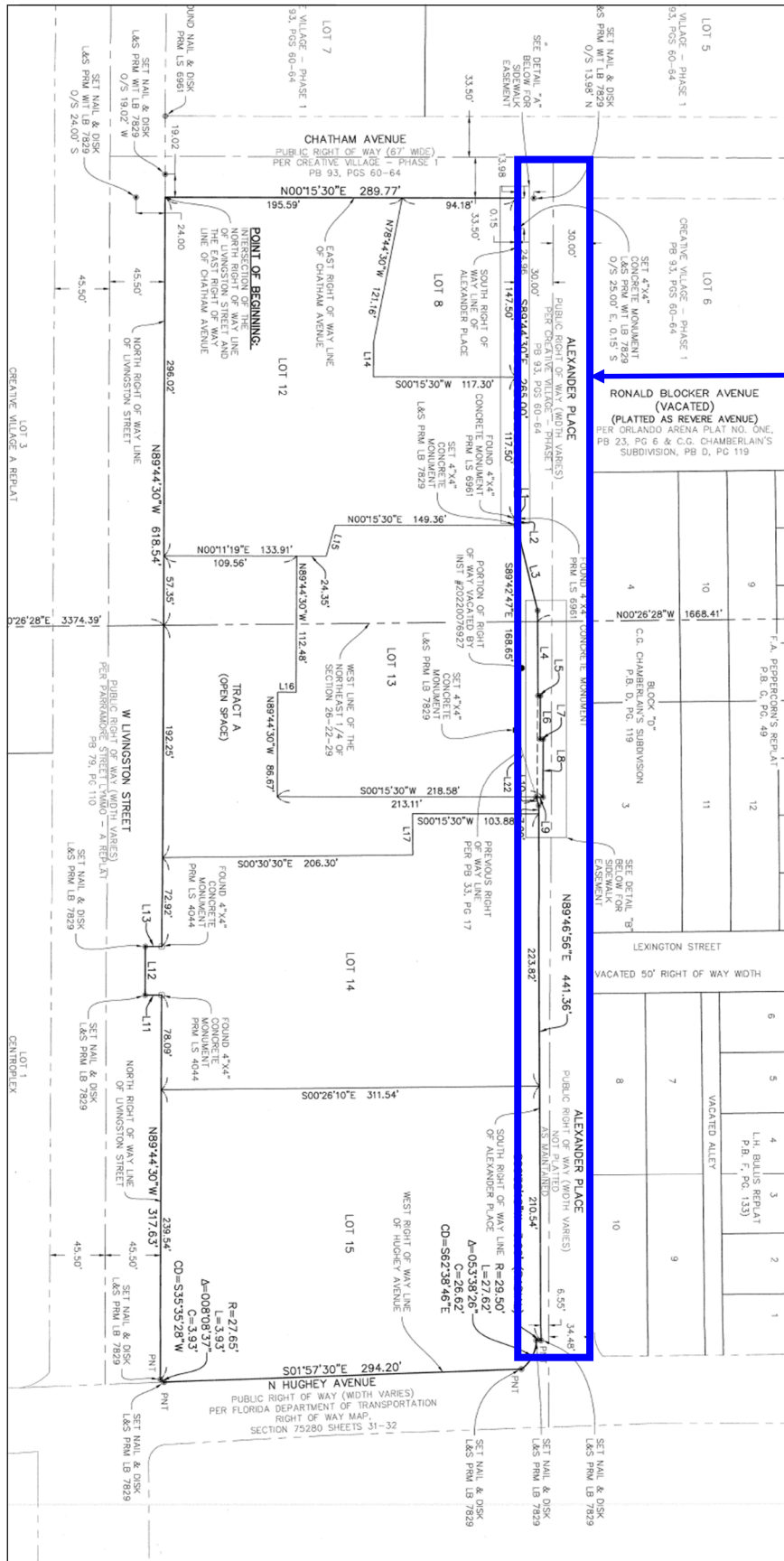


Pictured above: Aerial view of 8 properties abutting Alexander Place, numbered 1-8. See Table 1 below for corresponding property information.

Map Ref. #	OCPA Parcel ID	Address	Owner	Use
1	26-22-29-5692-01-000	505 Chatham Ave	MCREF III Creative Village Apartments LLC	Multi-Family, Modera at Creative Village
2	26-22-29-1024-00-010	400 W Amelia St	City of Orlando	Amelia St Garage
3	26-22-29-1856-15-000	W Livingston St	City of Orlando	Parking Lot
4	26-22-29-1856-14-000	401 W Livingston St	City of Orlando	Bob Carr Theater
5	26-22-29-1856-00-001	W Livingston St	City of Orlando	Open Space
6	26-22-29-1856-13-000	Alexander Pl	City of Orlando	Parking Lot
7	26-22-29-1856-12-000	W Livingston St	City of Orlando	Parking Lot
8	26-22-29-1856-08-000	Alexander Pl	City of Orlando	Vacant Land

Table 1: Reference table for properties numbered in aerial map above

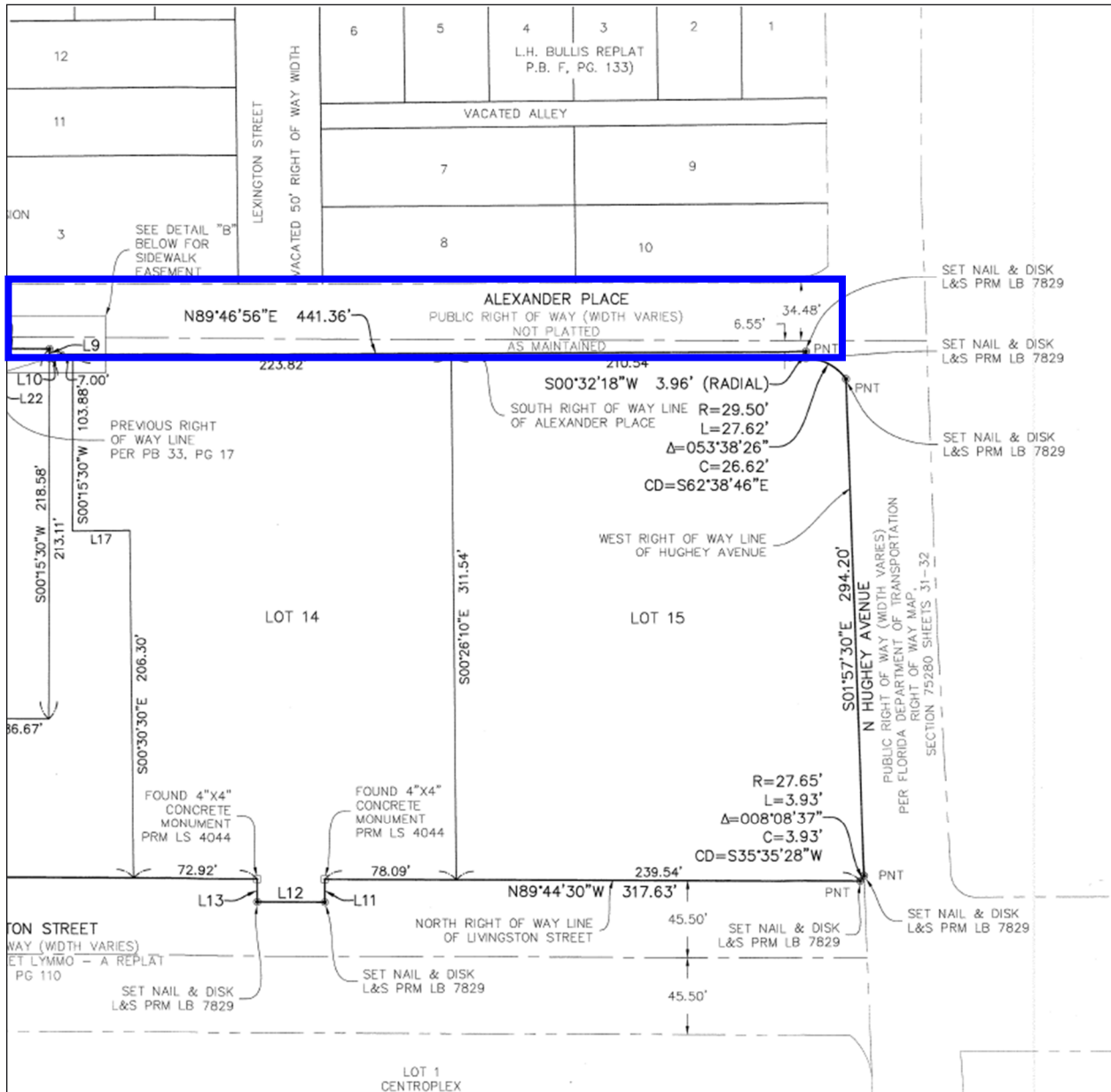
Street Plat Overview (2022)



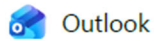
Alexander Place



Street Plat Zoomed In (2 of 2)



Orange County 9-1-1 Address Reservation



RE: Proposed City Street Name Change - Alexander Pl to Stuart Pl

From 911 MSAG <911MSAG@ocfl.net>

Date Mon 4/6/2026 11:41 AM

To Laura Eng <laura.eng@orlando.gov>; Addressing <addressing@orlando.gov>; Addressing <Addressing@ocfl.net>

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good morning,

The base name has been reserved. Please see the image below for your records.

Reserved Base Name:

Base Name	Customer	Project	Date Reserved	Date Expires
GEORGE STUART	LAURA ENG	CITY OF ORLANDO - ALEXANDER PLACE TO GEORGE STUART PLACE	04/06/2026	04/06/2027

Thank you.



Tamara Price
GIS Analyst

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