

**LAKE LORNA DOONE REZONING**

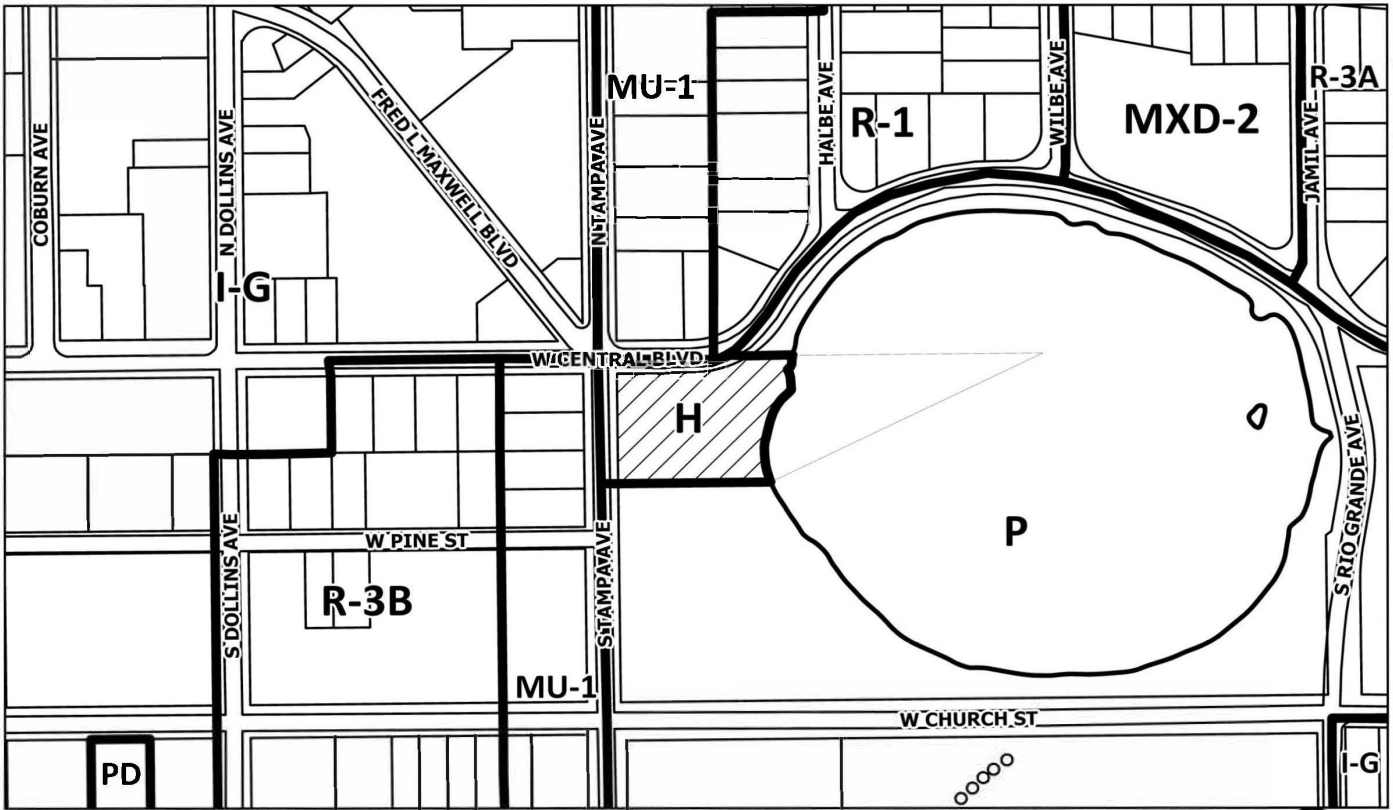


 Subject Site

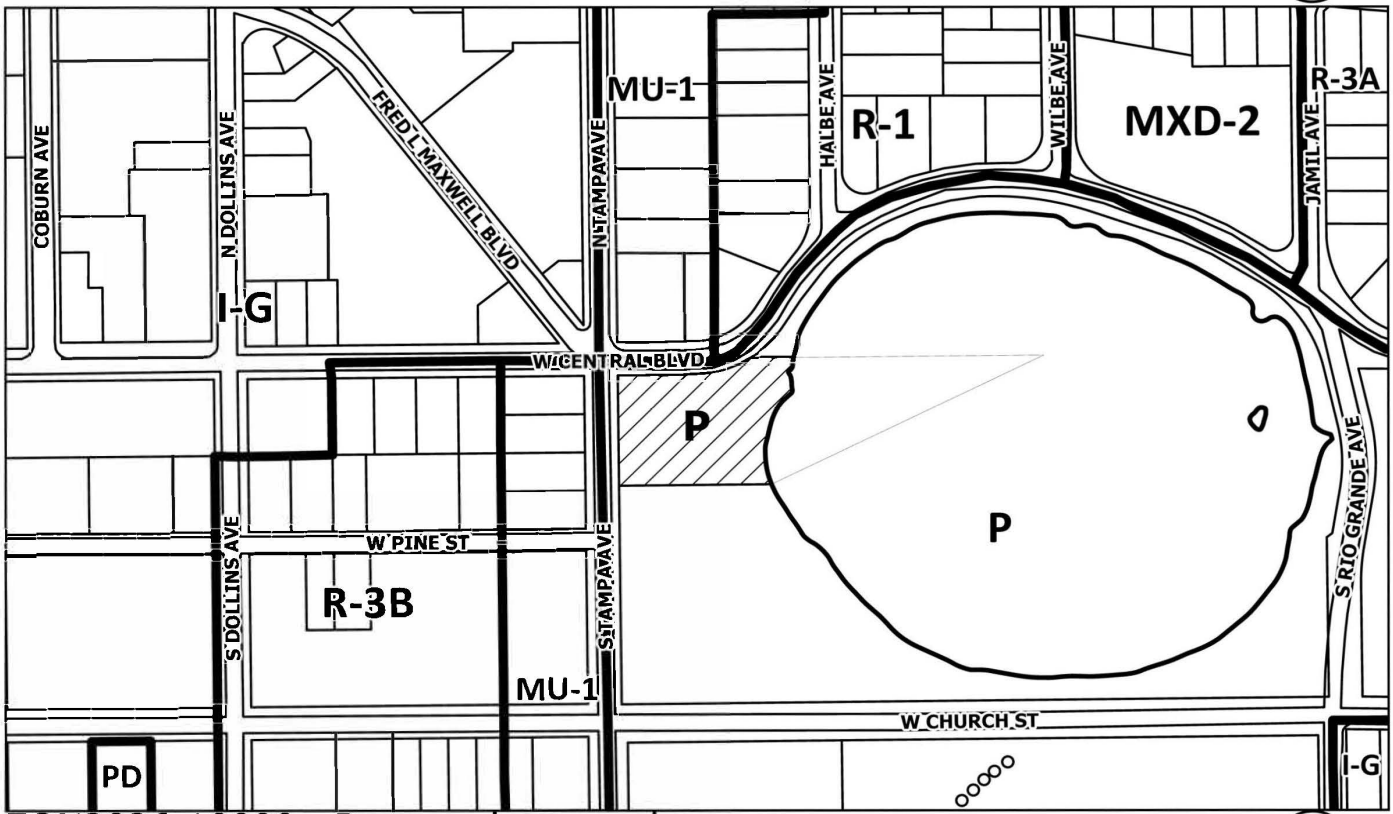
**SUMMARY**

<p><b>Owner:</b> City of Orlando</p> <p><b>Applicant:</b> Terrence Miller, City of Orlando Families Parks and Recreation Department</p> <p><b>Project Planner:</b> Deidre Oge, AICP</p> <p>Updated: April 14, 2026</p>	<p><b>Property Location:</b> 1830 W. Central Blvd. (north of W. Church St., east of S. Tampa Ave., south of W. Central Blvd., and west of S. Rio Grande Ave., west of S. Rio Grande Ave.) (± 1.4 acres, District 3); PID: 22-29-9272-01-110</p> <p><b>Requested Actions:</b> Rezoning of the site from H (Holding) to P (Public Use).</p>	<p><b>Staff's Recommendation:</b> Approval of the request, subject to the conditions in this report.</p> <p><b>Public Notice:</b> Courtesy notices were mailed to property owners within 300 feet of the site area on the first week of April 2026. As of the published date of this report, staff has not received any comments.</p>
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# ZONING MAP (EXISTING & PROPOSED)



ZON2026-10000 - Existing



ZON2026-10000 - Proposed



# PROJECT ANALYSIS

## Project Description

The subject site is generally located north of W. Church Street, east of S. Tampa Avenue, south of W. Central Boulevard, and west of S. Nashville Avenue and S. Rio Grande Avenue, and consists of approximately 1.4 acres. The site is part of the Lake Lorna Doone Park and consists primarily of vacant land, surface parking, and existing accessory structures.

The applicant is requesting a rezoning of the subject property from H (Holding) to P (Public Use). The property is located on the northwestern edge of Lake Lorna Doone Park and is designated Public-Recreation-Institutional on the Future Land Use Map, including the portion of the subject property located within the lake. The subject site was not included in the original 2016 rezoning of the larger park property because it was under separate ownership at that time. The requested rezoning will bring the subject property into alignment with the remainder of the park and facilitate the review of a Conditional Use Permit for a proposed park office building within the park. CUP2026-10001.

## Previous Actions

**1924:** W. Central Blvd. platted as Lorna Doone Park Subdivision (plat later abandoned by Orange County in 1958 in favor of a replat approved by the City in 1945).

**1987:** Eastern portion of park (between S. Rio Grande and Nashville Aves.) acquired by the City; Conditional Use Permit (CUP) approved for Phase I park improvements (new restrooms).

**2016:** Approval of a master plan for Lake Lorna Doone Park and a rezoning of the City- and state-owned portions of the park from H (Holding) to P (Public Use)

## Project Context

The subject site is located in an area with a mix of industrial, commercial, residential, and public uses. To the north are industrial and commercial uses, including restaurants, service-oriented businesses, and a funeral home, with residential uses also located to the northwest. To the east, across the lake, is public parking, a religious institution, and residential uses. To the south and west are existing public uses, including Lake Lorna Doone Park facilities and Camping World Stadium. The subject property is located within a mixed use area and anchored by public recreational use. The proposed rezoning to Public Use is appropriate for the continued use of the property as part of the park. The proposed rezoning is compatible with the surrounding uses, as summarized in Table 1.

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Surrounding Use</b>
North	Residential & Medium Use Corridor—Medium Intensity (INDUST & MUC-MED)	R-1 & MU-1	Residential, Commercial uses
East	Public-Recreational-Institutional (PUB-REC-INST)	P	Public Parking, Religious Institution,
South	Public-Recreational-Institutional (PUB-REC-INST)	P	Public Park, Camping World Stadium
West	Medium Use Corridor—Medium Intensity (MUC-MED)	MU-1	Vacant

## Conformance with the Growth Management Plan (GMP)

The property currently has a Public-Recreation-Institutional Future Land Use and is currently zoned H (Holding). This land use category is applied to proposed locations for schools and parks (community, neighborhood, plazas and greens). The existing and continued use of the subject property is as part of a public park, which supports the requested rezoning to P (Public Use) The subject site is also in the boundary of Subarea Policy LU S.5.4, which addresses the OBT Next plan and area. The proposal is consistent with the subarea policy as this continues to function as a public benefit use.

## Conformance with the Land Development Code (LDC)

Section 58.321 of the LDC identifies the purpose of the P district as follows: “The -P- district is intended to provide for the use of lands owned by any public body for Public Benefit uses, and to eliminate confusion on the Official Zoning Map as to the use and status of these lands.” Section 58.814 of the Land Development code establishes design and review standards for light public benefit uses, including parks and office-type public uses. The proposed rezoning brings the subject property into zoning alignment with the remainder of the park, while detailed site and design requirements can be reviewed in staff report CUP2026-10001. The requested change to the zoning is consistent and compatible with the surrounding properties and will act as extension to the surrounding public park which is zoned P.

# PROJECT ANALYSIS

## Stormwater and Wastewater

The City's stormwater level of service standards require new development to provide stormwater retention and/or detention consistent with applicable regulatory requirements. Therefore, any future development on the site will be required to meet the applicable stormwater level of service standard through the development review and permitting process.

## Environmental

Growth Management Plan Conservation, Element Policy C.1.4.1. states that "all projects requiring Municipal Planning Board or City Council review shall provide an Environmental Assessment. However, the City shall determine if the submittal is appropriate on a case by case basis." Areas exempt from this requirement includes those located within the "Urbanized Disturbed Lands", Figure C-8 of the GMP, Conservation Element. The subject property lies within the Urbanized Disturbed Lands, an Environmental Assessment is not required.

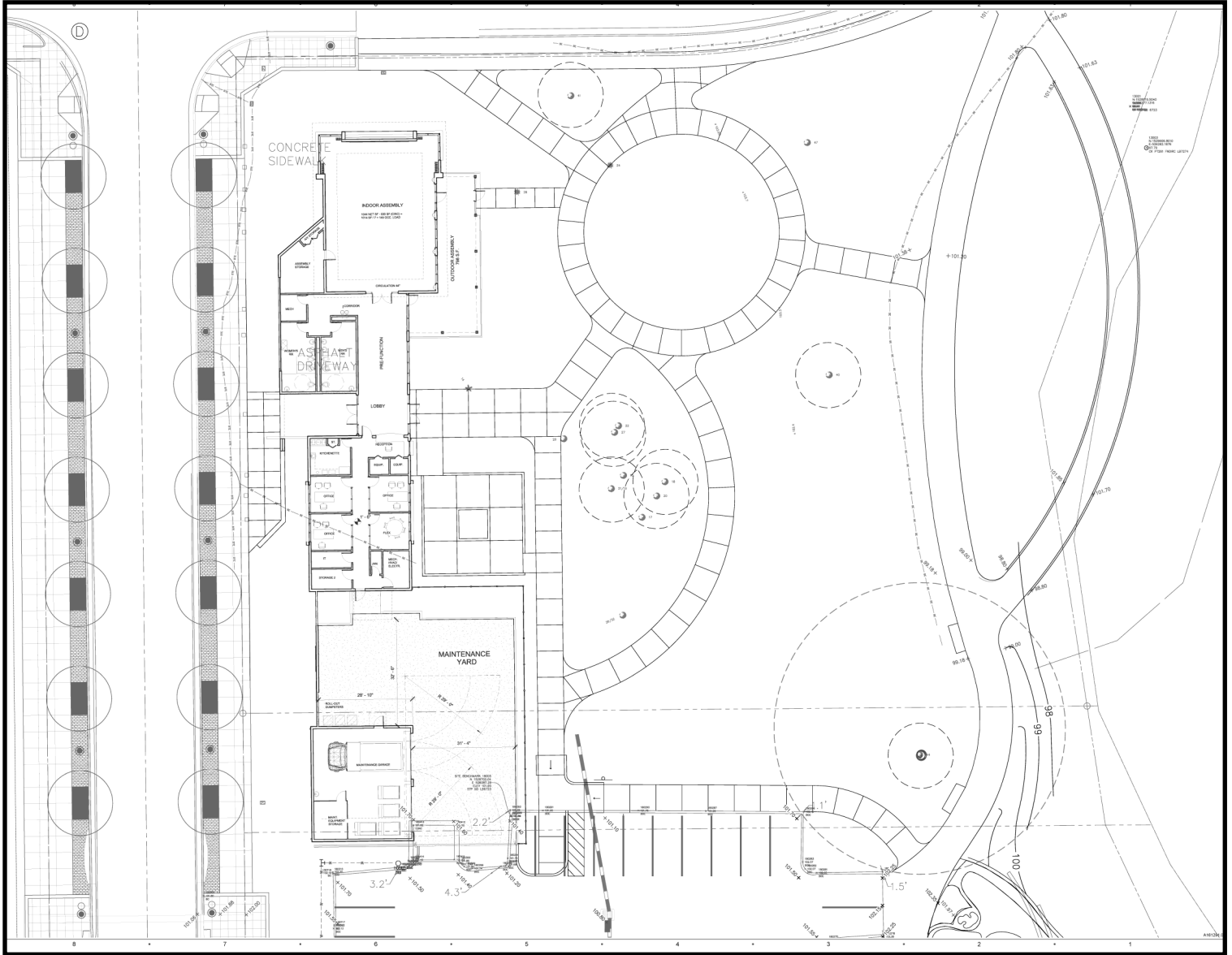
## Transportation

The City of Orlando has adopted a citywide Transportation Concurrency Exception Area (TCEA) applicable to all property within the City's jurisdiction, consistent with Transportation Element Objective T.1.8 of the Growth Management Plan. The subject property is therefore located within the TCEA. The site is located north of West Church St., and east of North Tampa Ave. and has access to the public transportation system thru LYNX bus services. A bus stop is located north of the site, at the intersection of South Tampa Ave. and West Central Blvd. For full review of transportation analysis, please see staff report CUP2026-10001.

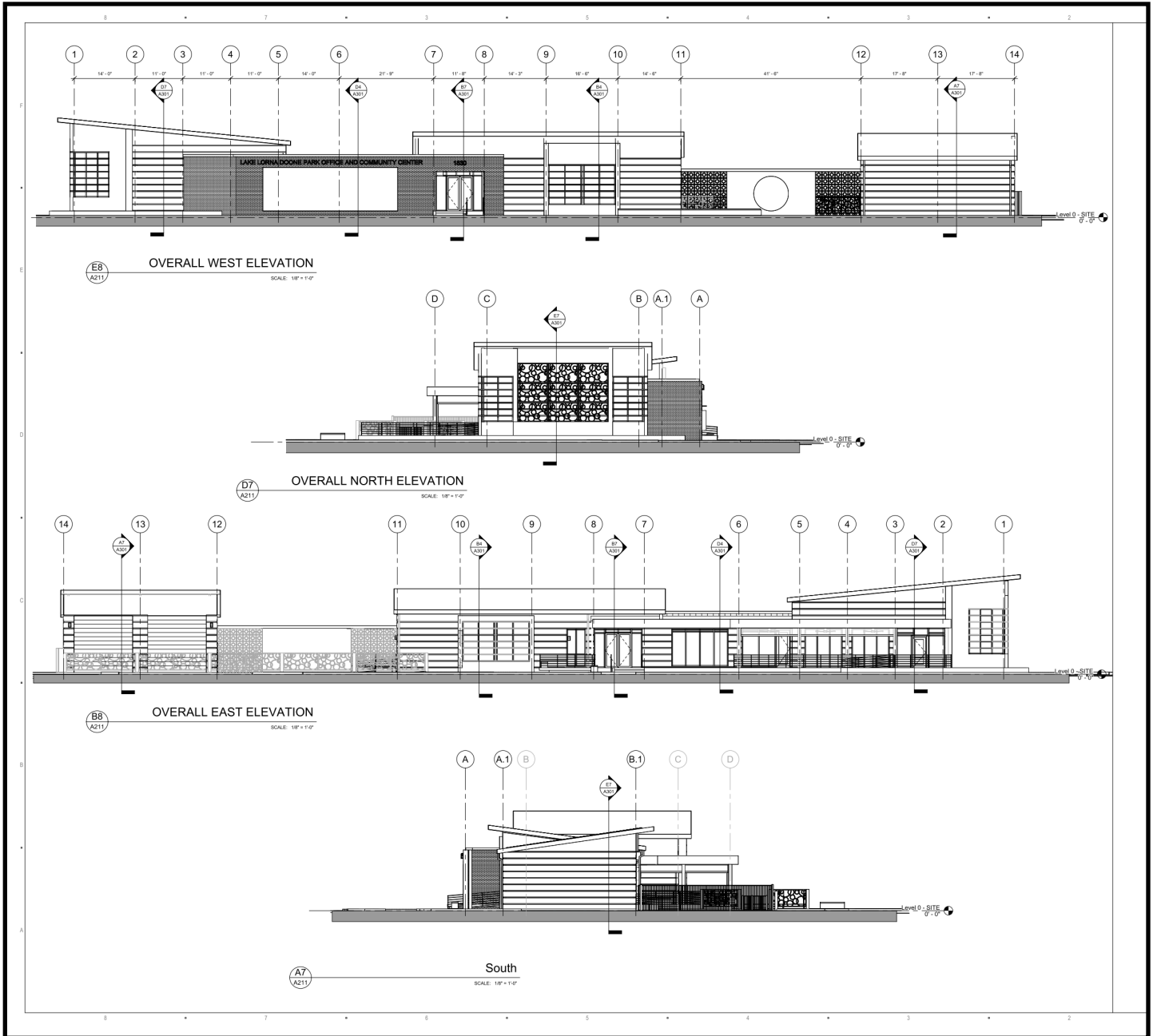




# PROPOSED SITE PLAN (CUP2026-10001)



# PROPOSED ELEVATIONS (CUP2026-10001)



# SITE PHOTOS



View of parking lot to the south of the site from S. Tampa Ave.



View of southern portion of the site from S. Tampa Ave.



View of structure on northern end of the site from W. Central Blvd.



View of eastern portion of site (from inside of the park).

## Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Rezoning applications contained in Section 65.366 of the Land Development Code (LDC):

1. The proposed use is consistent with the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the zoning district and all other requirements of the LDC.
3. The proposed use will be compatible with surrounding land uses and the general character of the area.
4. The necessary public facilities will be adequate to serve the proposed use, or will be provided by the applicant as a condition of this approval.

## Conditions of Approval

### City Planning

Recommend Approval with Conditions

- 1) GENERAL CODE COMPLIANCE AND CONSISTENCY- The proposed Future Land Use amendment shall be consistent with the conditions in this report, the requirements of the Land Development Code, the Growth Management Plan of the City of Orlando, the State of Florida, and all other applicable regulatory agencies.
- 2) DENSITY OF DEVELOPMENT- Development of the subject property at densities/intensities higher than what is permitted by the current zoning designation's shall not be permitted prior to the effective date of this GMP amendment and rezoning.
- 3) DEVELOPMENT PERMIT- As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

## Informational Comments

### Transportation Planning

*Please refer to Transportation Planning conditions of approval from CUP2026-10001.*

### Waste Water

*Please refer to Wastewater conditions of approval from CUP2026-10001.*

### Police

*A full CPTED review for this project is available under case number CUP2026-10001.*

### Parks

*Please refer to Parks conditions of approval from CUP2026-10001.*

### Community Planning and Urban Design

*Please refer to Urban Design conditions of approval from CUP2026-10001.*

### Development Review

*Recommend for approval*

### Solid Waste

*Recommend for approval*

### Real Estate

*Recommend for approval*

## Contact Information

### Growth Management

For questions regarding Growth Management plan review, please contact Deidre Oge at (407) 246-3624 or [deidre.oge@orlando.gov](mailto:deidre.oge@orlando.gov).

### Transportation

For questions regarding Transportation Planning plan review, please contact Steve Greene at 407-246-2231 or [Steve.Greene@orlando.gov](mailto:Steve.Greene@orlando.gov).

### Public Works

For questions regarding Public Works plan review, please contact Owen Blakely at (407)-246-3758 or at [owen.blakely@orlando.gov](mailto:owen.blakely@orlando.gov)

### Waste Water

For questions regarding Water Reclamation plan review, please contact David Breitrick, P.E. at (407) 246-3525 or [david.breitrick@orlando.gov](mailto:david.breitrick@orlando.gov).

### Police

For questions regarding Police plan review or to obtain a copy of the brochure, please contact Audra Rigby at 407.246.2454 or [audra.rigby@orlando.gov](mailto:audra.rigby@orlando.gov).

### Fire

For questions regarding Fire plan review, please contact Yong Guo at 407.246.3696 or [yong.guo@orlando.gov](mailto:yong.guo@orlando.gov).

### Development Review

For questions regarding Concurrency Management contact Valencia Gilley at 407.246.3234 or [keith.grayson@orlando.gov](mailto:keith.grayson@orlando.gov). To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444

## Review/Approval Process—Next Steps

- 1) Council approves the MPB minutes.
- 2) Staff forwards the rezoning ordinance request to City Attorney's Office.
- 3) First reading of the Ordinance.
- 4) Second reading of the Ordinance.
- 5) The ordinance becomes effective after 31 days.