

Board of County Commissioners

SS-21-03-006

Privately-Initiated Map Amendment

&

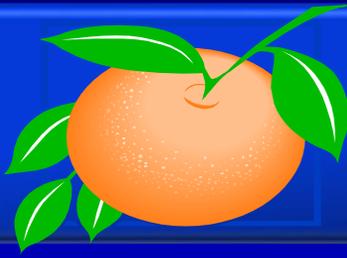
RZ-21-01-082

Concurrent Rezoning Request

Adoption Public Hearing

Agenda VI.D.9

April 27, 2021



SS-21-03-006 & RZ-21-01-082 – Paul Jazczenski & Lainie Pekich Privately-Initiated Map Amendment and Concurrent Rezoning

Applicant: Paul Jazczenski and Lainie Pekich

Future Land Use Map (FLUM) Request:

From: LMDR (Low-Medium Density Residential)

To: C (Commercial)

Rezoning Request:

From: C-1 (Retail Commercial District)

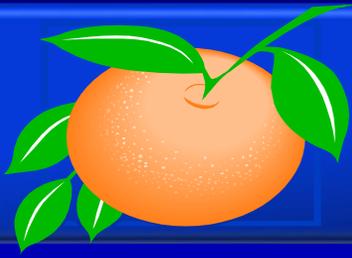
To: C-2 Restricted (General Commercial District - Restricted)

Location: 7323 S. Orange Avenue; generally located on the east side of S. Orange Avenue, approximately 799 feet south of Nela Avenue.

Acreage: 1.57 gross acres

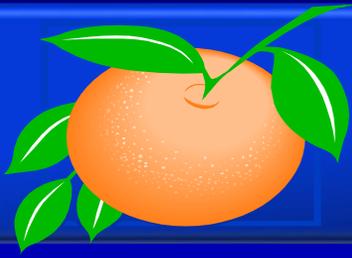
District: 3

Proposed Use: Restaurant with outdoor dog park

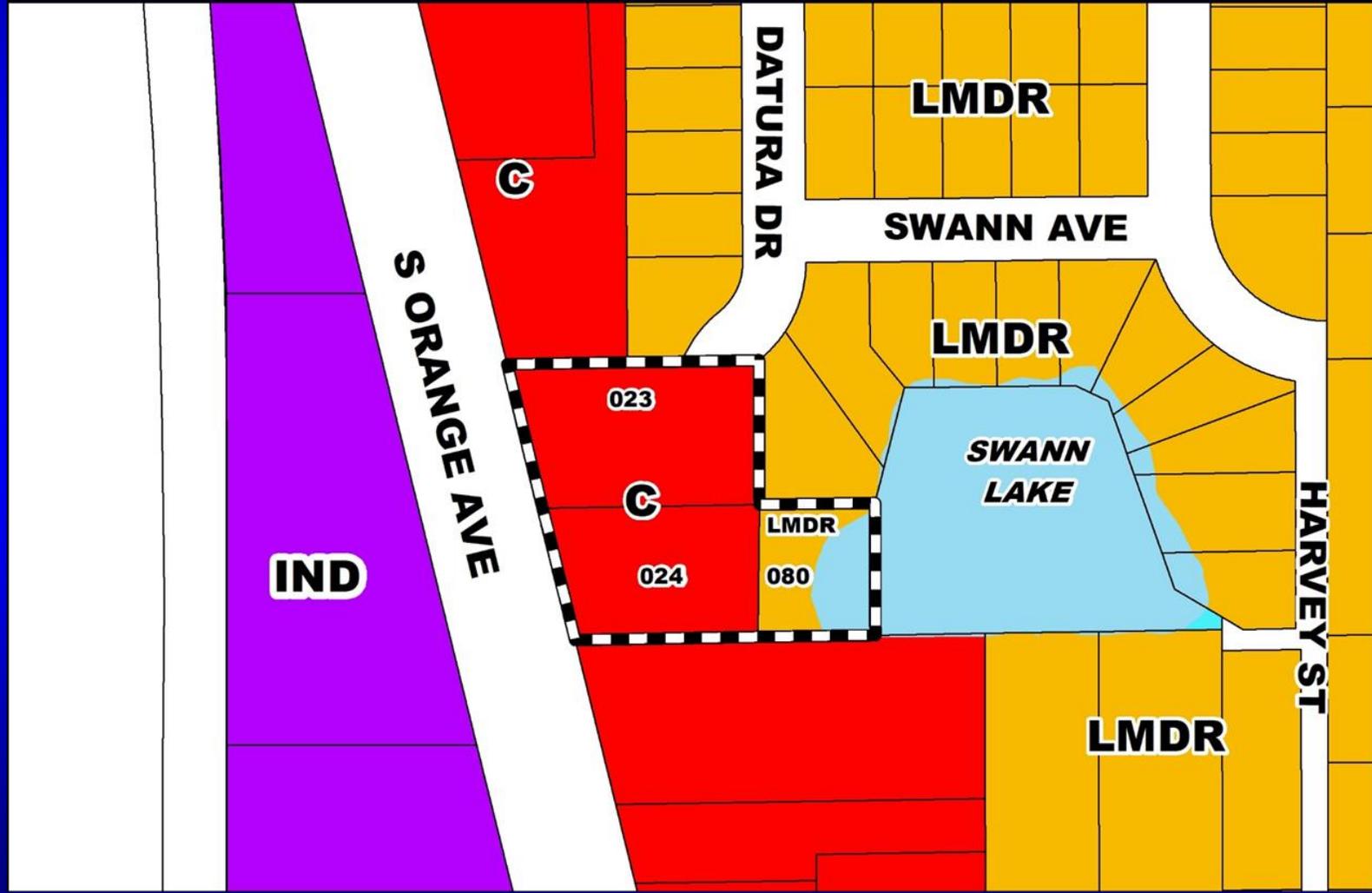


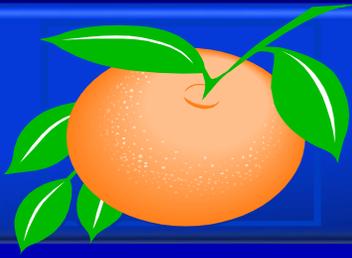
SS-21-03-006 & RZ-21-01-082 – Paul Jazczenski & Lainie Pekich Privately-Initiated Map Amendment and Concurrent Rezoning Aerial Map



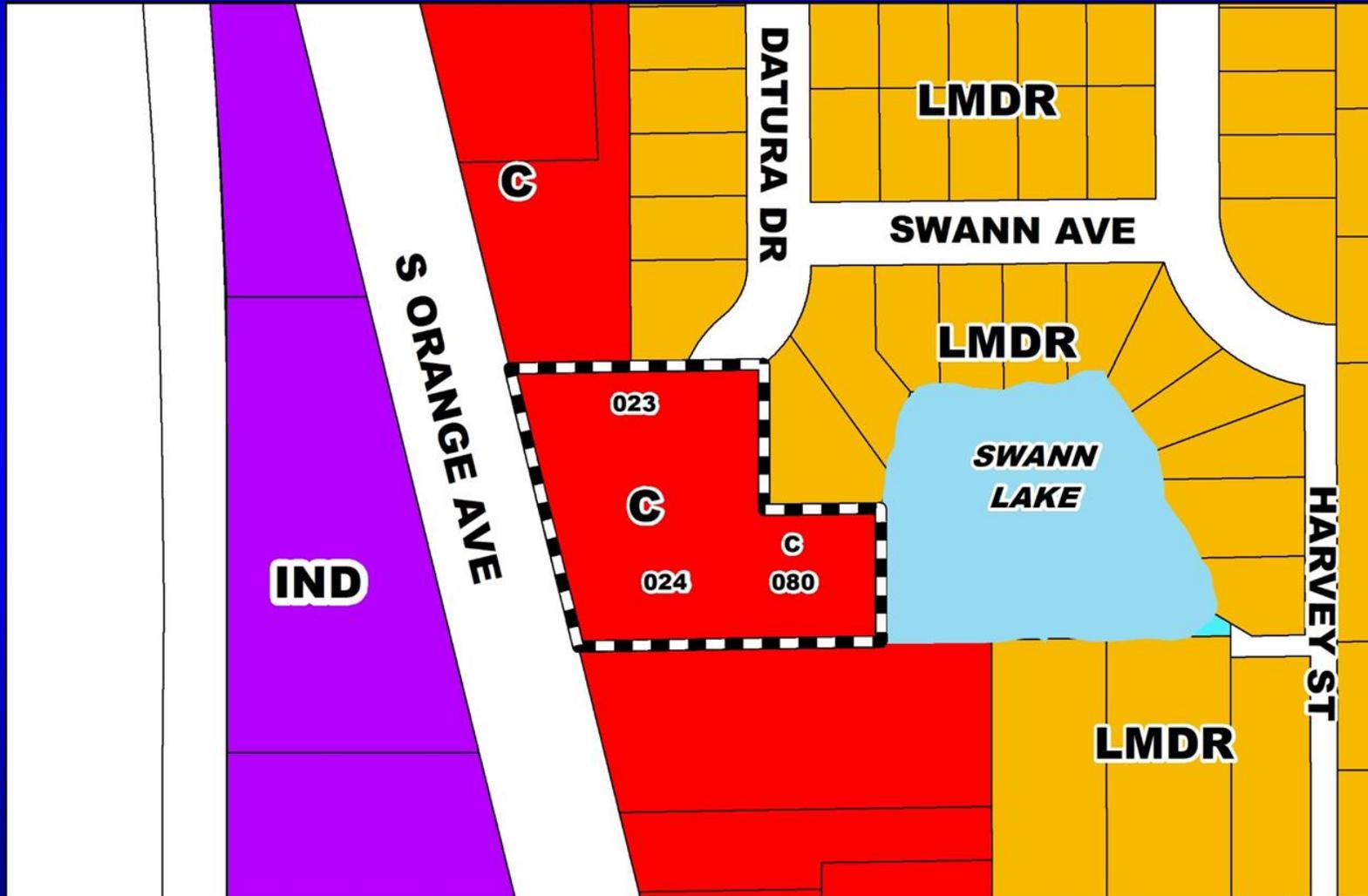


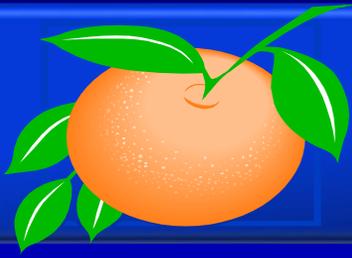
SS-21-03-006 & RZ-21-01-082 – Paul Jazczenski & Lainie Pekich Privately-Initiated Map Amendment and Concurrent Rezoning Future Land Use Map



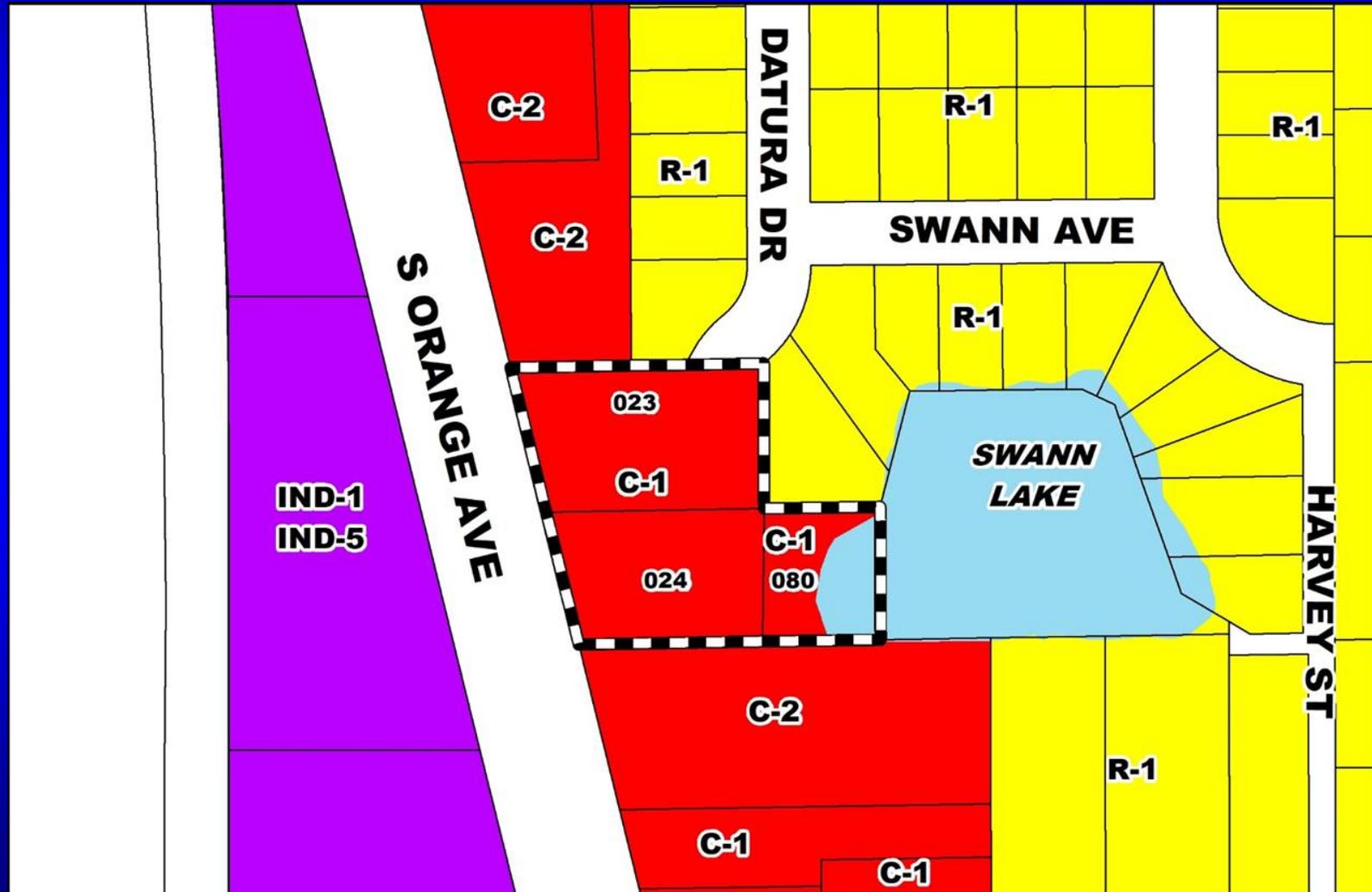


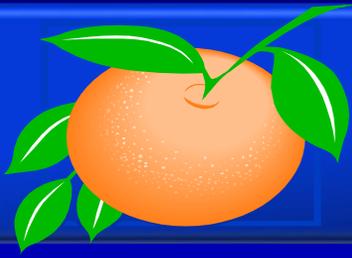
SS-21-03-006 & RZ-21-01-082 – Paul Jazczenski & Lainie Pekich Privately-Initiated Map Amendment and Concurrent Rezoning Proposed Future Land Use Map



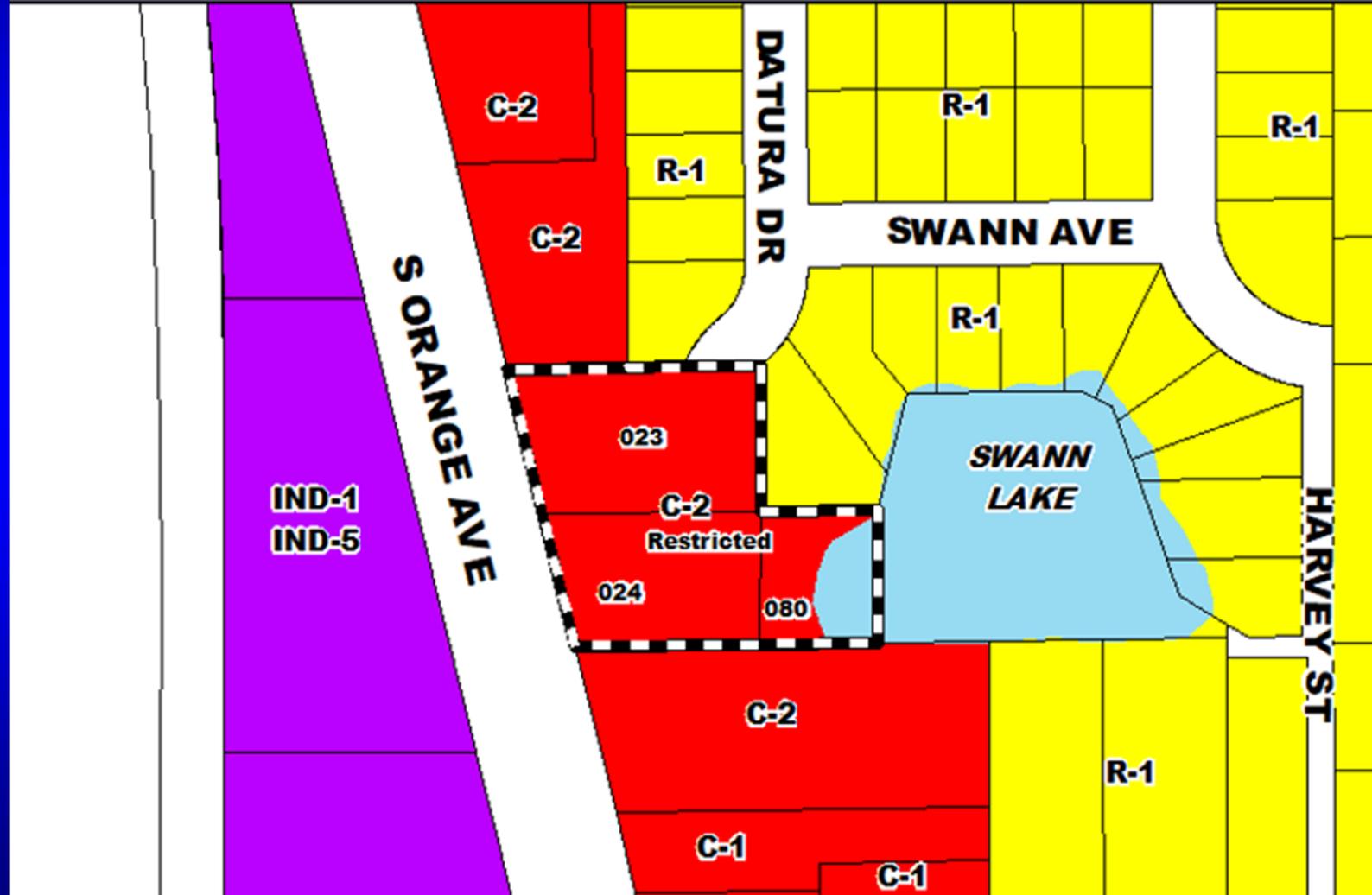


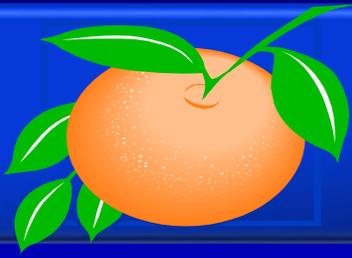
SS-21-03-006 & RZ-21-01-082 – Paul Jazczenski & Lainie Pekich Privately-Initiated Map Amendment and Concurrent Rezoning Zoning Map





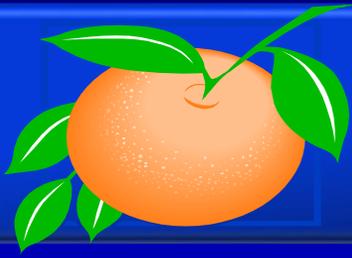
SS-21-03-006 & RZ-21-01-082 – Paul Jazczenski & Lainie Pekich Privately-Initiated Map Amendment and Concurrent Rezoning Proposed Zoning Map





SS-21-03-006 & RZ-21-01-082 – Paul Jazczenski & Lainie Pekich Privately-Initiated Map Amendment and Concurrent Rezoning Restrictions

- 1) Billboards and polesigns shall be prohibited.**
- 2) Uses shall be restricted to all C-1 uses and the C-2 use of an outdoor dog park.**
- 3) A masonry wall, eight (8) feet in height, shall be installed along the length of the northern property line as well as along the eastern portion of the overall site, in a north/south configuration in the upland area, so as to limit noise pollution across the lake.**
- 4) Hours of operation for the outdoor dog park shall be limited to 8:00 a.m. to 10:00 p.m.**
- 5) Hours of operation for the restaurant shall be limited to 8:00 a.m. to 12:00 a.m.**
- ~~6) A pedestrian connection to Datura Drive shall be provided.~~**
- 6) Outdoor audio speakers must be oriented away from residential properties, not be in use between 10pm and 9am, and adhere to Section 15-182 of the Orange County Code which sets maximum permissible sound levels.**



Action Requested

SS-21-03-006:

ADOPTION

Ordinance:

APPROVAL

RZ-21-01-082:

APPROVAL

Recommended Action:

- **Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the Commercial (C) Future Land Use;**
- **Recommend APPROVAL of the associated Small-Scale Ordinance; and**
- **Recommend APPROVAL of the C-2 Restricted (General Commercial District) zoning on the subject property subject to 6 restrictions.**