

ORANGE



COUNTY
F L O R I D A

Adoption Public Hearing

**Small Scale Future Land Use Map Amendment
And Concurrent Rezoning**

June 2, 2026

Board of County Commissioners

BCC Adoption Public Hearing

**Small Scale Future Land Use Map Amendment
SS-26-03-045
and
Rezoning Case
RZ-26-03-045**

SS-26-03-045 / RZ-26-03-045

Applicant: Phaneendra Katta

Future Land Use Map Amendment Request:

From: Low Density Residential (LDR)

To: Office (O)

Rezoning Request:

From: R-1A (Single-Family Dwelling District)

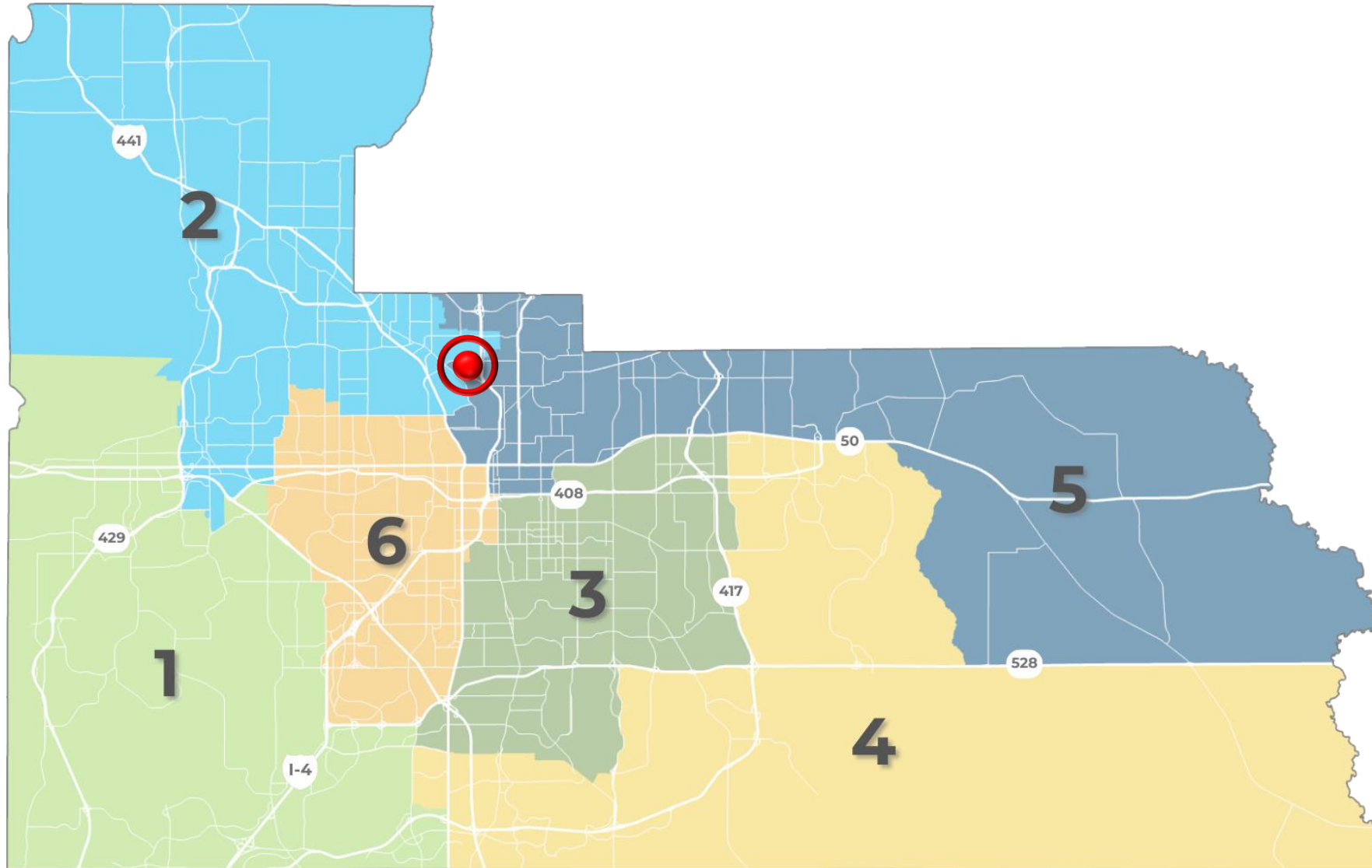
To: P-O Restricted (Professional Office District)
Including a lot size variance to 7,509 square feet in lieu of 10,000 square feet.

Acreage: 0.17 – acre

Proposed Use: Professional Office Building

District: 5

Location



AERIAL

COURTLAND ST

ADANSON ST

NEUSE AVE

EE ST



FUTURE LAND USE - CURRENT

C

C

COURTLAND ST

LDR

LDR

O

ADANSON ST

NEUSE AVE

LDR

LDR

SANTEE ST

FUTURE LAND USE - PROPOSED

C

C

COURTLAND ST

LDR

O

O

ADANSON ST

NEUSE AVE

LDR

LDR

SANTEE ST

ZONING - CURRENT

C-2

C-2

COURTLAND ST

R-2

R-1A

R-1A

R-1A

P-O

P-D

Courtland Street

ADANSON ST

R-2

R-1A

R-1

R-1

R-2

R-1A

NEUSE AVE

R-2

R-1A

SANTEE ST

R-1A

ZONING - PROPOSED

C-2

C-2

COURTLAND ST

R-2

R-1A

R-1A

R-1A

ADANSON ST

**P-O
RSTD**

P-O

**P-D
Courtland Street**

R-2

R-1A

R-1

R-1

R-2

R-1A

NEUSE AVE

R-2

R-1A

SANTEE ST

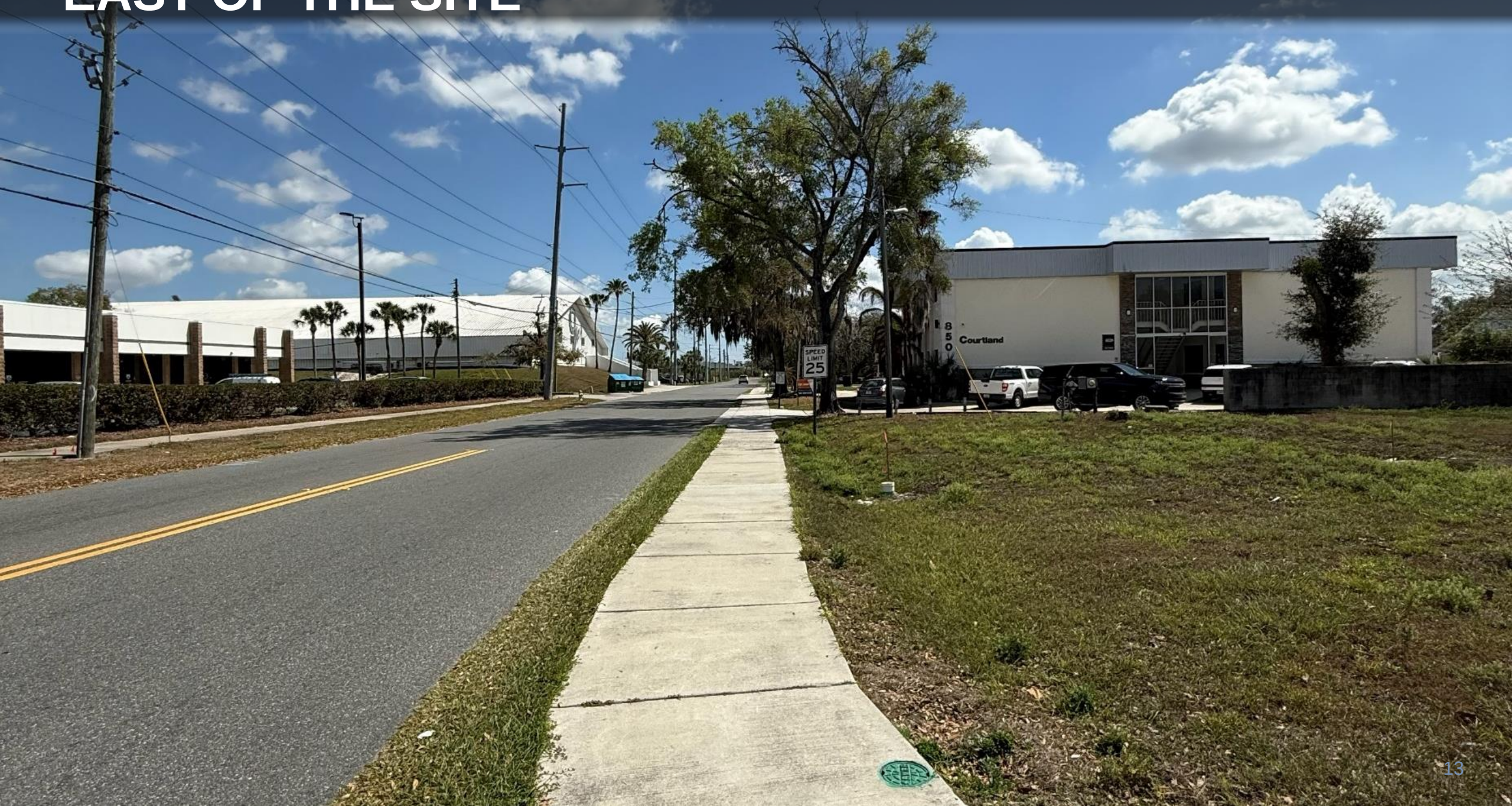
SUBJECT SITE



NORTH OF THE SITE



EAST OF THE SITE



WEST OF THE SITE



AERIAL

COURTLAND ST

ADANSON ST

NEUSE AVE

STEE ST



Community Meeting Summary

March 5, 2026

- 1 resident in attendance
- No concerns expressed

SS-26-03-045 / RZ-26-03-045

Staff Recommendation – ADOPT & APPROVE
PZC/LPA Recommendation – ADOPT & APPROVE

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the Office (O) Future Land Use Map designation;**
- **ADOPT the associated Ordinance;**
- **APPROVE the lot size variance of 7,509 s.f. in lieu of 10,000 s.f.; and,**
- **APPROVE the P-O Restricted (Professional Office District) zoning, subject to the following restriction:**
 1. Billboards and pole signs shall be prohibited.

BCC Adoption Public Hearing

**Small-Scale Future Land Use Map Amendment
SS-26-01-032
and
Rezoning Case
RZ-26-01-032**

SS-26-01-032 / RZ-26-01-032

Applicant: Tina Demostene, AICP, Palm Properties Partners-Haymaker, LLC

Future Land Use Map Amendment Request

From: Low Density Residential (LDR)

To: Low-Medium Density Residential (LMDR)

Rezoning Request:

From: A-2 (Farmland Rural District)

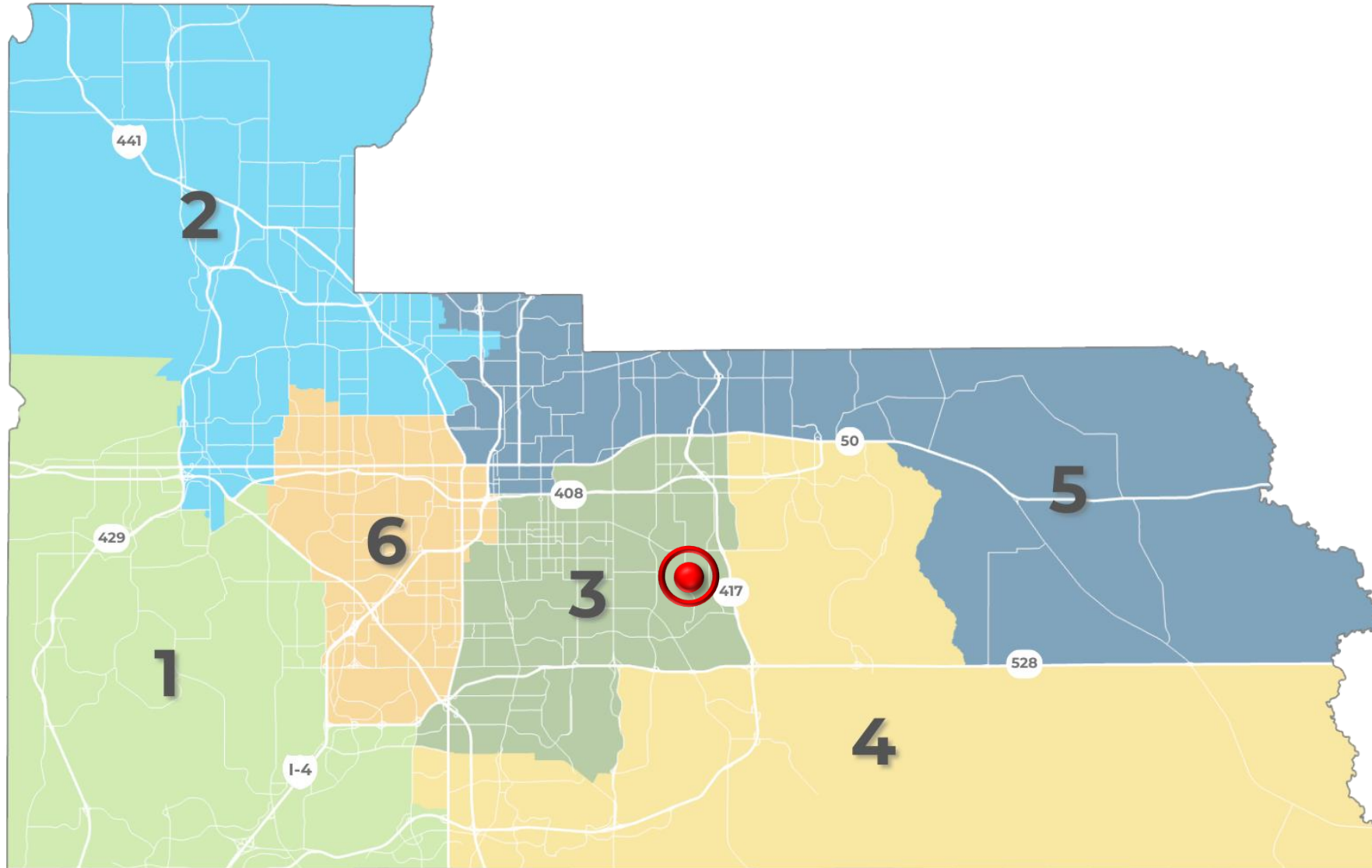
To: R-2 Restricted (Residential District)

Acreage: 9.72 gross acres / 6.35 net developable acres
(CAD-23-10-165 determined 5.413 Class II wetland acres, NRIP SP-24-07-003 permit approved for 2.04 wetland acres to be impacted).

Proposed Use: Twenty-Six (26) Single-Family Detached Homes

District: 3

Location



AERIAL

CURRY FORD RD

S ECONLOCKHATCHEE TRL

S CHICKASAW TRL

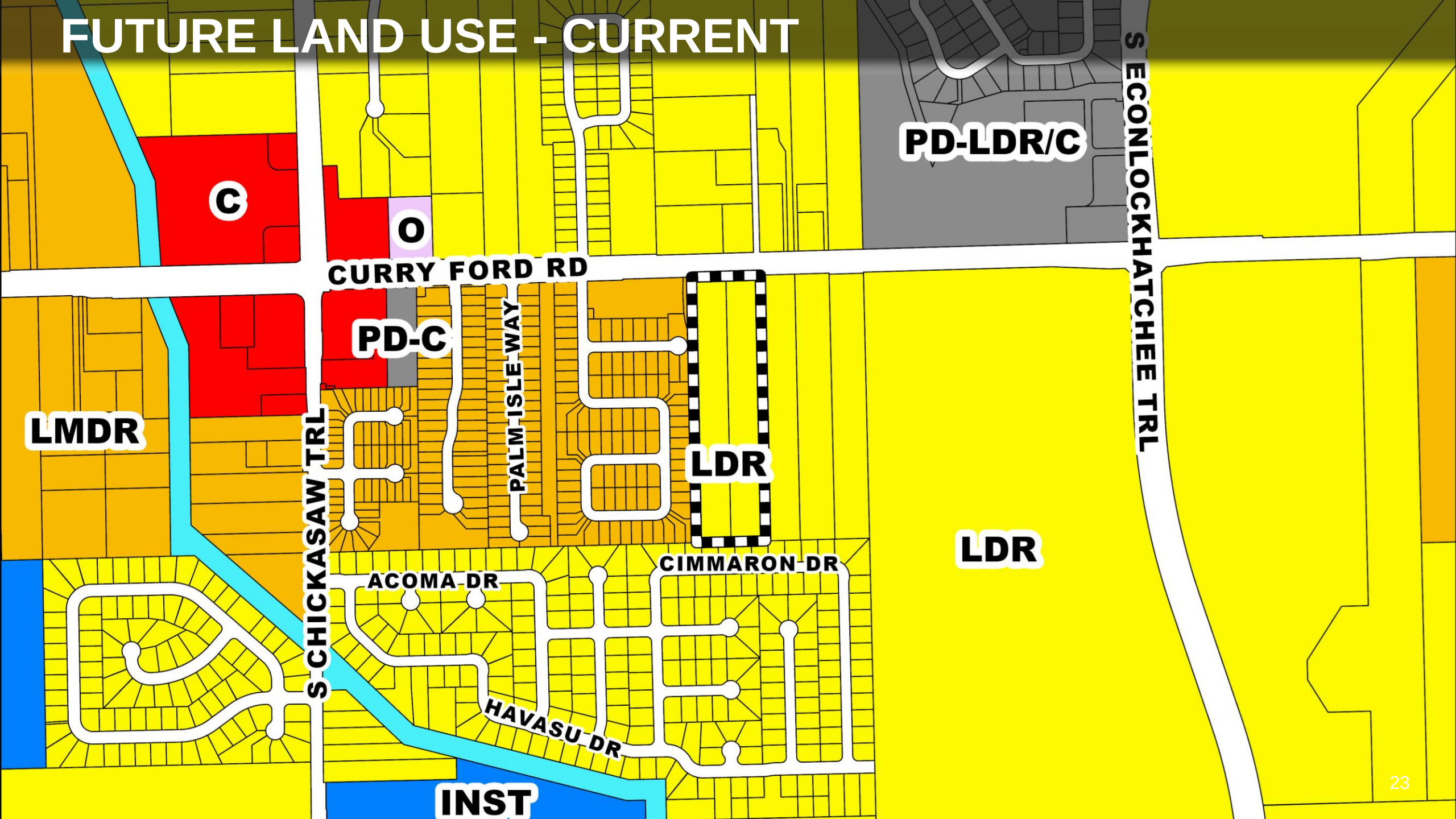
PALM ISLE WAY

ACOMA DR

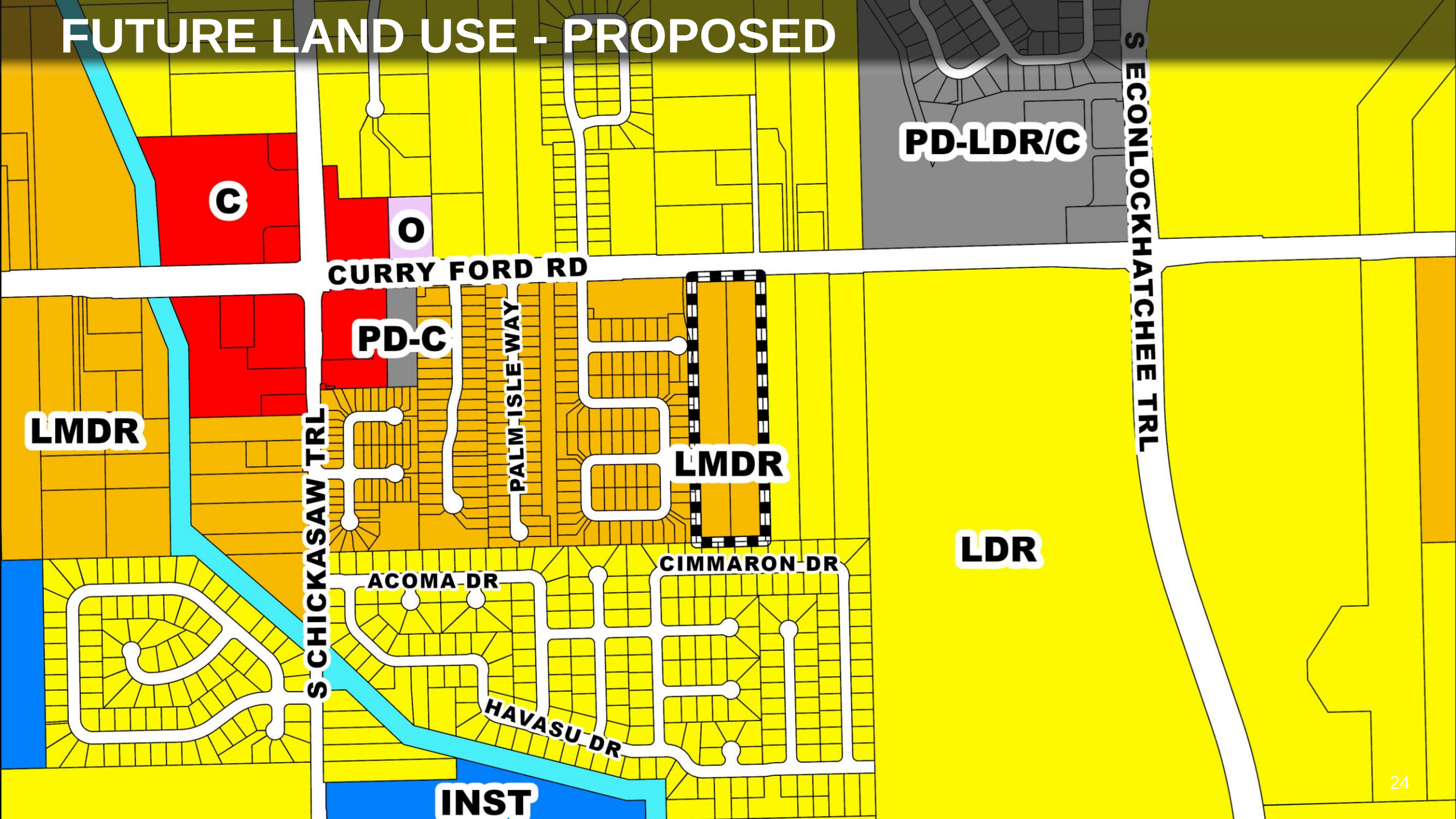
CIMMARON DR

HAVASU DR

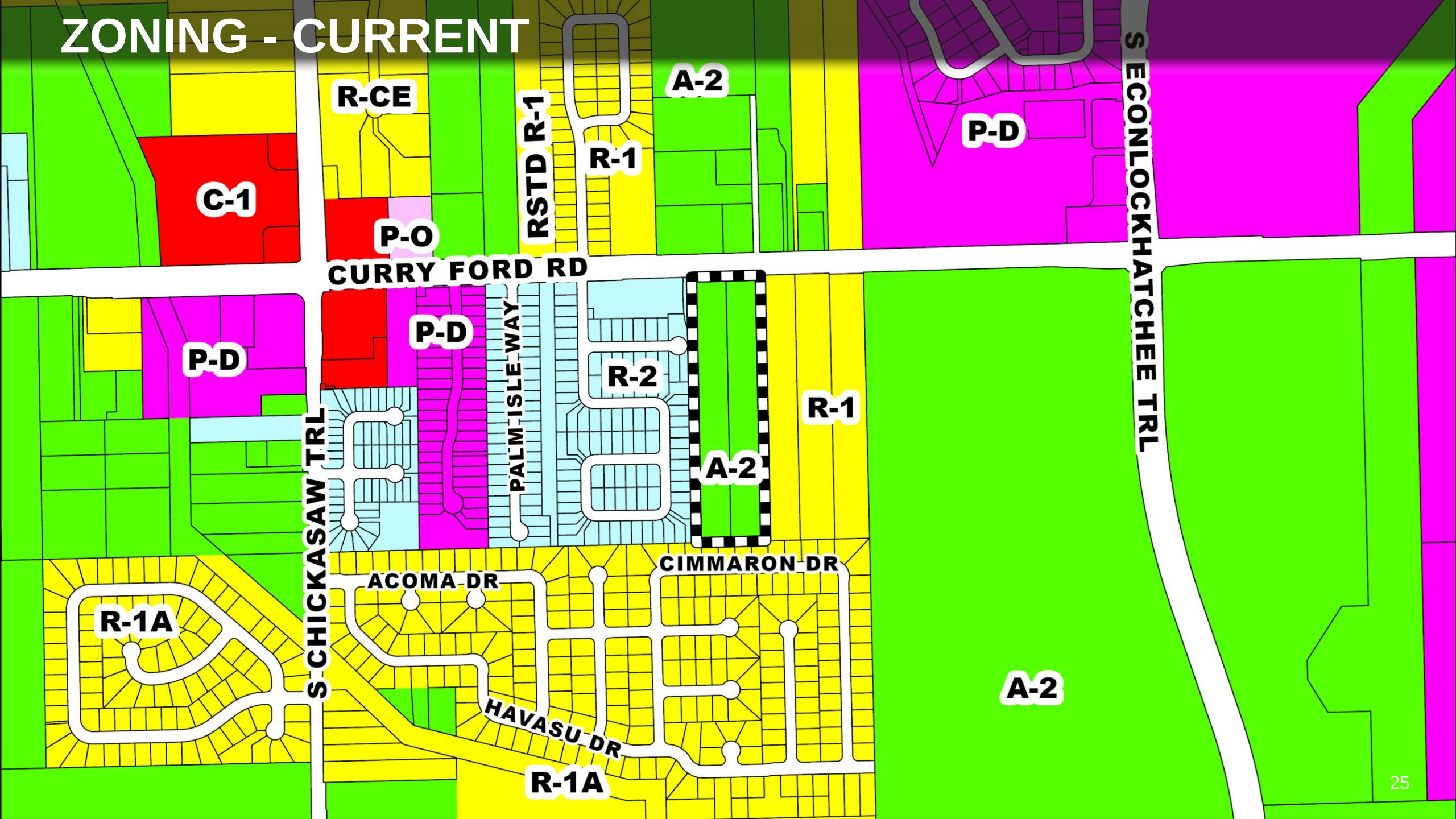
FUTURE LAND USE - CURRENT



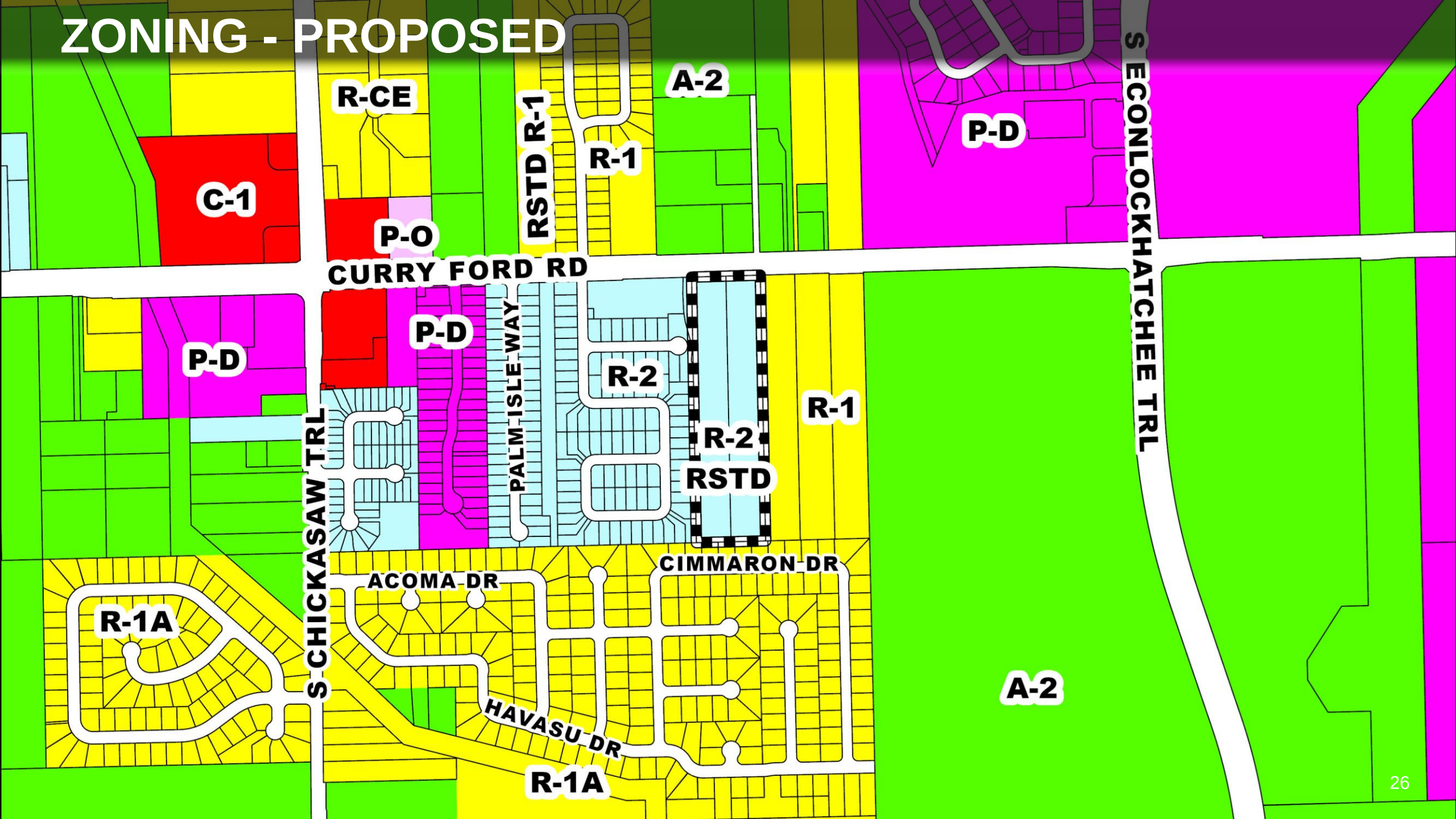
FUTURE LAND USE - PROPOSED



ZONING - CURRENT



ZONING - PROPOSED



Community Meeting Summary

January 26th & April 6th

- 13 & 15 residents in attendance
- Concerns:
 - Flooding & Stormwater Management
 - Impacts to wildlife and wetlands
 - Concern for townhome development
 - Access Management

SS-26-01-032 / RZ-26-01-032

Staff Recommendation – ADOPT & APPROVE
PZC/LPA Recommendation – ADOPT & APPROVE

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the Low-Medium Density Residential (LMDR) Future Land Use Map designation;**
- **ADOPT the associated Ordinance; and,**
- **APPROVE the R-2 Restricted (Residential District) zoning, subject to the following restriction:**
 1. Development shall be limited to a maximum of twenty-six (26) single-family detached dwelling units.

AERIAL

CURRY FORD RD

CHICKASAW TRL

PALM ISLE WAY

ACOMA DR

CIMMARON DR

ONLOCKHATCHEE TRL