

SS-24-04-014

Applicant: Dante Sandroni (Sandroni Holdings LLC)

Future Land Use Map (FLUM) Amendment Request:

From: Commercial (C)

To: Industrial (IND)

Location: 4001 Silver Star Rd; generally located west of Mercy Drive, east of N. Pine Hills Rd, north of W. Princeton Street, and south of Shader Rd.

Acreage: 0.82-gross acre

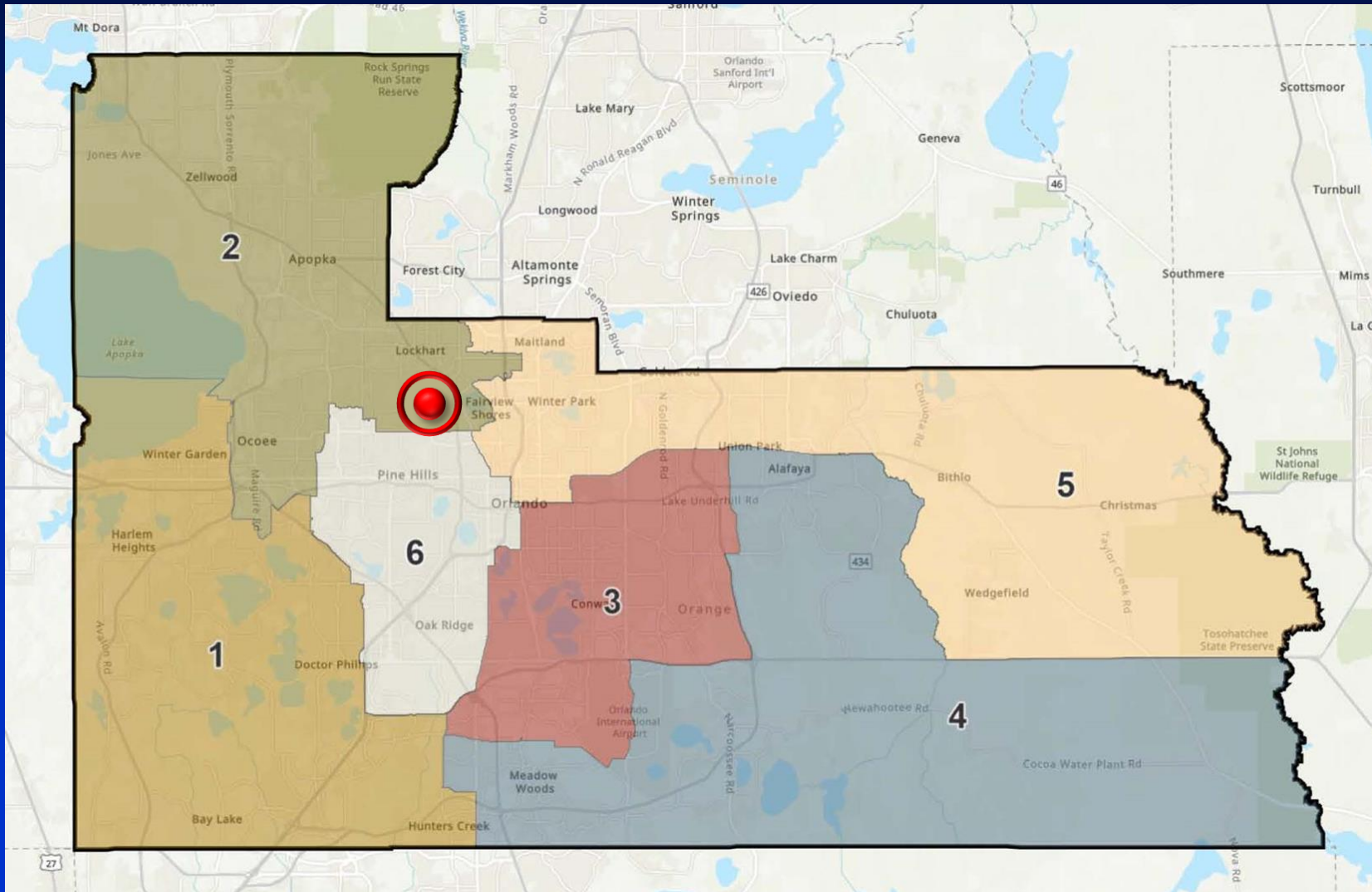
District: 2

Proposed Use: I-2 / I-3 Uses (Existing zoning is I-2/I-3)
Auto Repair Garage (Existing)



SS-24-04-014

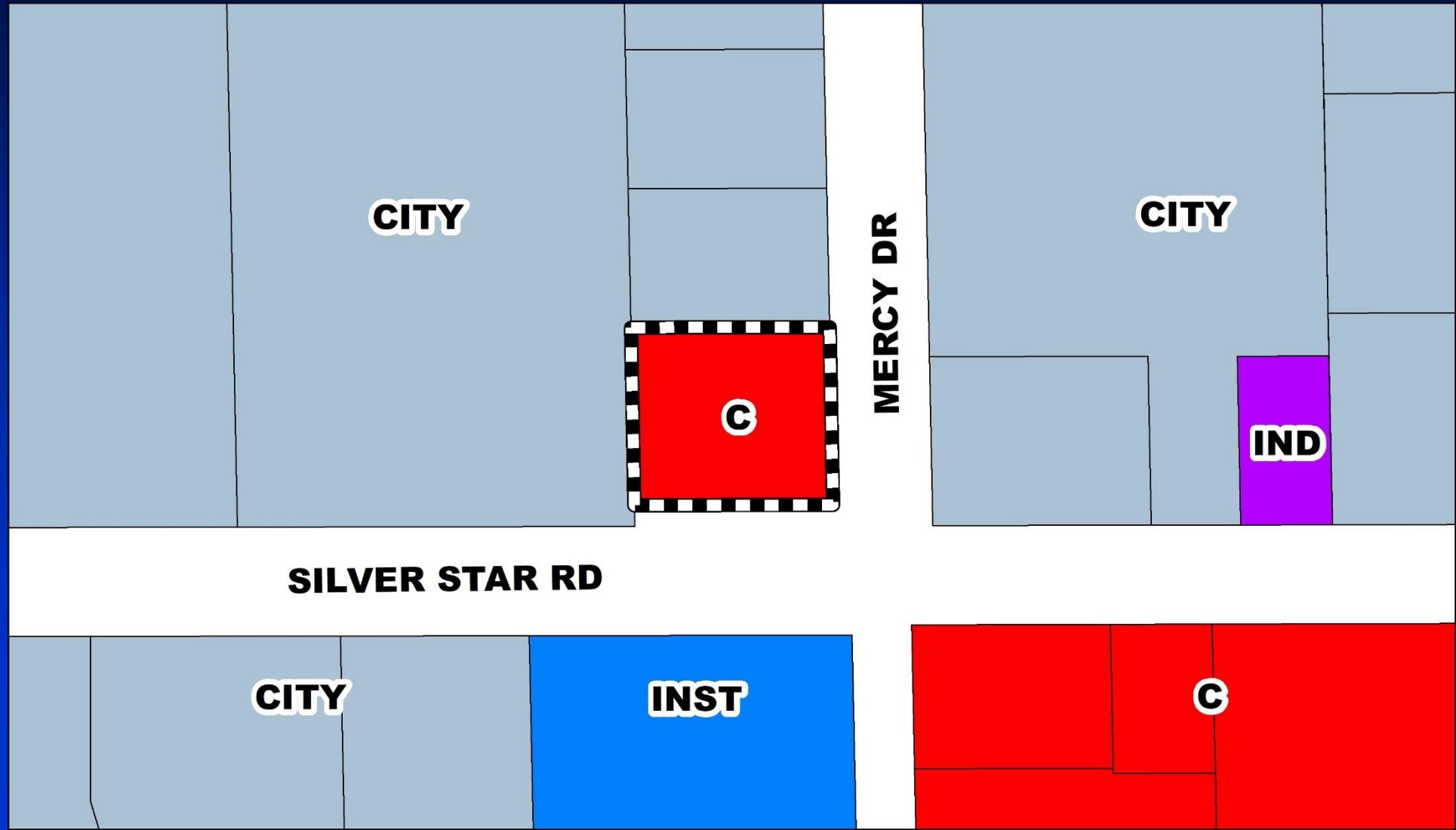
Location





SS-24-04-014

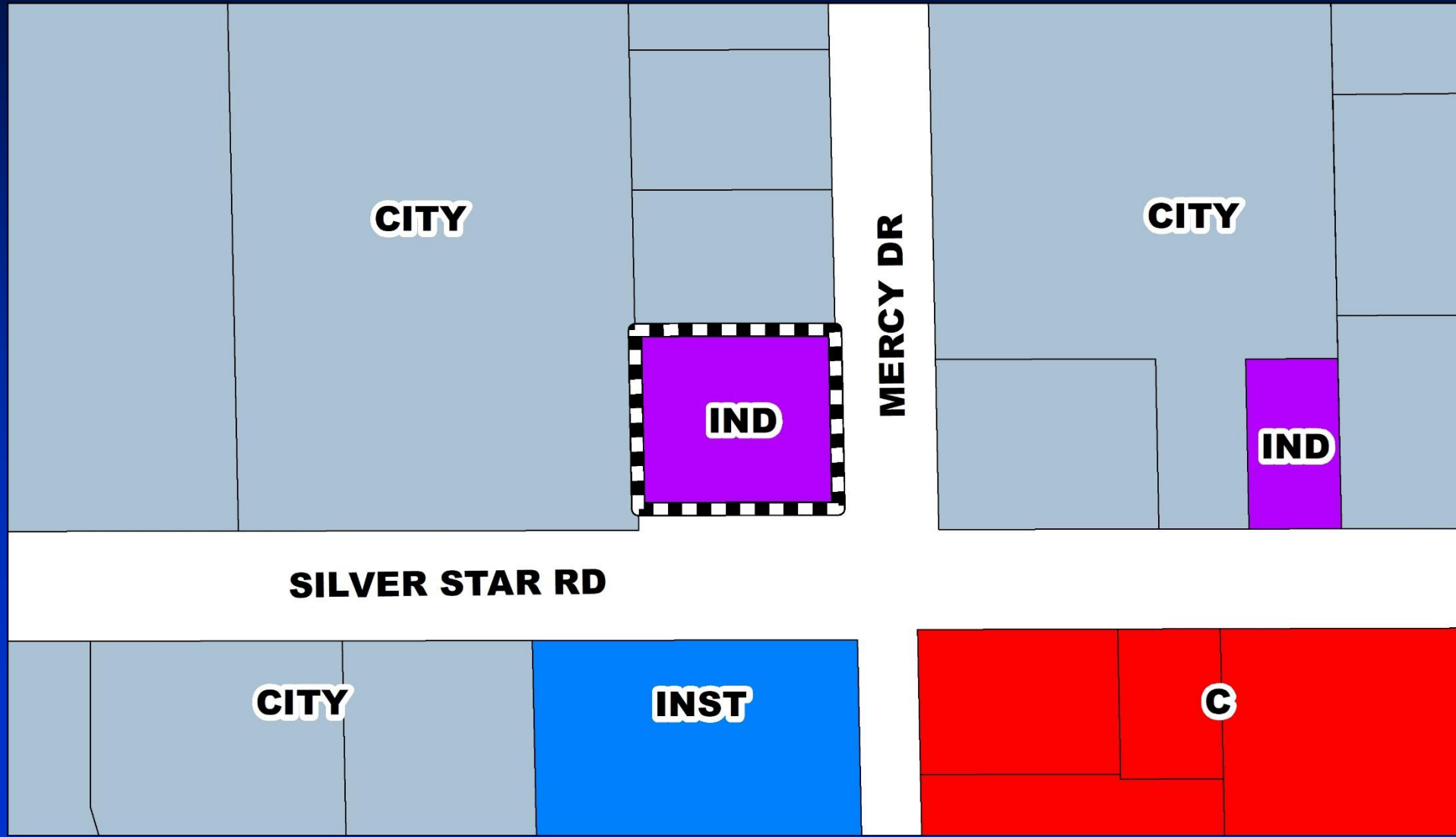
Future Land Use





SS-24-04-014

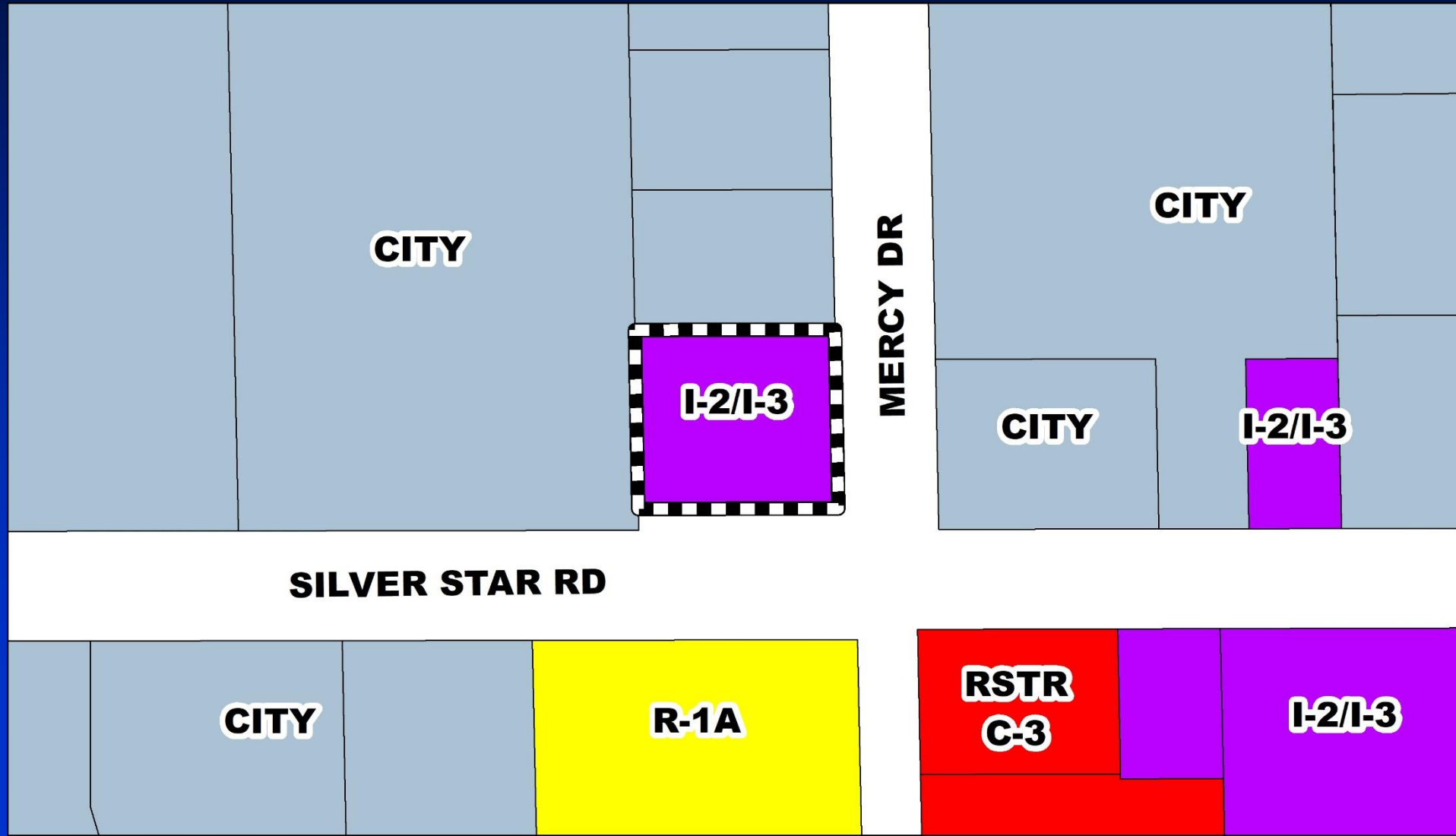
Proposed Future Land Use

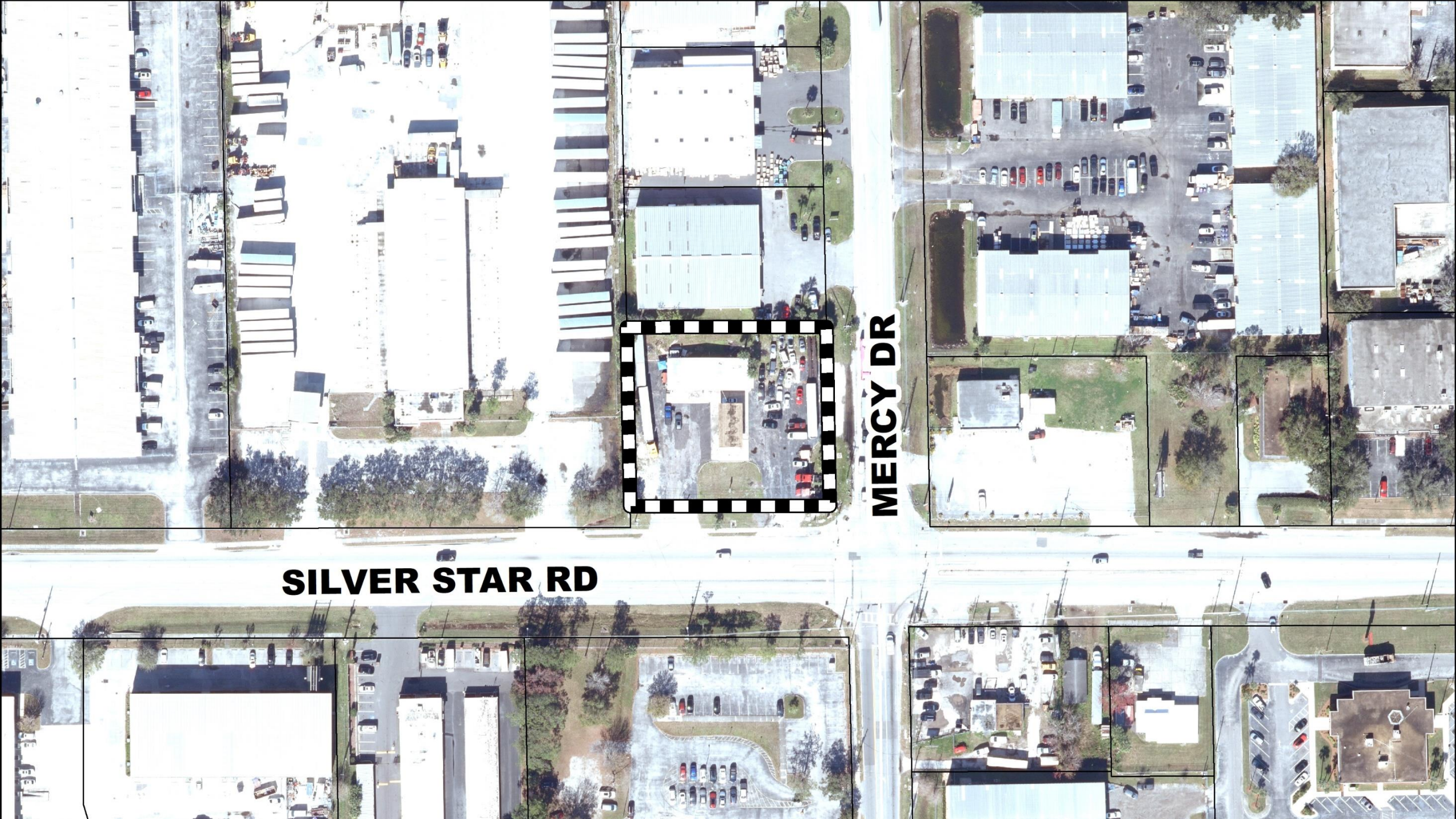




SS-24-04-014

Zoning (No Change)





SILVER STAR RD

MERCY DR



PZC / LPA Recommendation

SS-24-04-014:

ADOPT

Ordinance:

ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Industrial(IND) Future Land Use Map designation; and**
- **ADOPT the associated Ordinance**



SS-24-03-002 & RZ-24-04-023

Applicant: Angelo Fiorino

Future Land Use Map (FLUM) Request:

From: Rural Settlement 1/5 (RS 1/5)

To: Rural Settlement 1/2 (RS 1/2)

Rezoning Request:

From: A-1 (Citrus Rural District) to

To: A-1 Restricted (Citrus Rural District)

Location: 5521 Beta Ave; generally located west of Avalon Rd, south of Phil C. Peters Rd, east of Rex Drive, and north of McKinney Rd.

Acreage: 4.98 gross acres

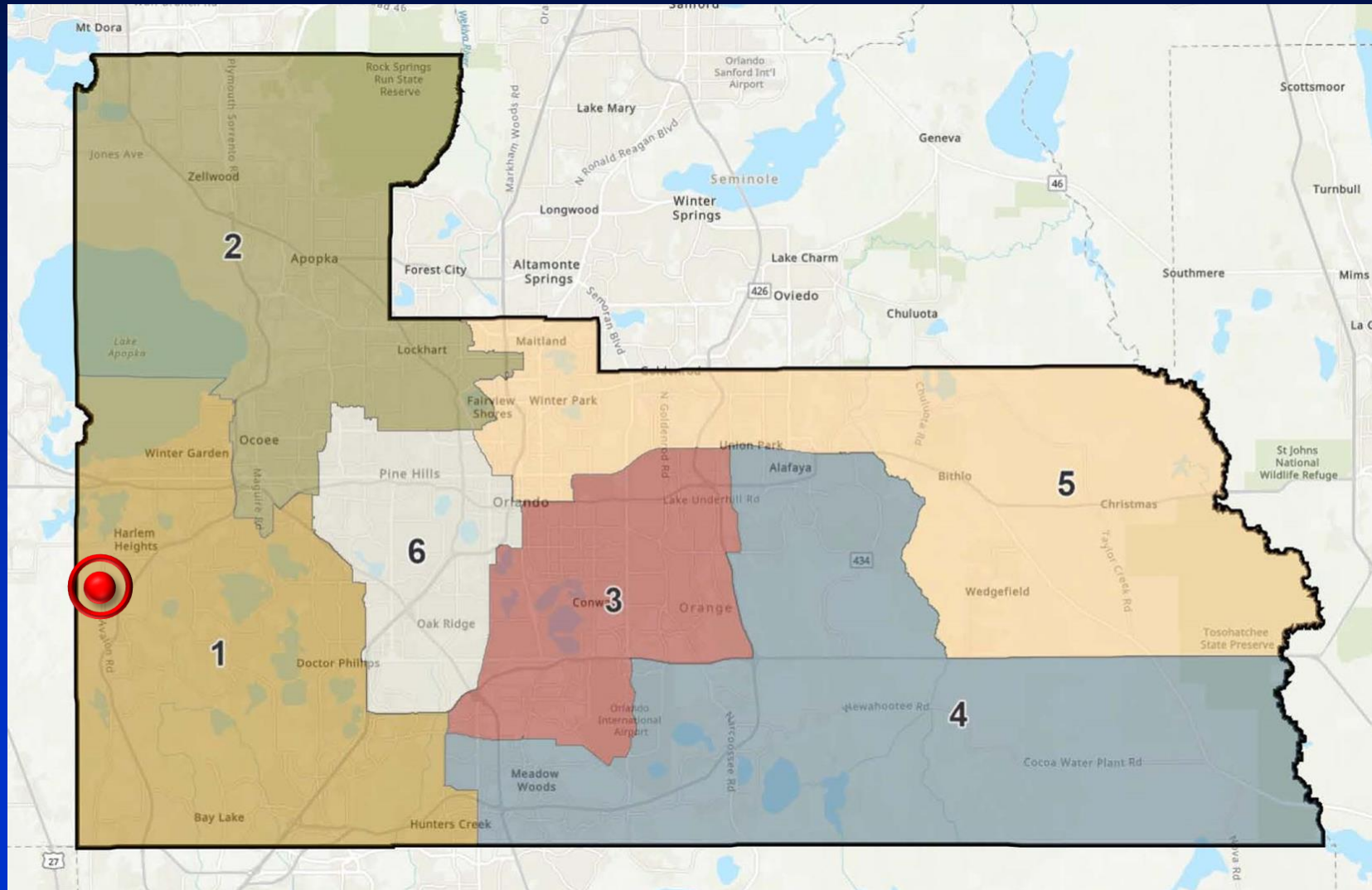
District: 1

Proposed Use: Single-Family Residential (lot split)



SS-24-03-002 & RZ-24-04-023

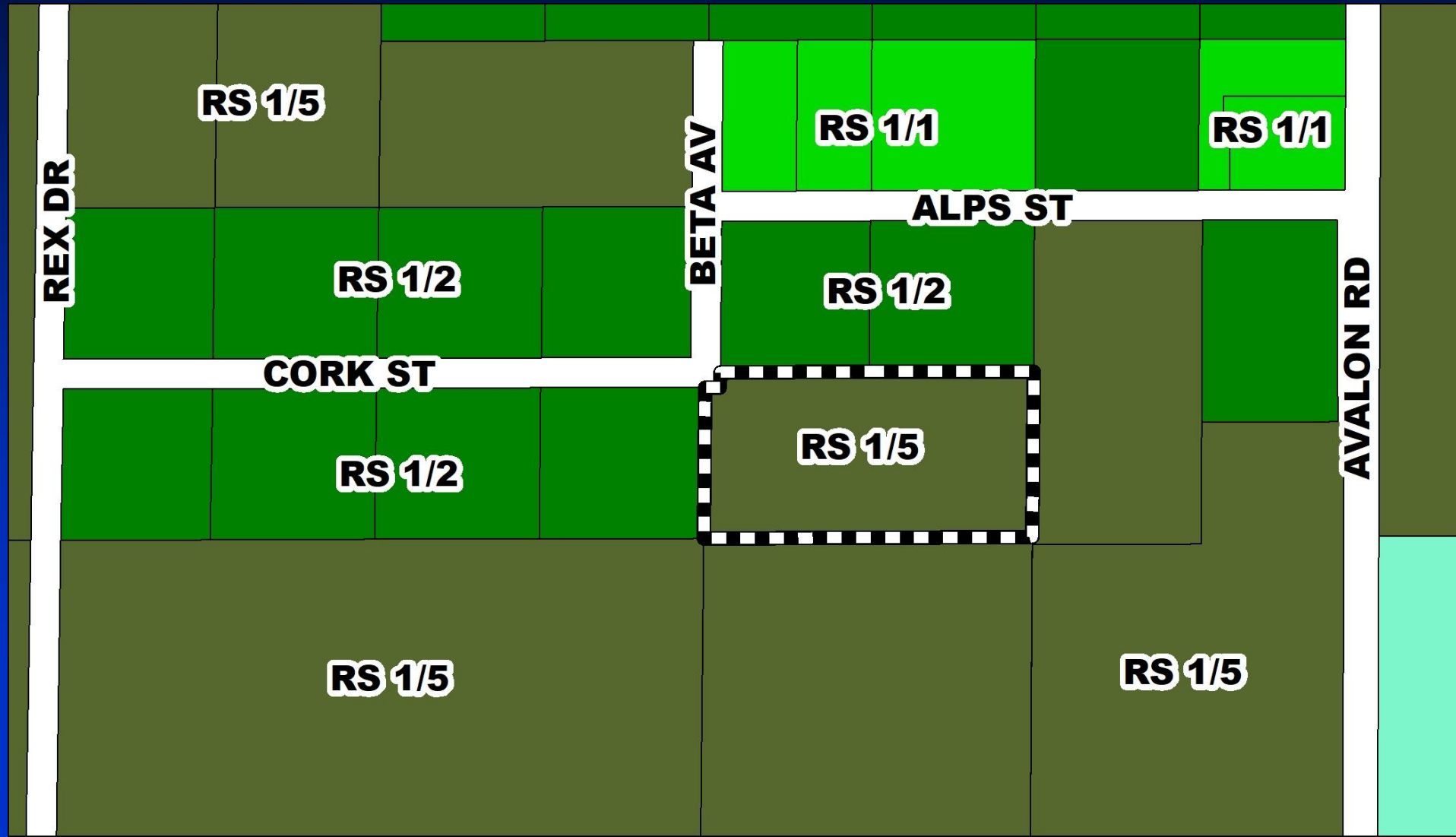
Location





SS-24-03-002 & RZ-24-04-023

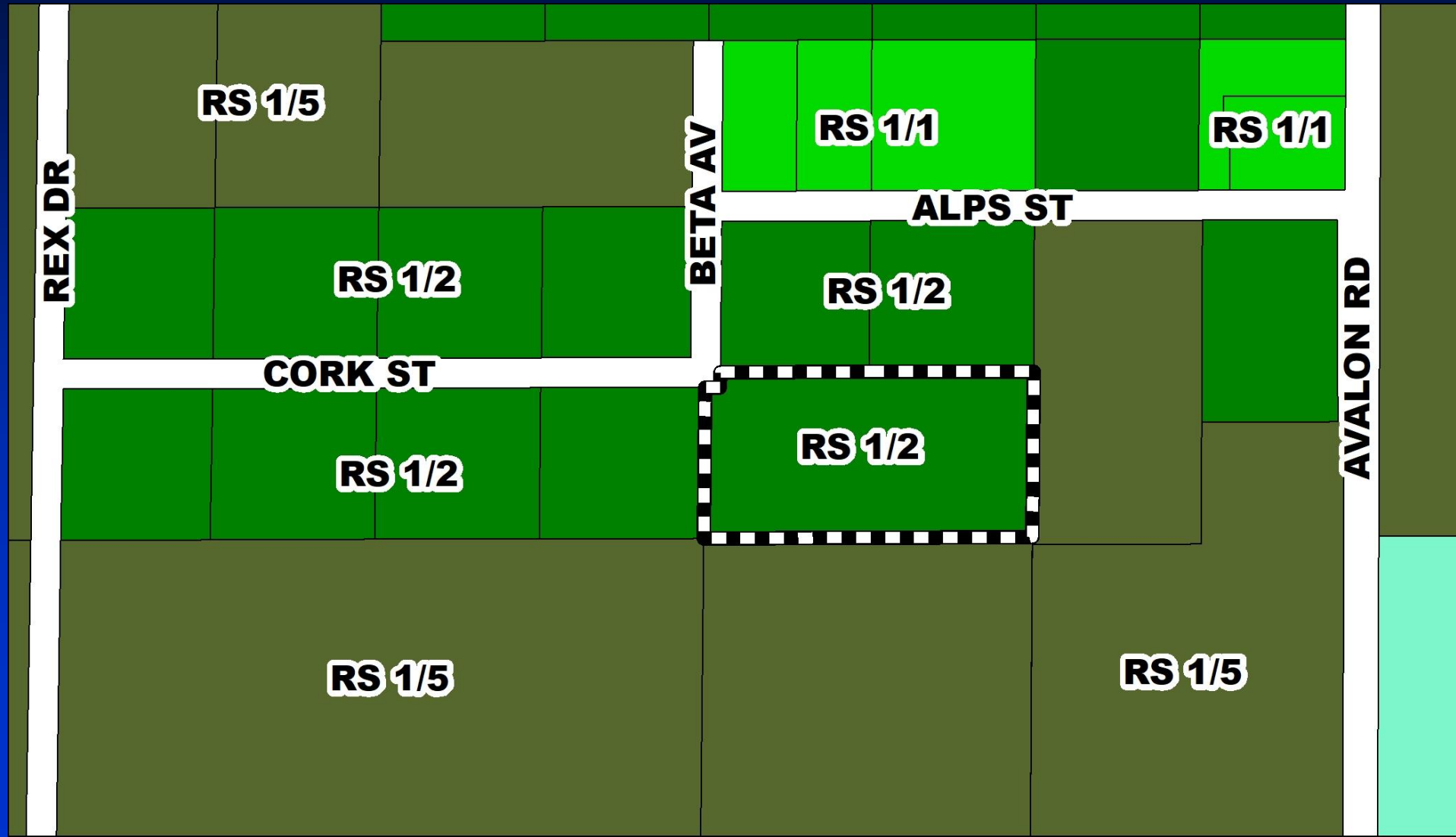
Current Future Land Use





SS-24-03-002 & RZ-24-04-023

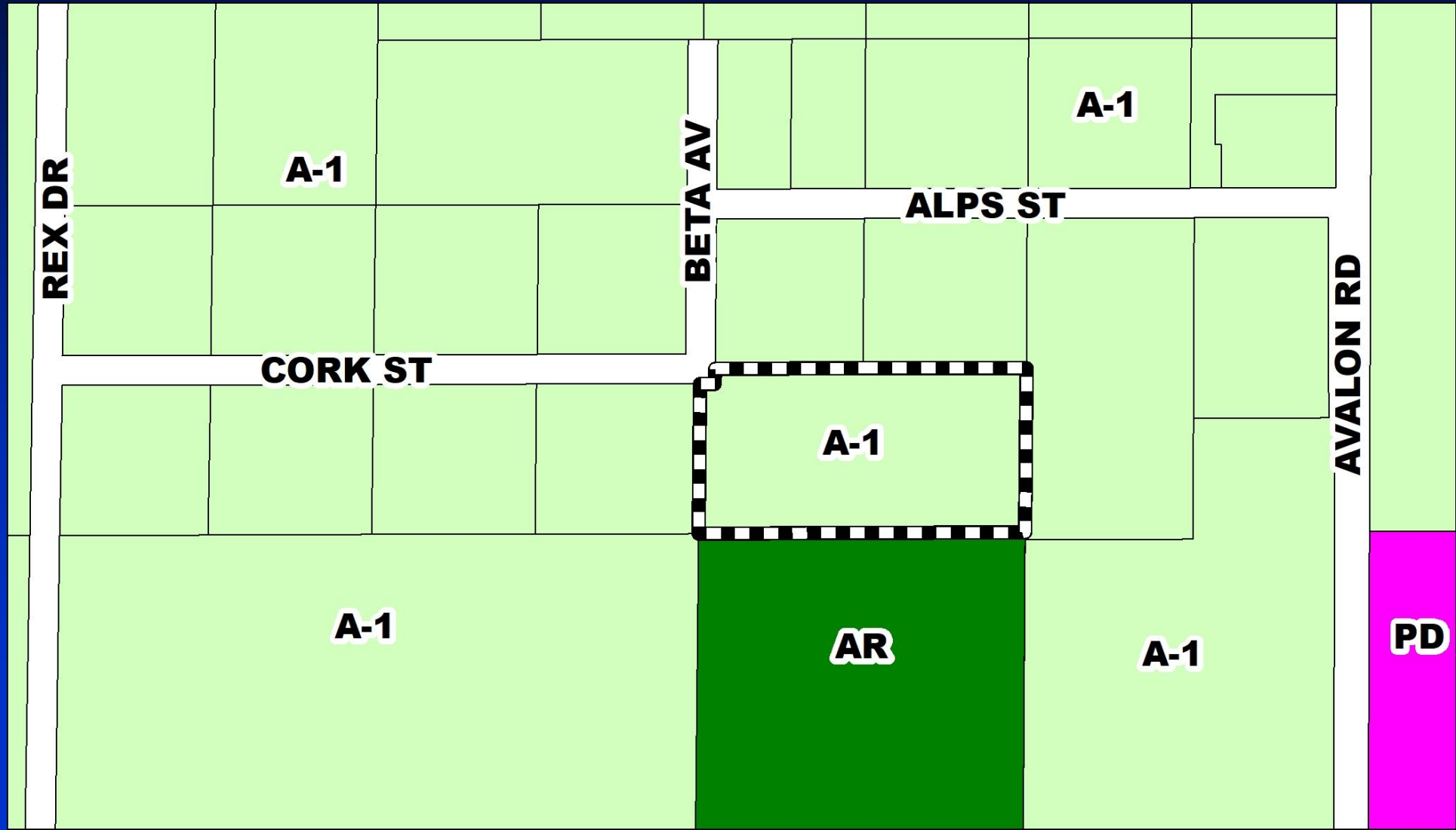
Proposed Future Land Use





SS-24-03-002 & RZ-24-04-023

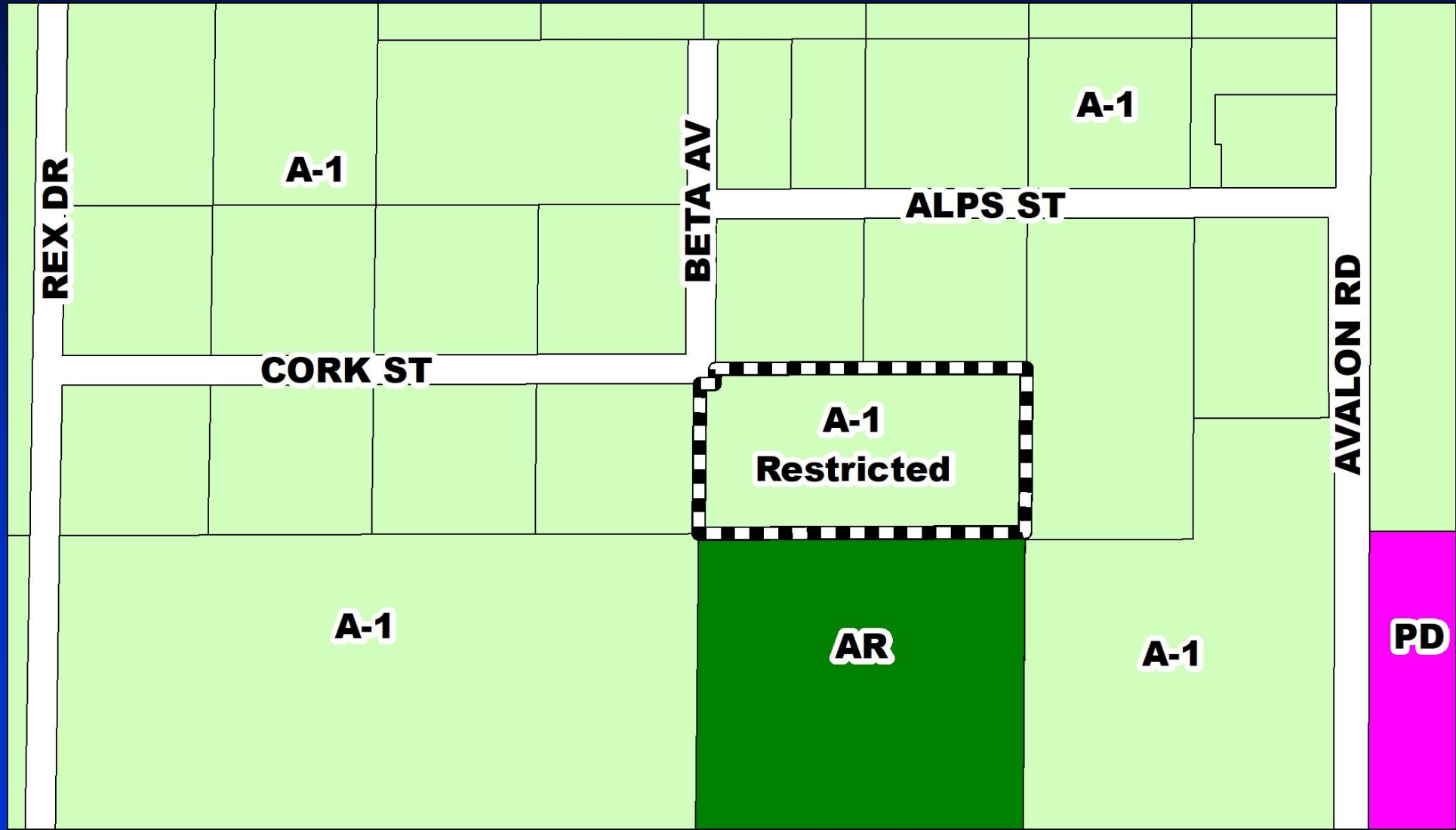
Current Zoning

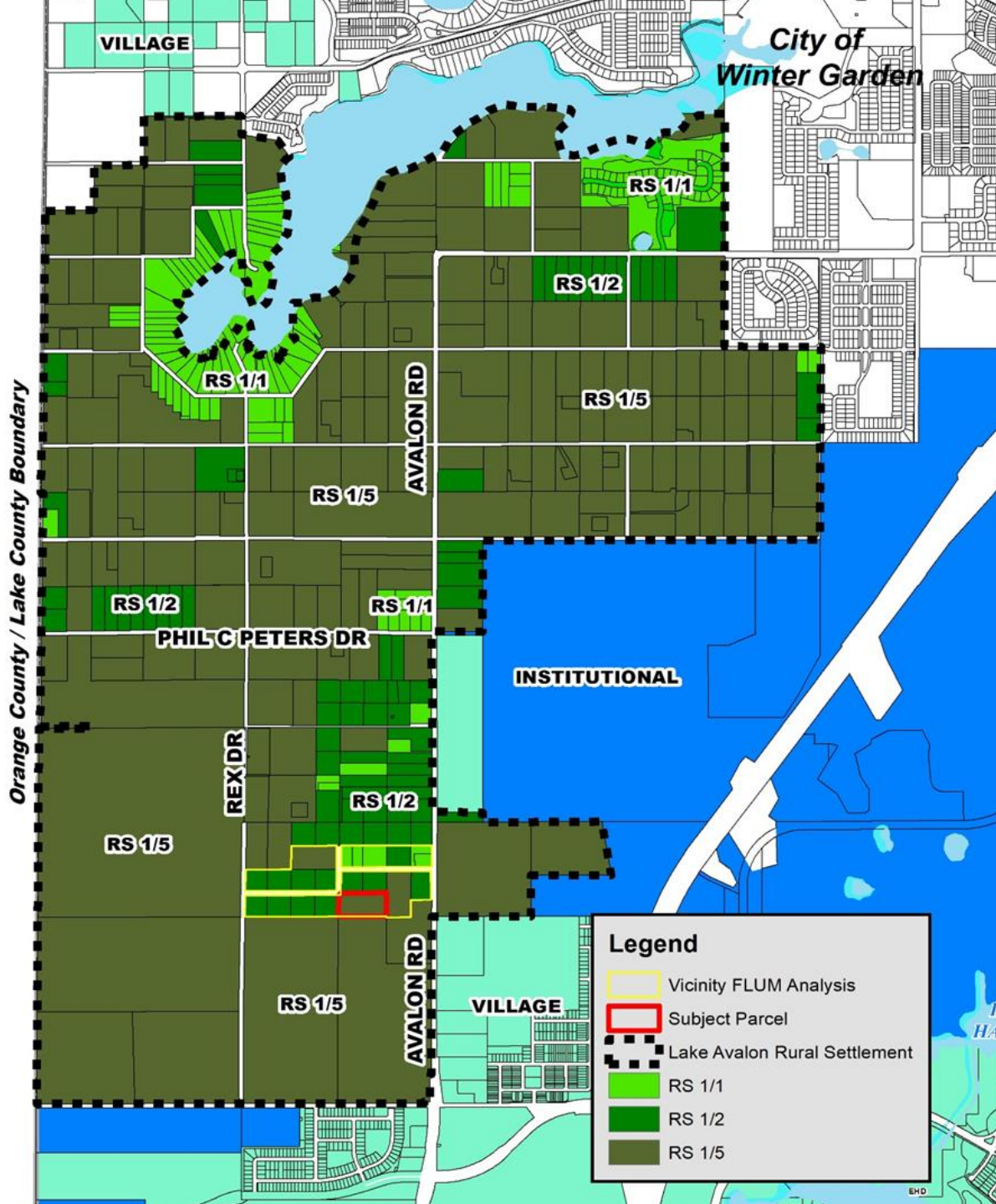




SS-24-03-002 & RZ-24-04-023

Proposed Zoning

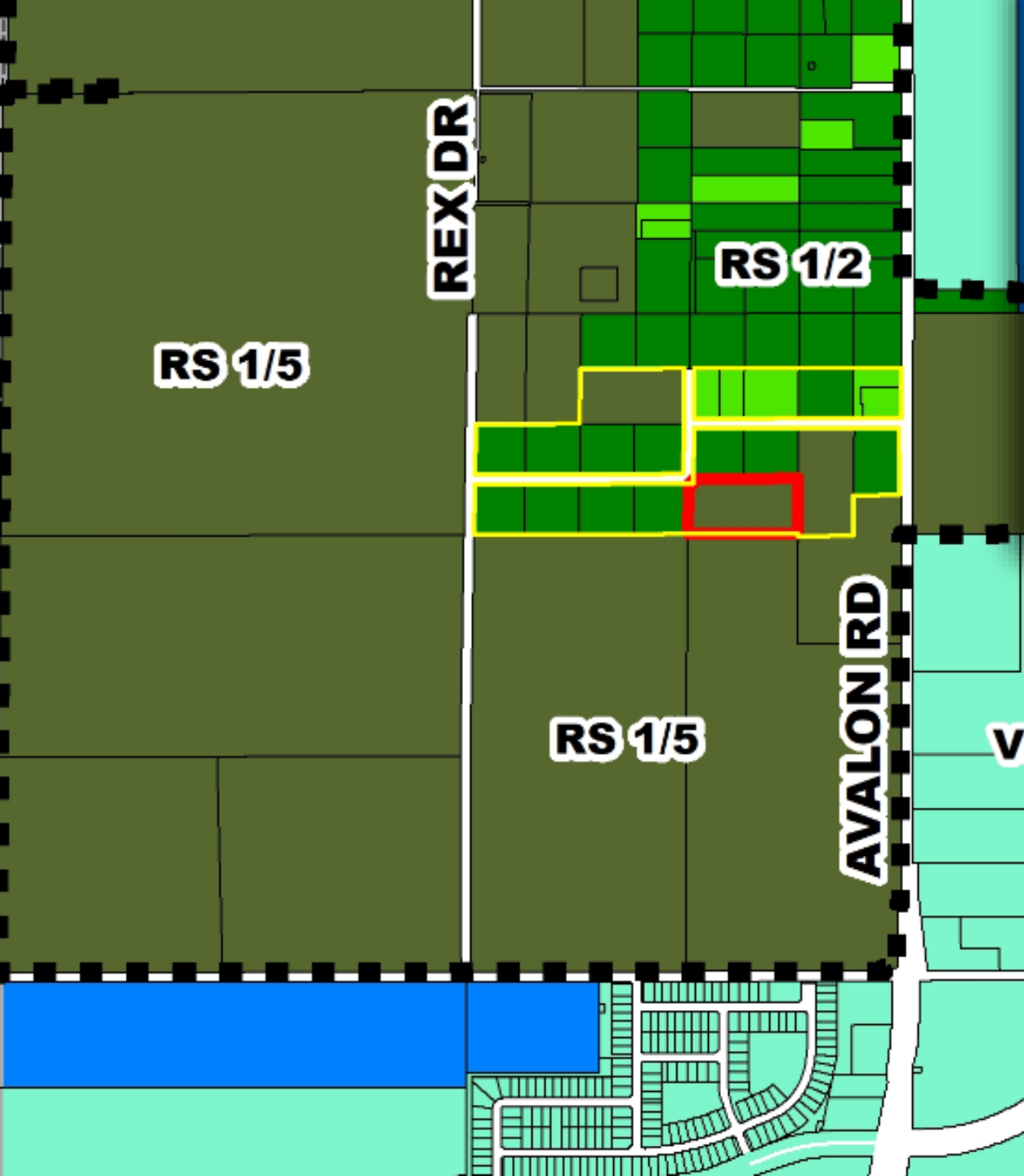




Lake Avalon Rural Settlement

| FLUM Designation | # of Parcels* | Cumulative Acreage* |
|------------------|---------------|---------------------|
| RS 1/1 | 147 | 222 |
| RS 1/2 | 88 | 227 |
| RS 1/5 | 198 | 1,803 |
| Total | 433 | 2,252 |

*These numbers are approximate based on GIS analysis.





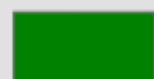
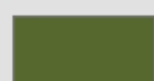


Lot Size Analysis (Cork Street, Beta Avenue right-of-way, Alps Street)

| Approximate Lot Size | Number of Lots |
|----------------------|----------------|
| One acre | Four (4) |
| Two acres | Twelve (12) |
| Two-and-a-half acres | One (1) |
| Five acres | Three (3)* |

*The subject parcel is one of the approximately 5-acre lots

Legend

-  Vicinity FLUM Analysis
-  Subject Parcel
-  Lake Avalon Rural Settlement
-  RS 1/1
-  RS 1/2
-  RS 1/5

BETA AV

CORK ST





Community Meeting Summary

April 2, 2024

Hamlin Elementary School

- **Attendance – 75 Residents**
- **Concern for precedent setting;**
- **Concern for diminishing the integrity of the Rural Settlement;**
- **Concern for inconsistency with the Rural Settlement policies.**



PZC / LPA & Staff Recommendation

| | <u>Staff</u> | / | <u>PZC/LPA</u> |
|----------------------|----------------|---|----------------|
| SS-24-03-002: | ADOPT | / | DENY |
| Ordinance: | ADOPT | / | DENY |
| RZ-24-04-023: | APPROVE | / | DENY |

PZC/LPA Action Requested:

- **Make a finding of inconsistency with the Comprehensive Plan and DENY the requested Rural Settlement 1/2 (RS 1/2) Future Land Use Map designation;**
- **DENY the associated Ordinance; and**
- **DENY the requested A-1 Restricted (Citrus Rural District) zoning subject to one restriction: Minimum lot size shall be two acres.**



SS-23-10-075 & RZ-23-10-076

Applicant: John Dennis Henderson II

Future Land Use Map (FLUM) Request:

From: Medium Density Residential (MDR)

To: Industrial (IND)

Rezoning Request:

From: R-3 (Multiple-Family Dwelling District)

To: I-1/I-5 (Industrial District Light)

Location: 3800 New Hampshire Street; generally bounded by W. New Hampshire St. to the north, Sampson Dr. to the south, Mercy Dr. to the west, and W. Princeton St. to the north.

Acreage: 1.13 gross acres

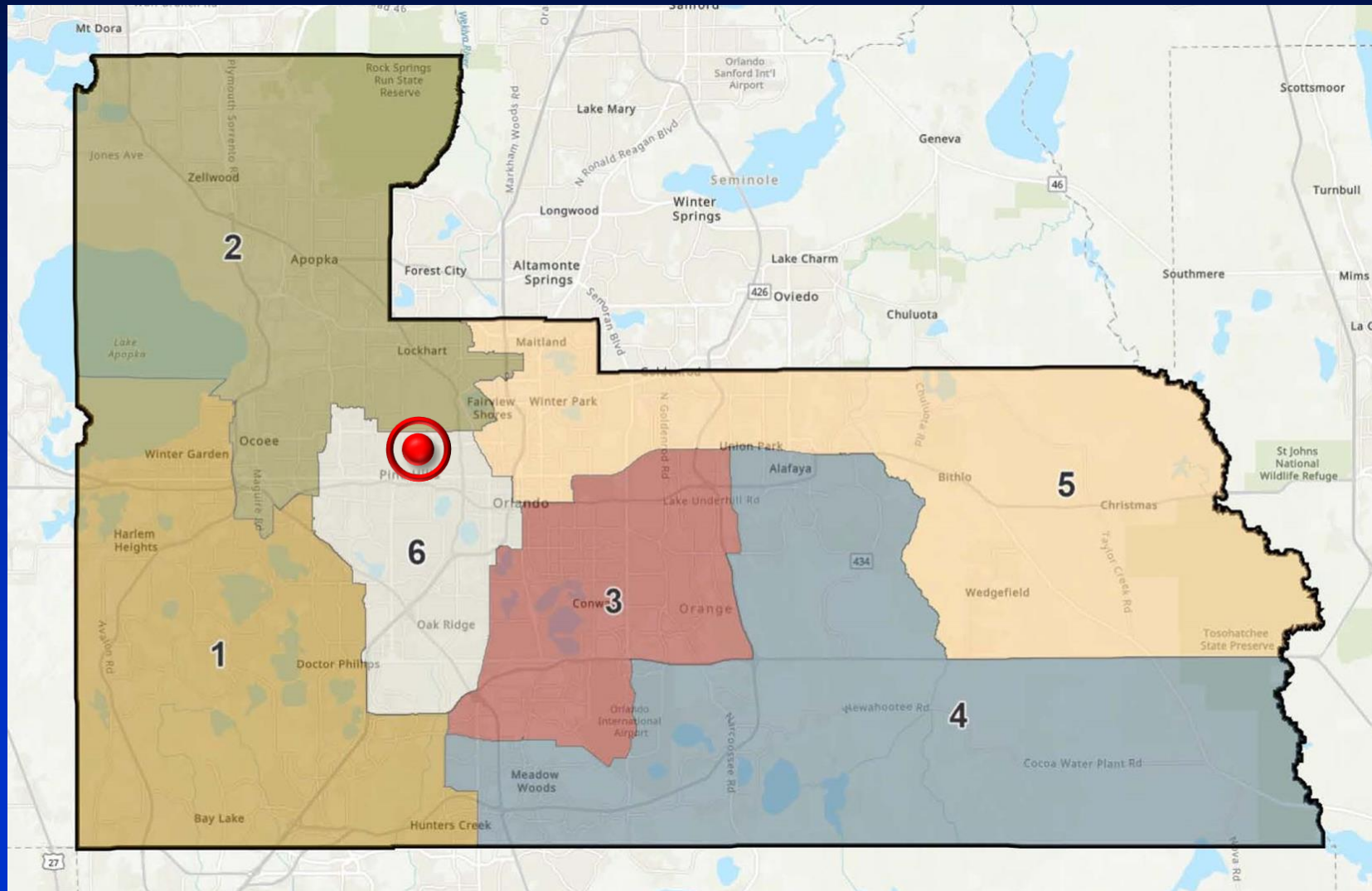
District: 6

Proposed Use: I-1 / I-5 uses including office/warehouse



SS-23-10-075 & RZ-23-10-076

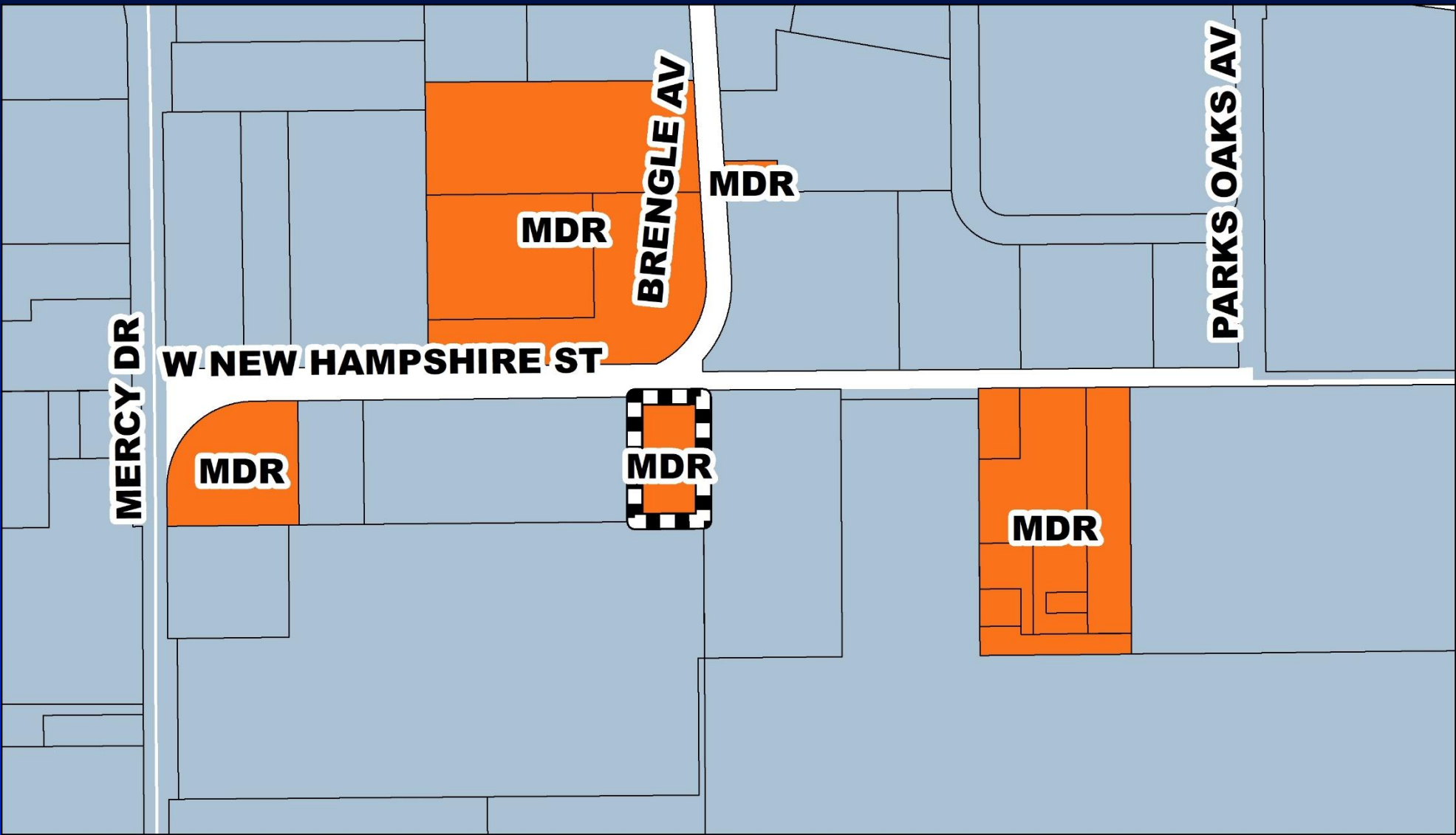
Location





SS-23-10-075 & RZ-23-10-076

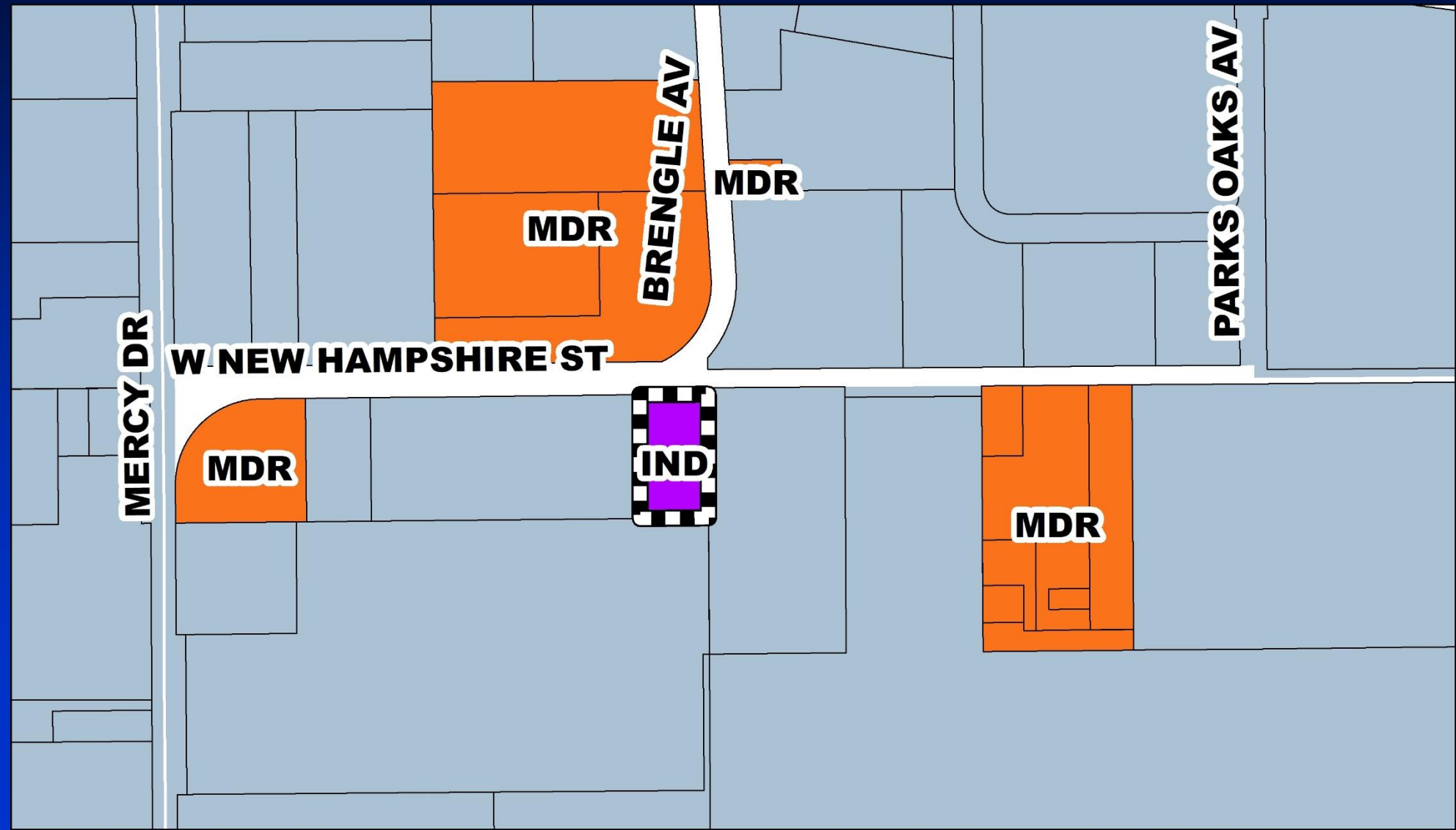
Future Land Use





SS-23-10-075 & RZ-23-10-076

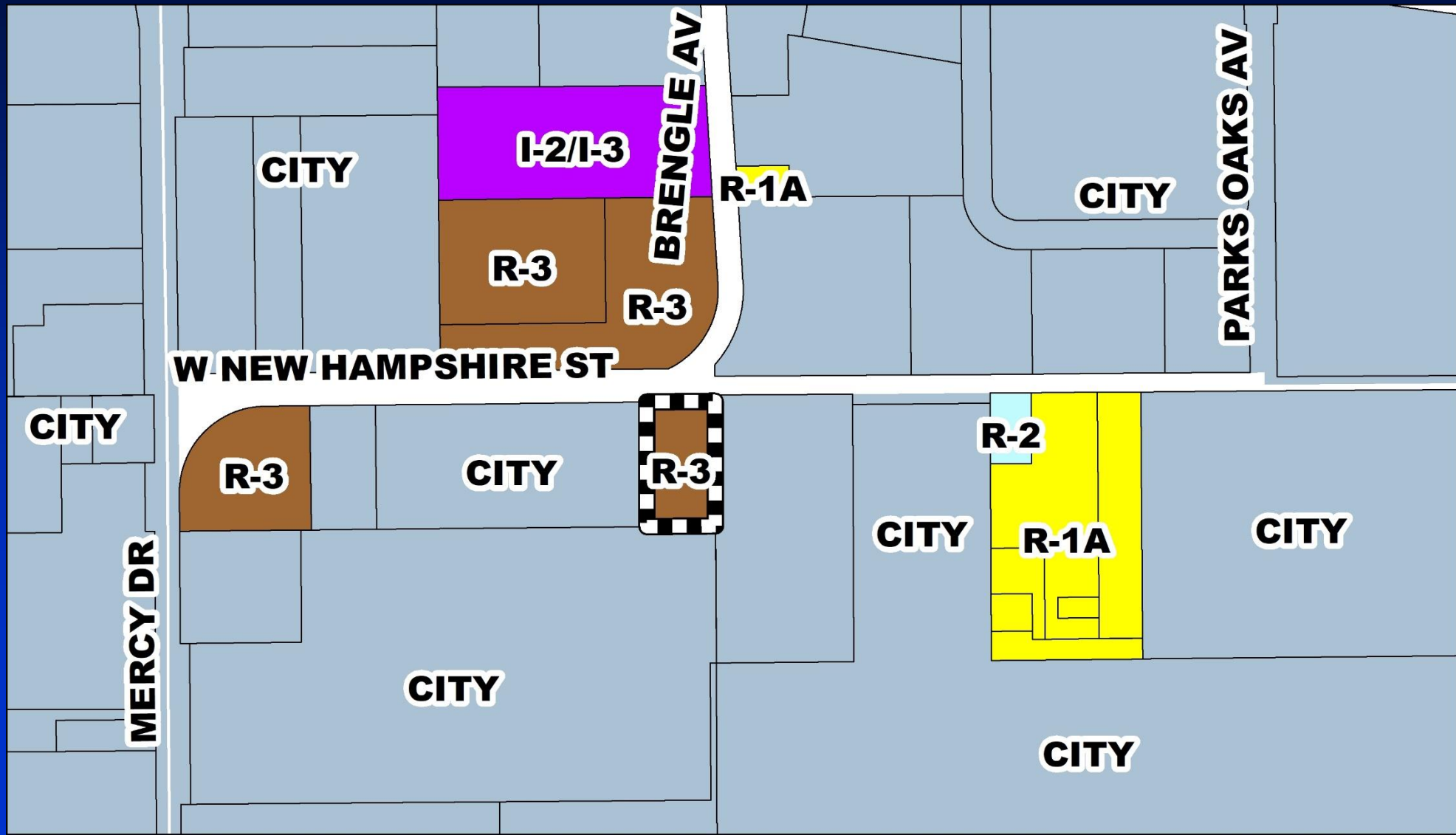
Proposed Future Land Use





SS-23-10-075 & RZ-23-10-076

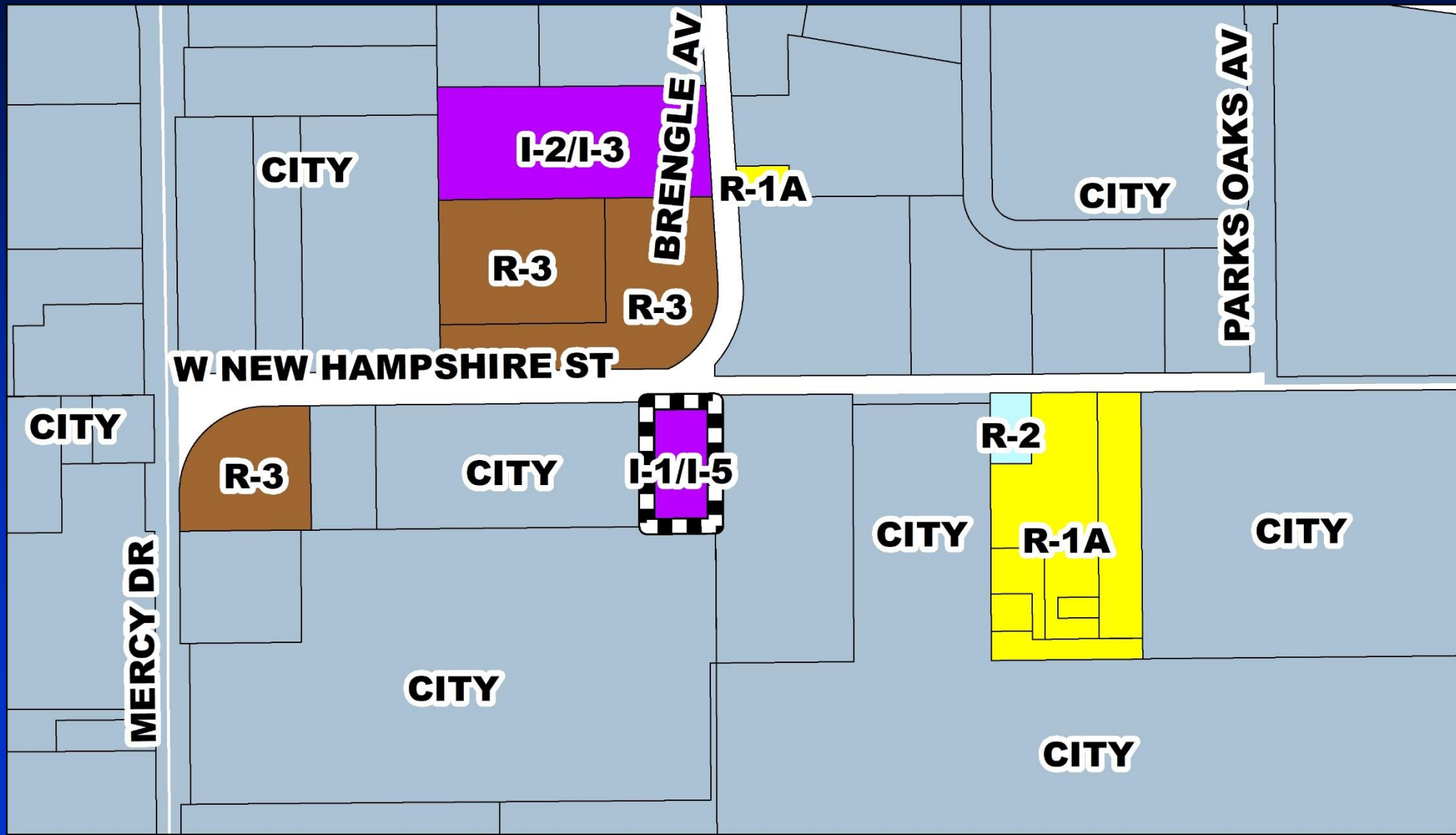
Zoning





SS-23-10-075 & RZ-23-10-076

Proposed Zoning



MERCY DR

W NEW HAMPSHIRE ST

BRENGLE AV

PARKS OAKS AV





PZC / LPA Recommendation

SS-23-10-075:

ADOPT

Ordinance:

ADOPT

RZ-23-10-076:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Industrial (IND) Future Land Use Map designation;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the requested I-1/I-5 (Industrial District – Light) zoning.**



SS-24-04-012 & RZ-24-04-013

Applicant: Orange County Housing Division

Future Land Use Map (FLUM) Request:

From: Commercial (C)

To: Low Density Residential (LDR)

Rezoning Request:

From: R-3 (Multiple-Family Dwelling District) to

To: R-1 (Single-Family Dwelling District)

Location: 125 S. John Street; generally located north of Old Winter Garden Rd, south of W Church Street, east of S Powers Dr, and west of S. Kirkman Rd.

Acreage: 0.16- gross acres

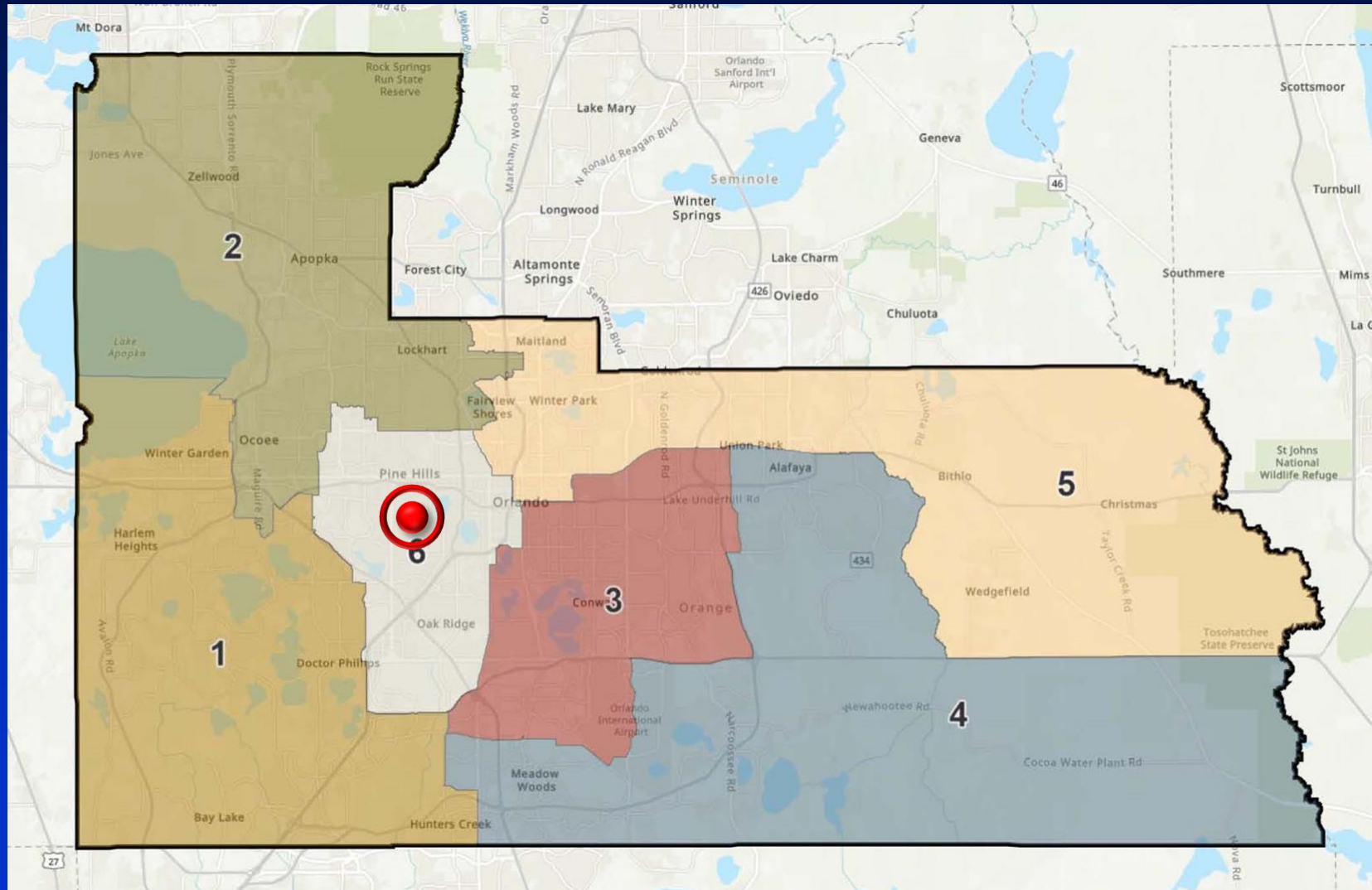
District: 6

Proposed Use: Single-Family Residential



SS-24-04-012 & RZ-24-04-013

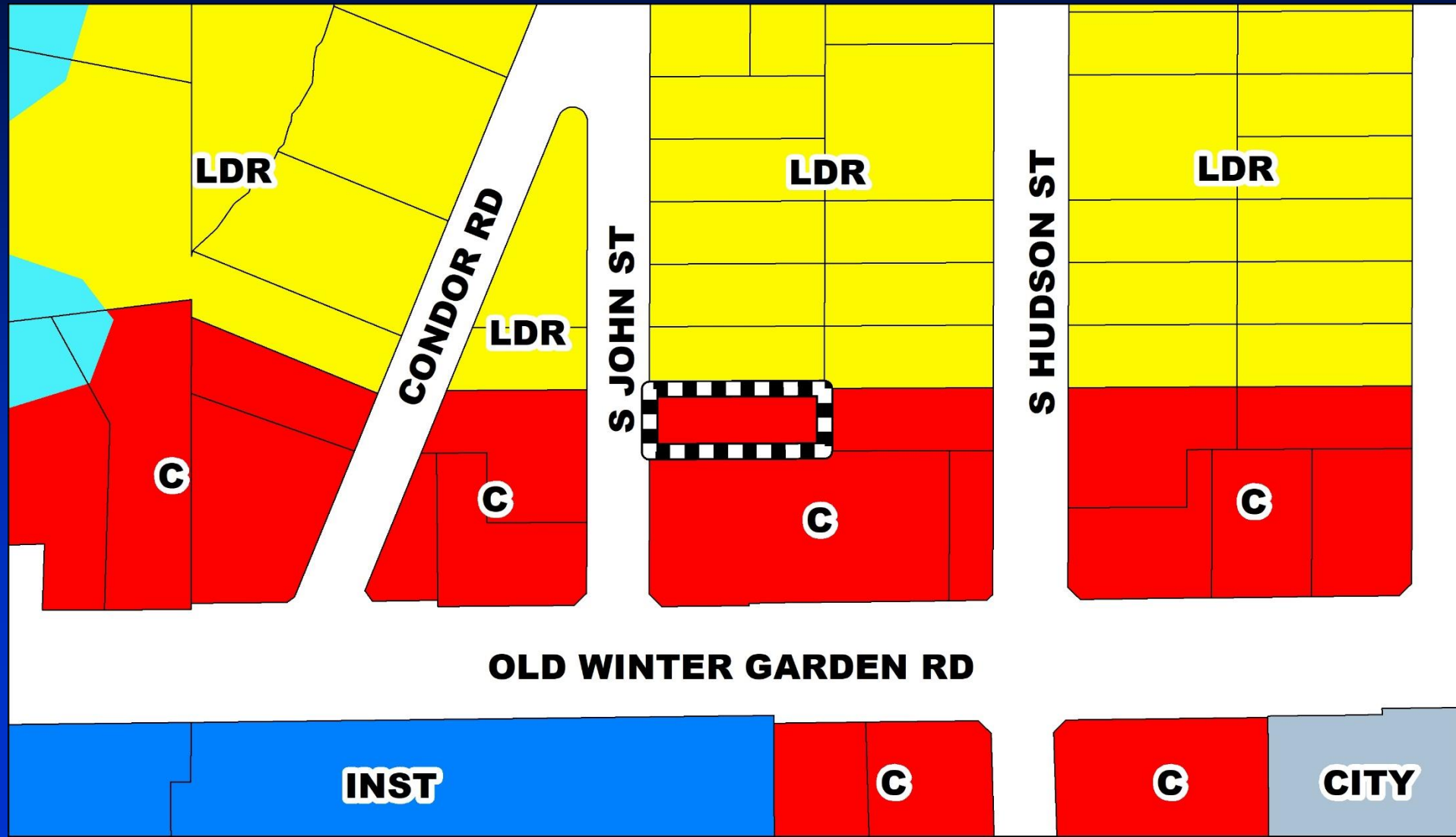
Location





SS-24-04-012 & RZ-24-04-013

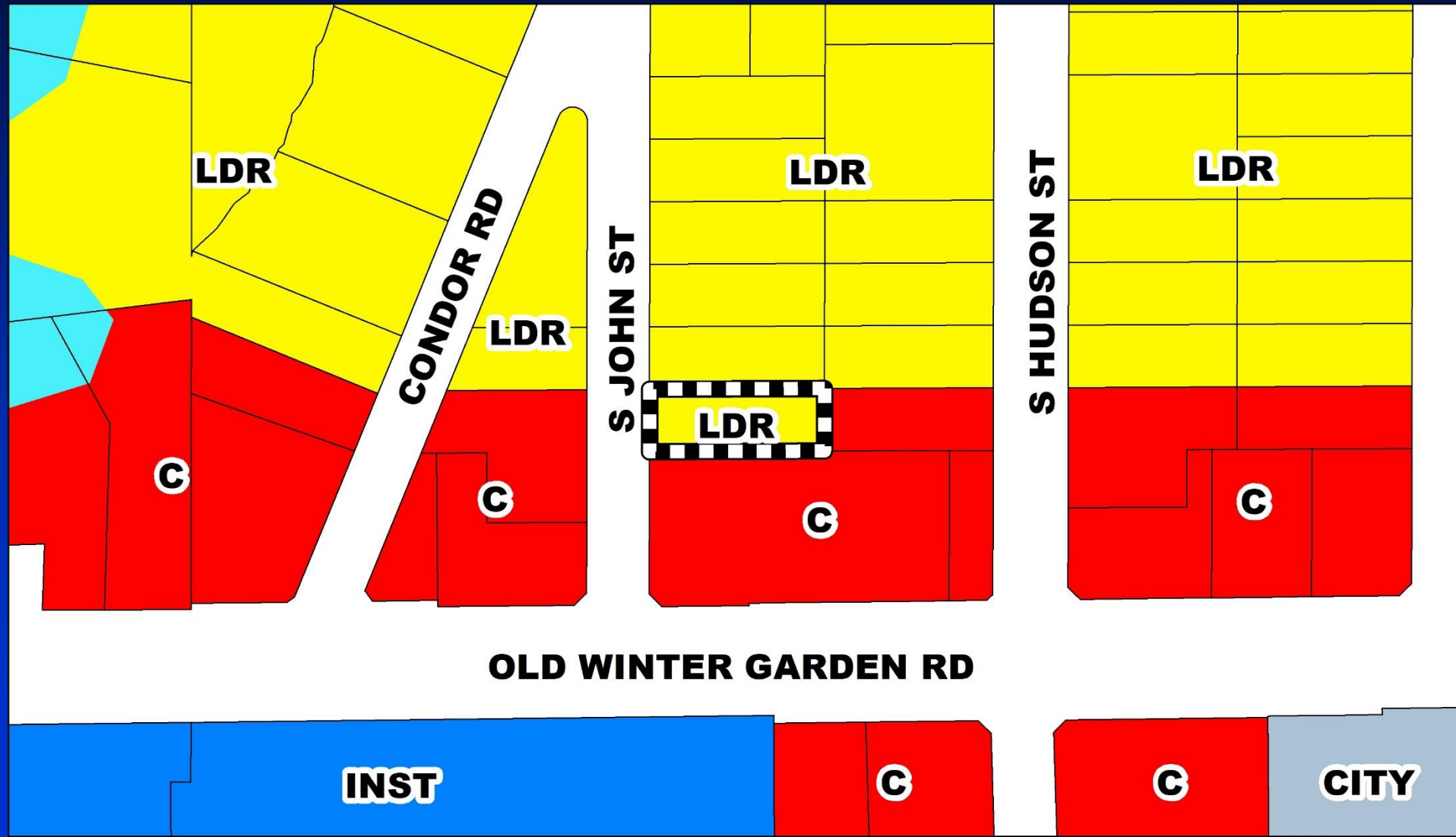
Future Land Use





SS-24-04-012 & RZ-24-04-013

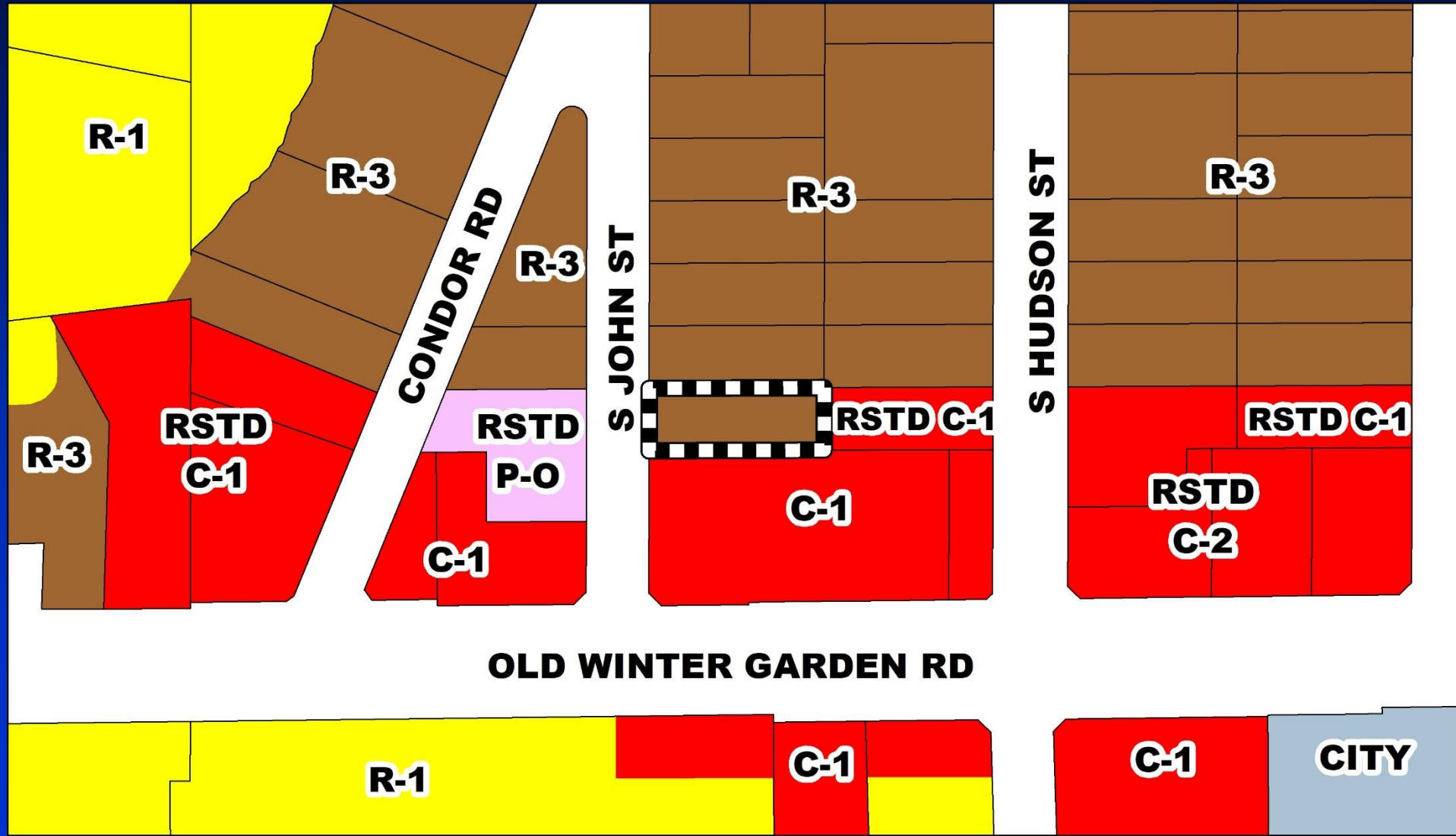
Proposed Future Land Use





SS-24-04-012 & RZ-24-04-013

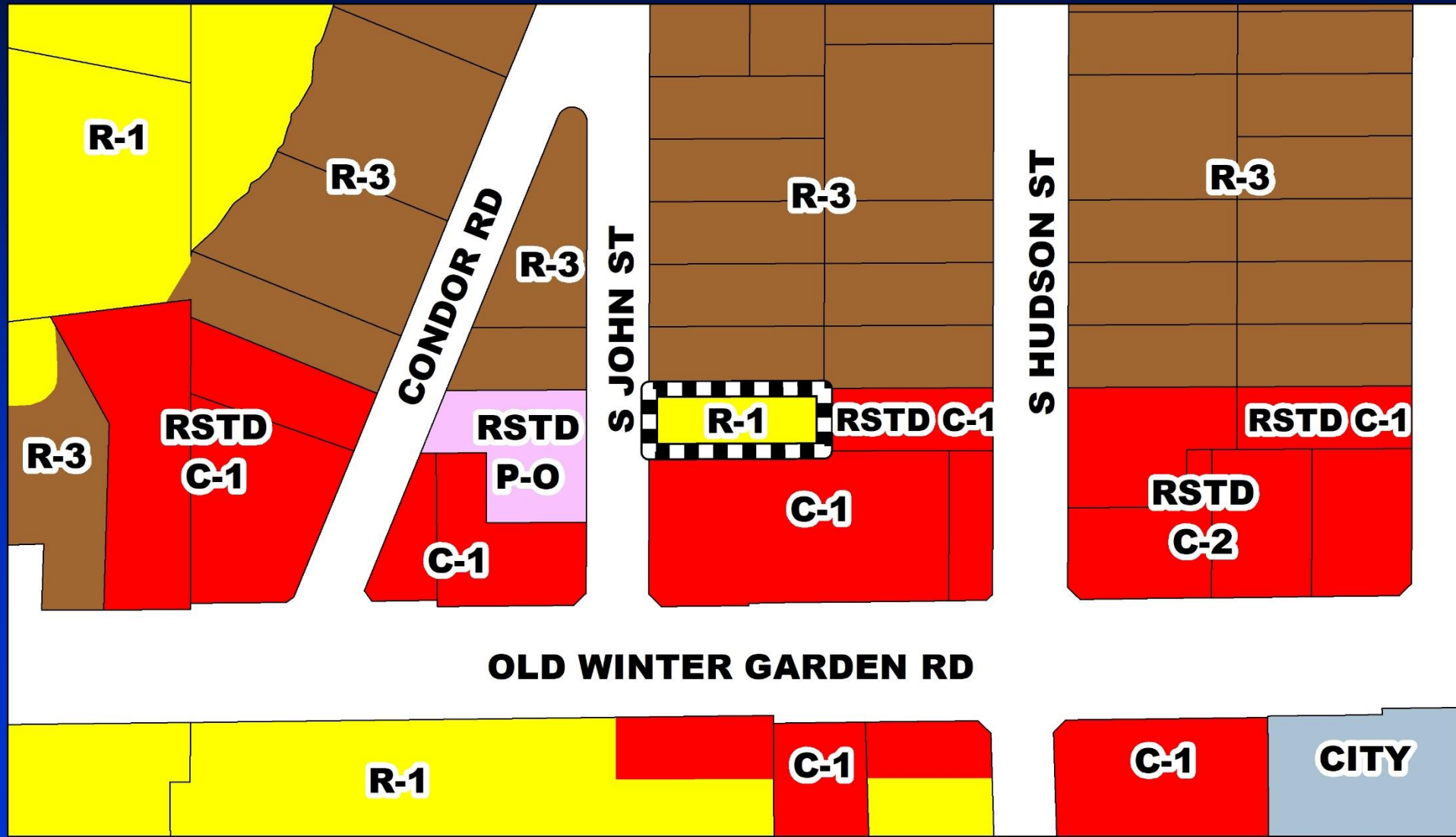
Zoning





SS-24-04-012 & RZ-24-04-013

Proposed Zoning





CONDOR RD

S JOHN ST

S HUDSON ST

OLD WINTER GARDEN RD



PZC / LPA Recommendation

SS-24-04-012:

ADOPT

Ordinance:

ADOPT

RZ-24-04-013:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Low Density Residential (LDR) Future Land Use Map designation;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the requested R-1 (Single-Family Dwelling District) zoning.**