



***Board of County Commissioners***

**Small-Scale Future Land Use Map  
Amendments  
and Concurrent Rezoning**

***Adoption Public Hearing***

**May 7, 2024**



# SS-23-07-043 & RZ-23-07-044

ORIGINAL  
REQUEST

**Applicant:** Michael J. Quinn

## **Future Land Use Map (FLUM) Request (Both Properties):**

**From:** Low Density Residential (LDR)

**To:** Commercial (C)

## **Rezoning Request (109 Lake Rose Drive Only):**

**From:** C-3 (Wholesale Commercial District)

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

**Location:** 109 Lake Rose Drive and 8516 Old Winter Garden Road;

**Acreage:** 0.32-gross acre (8516 Old Winter Garden Rd)  
0.68-gross acre (109 Lake Rose Dr)

**District:** 6

**Proposed Use:** Storage building and outdoor storage/parking of commercial vehicles.



# SS-23-07-043 & RZ-23-07-044

109 Lake Rose  
WITHDRAWN

**Applicant:** Michael J. Quinn

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**~~From:~~** ~~C-3 (Wholesale Commercial District)~~

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**SS-23-07-043**

**CURRENT  
REQUEST**

**Applicant:** Michael J. Quinn

**Future Land Use Map (FLUM) Request (8516 Old Winter Garden Road):**

**From:** Low Density Residential (LDR)

**To:** Commercial (C)

**Location:** 8516 Old Winter Garden Road;

**Acreage:** 0.32-gross acre (8516 Old Winter Garden Rd)

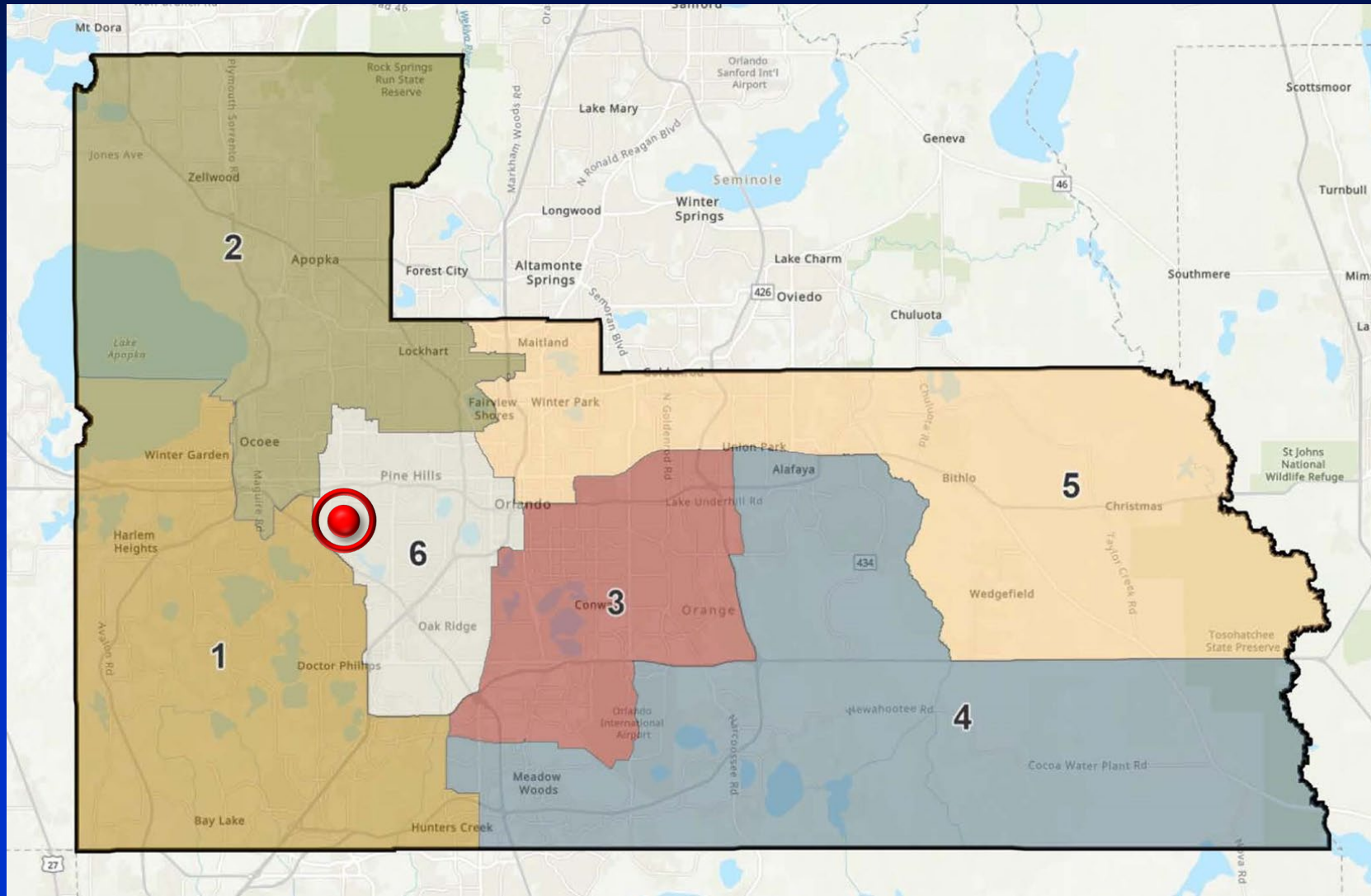
**District:** 6

**Proposed Use:** Continuation of existing office (C-1 zoning)



# SS-23-07-043

## Location





# ORIGINAL REQUEST

8516 Old Winter Garden Road

*UM amendment only:*

Low Density Residential (LDR) to Commercial (C)

109 Lake Rose Drive

*UM amendment:*

Low Density Residential (LDR) to Commercial (C)

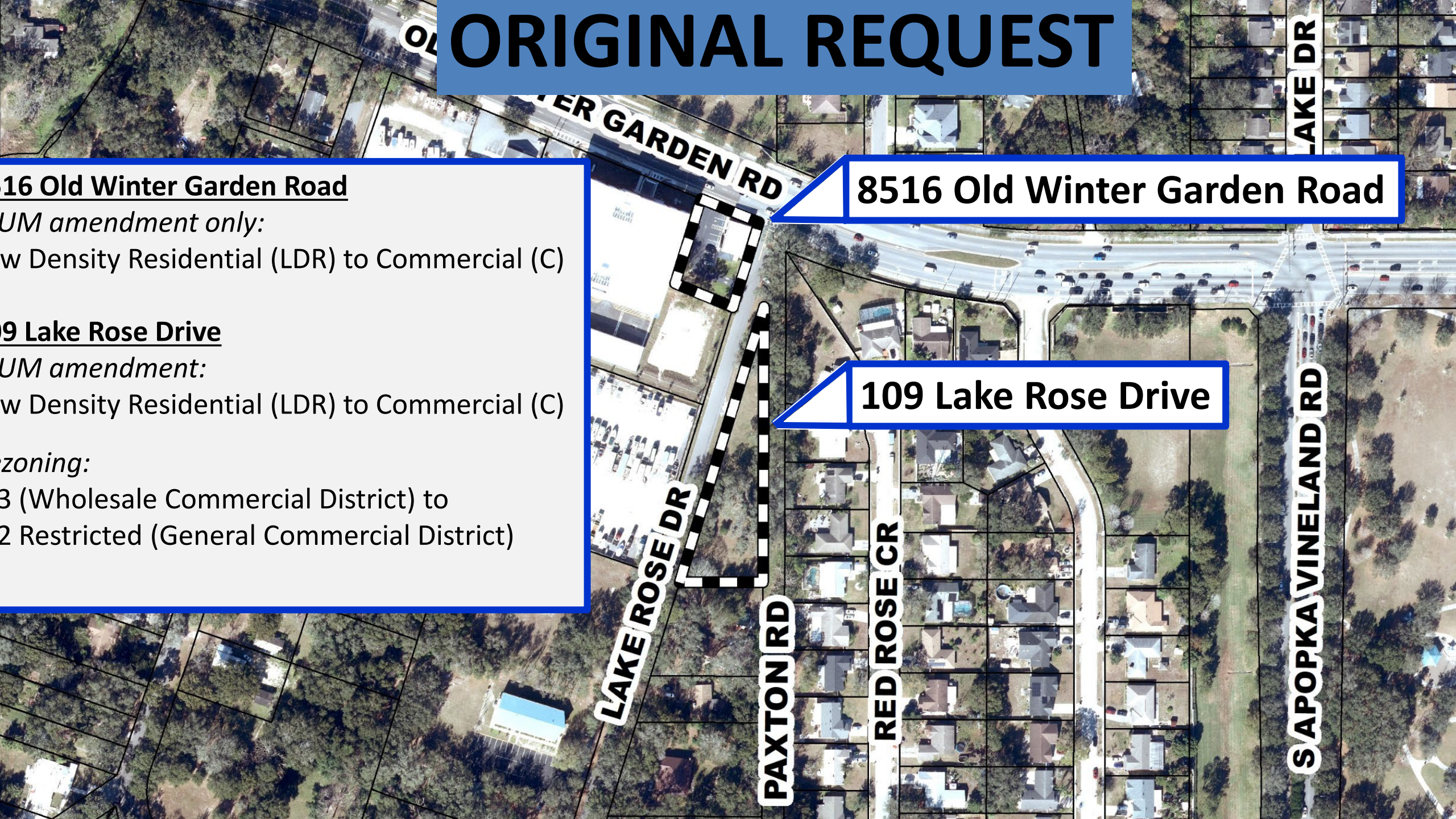
*zoning:*

3 (Wholesale Commercial District) to

2 Restricted (General Commercial District)

8516 Old Winter Garden Road

109 Lake Rose Drive





# CURRENT REQUEST

**16 Old Winter Garden Road**

*UM amendment only:*

Low Density Residential (LDR) to Commercial (C)

**109 Lake Rose Drive**

*UM amendment:*

Low Density Residential (LDR) to Commercial (C)

*zoning:*

~~3 (Wholesale Commercial District) to~~

~~2 Restricted (General Commercial District)~~

**8516 Old Winter Garden Road**

**~~109 Lake Rose Drive~~**

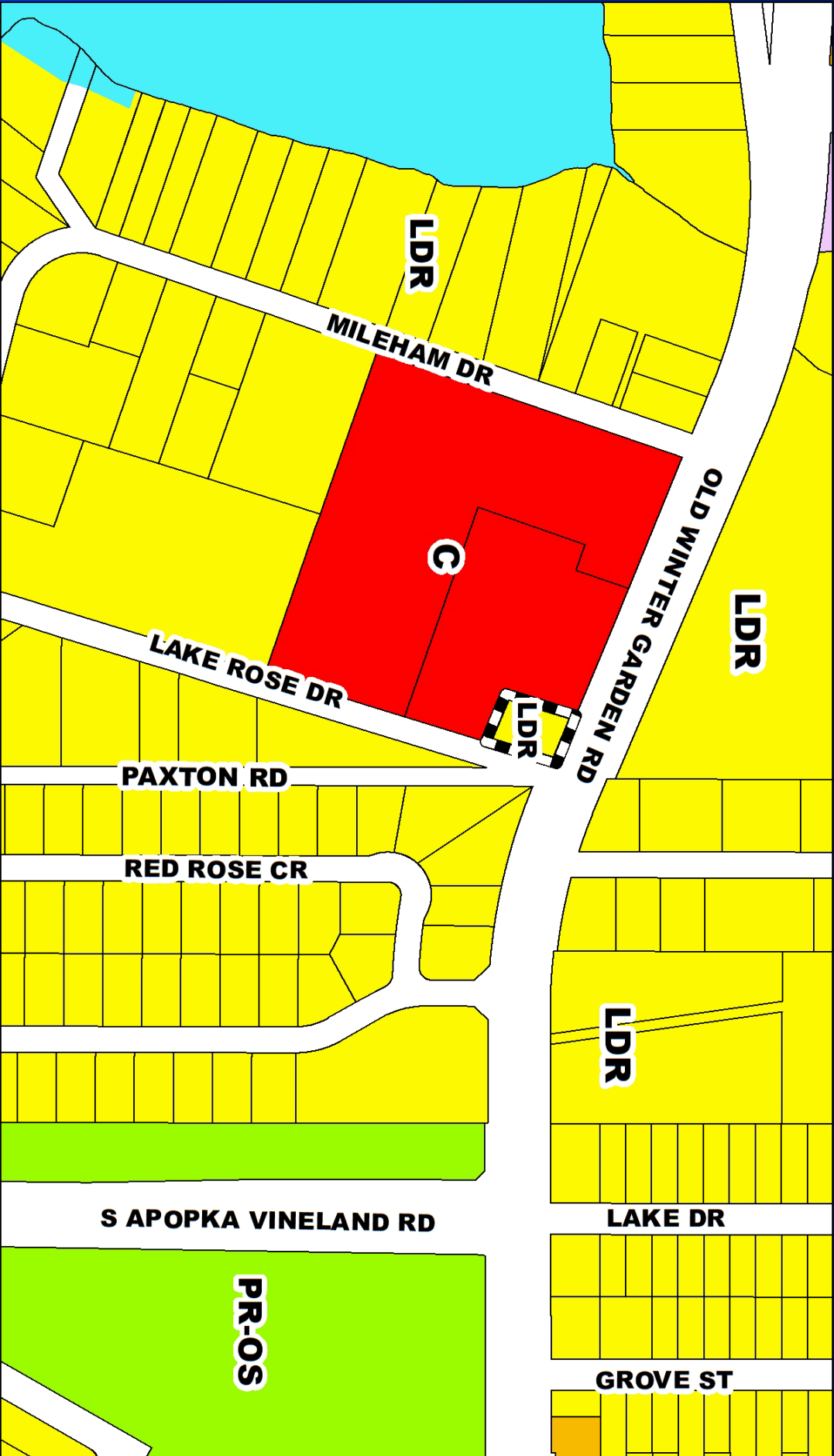




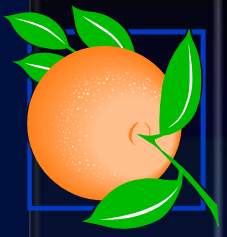


**SS-23-07-043**

**Future Land Use**

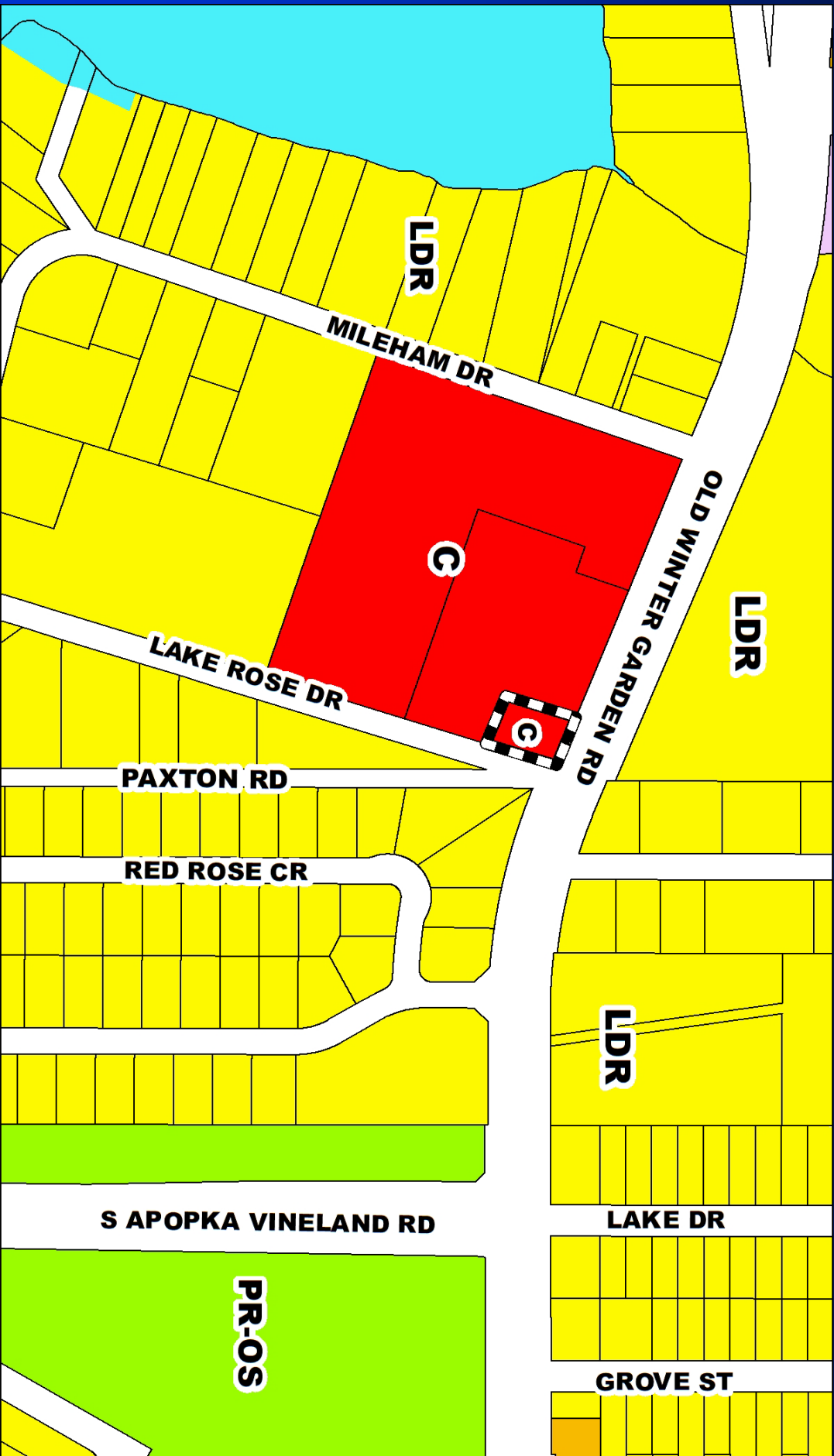






**SS-23-07-043**

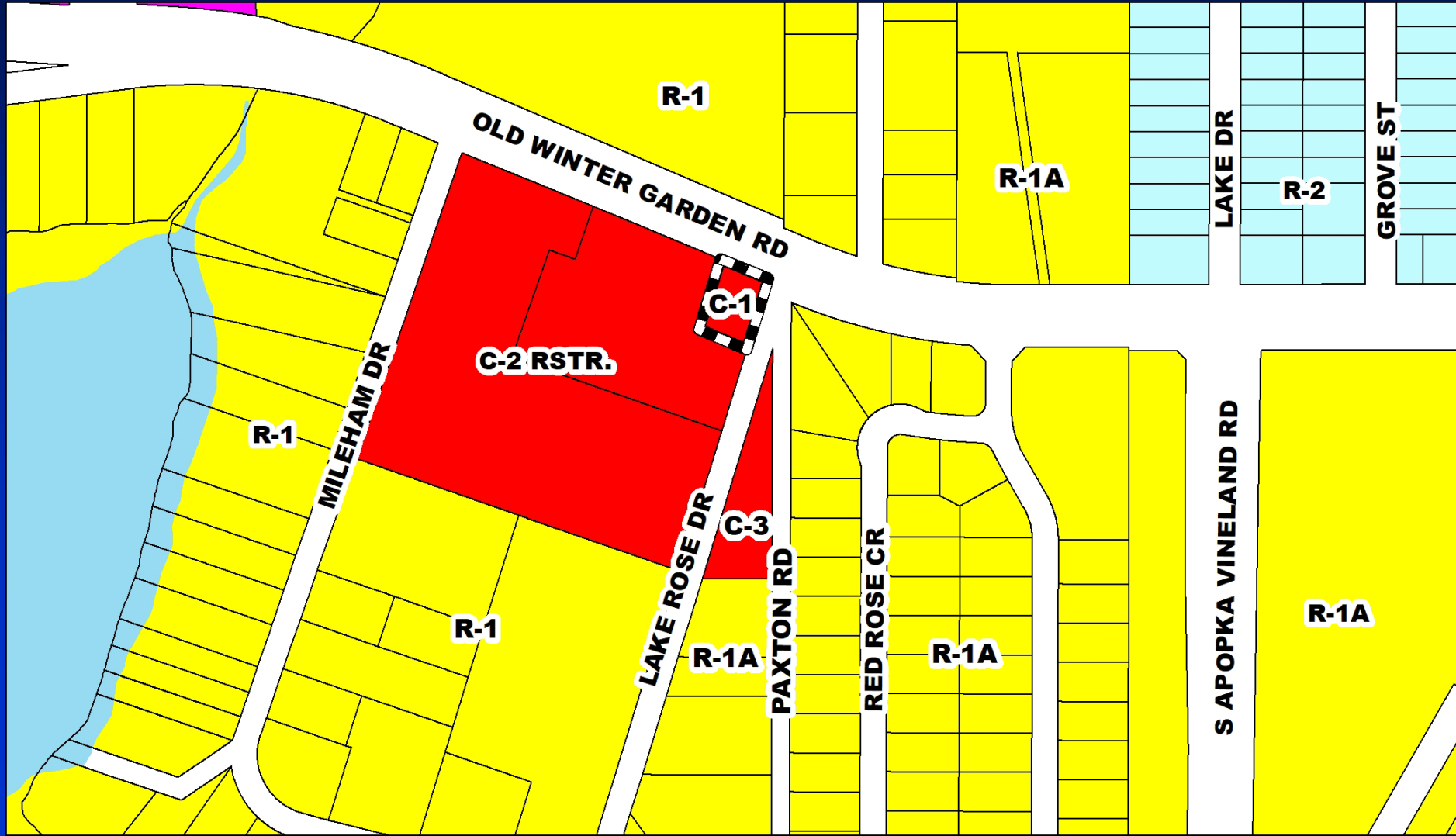
**Proposed Future Land Use**





# SS-23-07-043

## Zoning Existing (No Change)







# Community Meeting Summary

**November 15, 2023**

**Frangus Elementary School**

- **Attendance – 16 Residents**
  
- **Concerns:**
  - **Noise**
  - **Incompatibility**
  - **Traffic**
  - **Truck Deliveries**



## **PZC / LPA Recommendation**

**SS-23-07-043:      ADOPT      -      8516 Old Winter Garden Road**

**Ordinance:              APPROVE -      8516 Old Winter Garden Road**

### **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment, SS-23-07-043, Low Density Residential (LDR) to Commercial (C) for 8516 Old Winter Garden Road only; and**
- **APPROVE the associated Ordinance.**