



**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

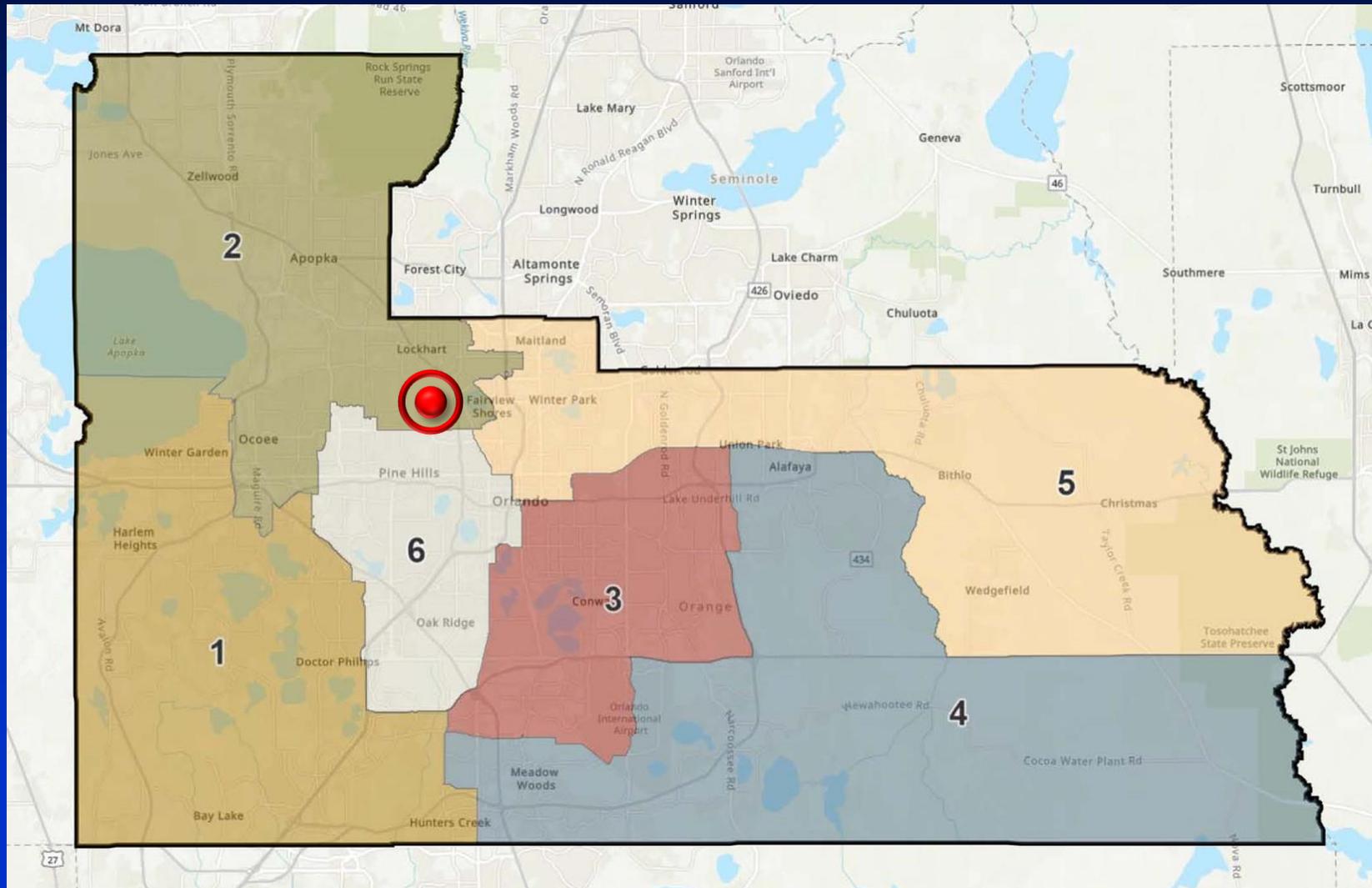
**District:** 2

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



SS-24-04-014

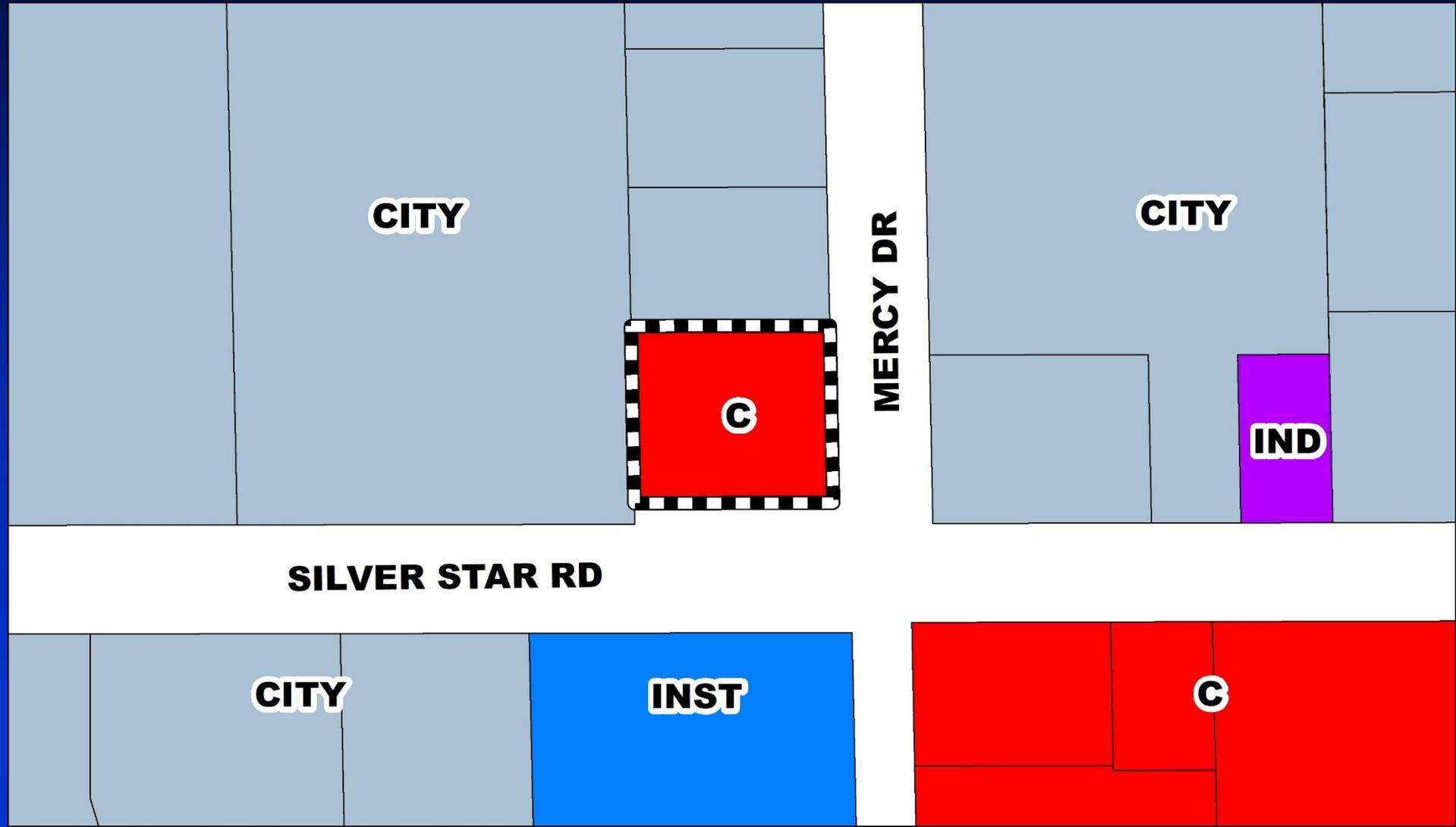
## Location





**SS-24-04-014**

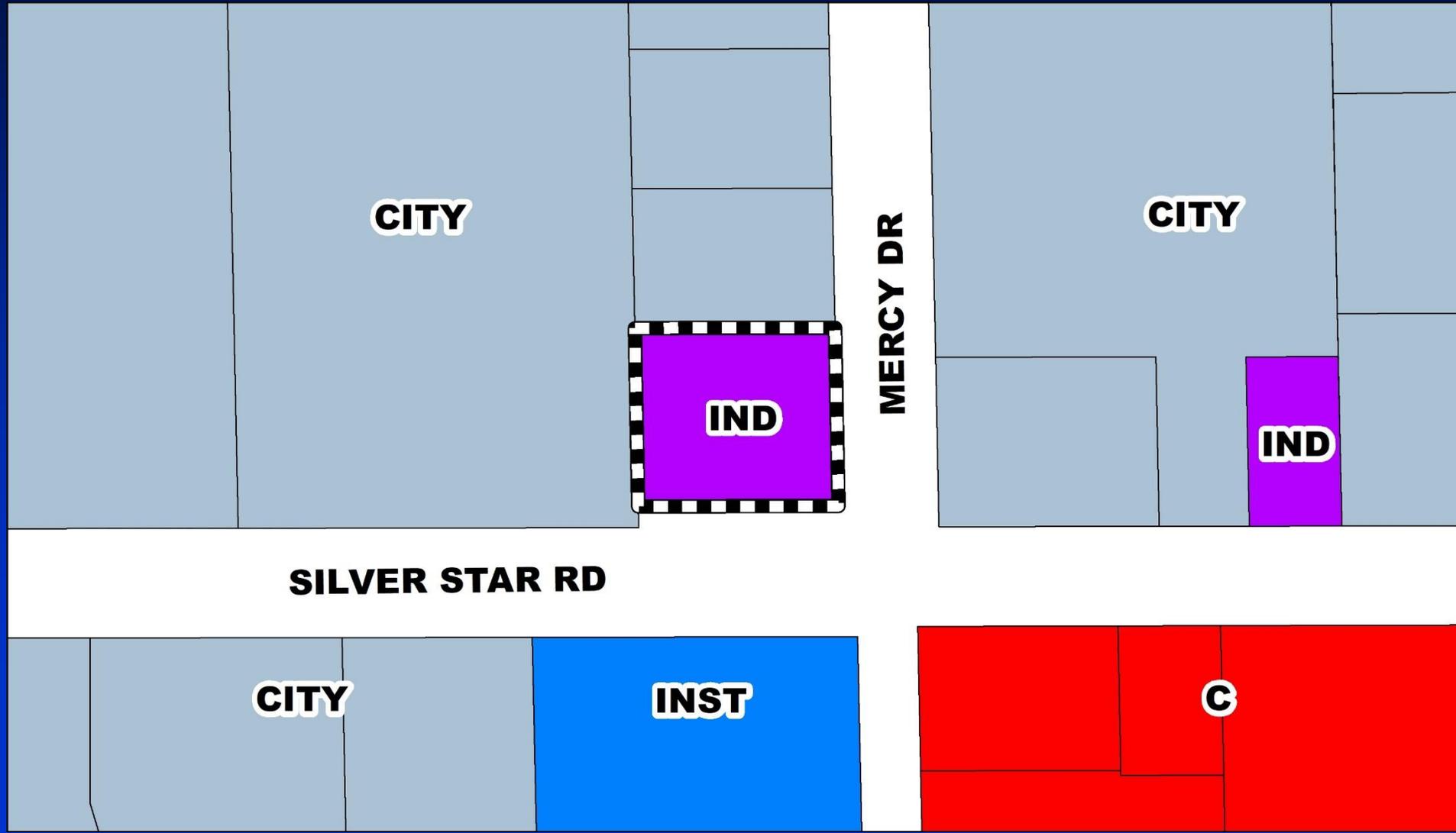
## Future Land Use





**SS-24-04-014**

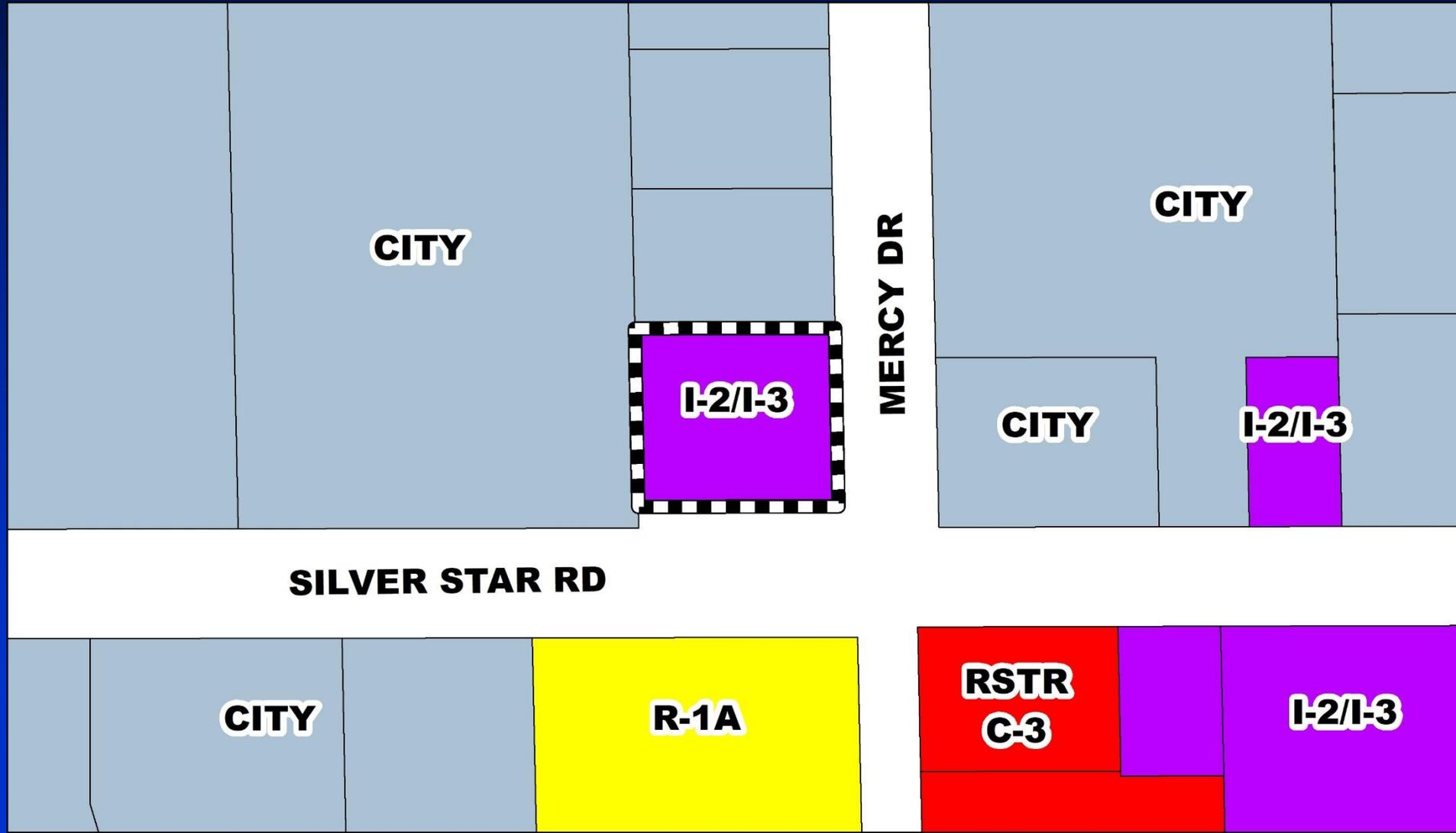
## Proposed Future Land Use

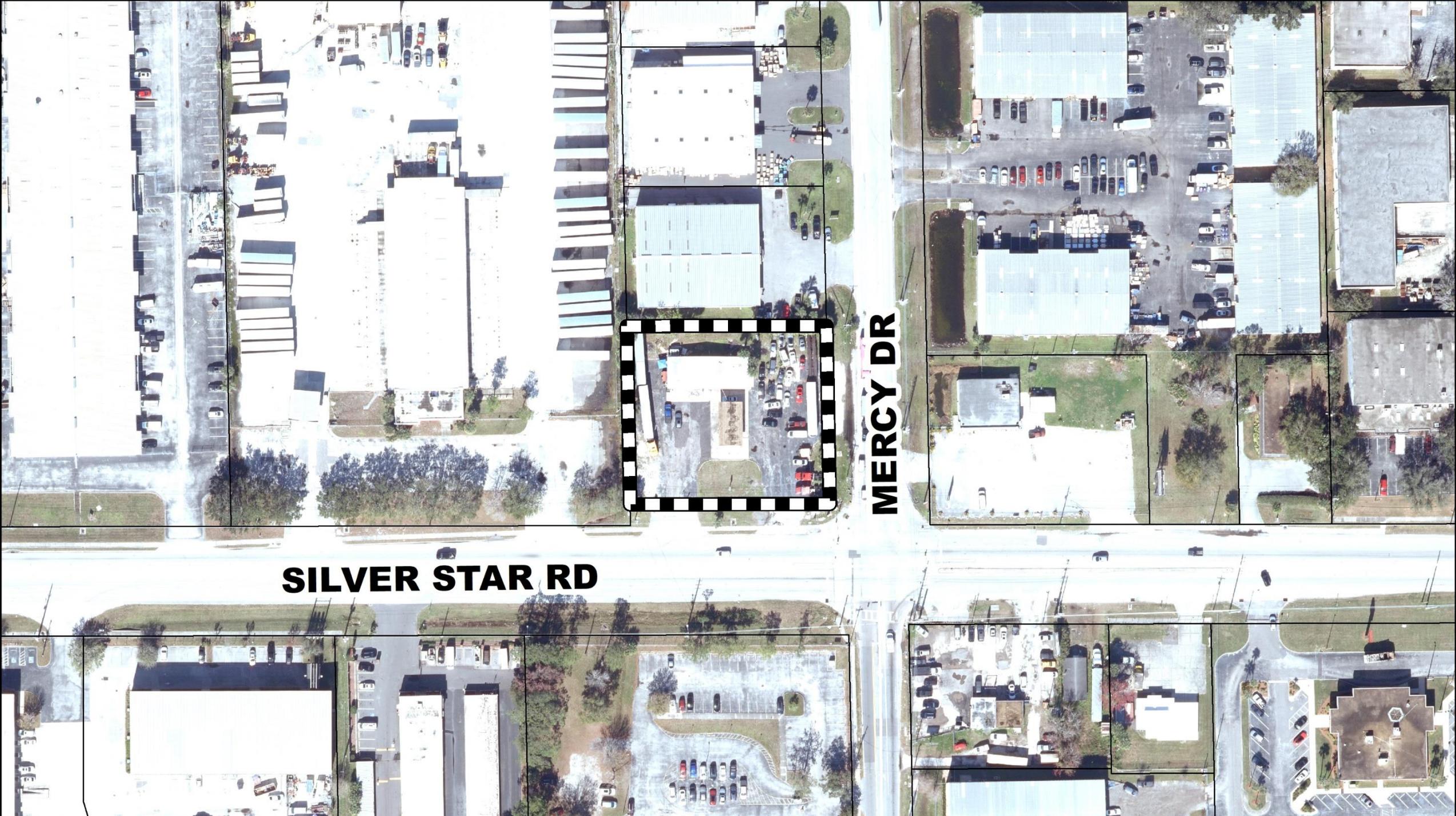




**SS-24-04-014**

**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

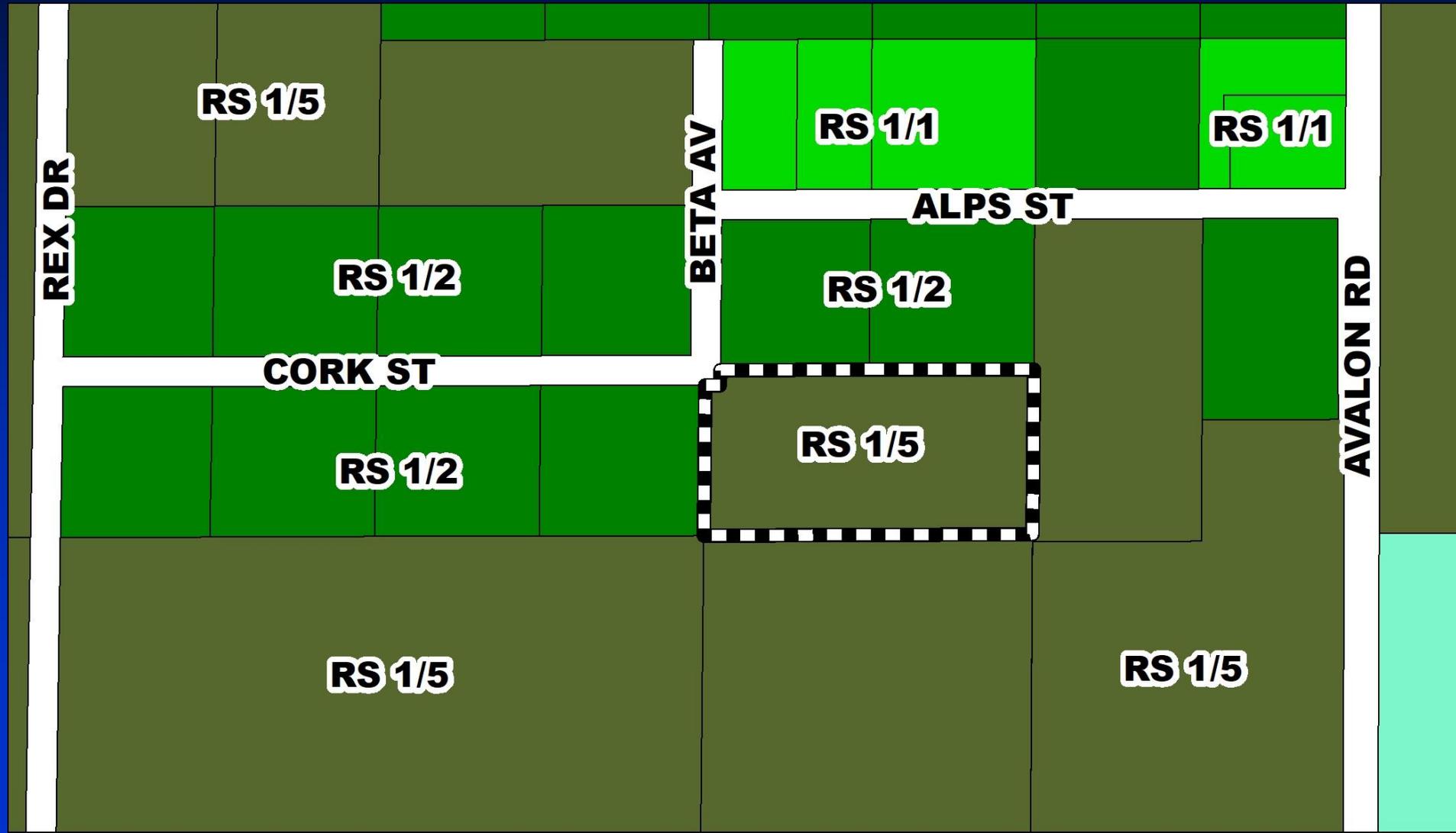
**Proposed Use:** Single-Family Residential (lot split)





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

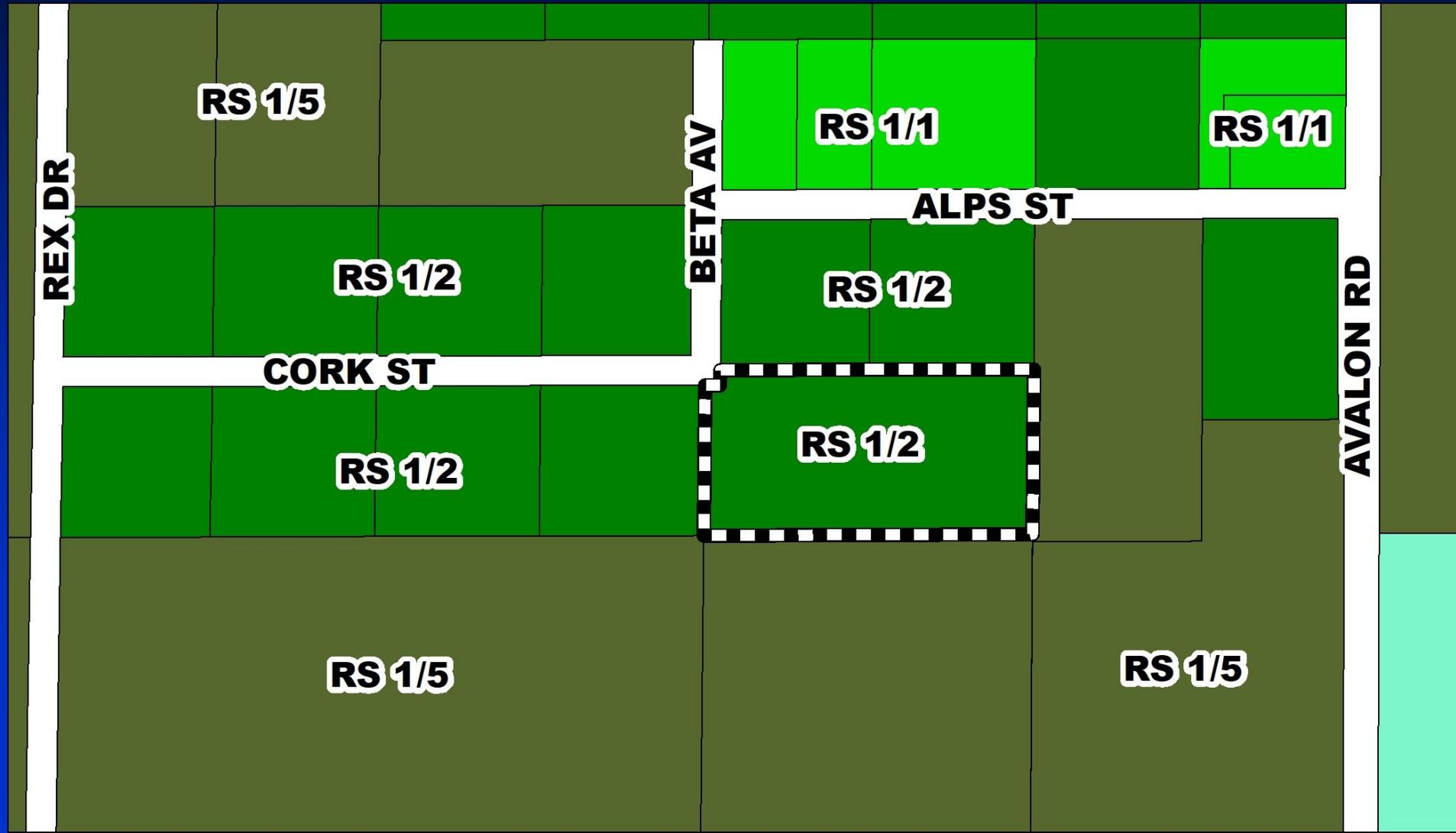
## Current Future Land Use





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

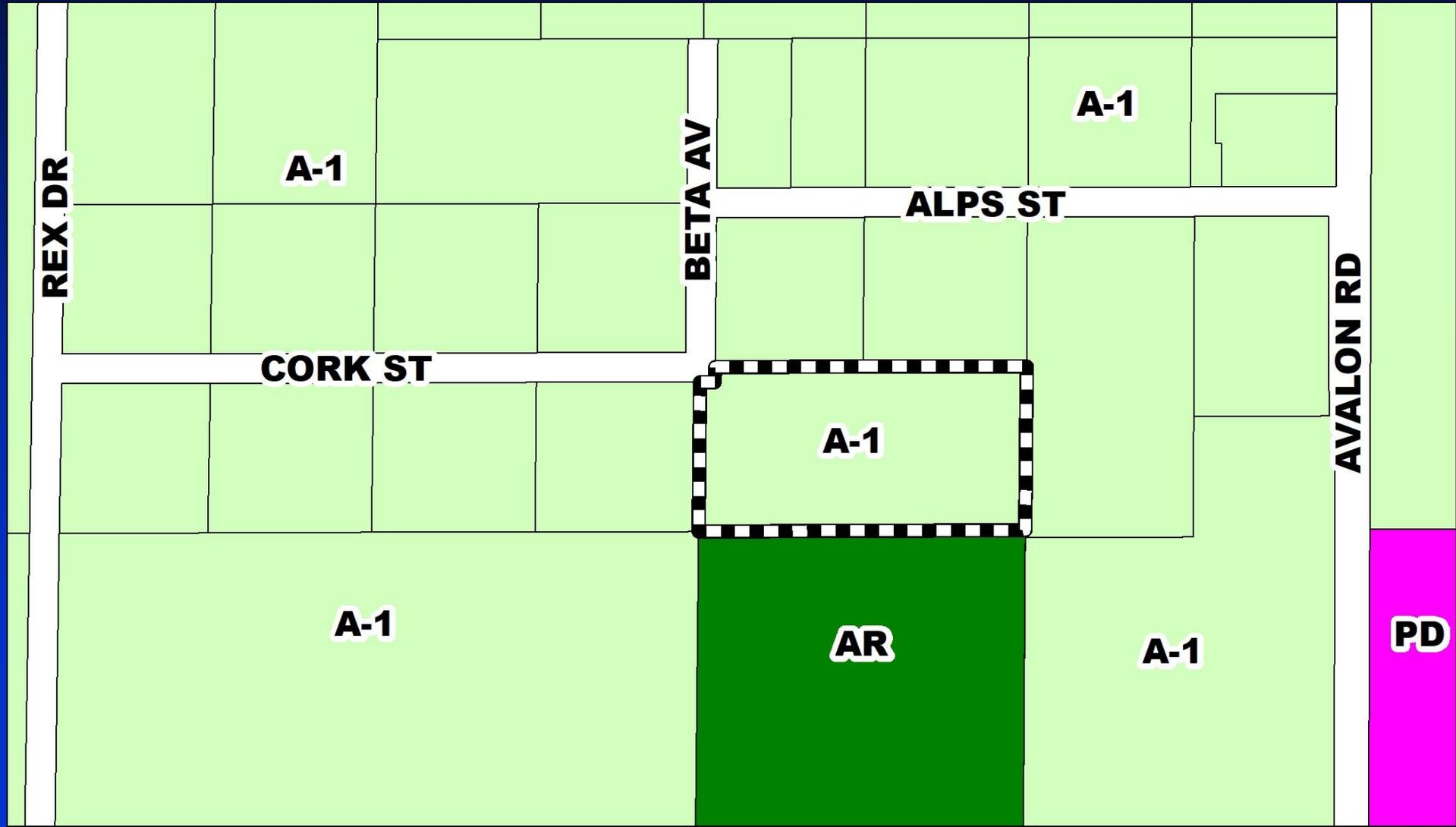
## Proposed Future Land Use





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

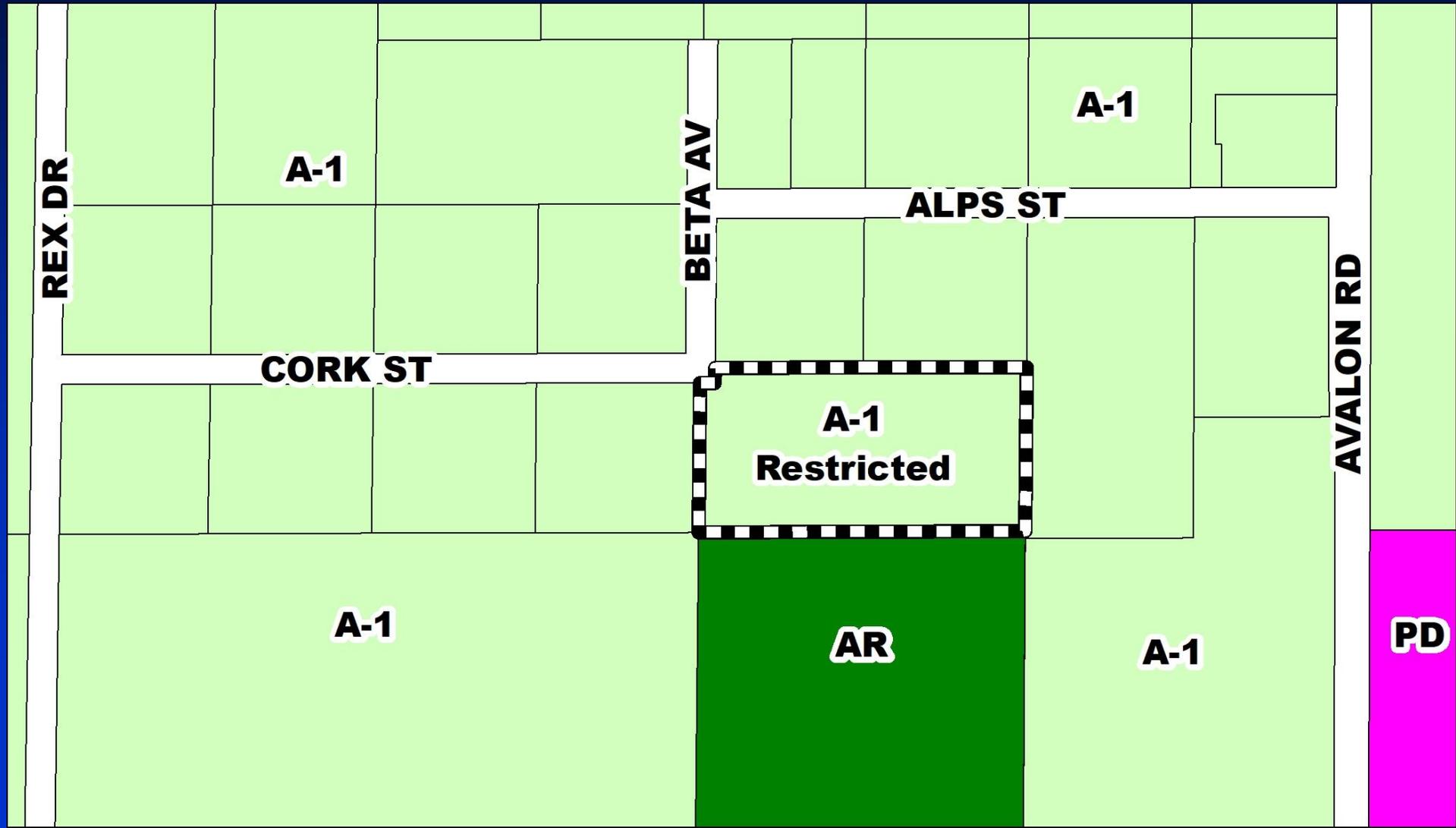
## Current Zoning

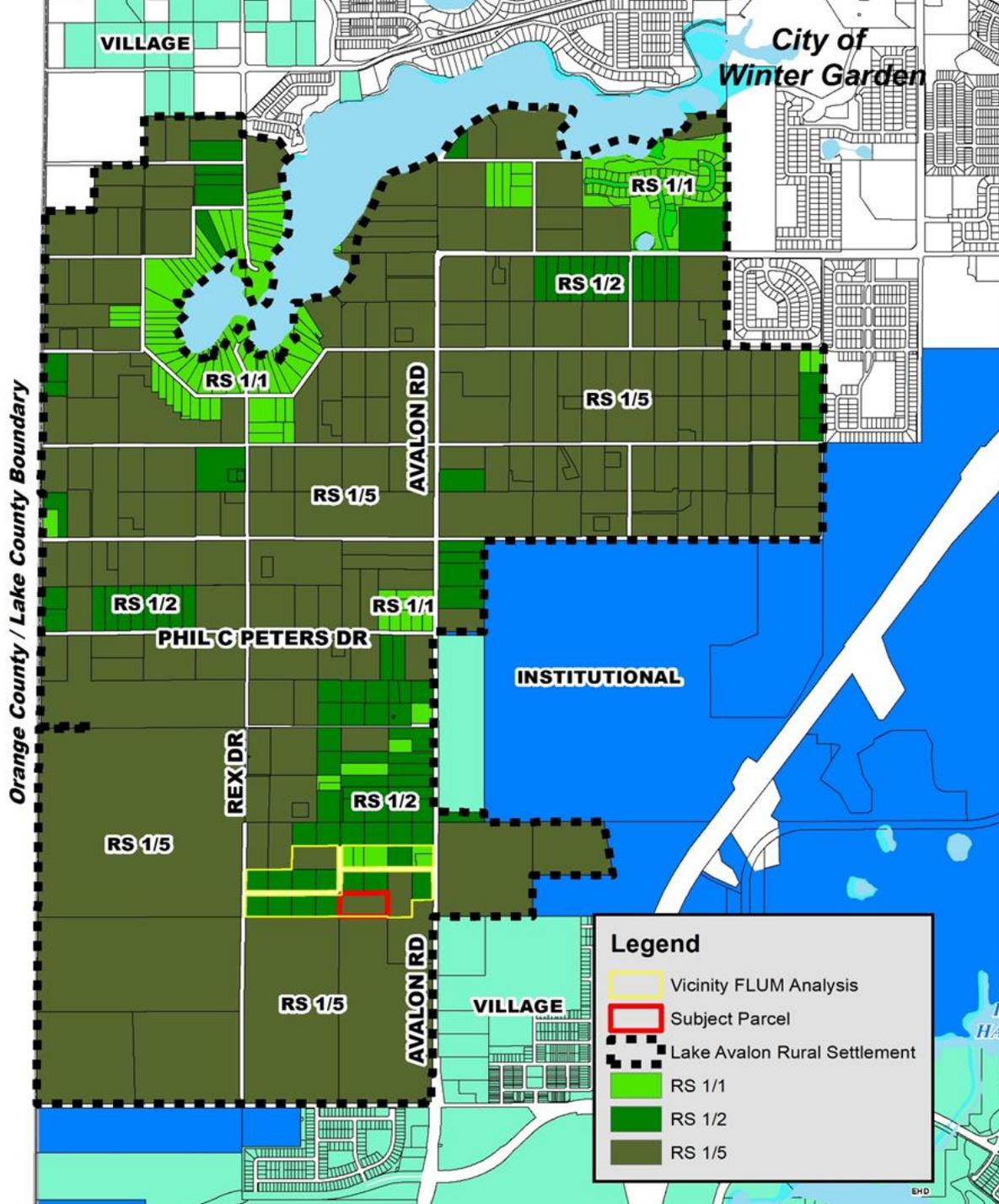




# SS-24-03-002 & RZ-24-04-023

## Proposed Zoning

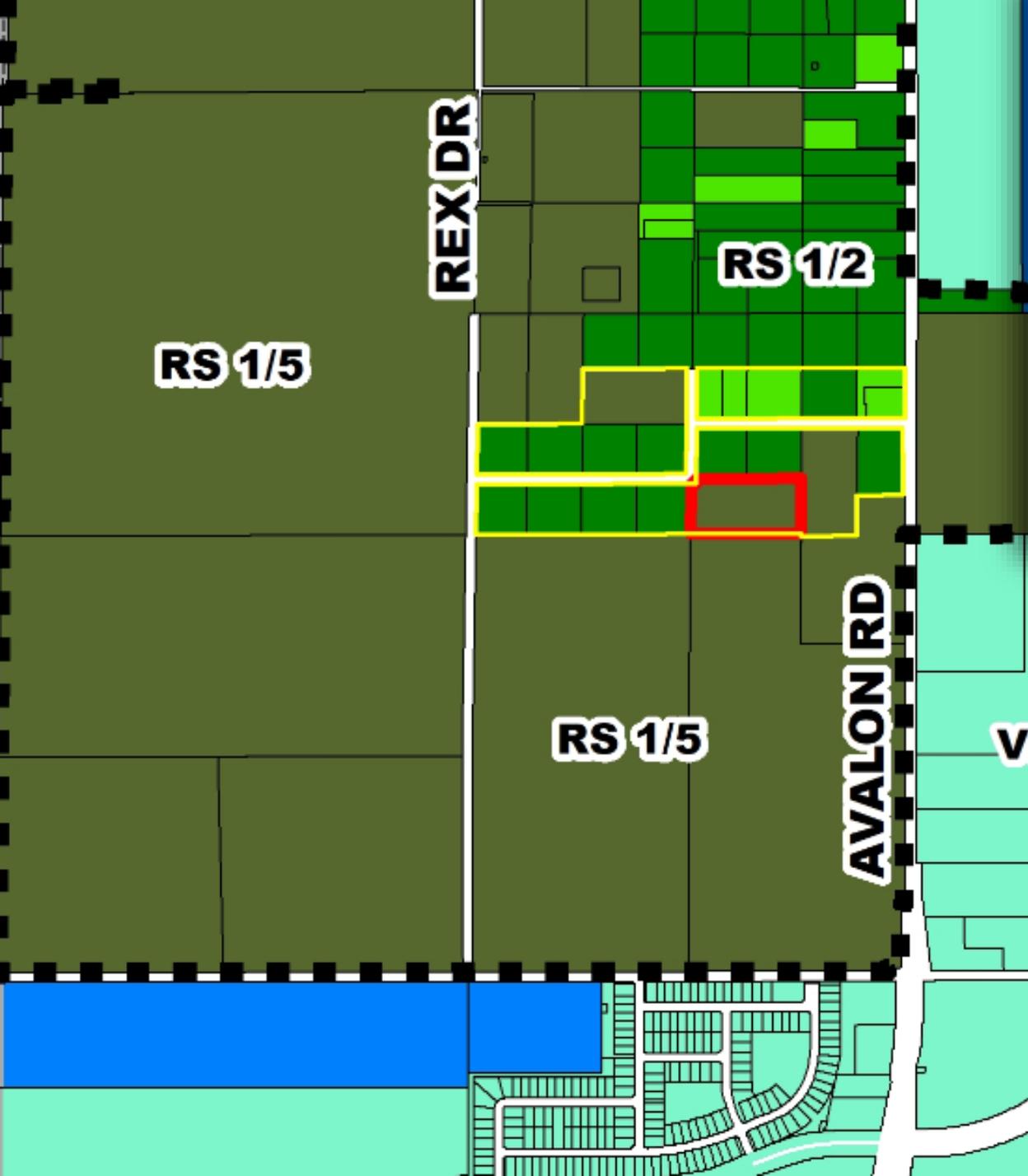




### Lake Avalon Rural Settlement

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

\*These numbers are approximate based on GIS analysis.

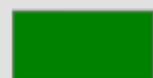


**Lot Size Analysis (Cork Street, Beta Avenue right-of-way, Alps Street)**

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>
<b>SS-24-03-002:</b>	<b>ADOPT</b>	/	<b>DENY</b>
<b>Ordinance:</b>	<b>ADOPT</b>	/	<b>DENY</b>
<b>RZ-24-04-023:</b>	<b>APPROVE</b>	/	<b>DENY</b>

## **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

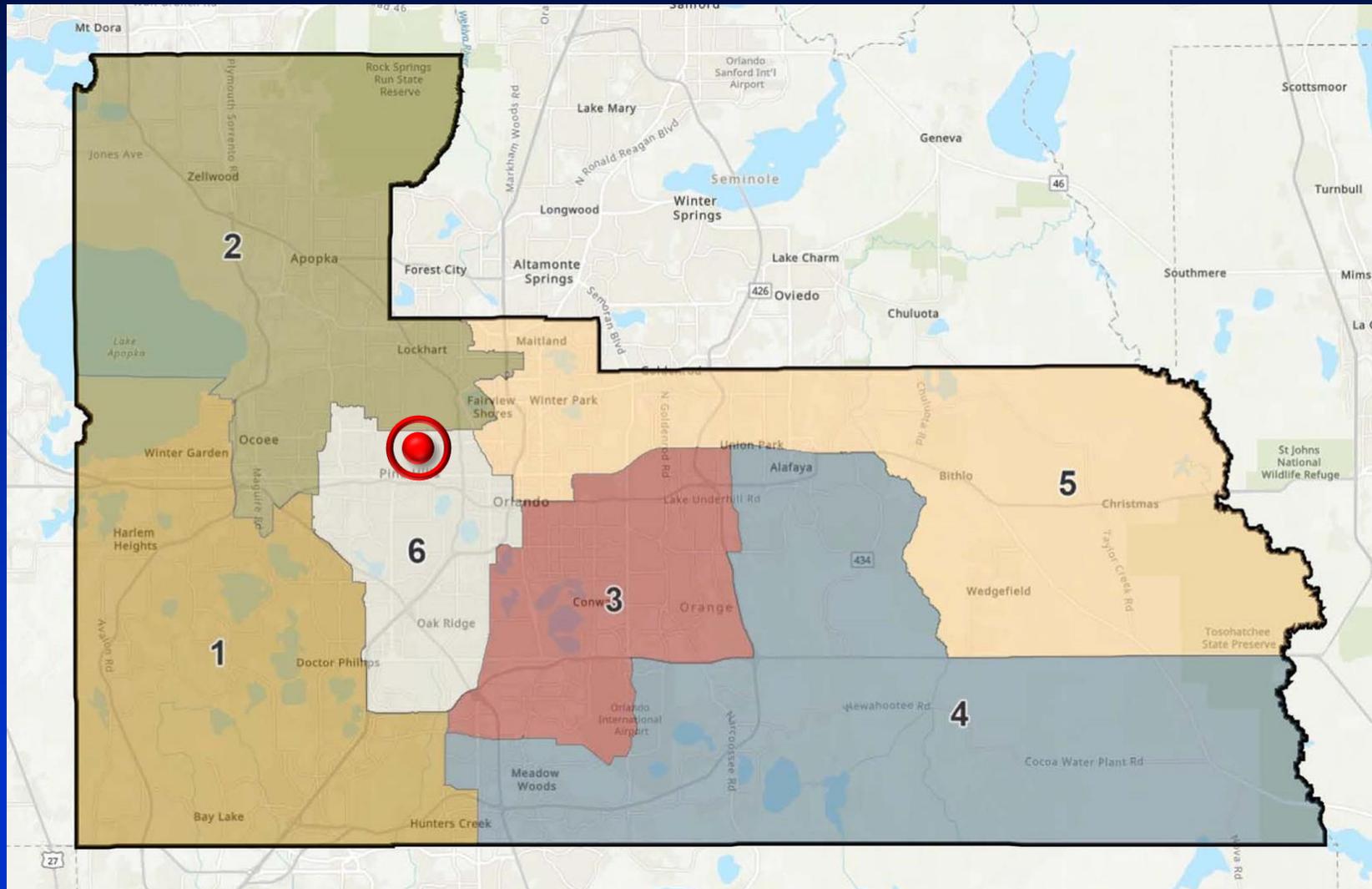
**District:** 6

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



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

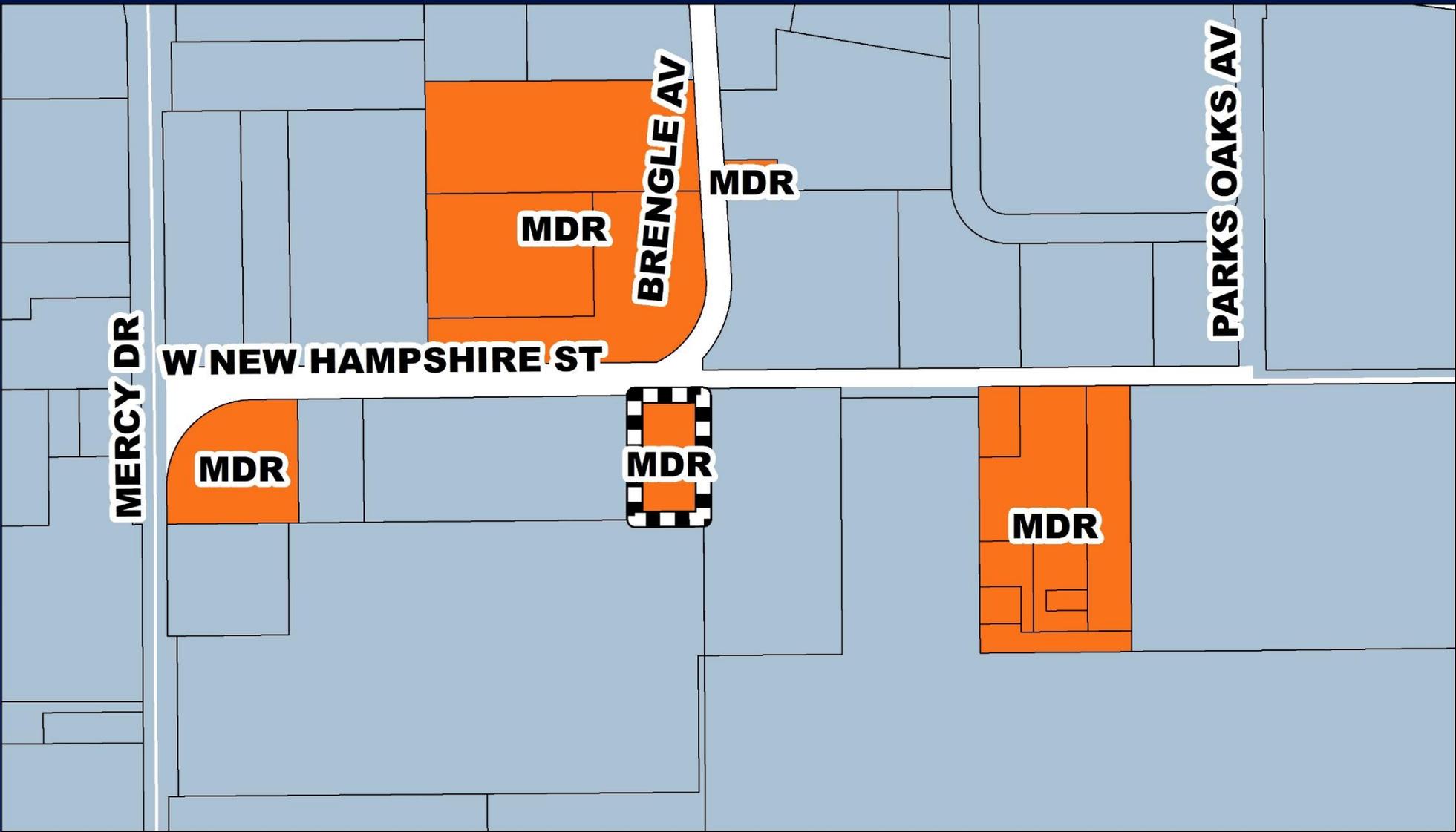
## Location





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

## Future Land Use

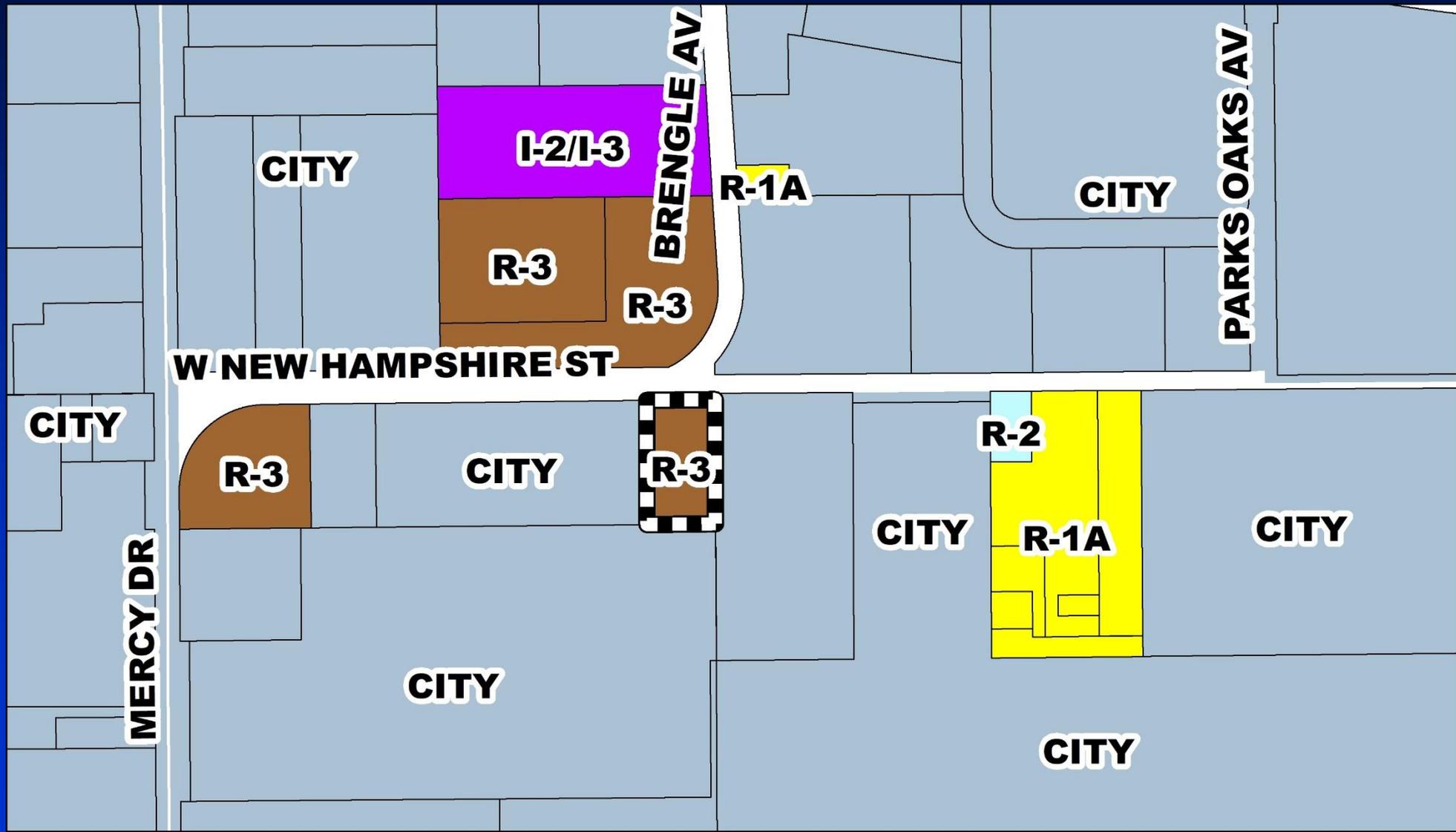






# SS-23-10-075 & RZ-23-10-076

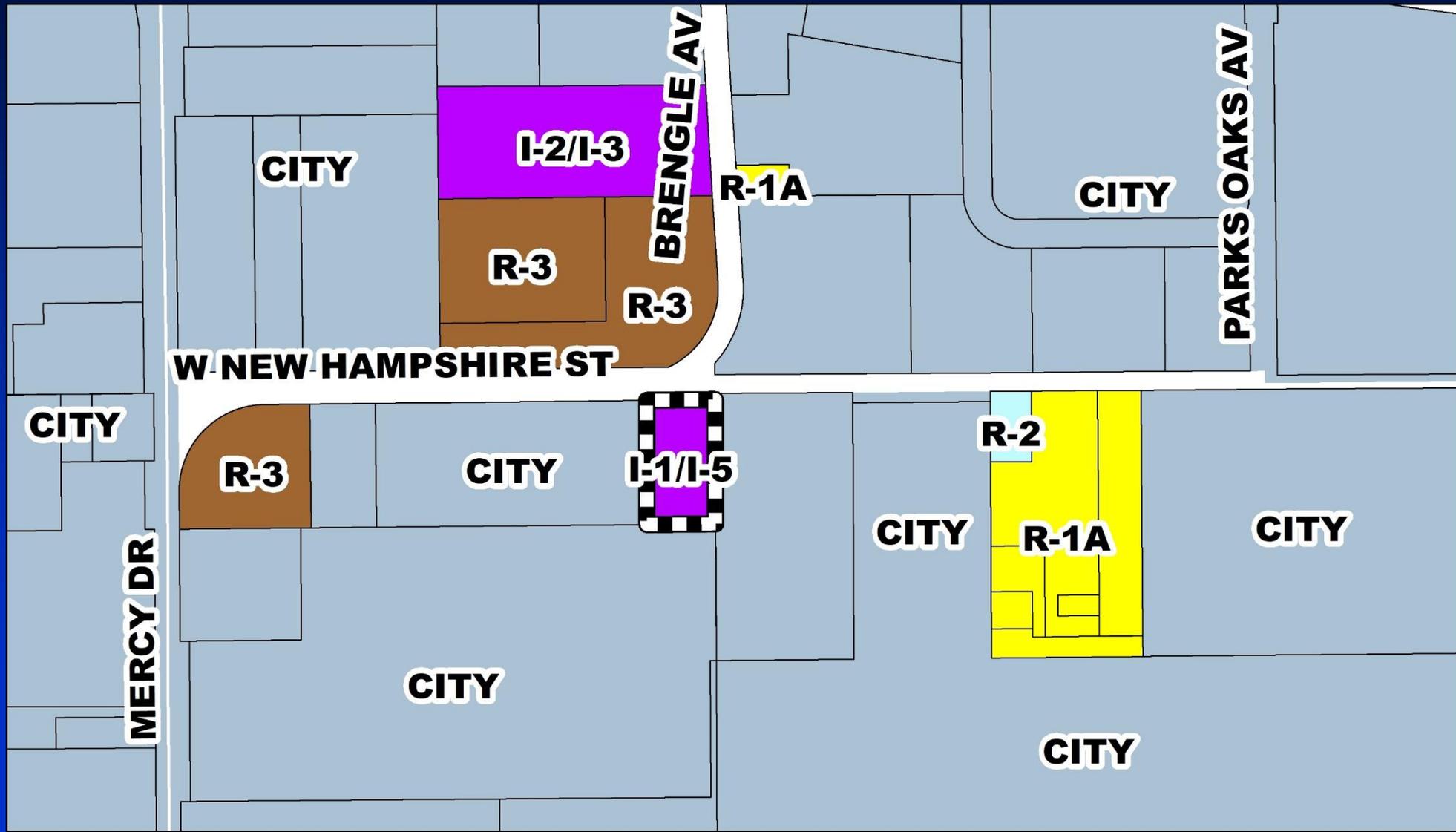
## Zoning





# 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

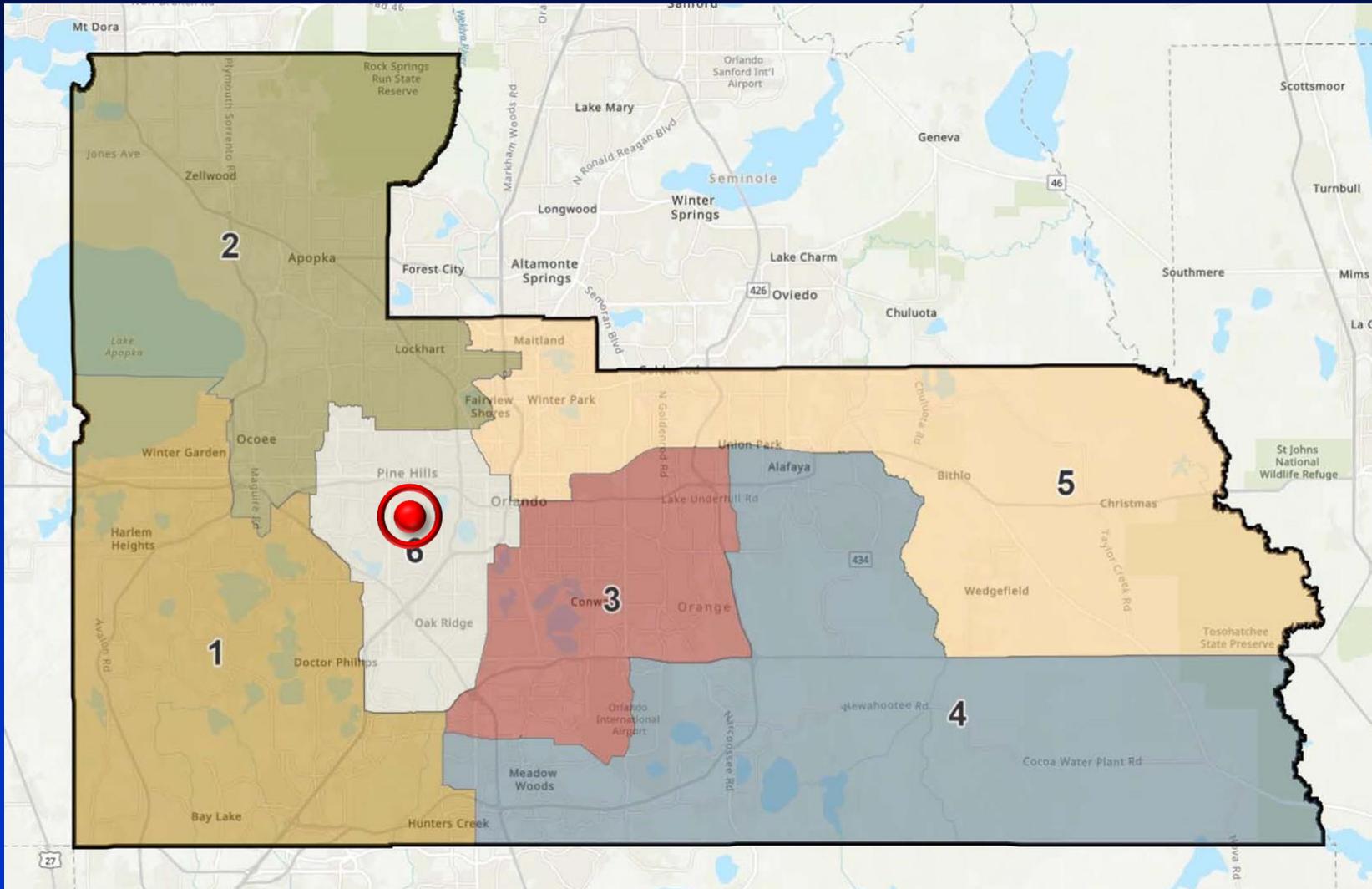
**District:** 6

**Proposed Use:** Single-Family Residential



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

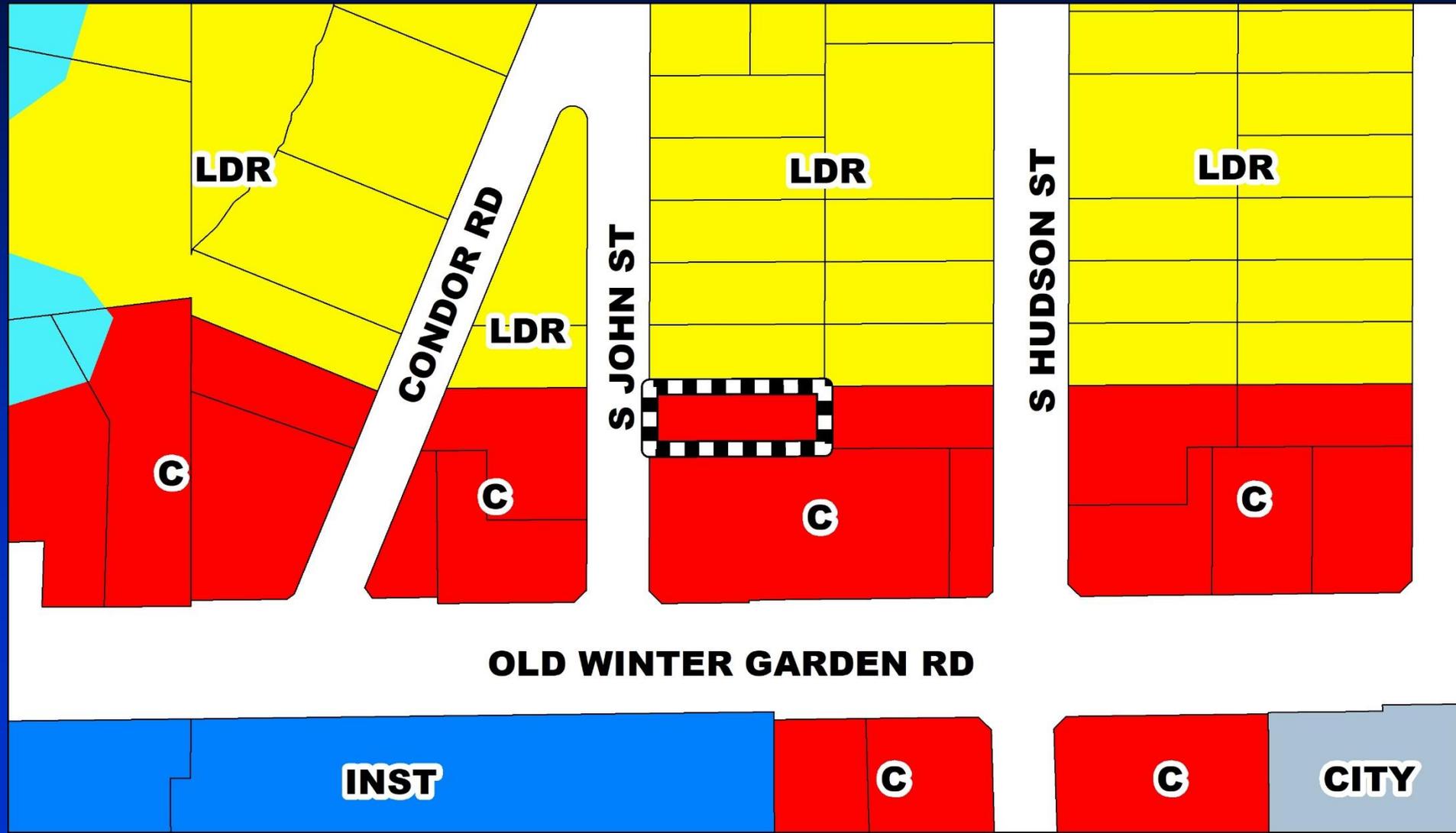
## Location





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

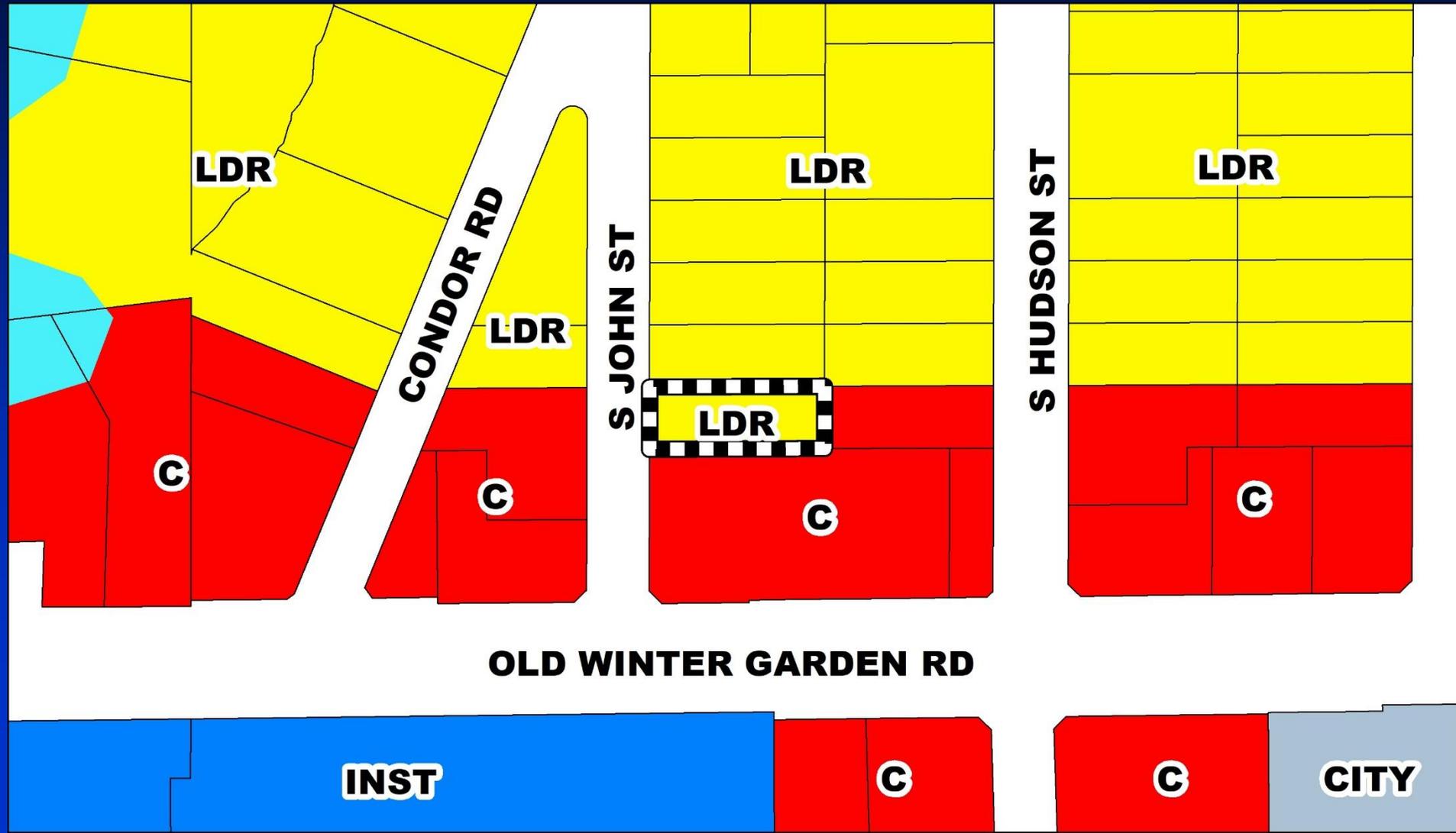
## Future Land Use





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

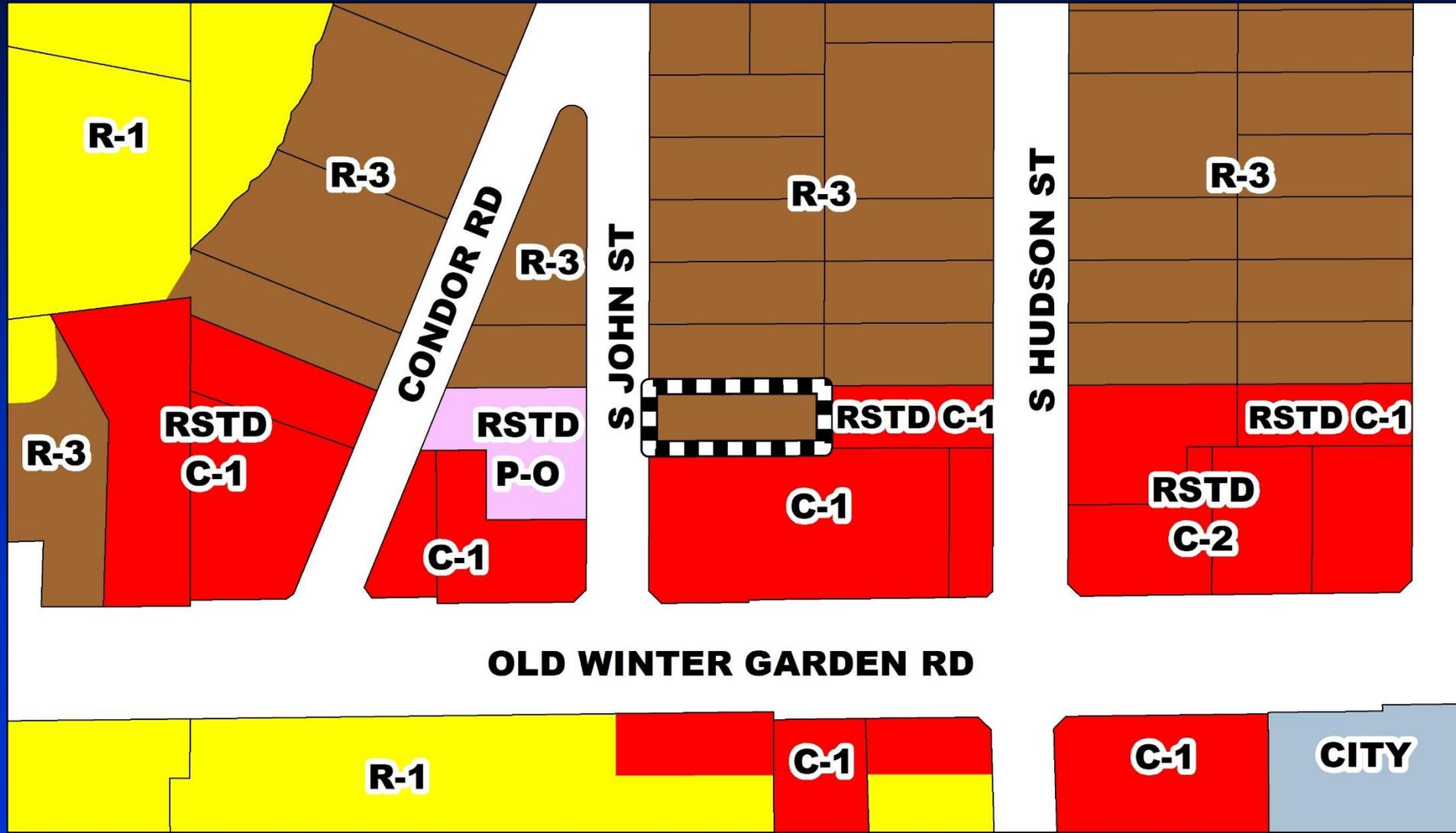
## Proposed Future Land Use





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

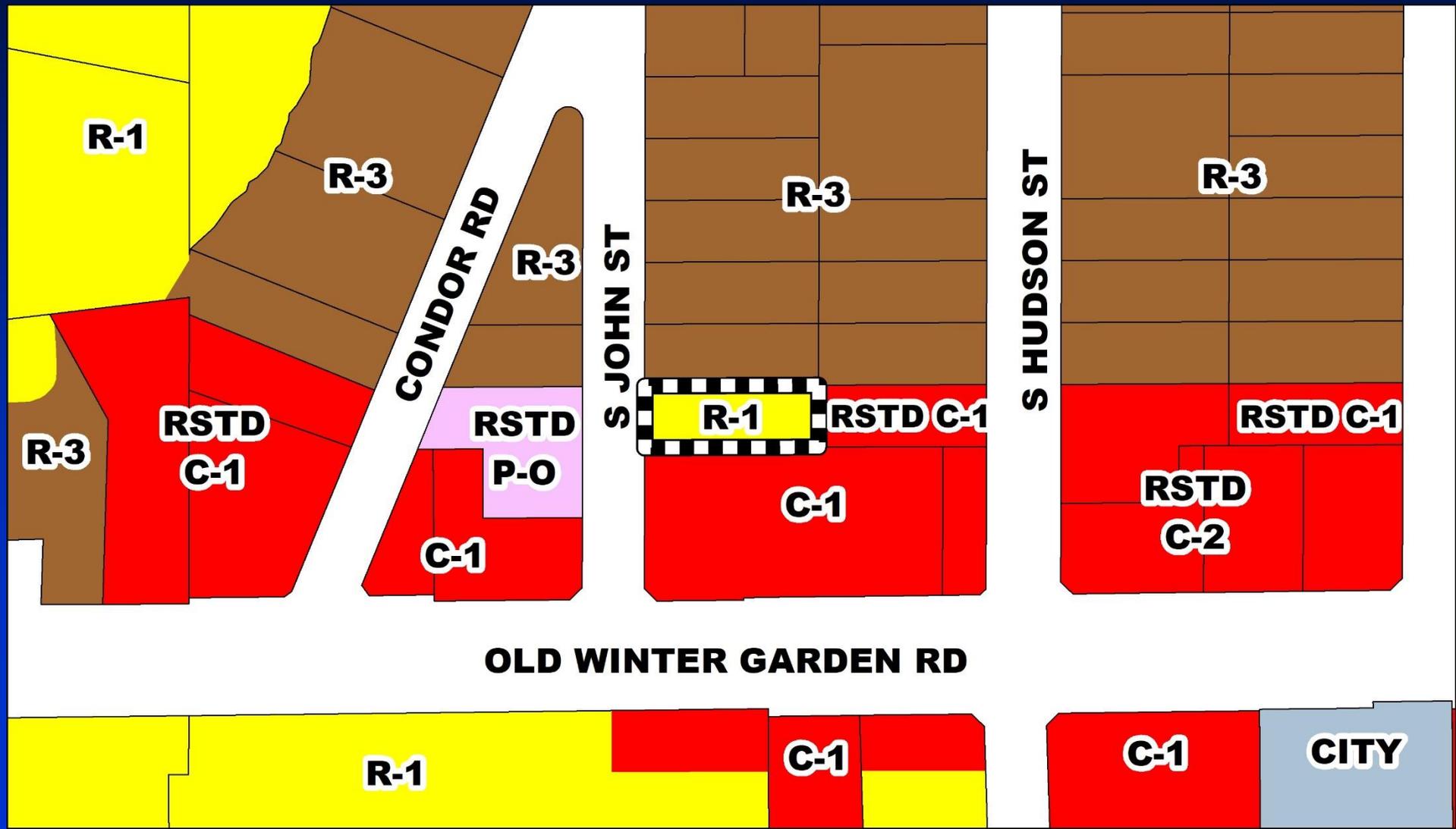
## Zoning





# 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.**