

Board of County Commissioners



**Conventional
Rezoning Cases**



RZ-23-06-048

Applicant: Brian Davidson

Appellant: Gail Vandewoude

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

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

Location: 1012 Venetian Ave; generally east of Grant St, north of Hunter Ave and approximately 290 ft west of Edgewater Dr.

Acreage: 0.32-gross acre

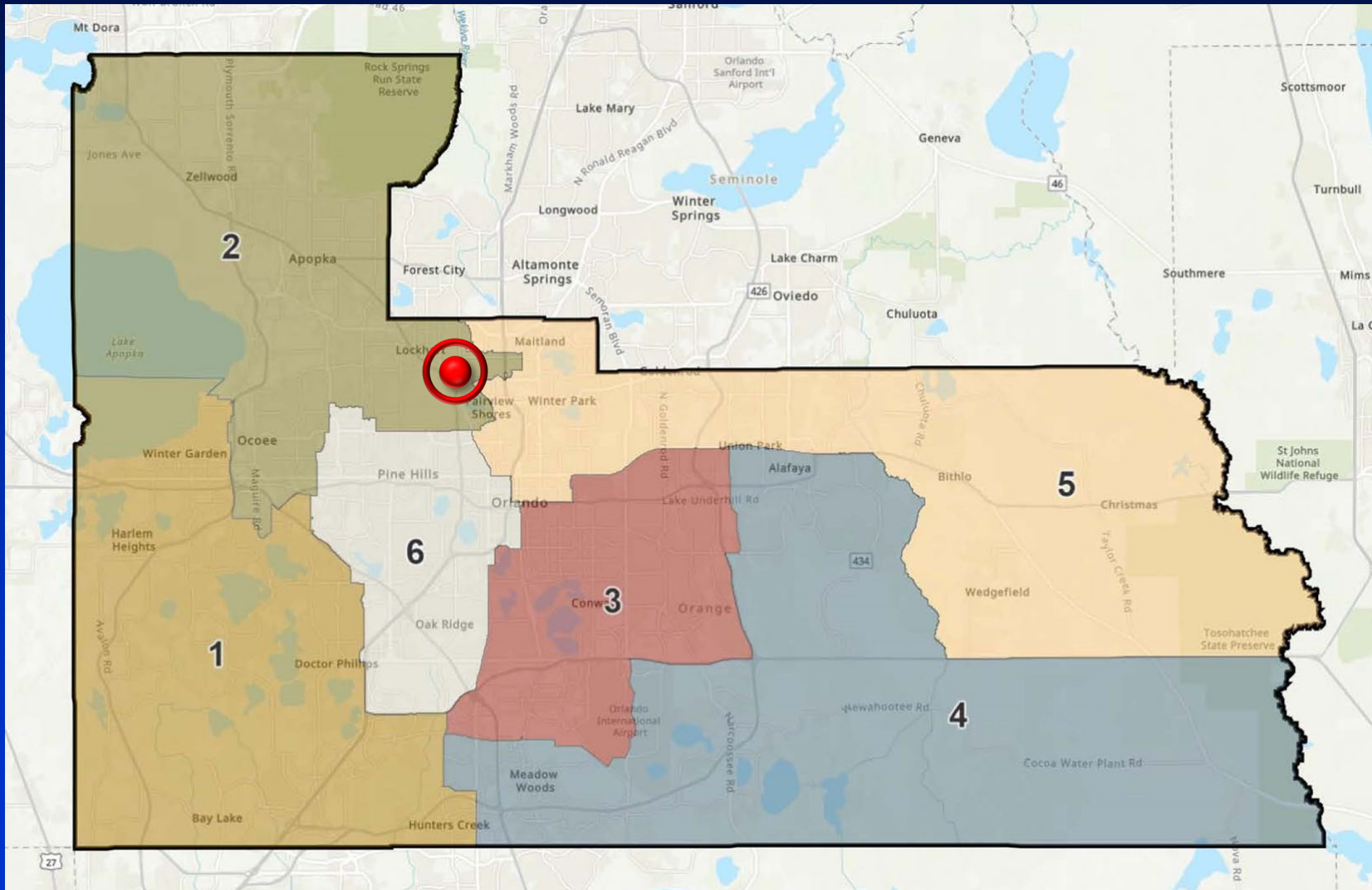
District: 2

Proposed Use: Two (2) detached single-family dwelling units (pending lot split approval)



RZ-23-06-048

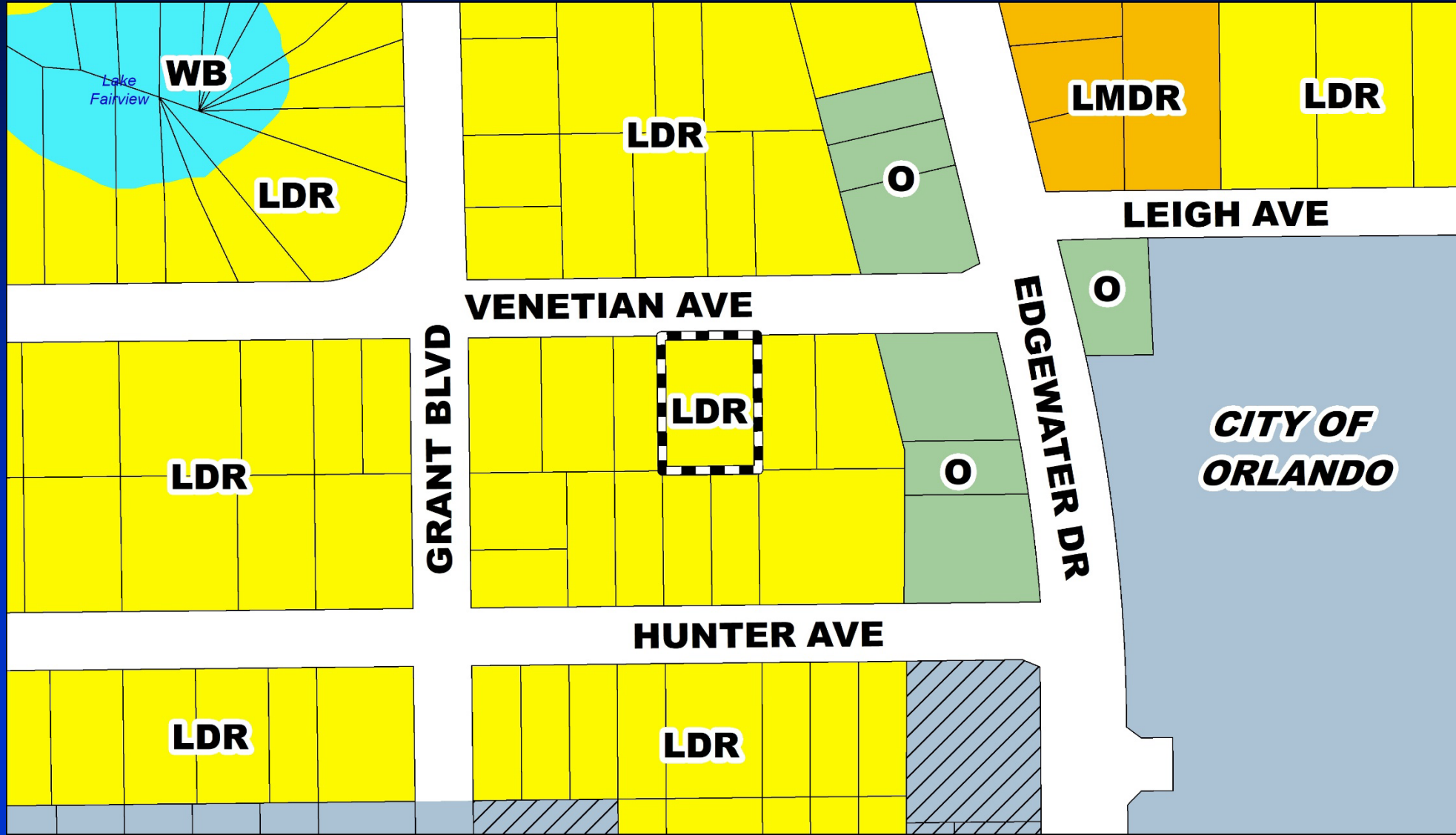
Location

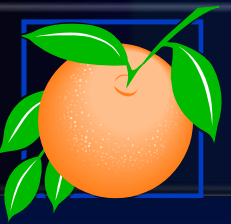




RZ-23-06-048

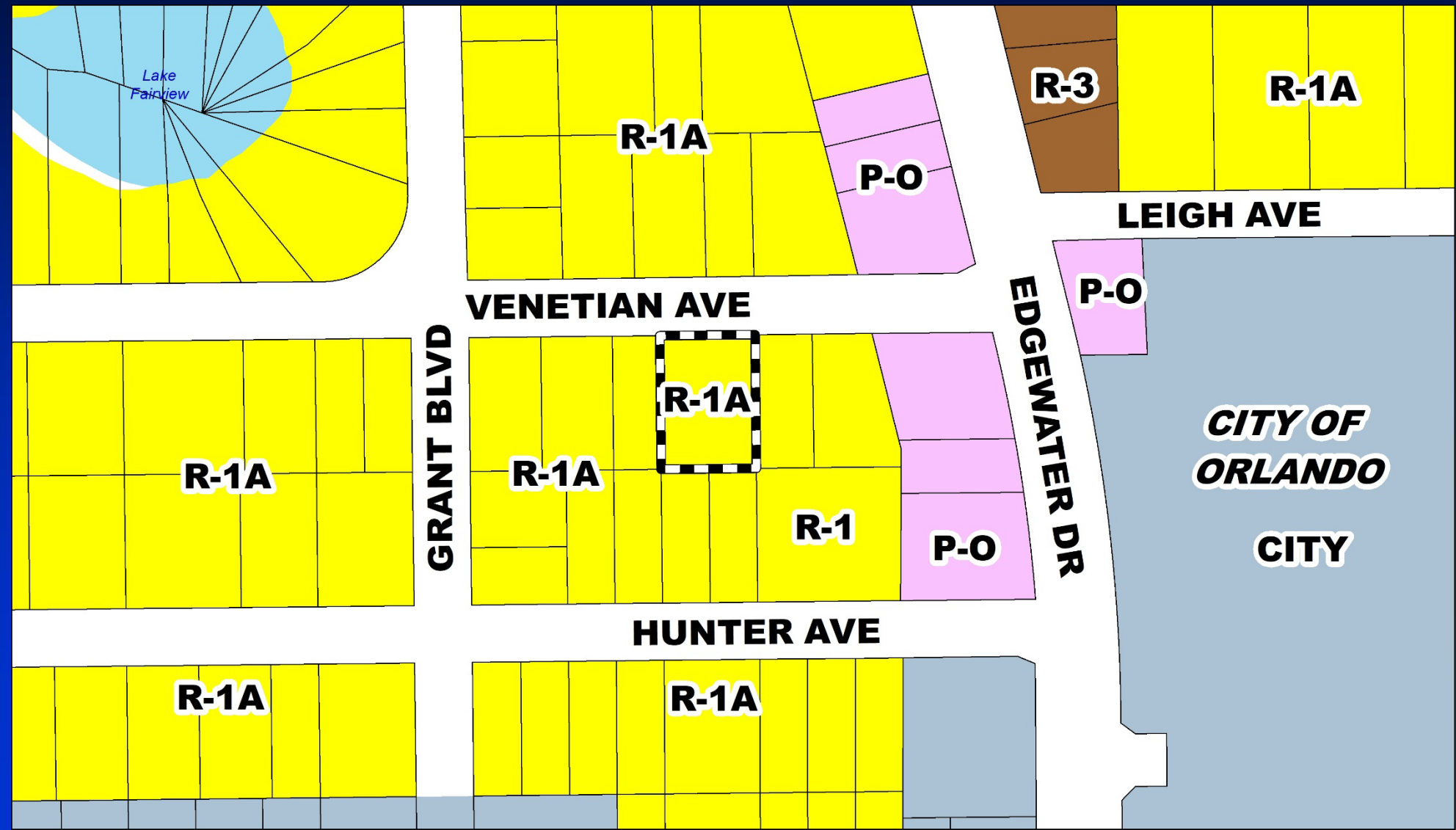
Future Land Use





RZ-23-06-048

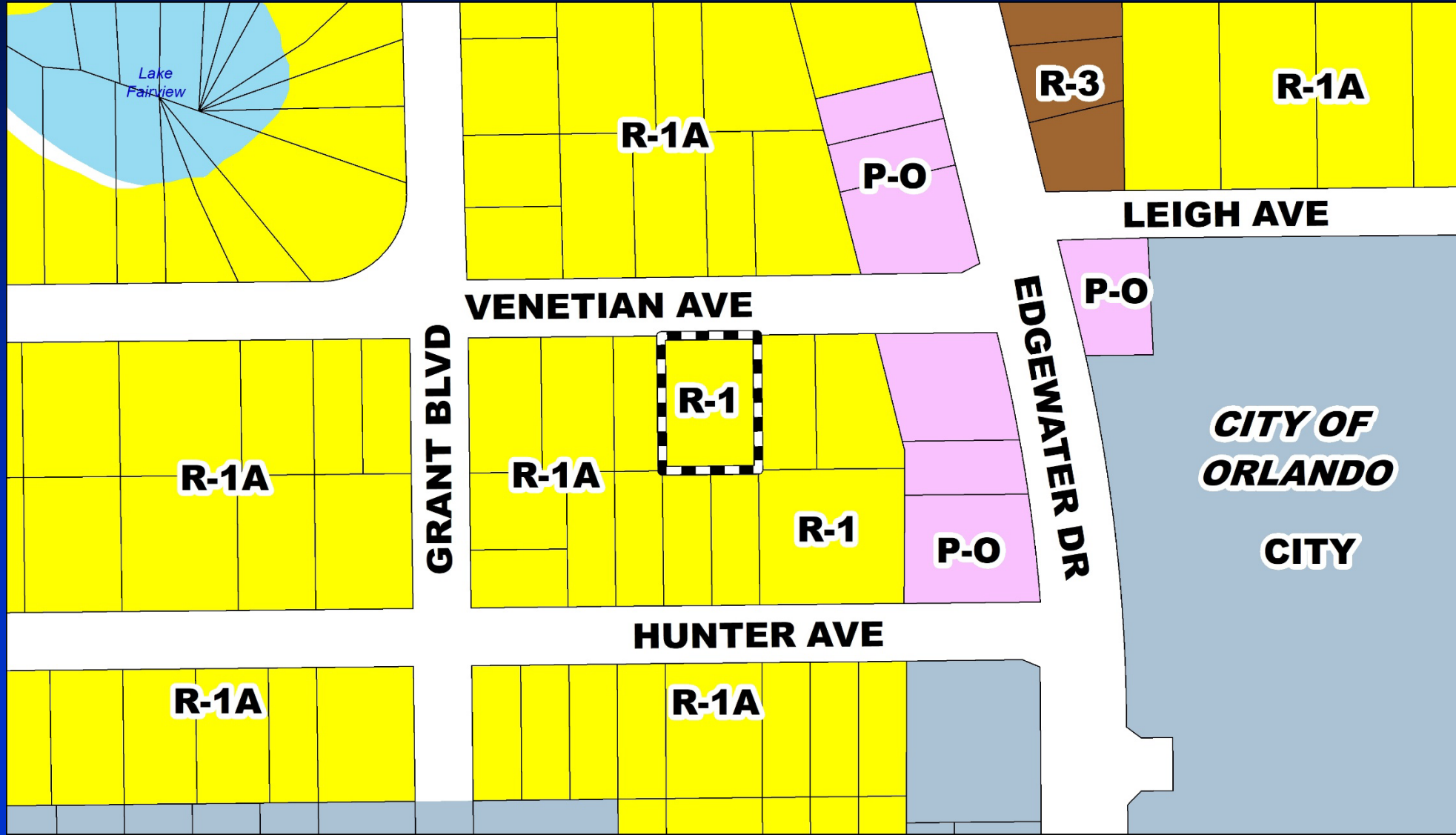
Zoning

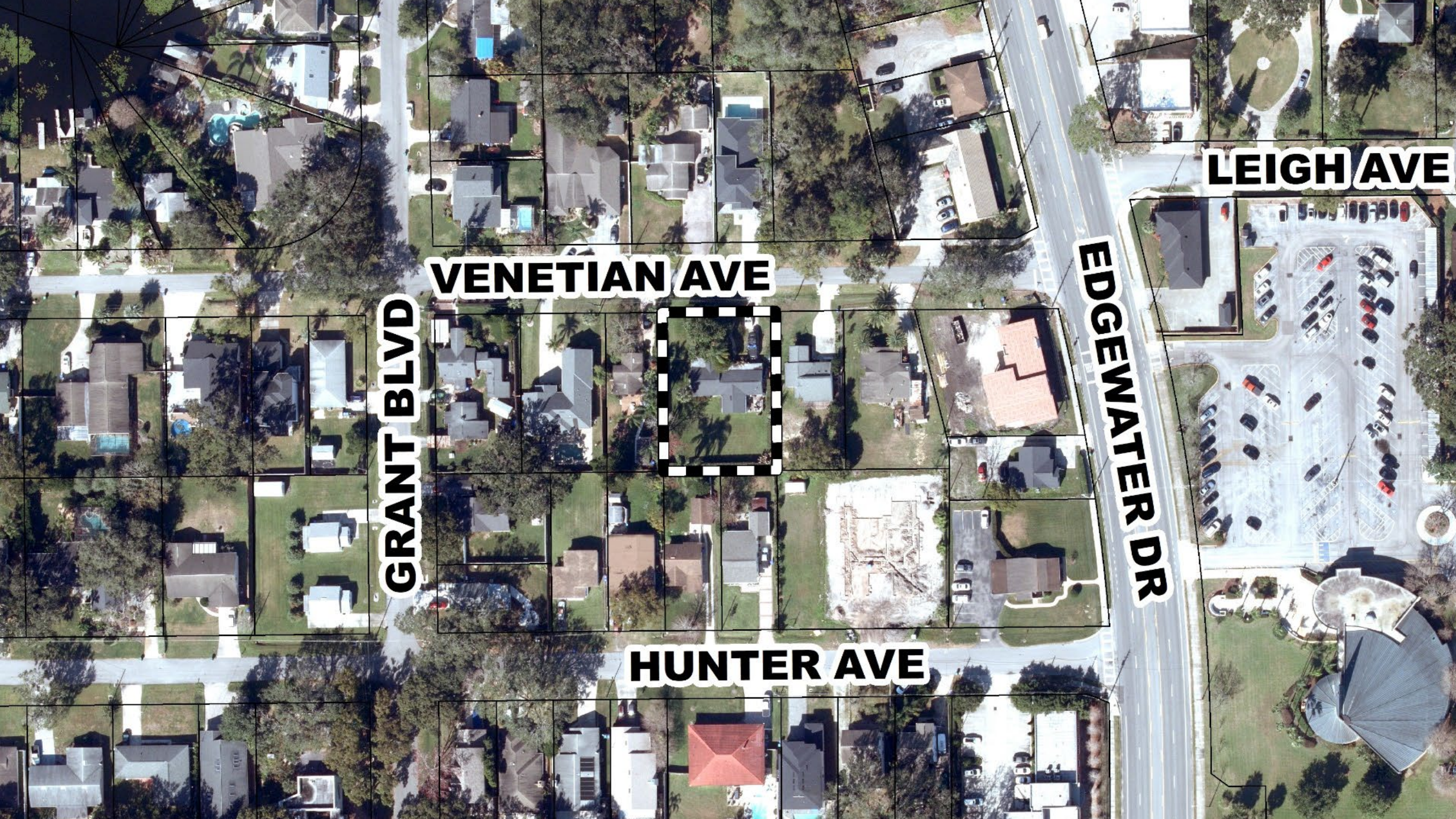




RZ-23-06-048

Proposed Zoning





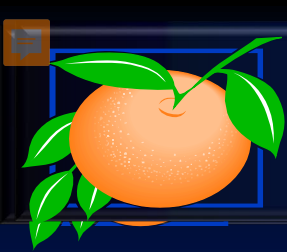
LEIGH AVE

VENETIAN AVE

GRANT BLVD

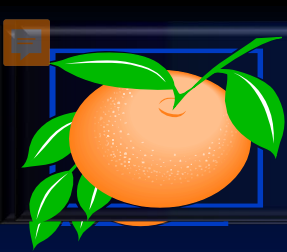
EDGEWATER DR

HUNTER AVE



Proposed Restrictions

- 1. Fill added beyond Orange County Code requirement shall not be allowed (i.e. a maximum of 18 inches above the road's crown elevation or 1 foot above the base flood elevation). Any alterations to the site's existing topography should not negatively affect neighboring properties. Efforts to retain stormwater on-site should be made, with directing runoff towards the street as a final option.**
- 2. The side setbacks shall be 7.5'.**



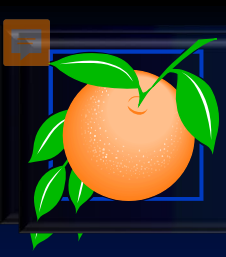
Recommended Action

RZ-23-06-048:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE R-1 Restricted (Single-Family Dwelling District) zoning subject to two restrictions.**
 - 1. Fill added beyond Orange County Code requirement shall not be allowed (i.e. a maximum of 18 inches above the road's crown elevation or 1 foot above the base flood elevation). Any alterations to the site's existing topography should not negatively affect neighboring properties. Efforts to retain stormwater on-site should be made, with directing runoff towards the street as a final option.**
 - 2. The side setbacks shall be 7.5'.**



Board of County Commissioners

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

Adoption Public Hearing

December 12, 2023



SS-23-10-063 & RZ-23-06-050

Applicant: Jessie Windom

Future Land Use Map (FLUM) Request:

From: Low Density Residential (LDR)

To: Low-Medium Density Residential (LMDR)

Rezoning Request

From: C-3 (Wholesale Commercial District)

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

Location: 98 N. Goldwyn Ave; generally south of Lawrence St, north of W. Center Blvd and east of Ferguson Dr.

Acreage: 0.33-gross acre

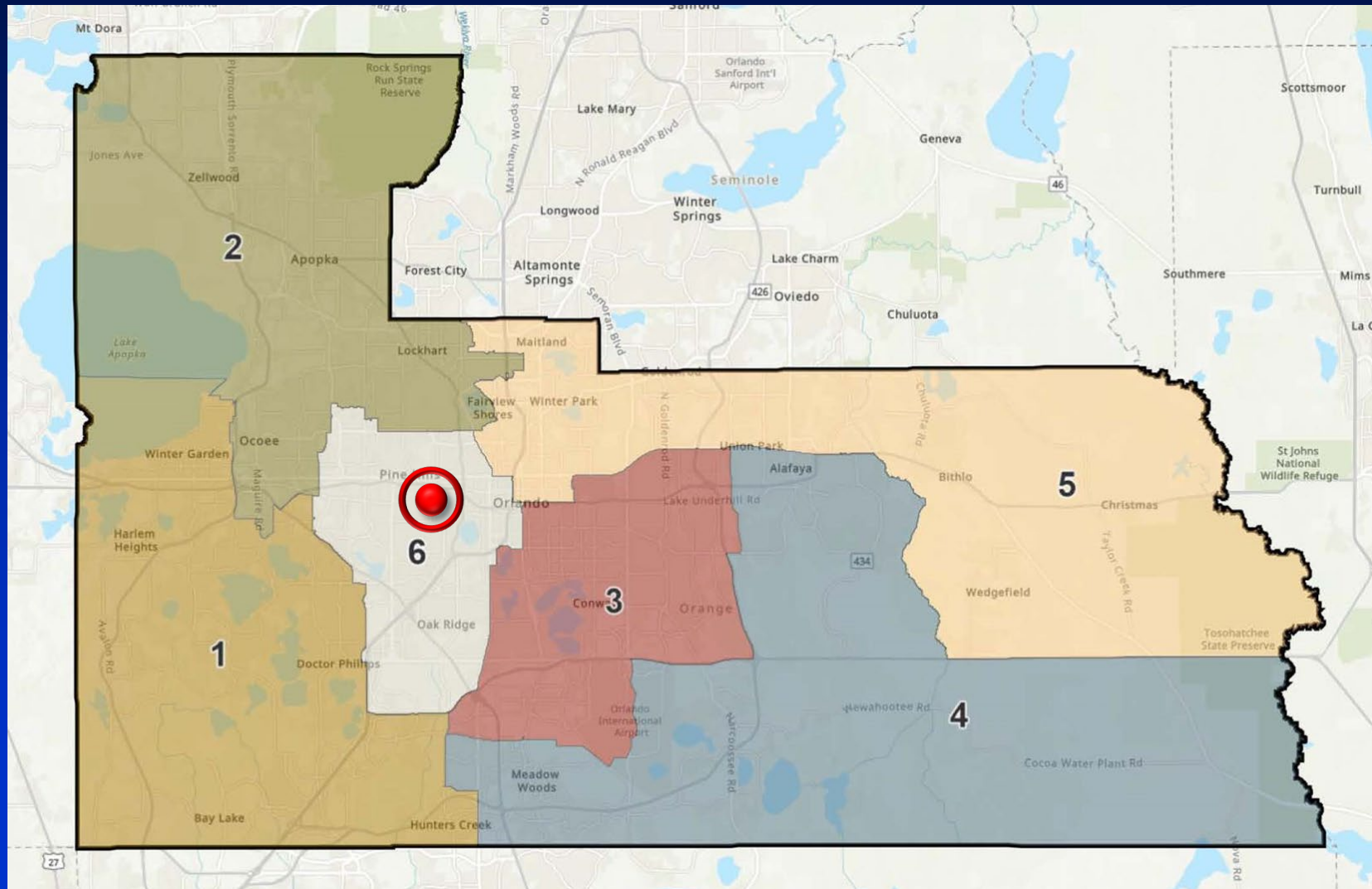
District: 6

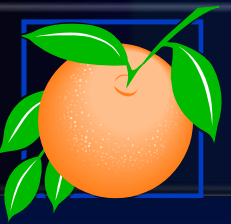
Proposed Use: Two (2) detached single-family dwelling units (pending lot split approval).



SS-23-10-063 & RZ-23-06-050

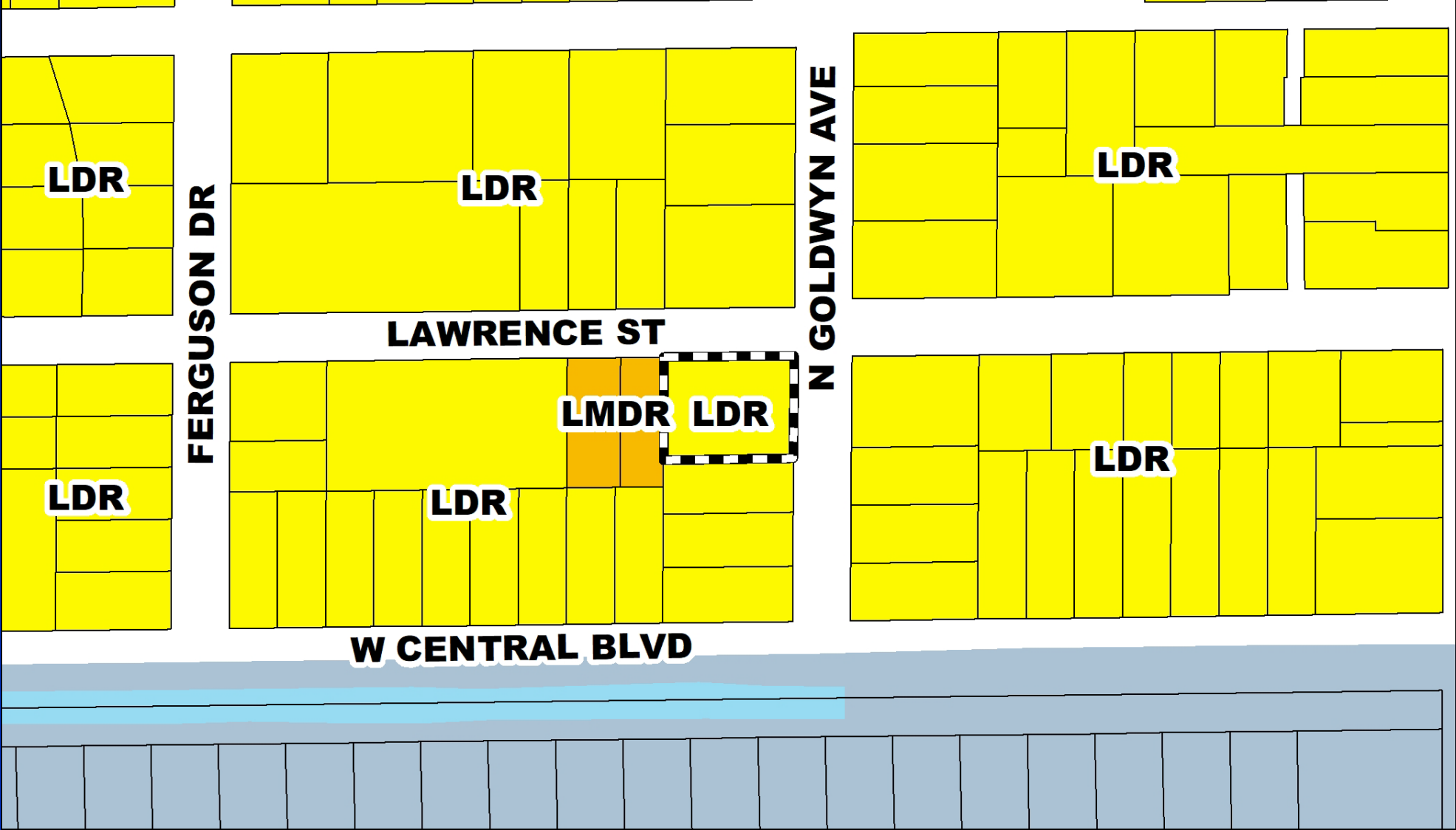
Location

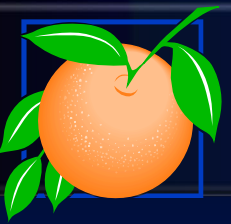




SS-23-10-063 & RZ-23-06-050

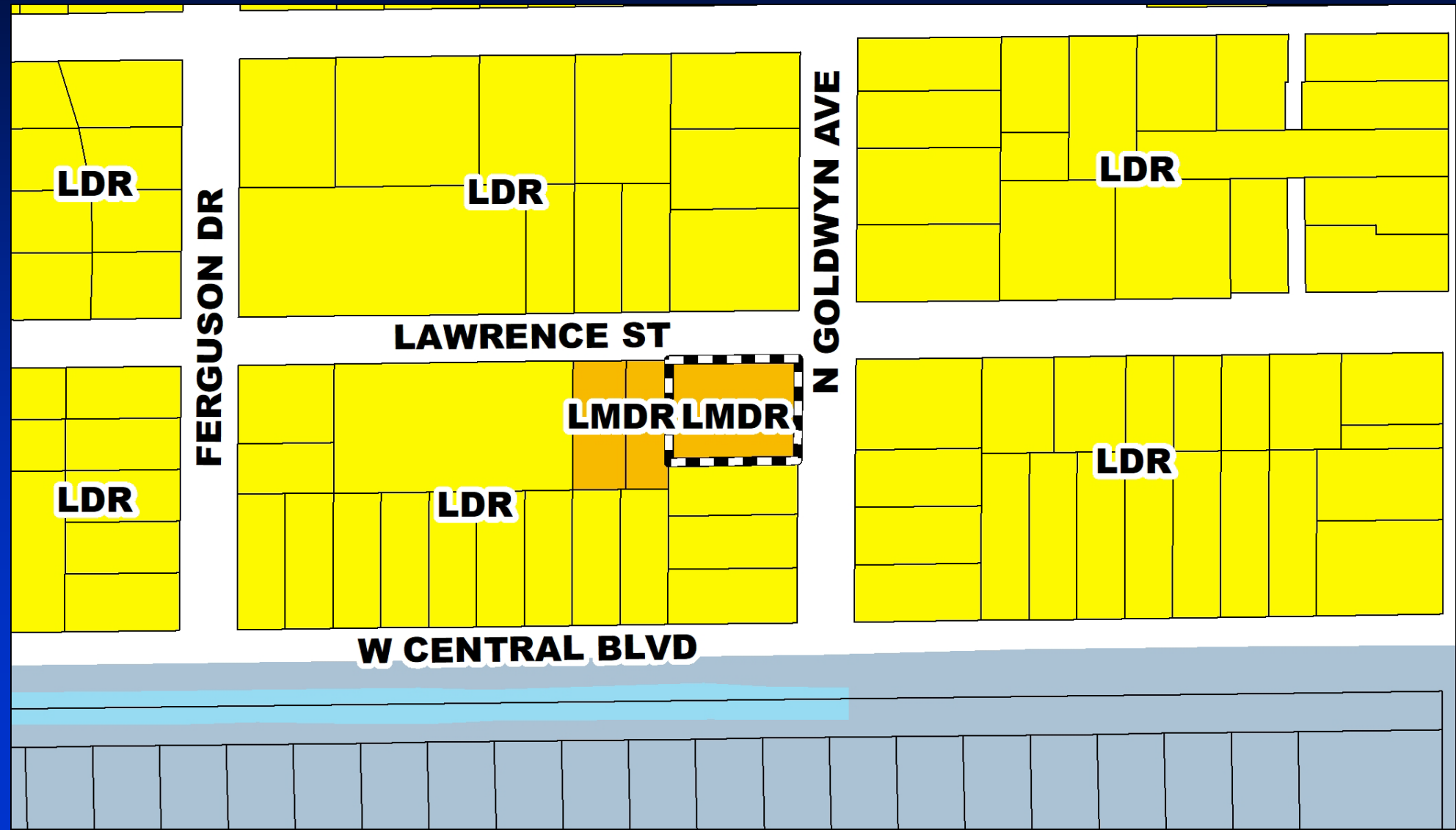
Future Land Use

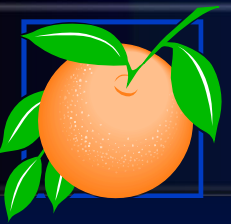




SS-23-10-063 & RZ-23-06-050

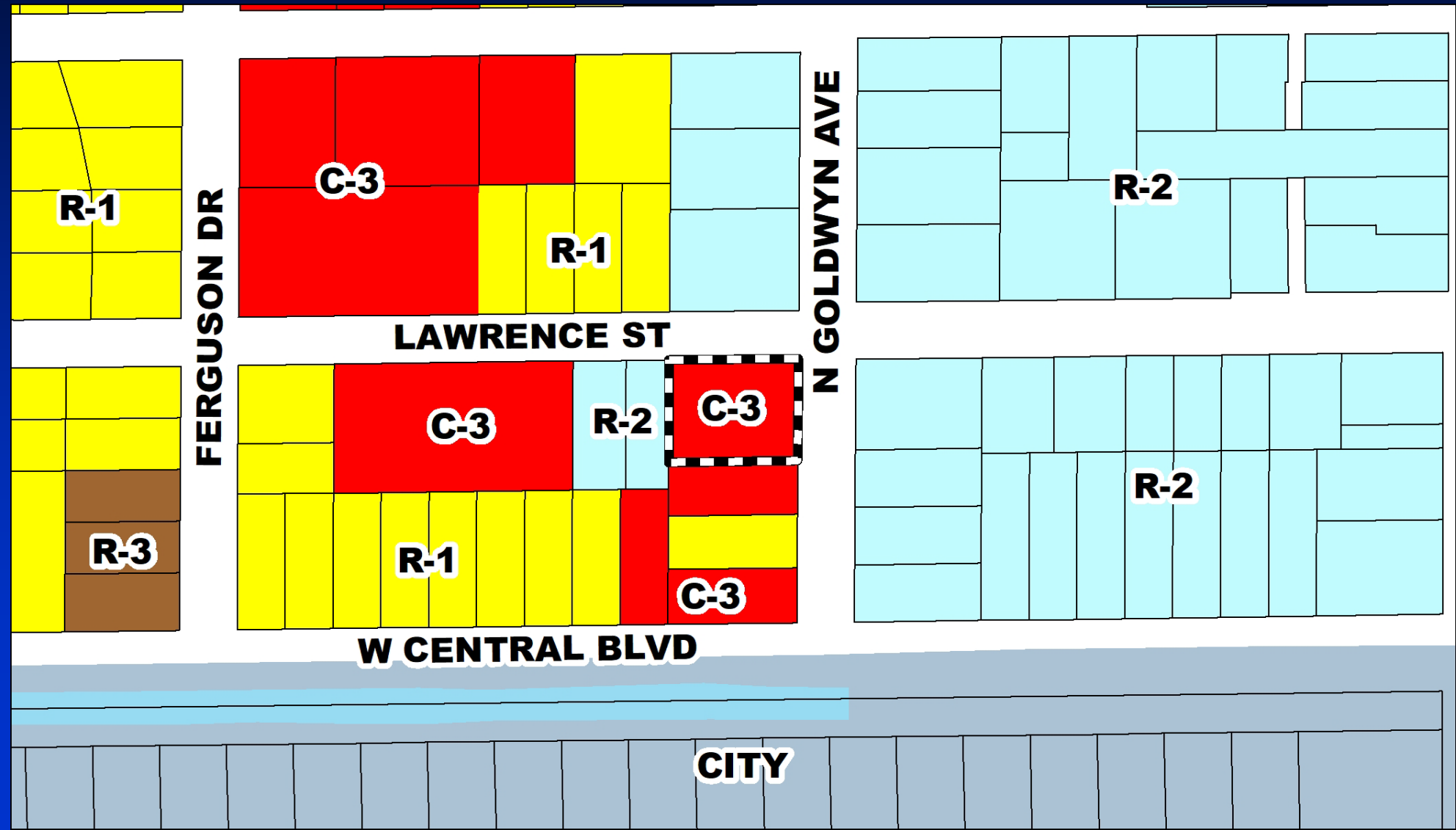
Proposed Future Land Use

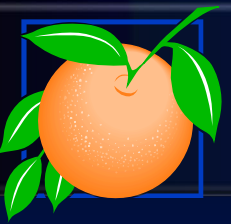




SS-23-10-063 & RZ-23-06-050

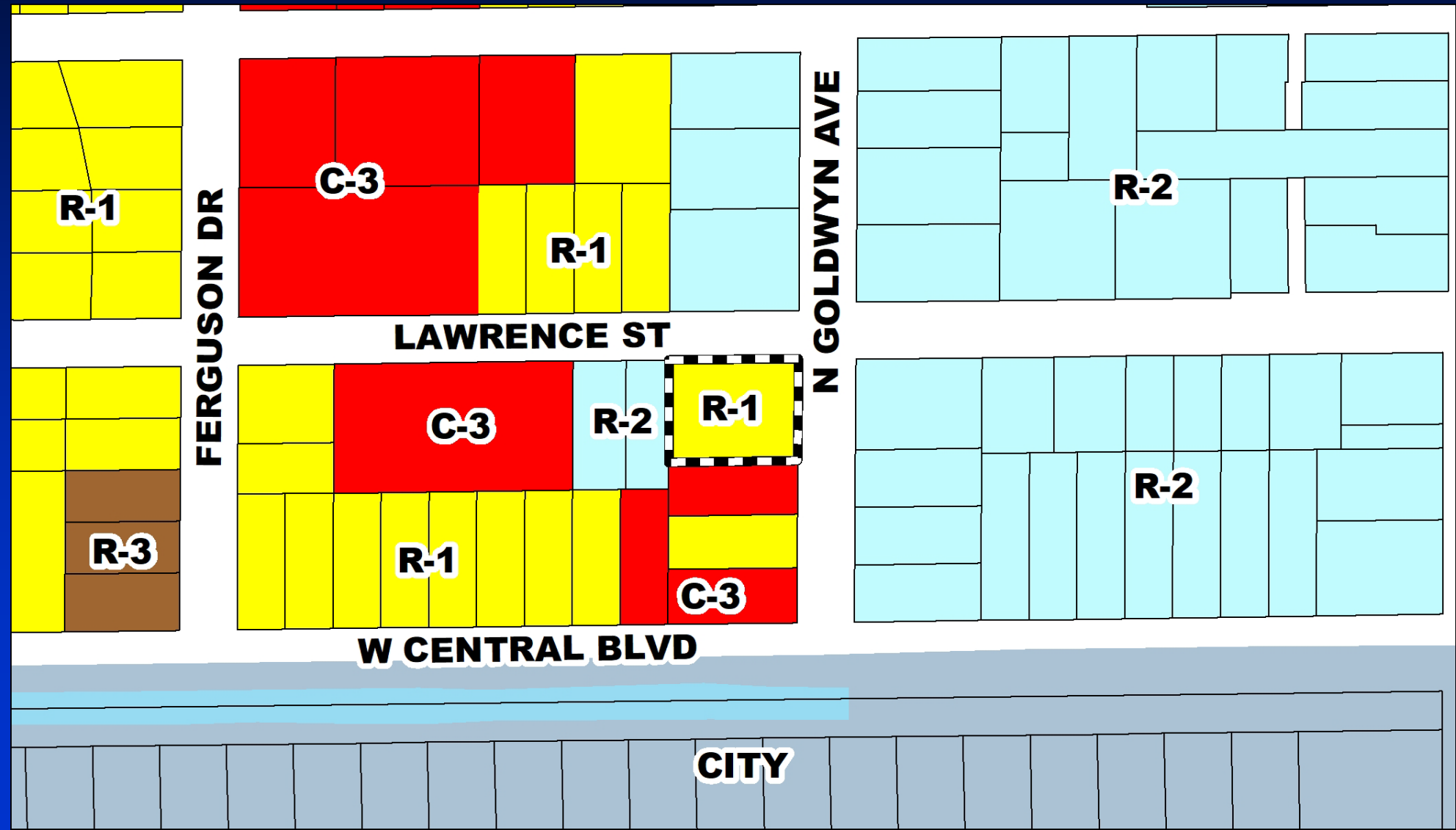
Zoning





SS-23-10-063 & RZ-23-06-050

Proposed Zoning



FERGUSON DR

LAWRENCE ST

N GOLDWYN AVE

W CENTRAL BLVD





Recommended Action

SS-23-10-063:

ADOPT

Ordinance:

APPROVE

RZ-23-06-050:

APPROVE

Action Requested:

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



SS-23-10-070 & RZ-23-10-071

Applicant: Juan A Rivera

Future Land Use Map (FLUM) Request:

From: Low Density Residential (LDR)

To: Low-Medium Density Residential (LMDR)

Rezoning Request

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

To: R-2 (Residential District)

Location: 48 West 10th Street; generally bounded by W. 10th St. to the north, S. Central Ave. to the east, W. G

Acreage: 0.41-gross acre

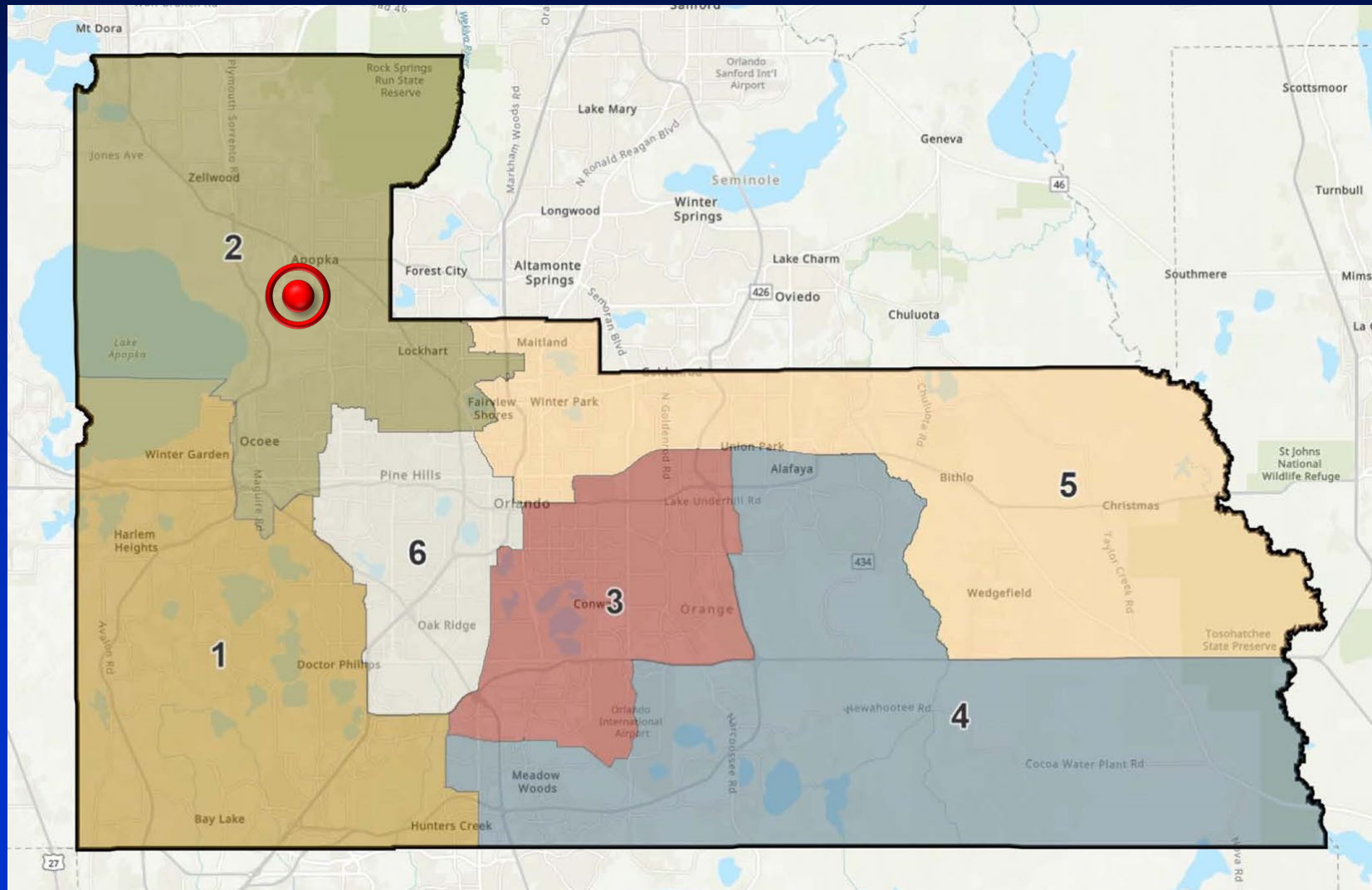
District: 2

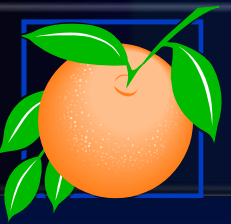
Proposed Use: Two (2) Attached Single-Family units (Duplex)



SS-23-10-070 & RZ-23-10-071

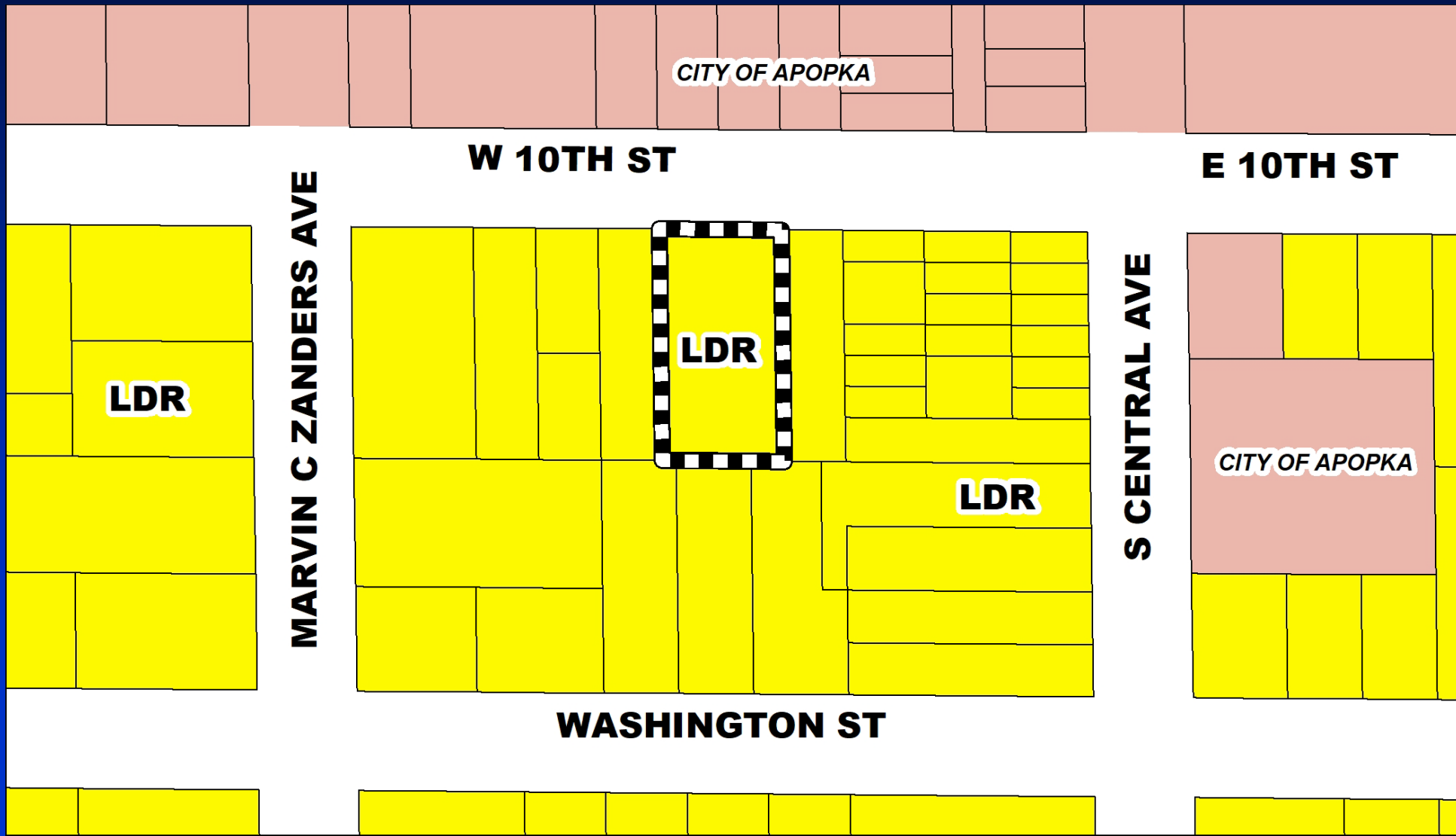
Location

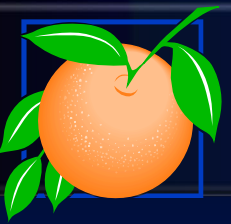




SS-23-10-070 & RZ-23-10-071

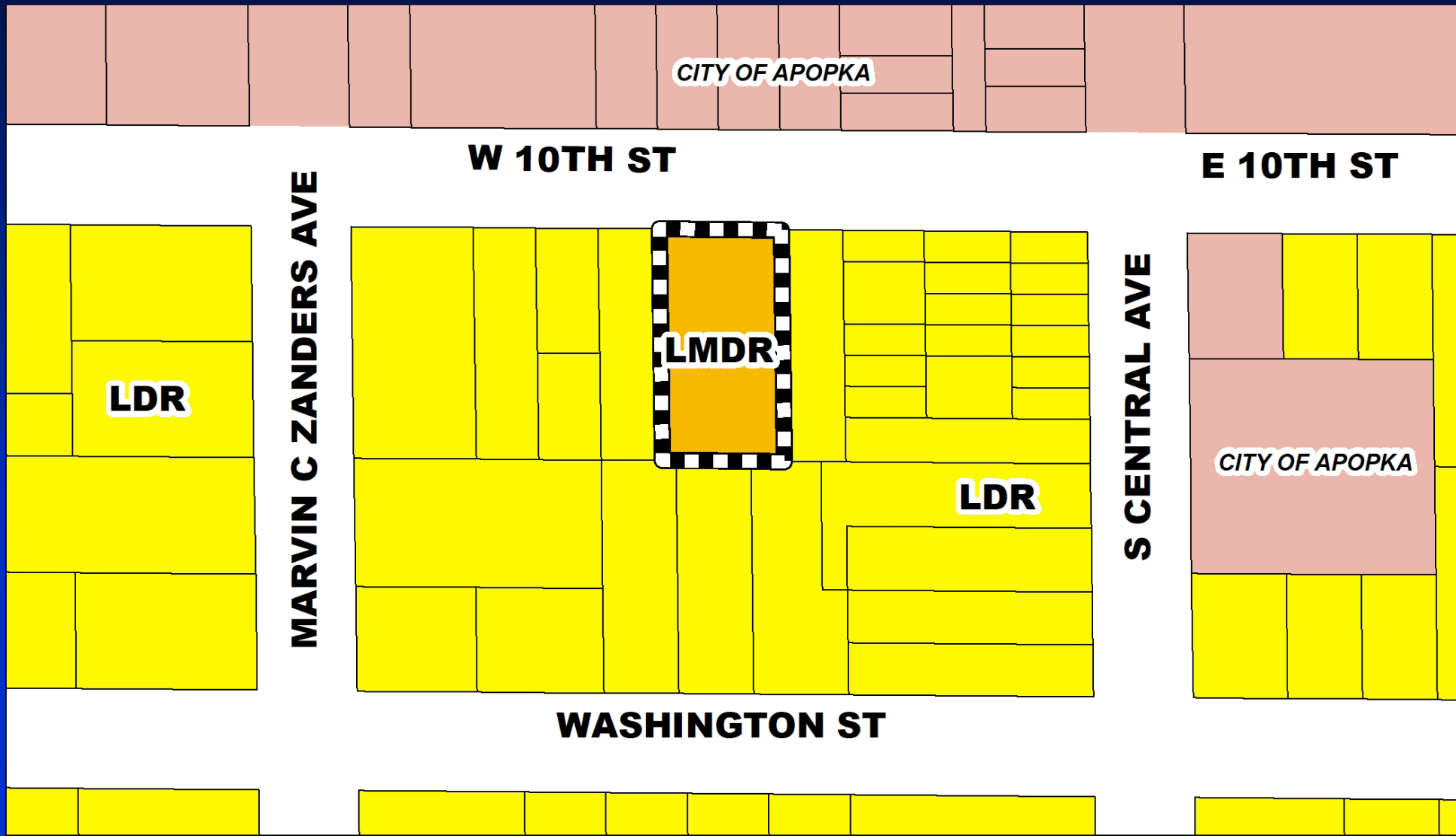
Future Land Use

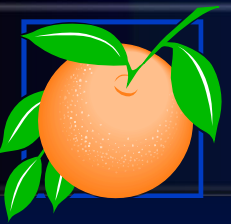




SS-23-10-070 & RZ-23-10-071

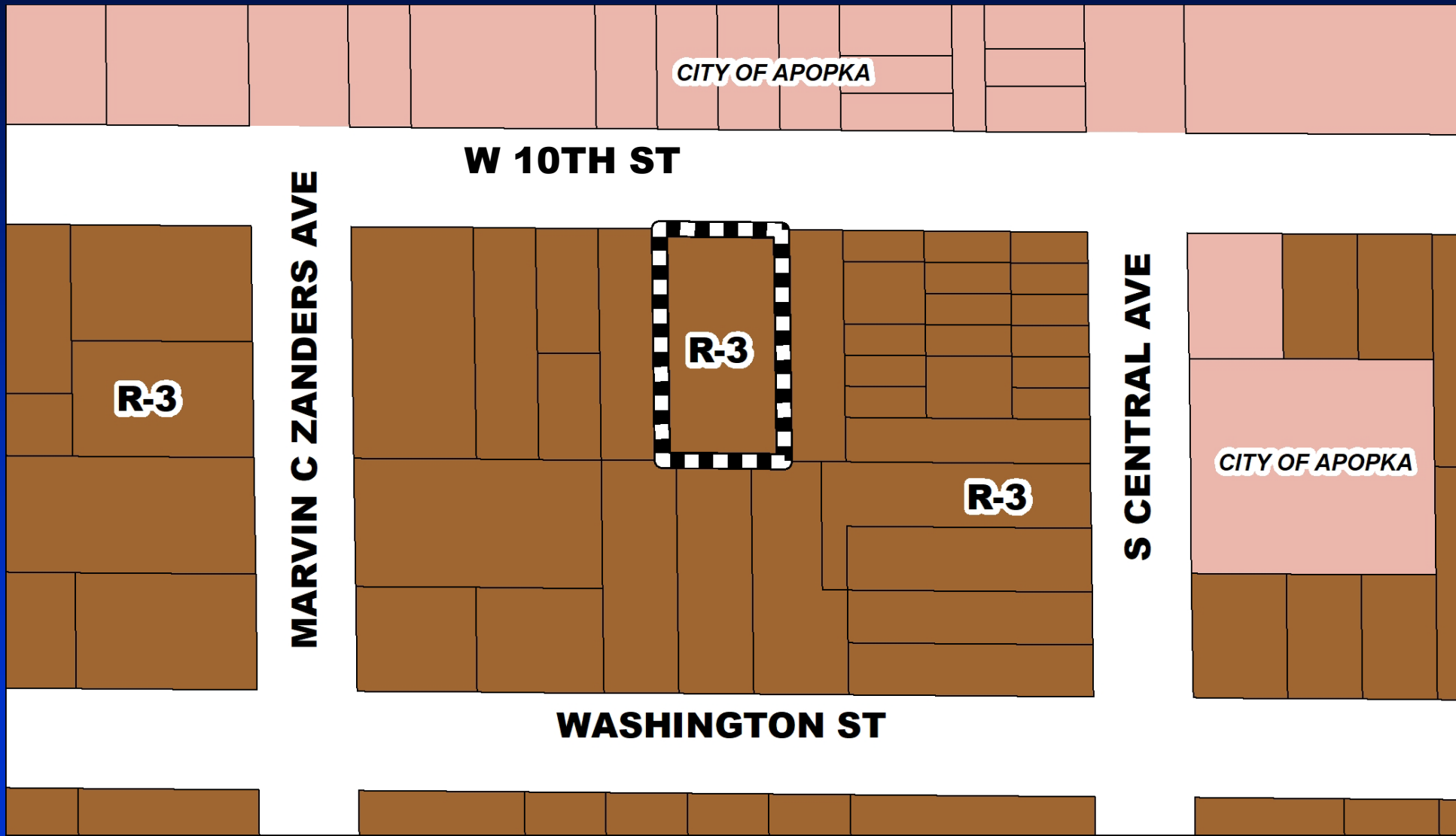
Proposed Future Land Use

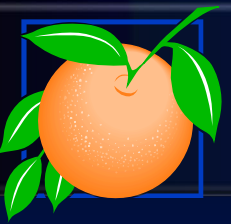




SS-23-10-070 & RZ-23-10-071

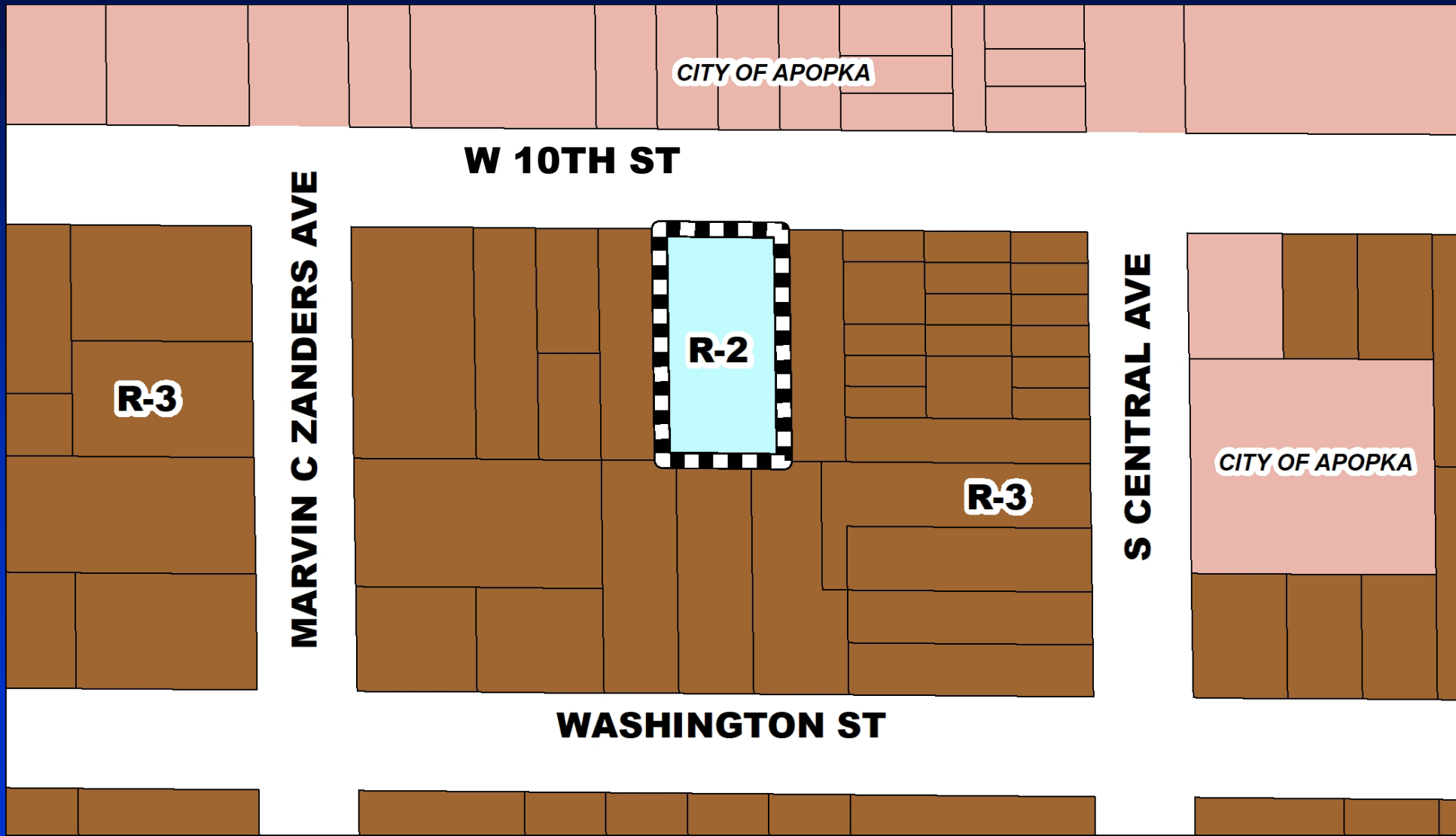
Zoning

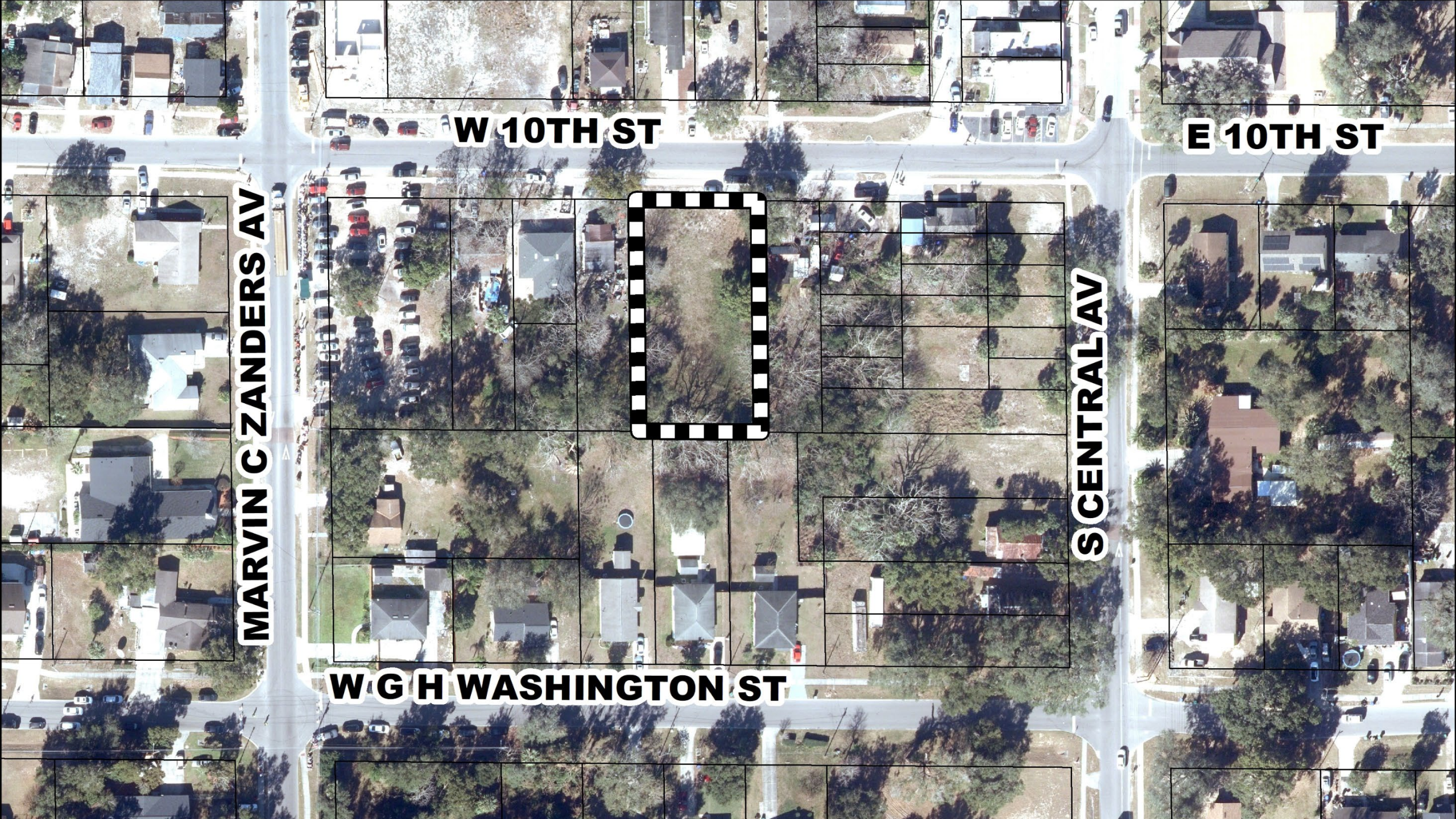




SS-23-10-070 & RZ-23-10-071

Proposed Zoning





W 10TH ST

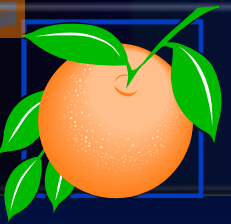
E 10TH ST

MARVIN C ZANDERS AV

S CENTRAL AV

W G H WASHINGTON ST

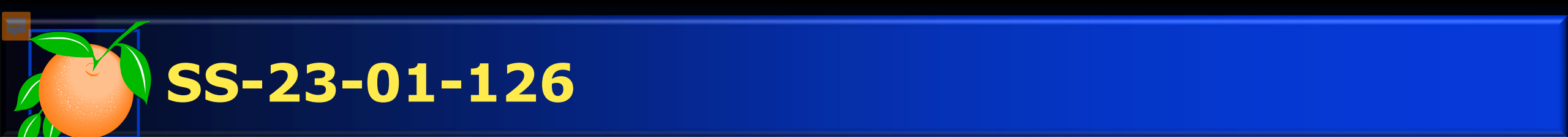
Recommended Action



SS-23-10-070:	ADOPT
Ordinance:	APPROVE
RZ-23-10-071:	APPROVE

Action Requested:

- Make a finding of consistency with the Comprehensive Plan and **ADOPT** the Low-Medium Density Residential (LMDR) Future Land Use;
- **APPROVE** the associated Ordinance; and
- **APPROVE** the R-2 (Residential District) zoning.



SS-23-01-126

Applicant: McGregor Love, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Future Land Use Map (FLUM) Amendment Request:

From: Activity Center Mixed Use (ACMU)

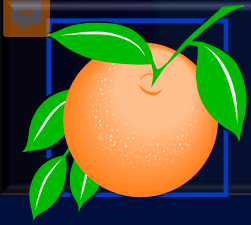
To: Planned Development – Commercial / High Density Residential (PD-C/HDR)

Location: 13651, 13701, and 13709 S. Apopka Vineland Rd.; Generally located east of S. Apopka Vineland Rd. (State Road 535), north of Lake Bryan Blvd., and south of Vistana Centre Dr.

Acreage: 4.40 gross acres / 3.32 net developable acres

District: 1

Proposed Use: Up to 20,000 square feet of commercial uses or 166 multi-family units



SS-23-01-126 & SS-23-01-FLUE-06

Recommended Action

Continue to February 6, 2024, Board hearing.