



Board of County Commissioners

2016-2 Small Scale Cycle Amendment

***Adoption Public Hearing
Continued from Nov. 15, 2016***

January 24, 2017



Amendment 2016-2-S-6-2

Rezoning RZ-16-10-029

Agent: Walter R. Persaud

Owner: R & A Investments of Orlando, Inc.

From: Low Density Residential (LDR) and R-1 (Single-Family Dwelling District)

To: Commercial (C) and C-2 (General Commercial District)

Acreage: 0.80 acre

Proposed Use: 6,000-square-foot automobile repair facility (new construction) and 2,540-square-foot caretaker's residence (currently-existing single-family home)



2016-2 Amendment Process

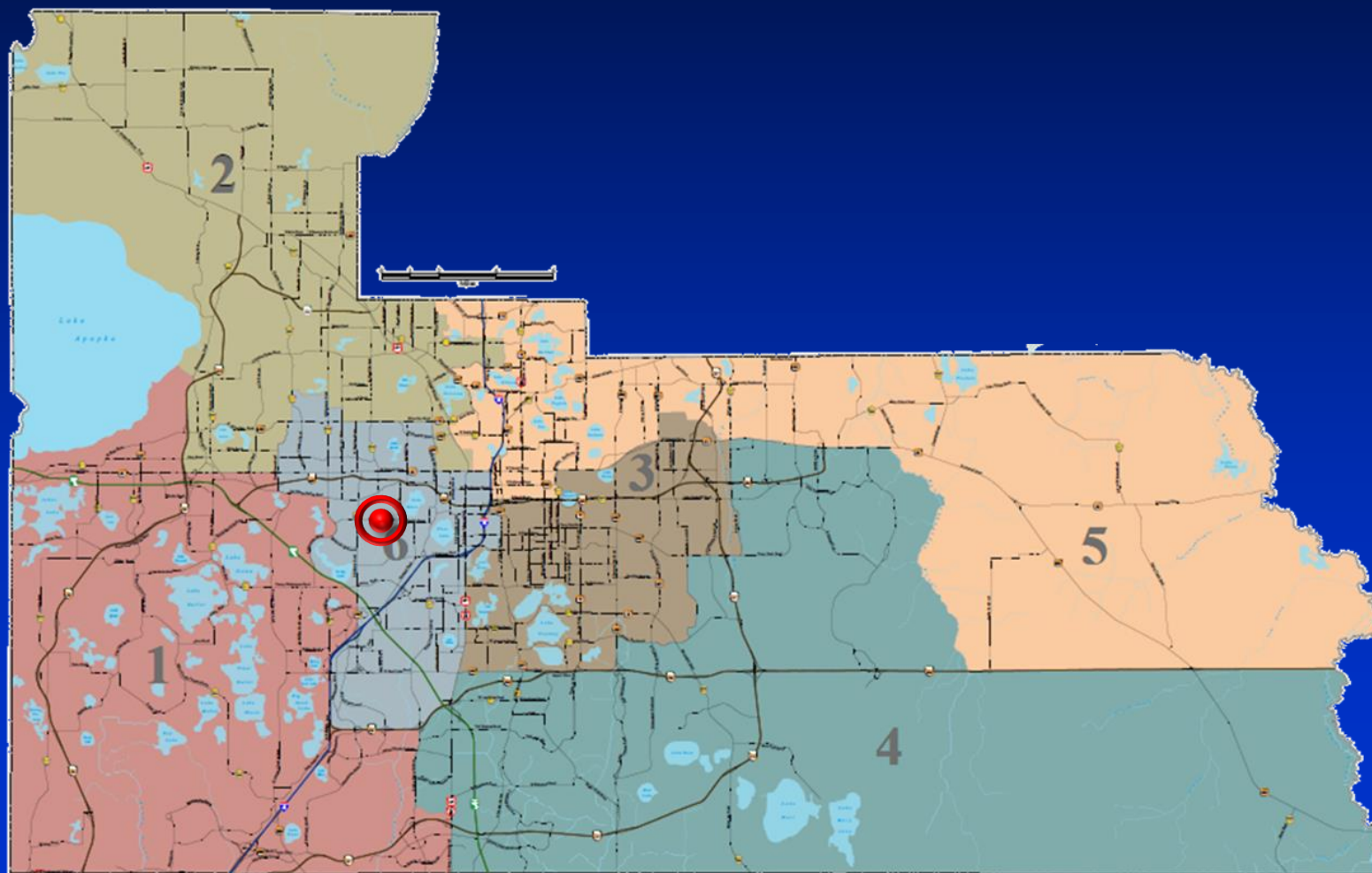
- **Adoption public hearings**
LPA – October 28, 2016
BCC – November 15, 2016
Continued to January 24, 2017
- **Rezoning public hearings**
PZC – October 28, 2016
BCC – November 15, 2016
Continued to January 24, 2017



Amendment 2016-2-S-6-2

Rezoning Case RZ-16-10-029

Location



Aerial



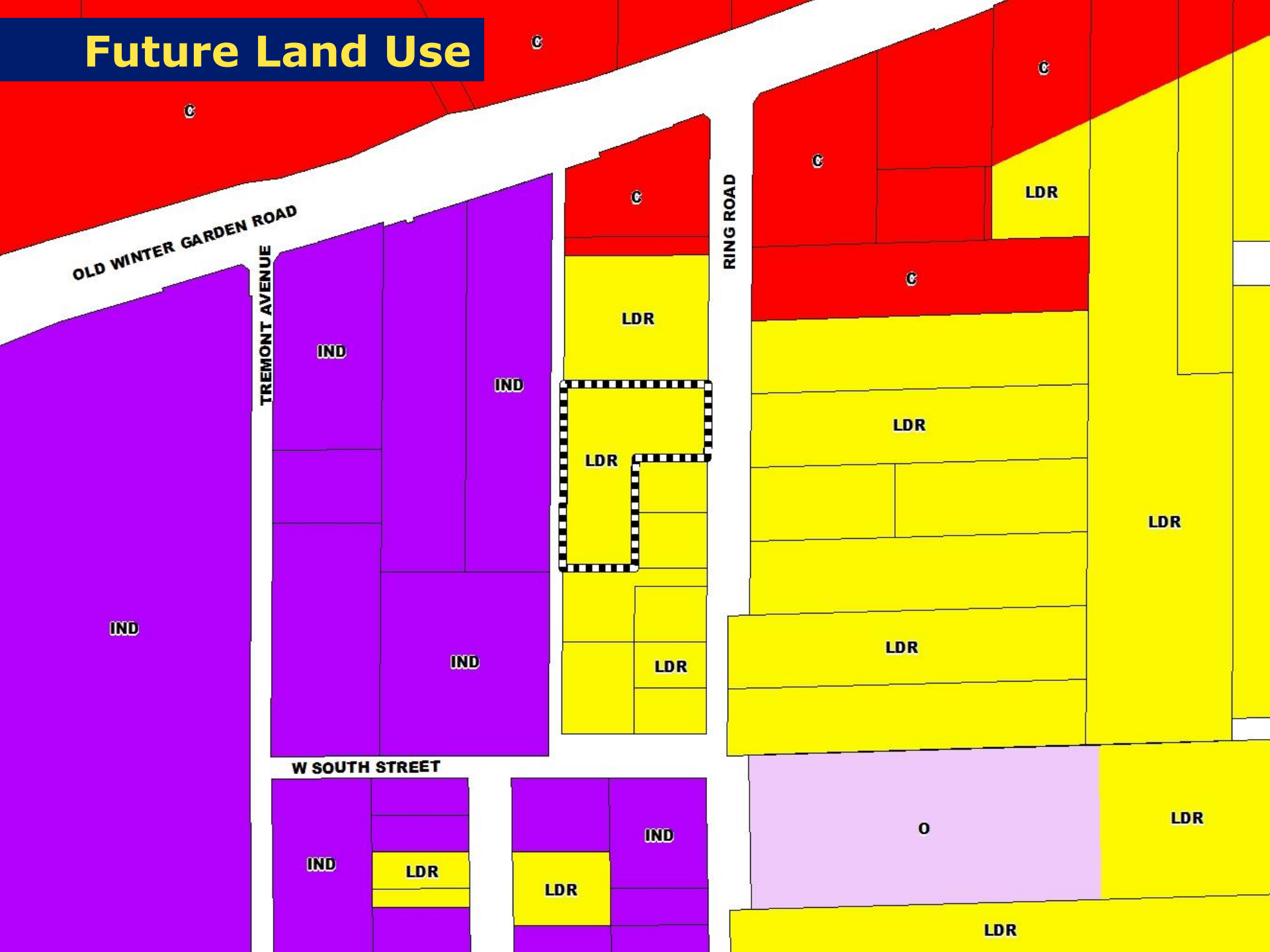
OLD WINTER GARDEN ROAD

TREMONT AVENUE

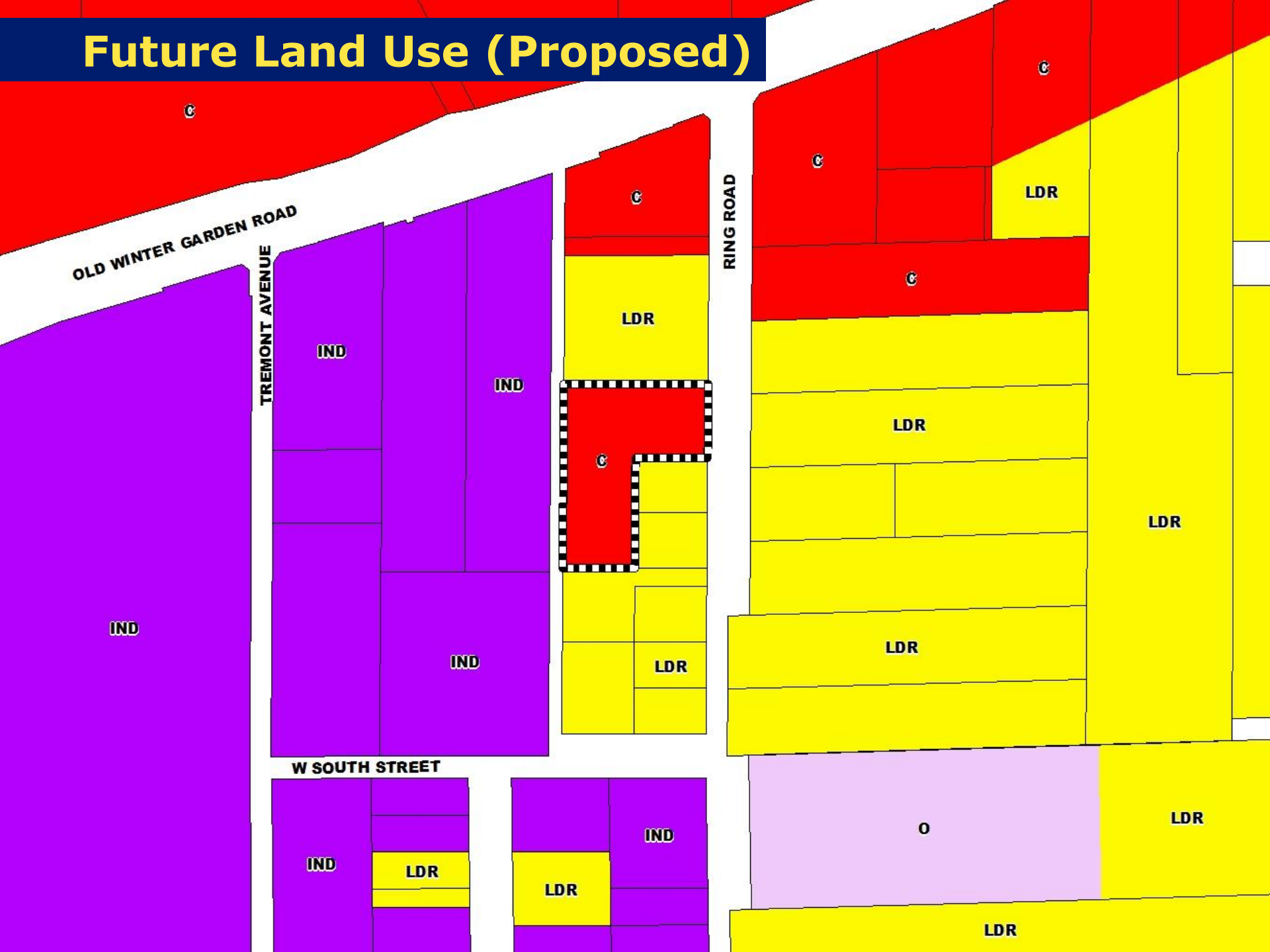
RING ROAD

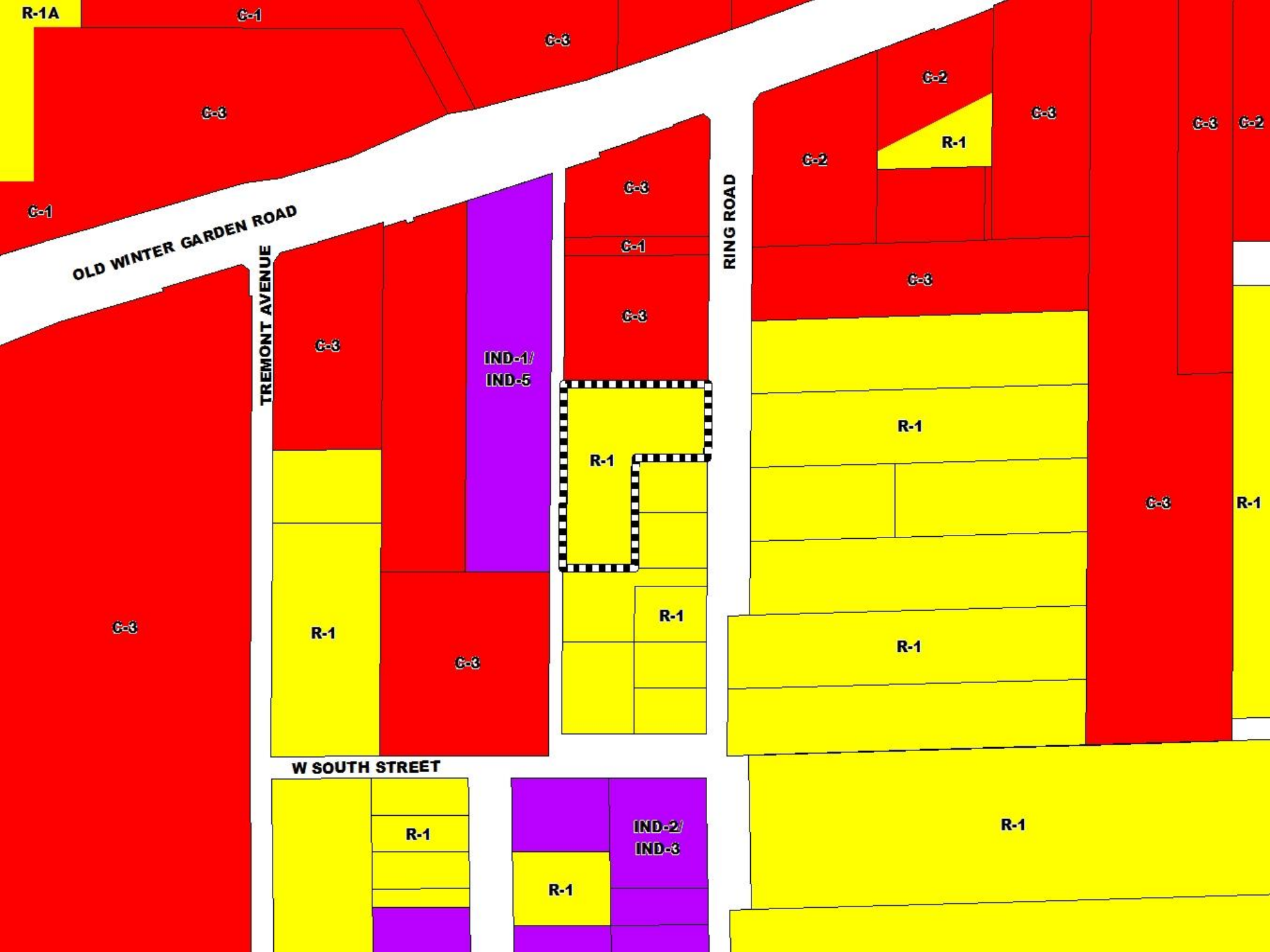
W SOUTH STREET

Future Land Use



Future Land Use (Proposed)





R-1A

C-1

C-3

Zoning (Proposed)

C-3

C-1

OLD WINTER GARDEN ROAD

TREMONT AVENUE

C-3

IND-1/
IND-5

C-3

C-1

C-3

C-2

R-1

RING ROAD

C-2

C-3

C-3

C-2

R-1

C-2

C-3

R-1

C-3

R-1

C-3

R-1

C-3

W SOUTH STREET

R-1

IND-2/
IND-3

R-1

R-1



Amendment 2016-2-S-6-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objectives FLU2.1 and FLU8.2; Policies FLU1.1.5, FLU1.4.4, FLU8.2.1, and FLU8.2.10; and Neighborhood Element Objective N1.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2016-2-S-6-2 , Low Density Residential (LDR) to Commercial (C)**



RZ-16-10-029

Staff Recommendation: APPROVE

PZC Recommendation: APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the requested C-2 (General Commercial District) zoning, subject to the three (3) restrictions listed in the staff report.**



RZ-16-10-029

Proposed Restriction No. 4

4. A completely opaque buffer from the ground up to a height of at least six (6) feet and consisting of a masonry wall or fence (excluding chain link fencing) shall be required along the north and west property boundaries. The buffer may also incorporate existing or planted vegetation.



Small Scale Development Ordinance

Action Requested

Make a finding of consistency with the Comprehensive Plan, determine that the amendment is in compliance, and adopt the Ordinance dated January 17, 2017, consistent with today's actions, approving the proposed Future Land Use Map Amendment.