



Board of County Commissioners

SS-20-12-073

**Privately-Initiated Map Amendment
&**

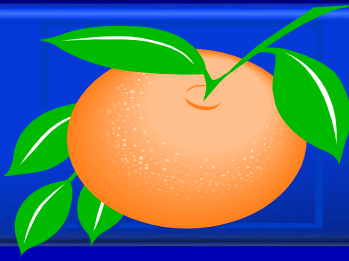
LUP-20-09-270

Concurrent Rezoning Request

Adoption Public Hearing

Agenda VI.E.14

March 9, 2021



SS-20-12-073 & LUP-20-09-270 – Doug Kelly Privately-Initiated Map Amendment and Concurrent Planned Development/Land Use Plan

Case: SS-20-12-073 & LUP-20-09-270

Applicant: Doug Kelly

District: 6

Location: 4311 & 4319 S. John Young Parkway; generally located on the east side of S. John Young Parkway, approximately 3,000 feet south of the I-4 Interchange

Acreage: 8.23 gross acres

Future Land Use Map (FLUM) Request:

From : O (Office)

To: C (Commercial)

Rezoning Request:

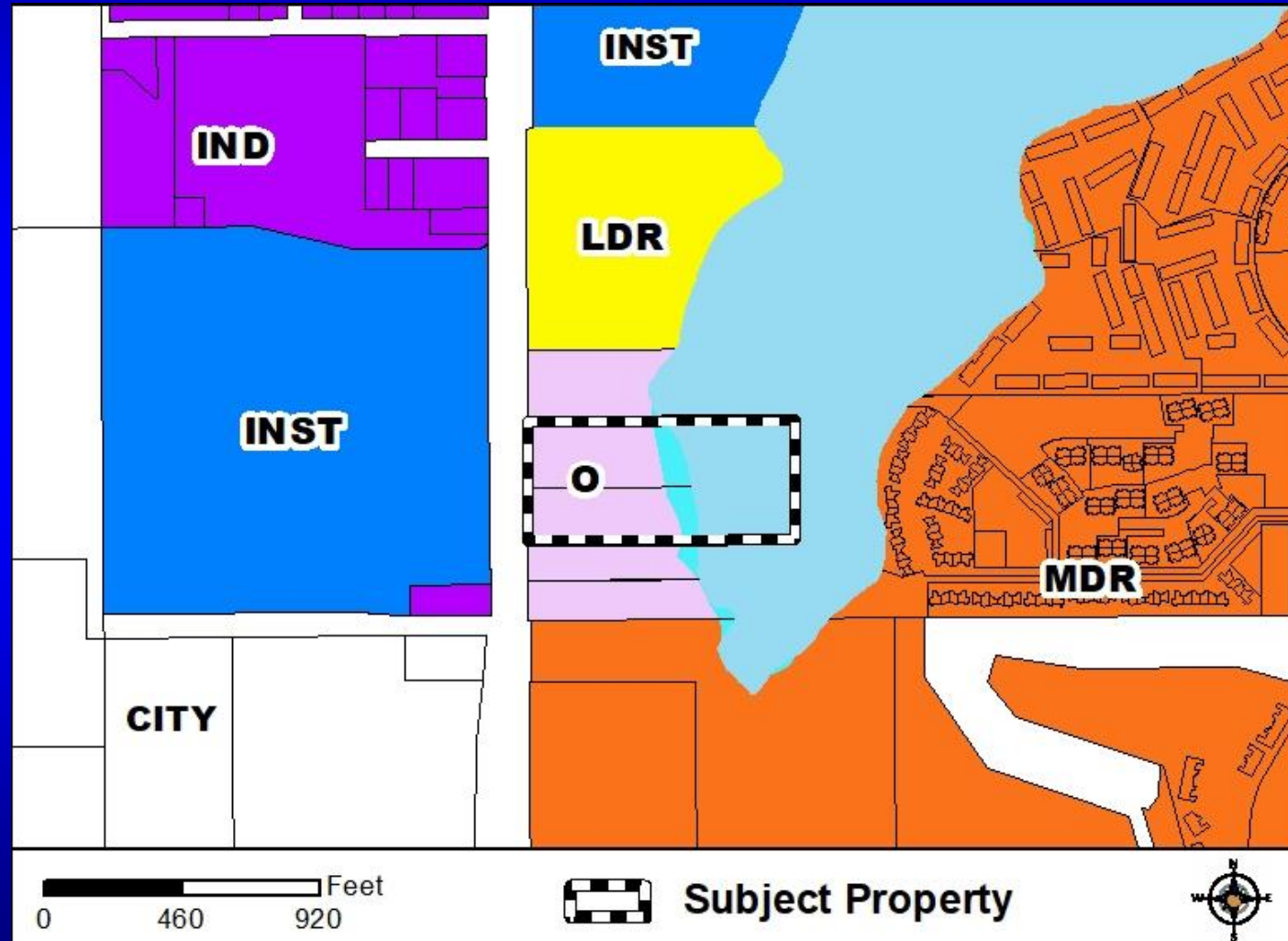
From: P-O (Professional Office District)

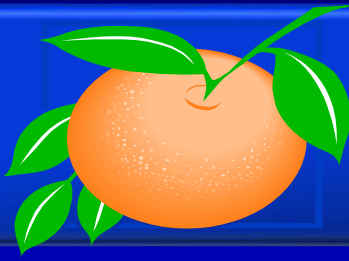
To: PD (Planned Development)

Proposed Use: Office/kennel with outdoor play area

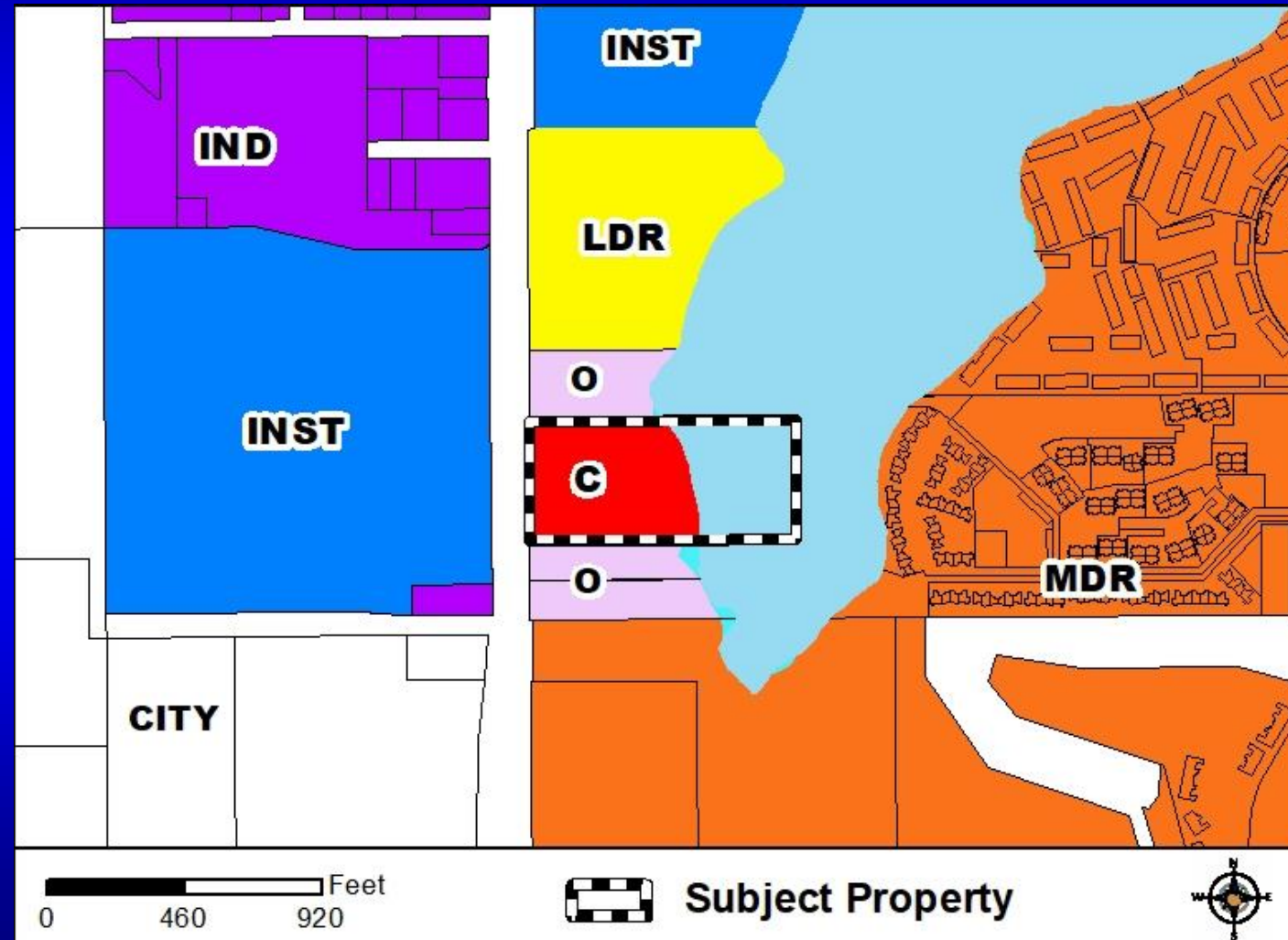


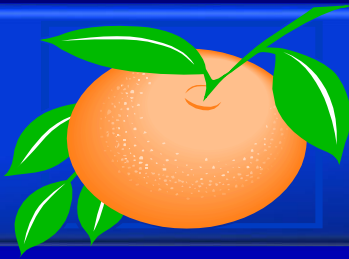
SS-20-12-073 & LUP-20-09-270 – Doug Kelly
Privately-Initiated Map Amendment and Concurrent Planned
Development/Land Use Plan
Future Land Use Map



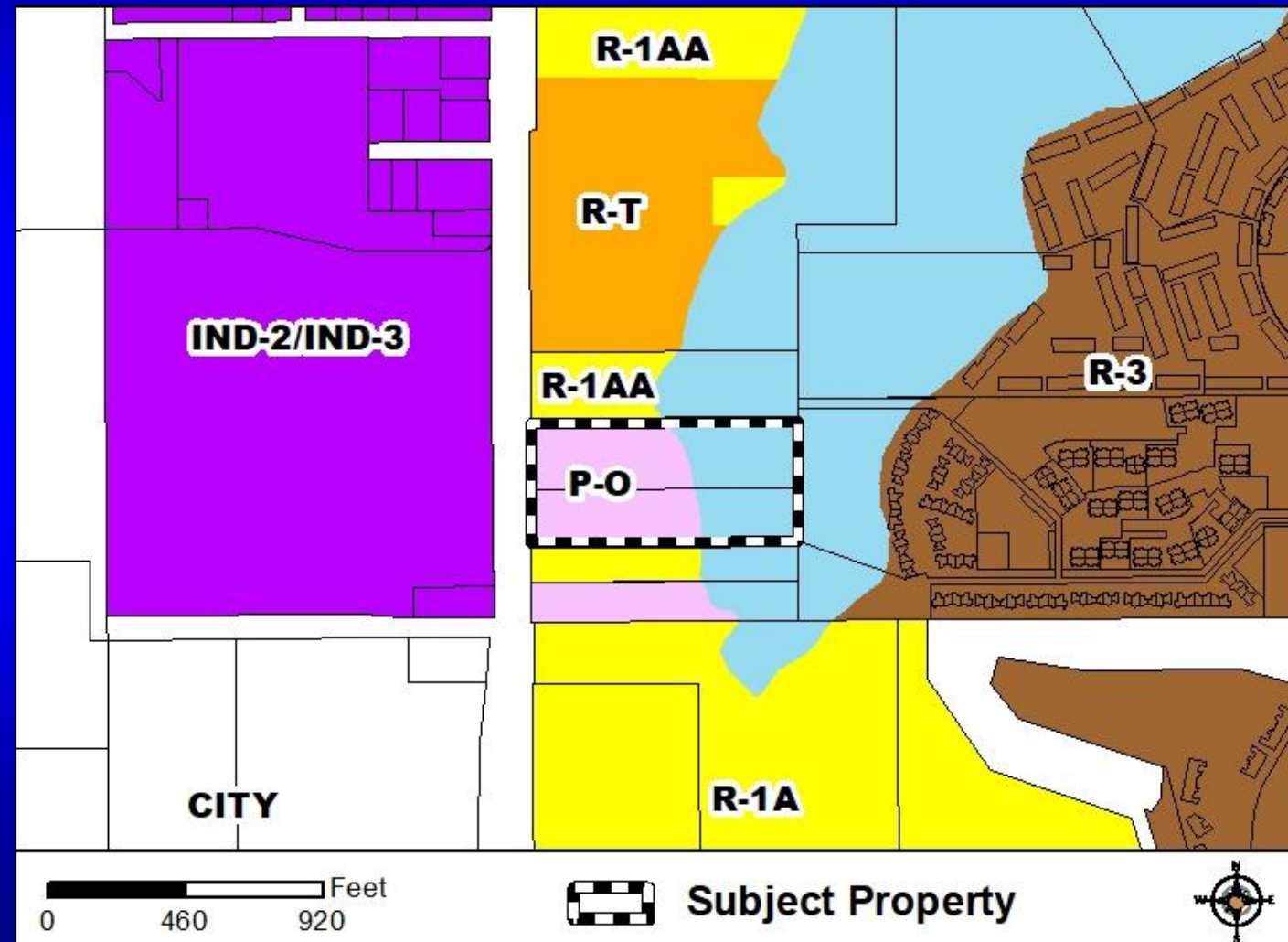


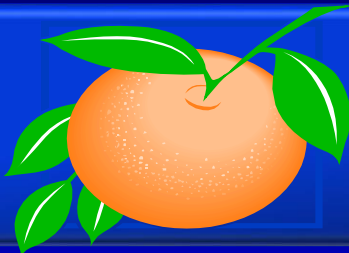
SS-20-12-073 & LUP-20-09-270 – Doug Kelly
Privately-Initiated Map Amendment and Concurrent Planned
Development/Land Use Plan
Proposed Future Land Use Map



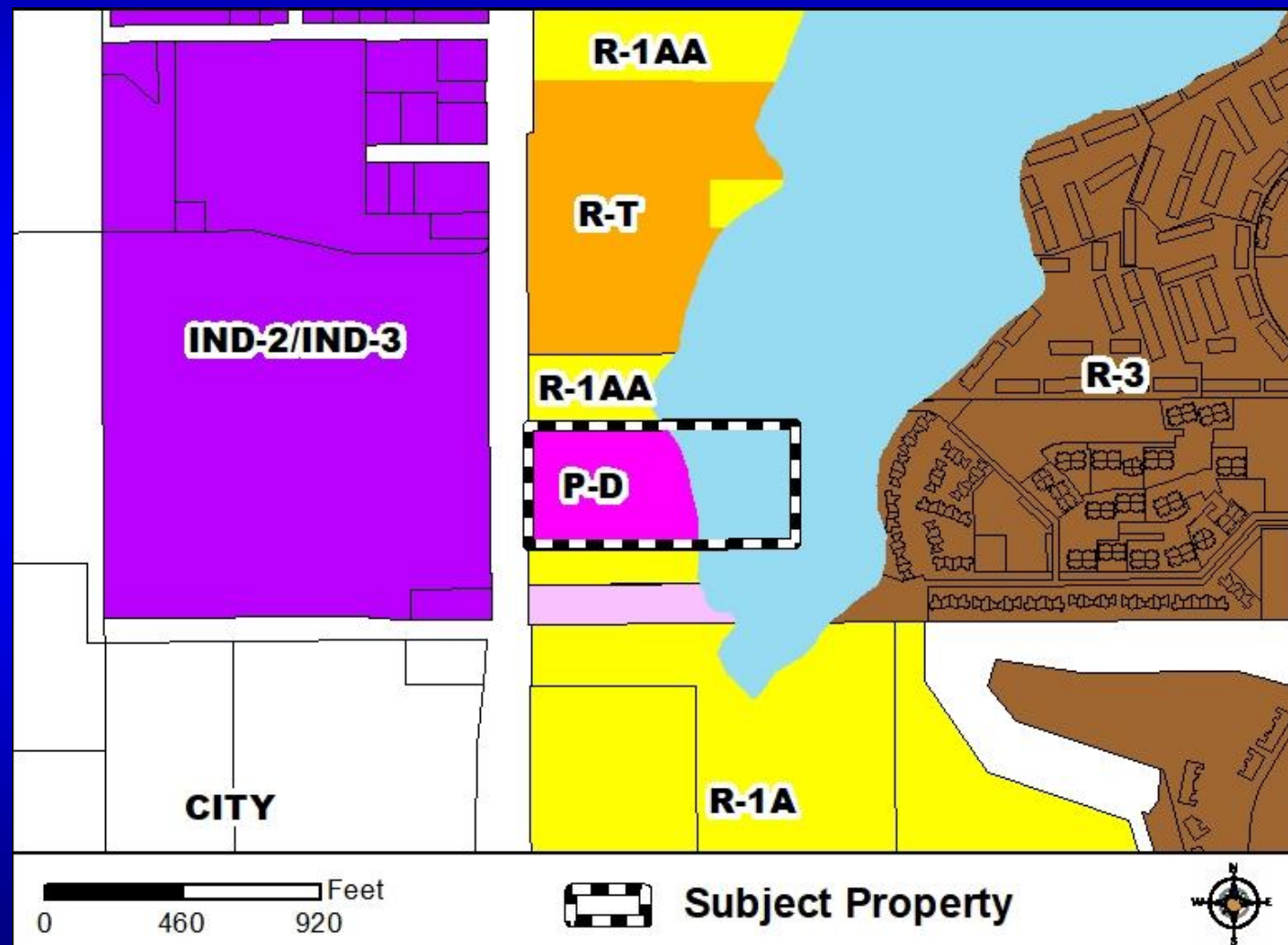


SS-20-12-073 & LUP-20-09-270 – Doug Kelly
Privately-Initiated Map Amendment and Concurrent Planned
Development/Land Use Plan
Zoning Map



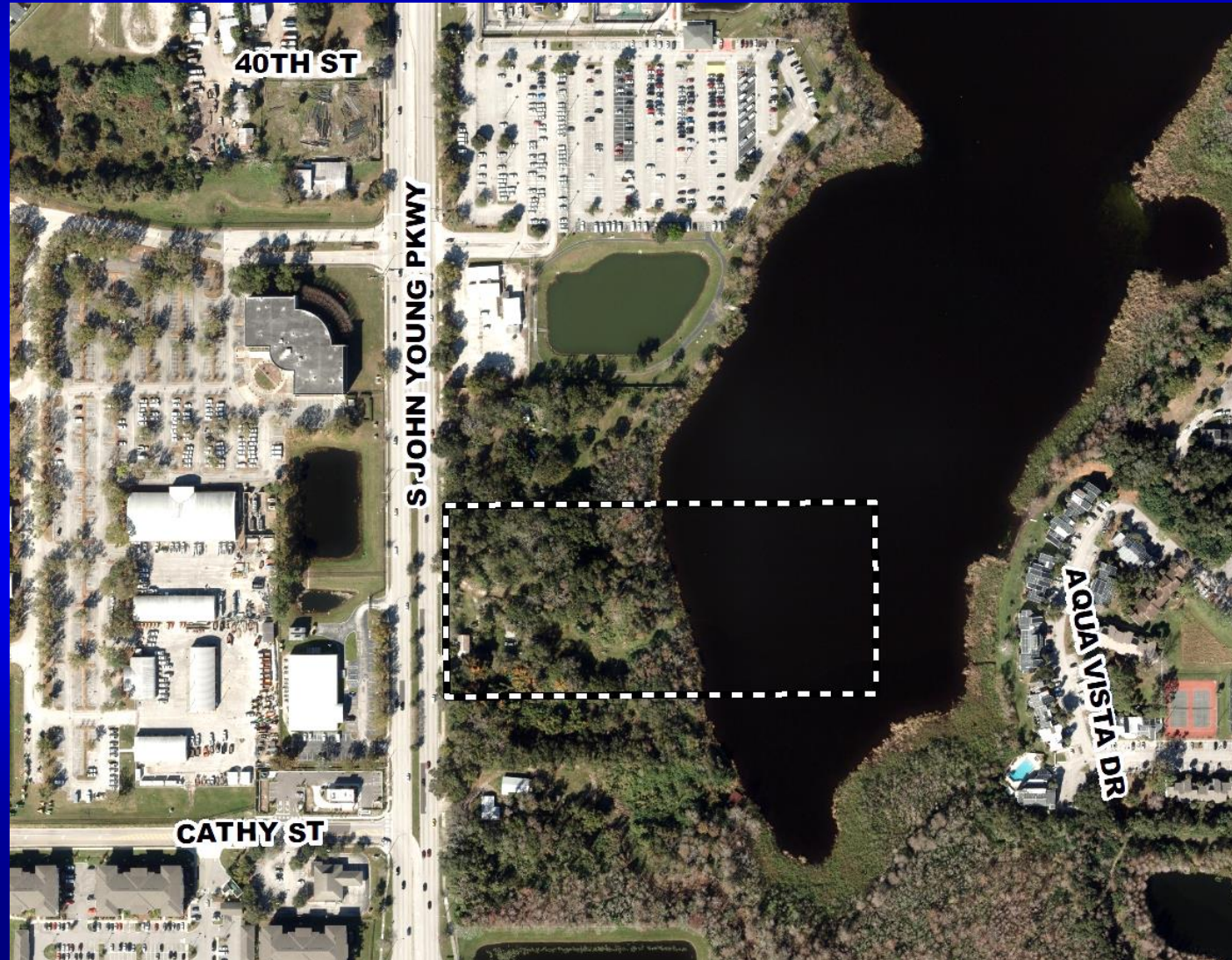


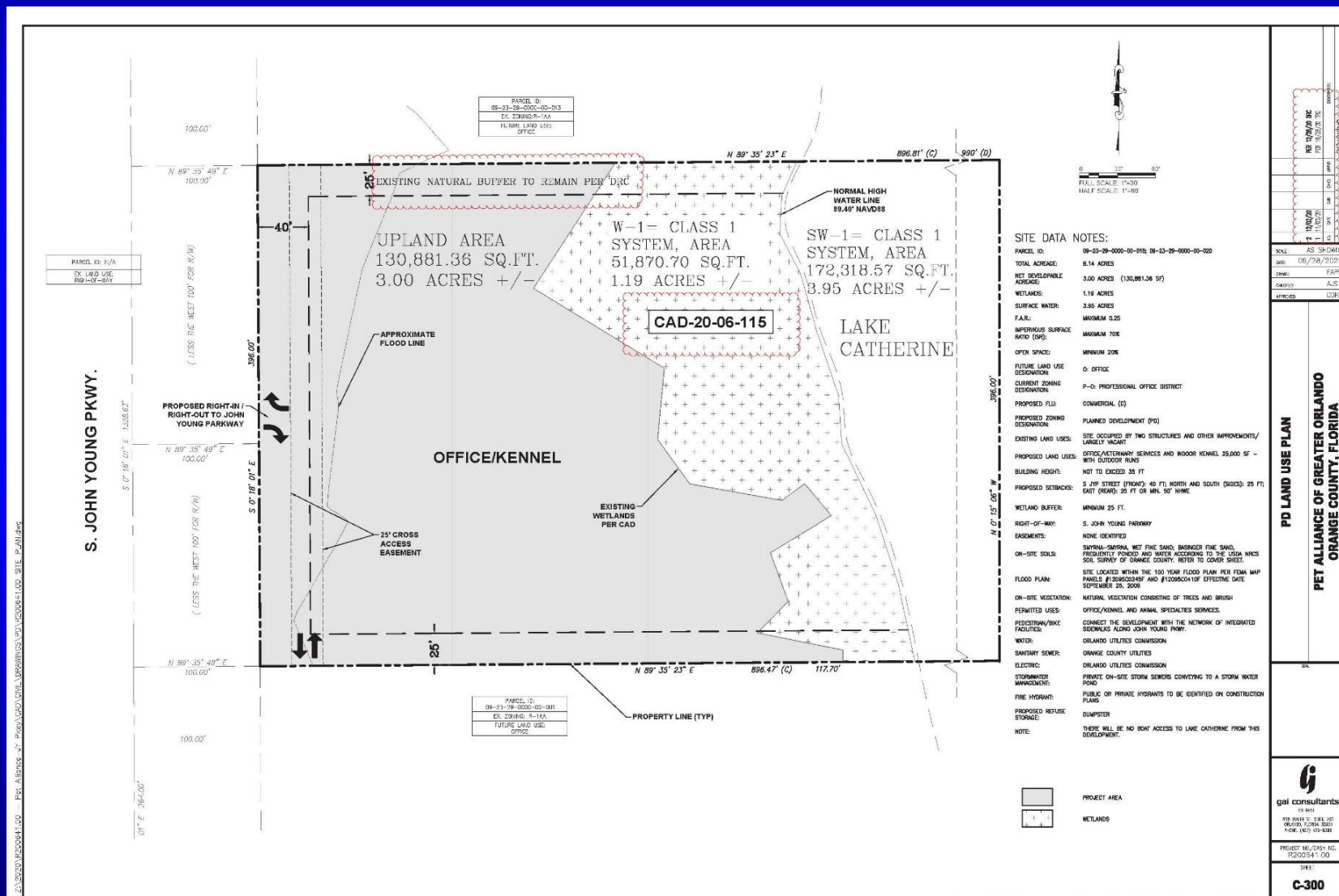
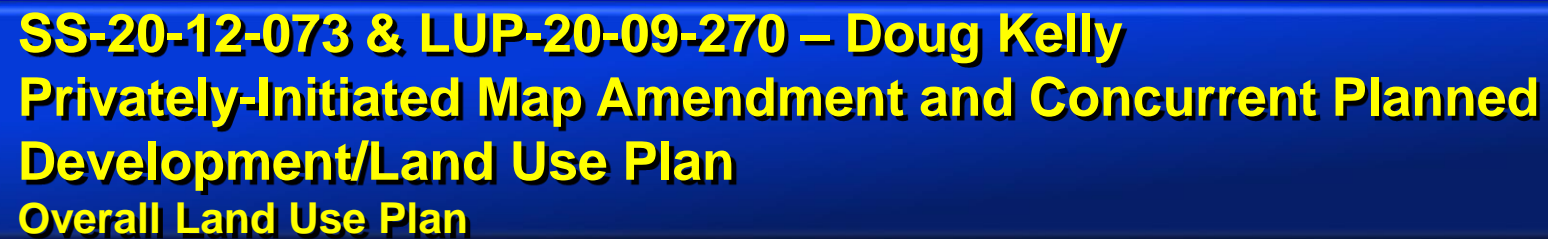
SS-20-12-073 & LUP-20-09-270 – Doug Kelly
Privately-Initiated Map Amendment and Concurrent Planned
Development/Land Use Plan
Proposed Zoning Map





SS-20-12-073 & LUP-20-09-270 – Doug Kelly
Privately-Initiated Map Amendment and Concurrent Planned
Development/Land Use Plan
Aerial Map







Action Requested

SS-20-12-073:

ADOPTION

Small-Scale Ordinance:

APPROVAL

LUP-20-09-270:

APPROVAL

Recommended Action:

- Make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the Commercial (C) Future Land Use designation;
- Recommend **APPROVAL** of the associated Small-Scale Ordinance; and
- Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the Pet Alliance of Greater Orlando Planned Development / Land Use Plan (PD/LUP), dated “Received November 12, 2020”, subject to the conditions in the staff report.



Board of County Commissioners

SS-21-01-088

**Privately-Initiated Map Amendment
&**

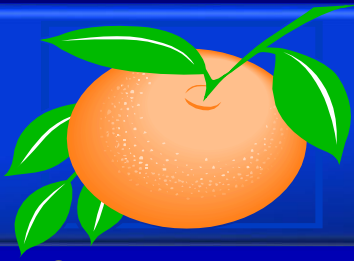
RZ-21-01-089

Concurrent Rezoning Request

Adoption Public Hearing

Agenda VI.E.15

March 9, 2021



SS-21-01-088 & RZ-21-01-089 – TIWANNA CARTER

Privately Initiated Map Amendment and Concurrent Rezoning

Case: SS-21-01-088 & RZ-21-01-089

Applicant: TIWANNA CARTER

District: 6

Location: 3450 W Jefferson St.; Generally located on the south side of W. Jefferson Street, east of Ferguson Drive, west of N. Goldwyn Avenue, south of State Road 408

Acreage: 0.77-gross acre

Future Land Use Map (FLUM) Request:

From: LDR (Low Density Residential)

To: LMDR (Low-Medium Density Residential)

Rezoning Request:

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

To: R-2 Restricted (Residential District)

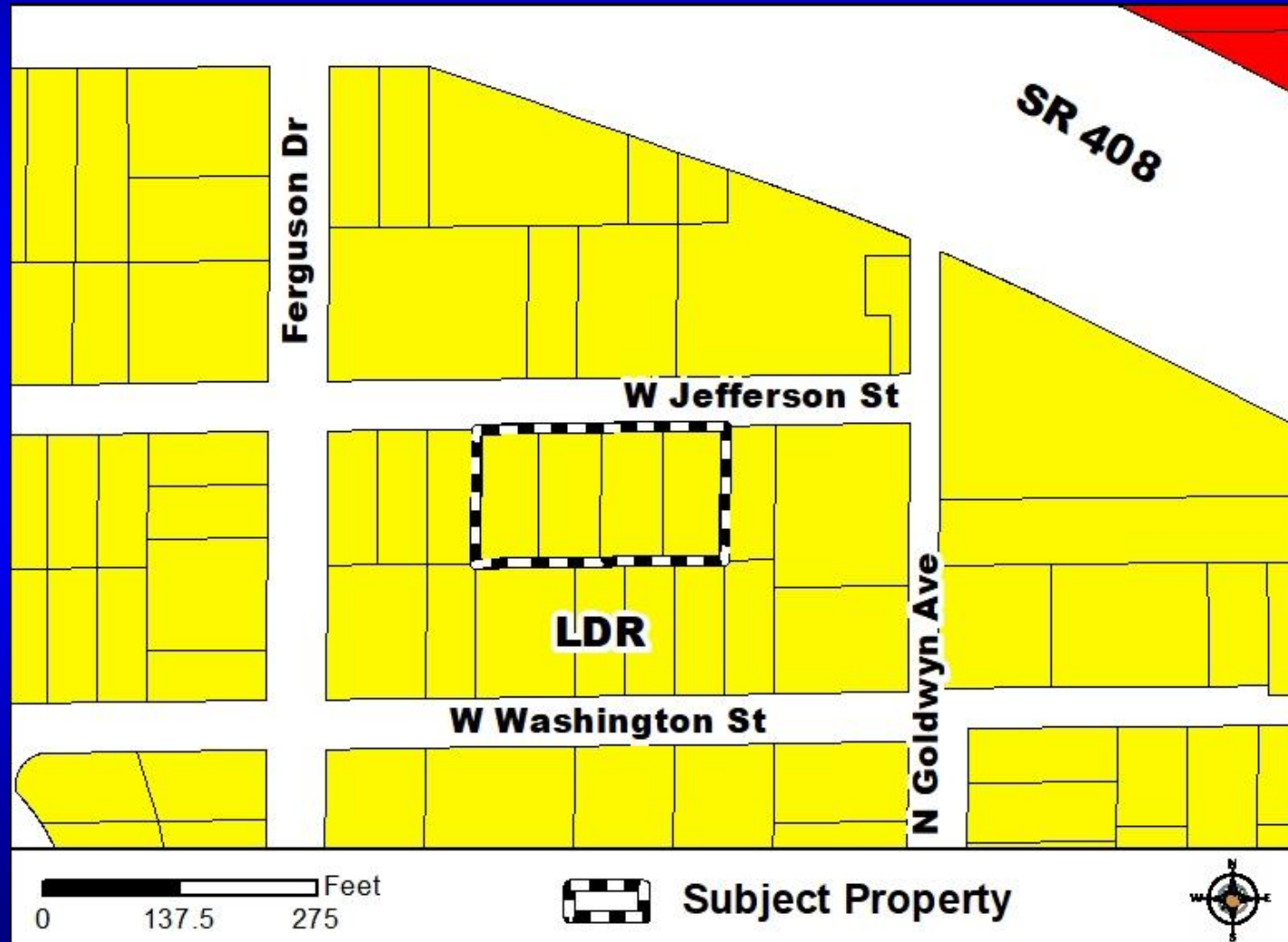
Proposed Use: Three (3) Residential Lots for Duplexes (6 Units Total).



SS-21-01-088 & RZ-21-01-089 – TIWANNA CARTER

Privately Initiated Map Amendment and Concurrent Rezoning

Future Land Use Map

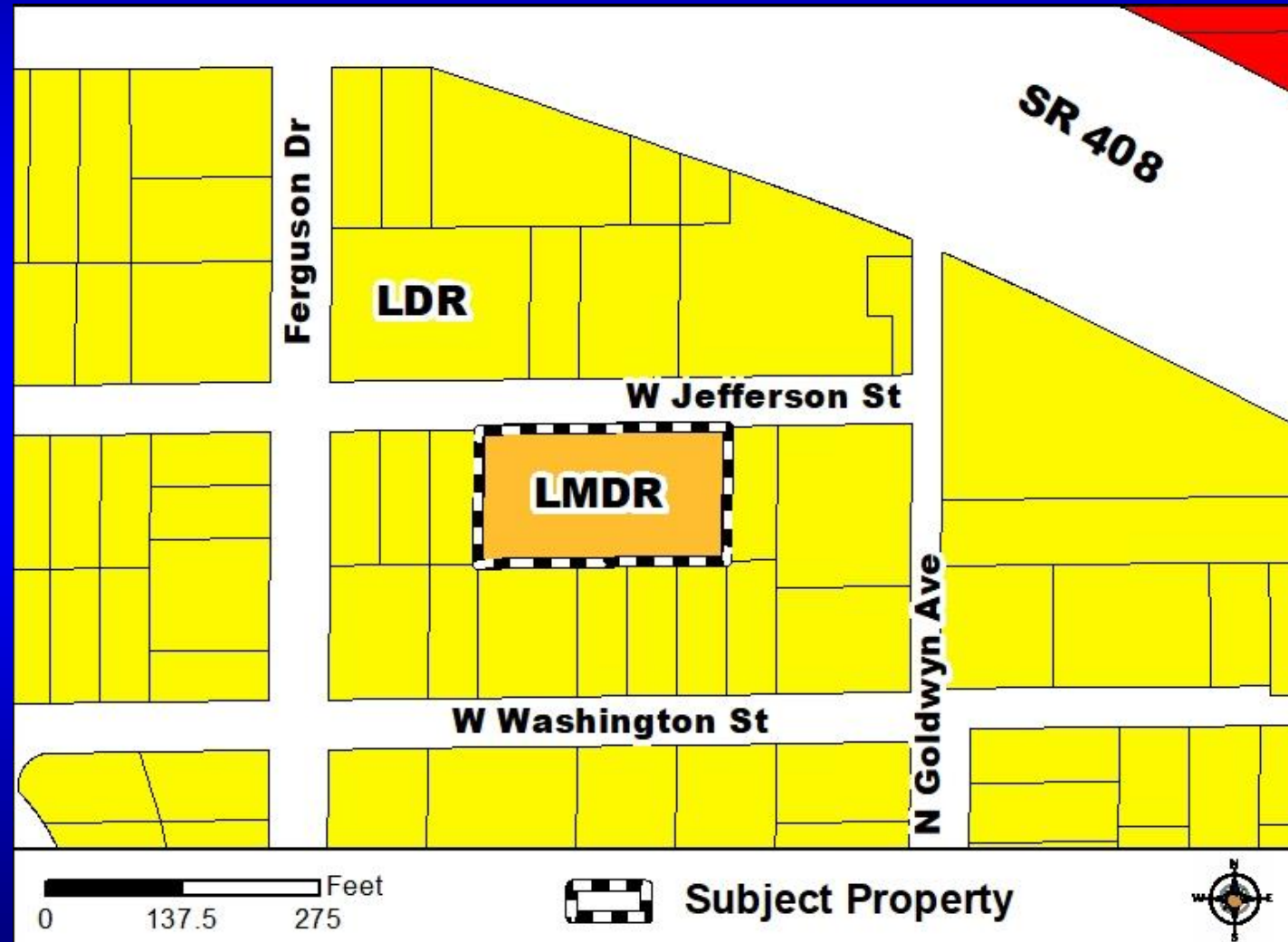




SS-21-01-088 & RZ-21-01-089 – TIWANNA CARTER

Privately Initiated Map Amendment and Concurrent Rezoning

Proposed Future Land Use Map

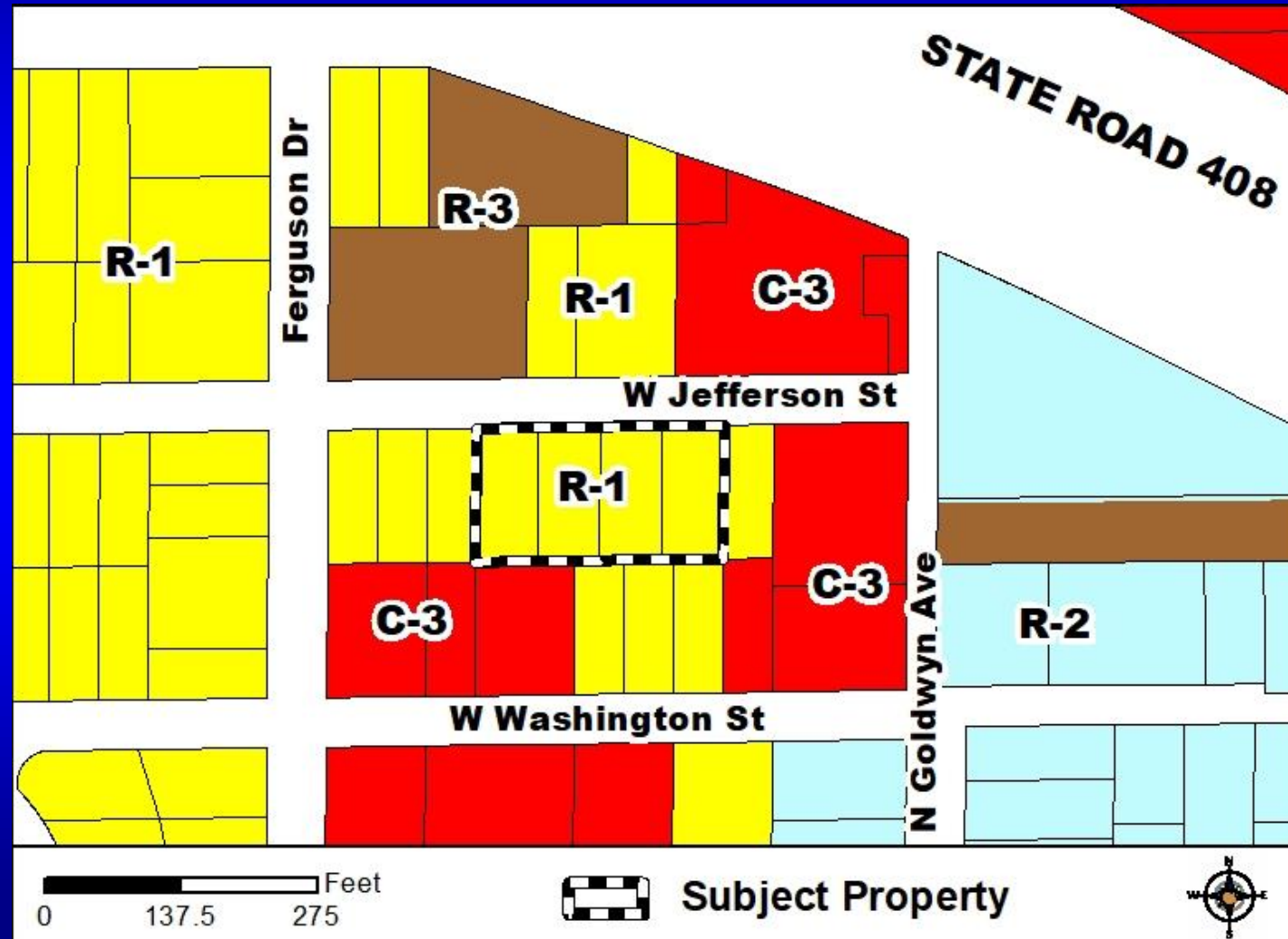




SS-21-01-088 & RZ-21-01-089 – TIWANNA CARTER

Privately Initiated Map Amendment and Concurrent Rezoning

Zoning Map

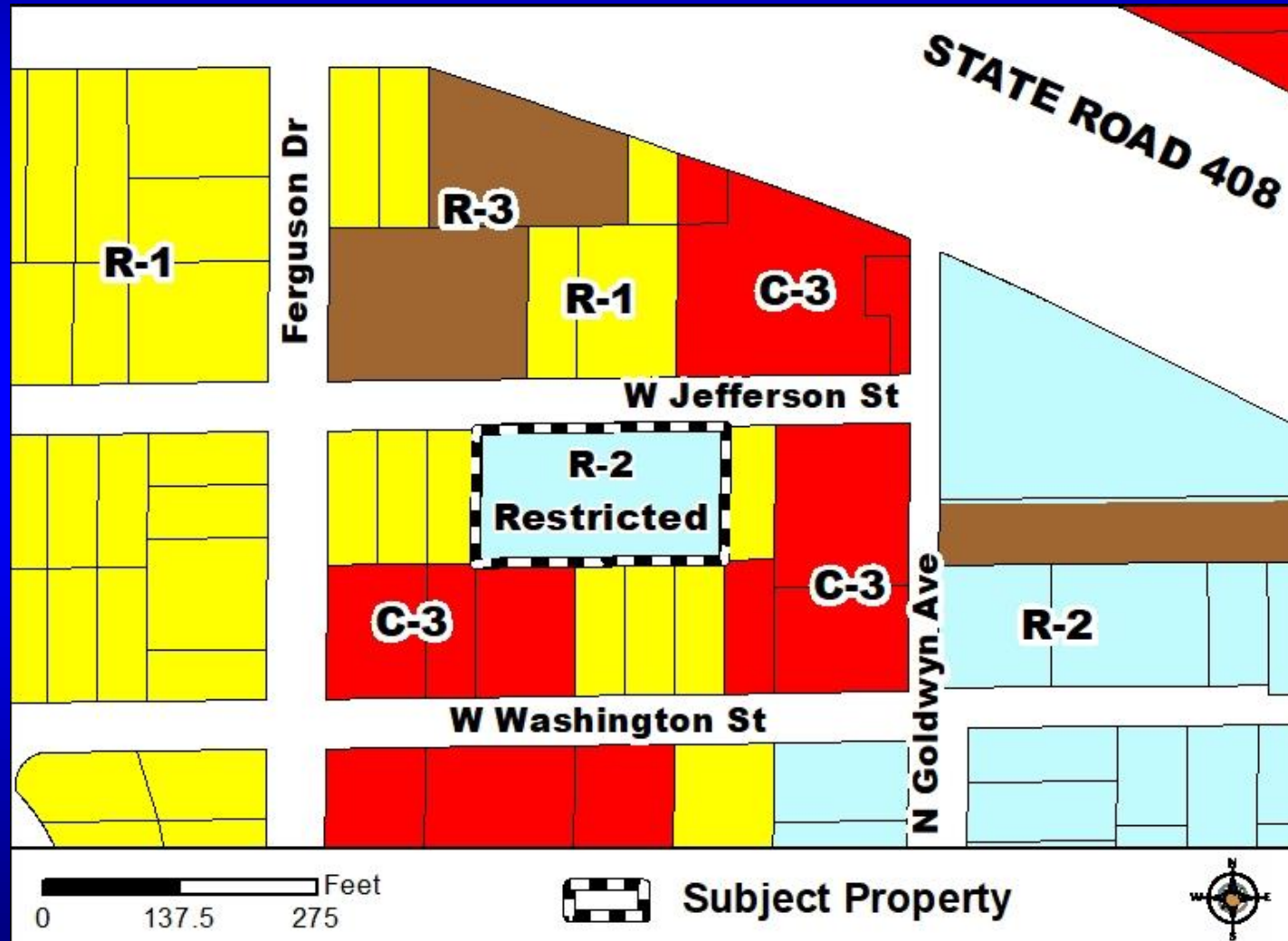




SS-21-01-088 & RZ-21-01-089 – TIWANNA CARTER

Privately Initiated Map Amendment and Concurrent Rezoning

Proposed Zoning Map





SS-21-01-088 & RZ-21-01-089 – TIWANNA CARTER

Privately Initiated Map Amendment and Concurrent Rezoning

Aerial Map





SS-21-01-088 & RZ-21-01-089 – TIWANNA CARTER
Privately Initiated Map Amendment and Concurrent Rezoning
Restrictions

- 1) A total of six (6) units is permitted (one (1) duplex for each of the three (3) proposed lots, pending lot split approval)



Action Requested

SS-21-01-088:

ADOPTION

Small-Scale Ordinance:

APPROVAL

RZ-21-01-089:

APPROVAL

Recommended Action:

- Make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the Low-Medium Density Residential (LMDR) Future Land Use designation;
- Recommend **APPROVAL** of the associated Small-Scale Ordinance; and
- Recommend **APPROVAL** of the R-2 Restricted (Residential District) zoning on the subject property subject to the one (1) restriction listed in the staff report.



Board of County Commissioners

SS-20-12-080

**Privately-Initiated Map Amendment
&**

RZ-21-01-087

Concurrent Rezoning Request

Adoption Public Hearing

Agenda VI.E.16

March 9, 2021



SS-20-12-080 & RZ-21-01-087 – Martin Rodriguez Privately-Initiated Map Amendment and Concurrent Rezoning

Applicant: Martin Rodriguez, Los Girasoles Supermarket LLC

Future Land Use Map (FLUM) Request:

From: LMDR (Low-Medium Density Residential)

To: C (Commercial)

Rezoning Request:

From: C-1 (Retail Commercial District)

To: C-1 Restricted (Retail Commercial District)

Location: 415 Old Dixie Hwy; generally located on the eastern corner of Old Dixie Hwy and N. Maine Ave, west of N. New Hampshire Ave.

Acreage: 0.42 gross acres

District: 2

Proposed Use: Neighborhood Commercial Uses (Grocery Store)



SS-20-12-080 & RZ-21-01-087 – Martin Rodriguez

Privately-Initiated Map Amendment and Concurrent Rezoning

Future Land Use Map

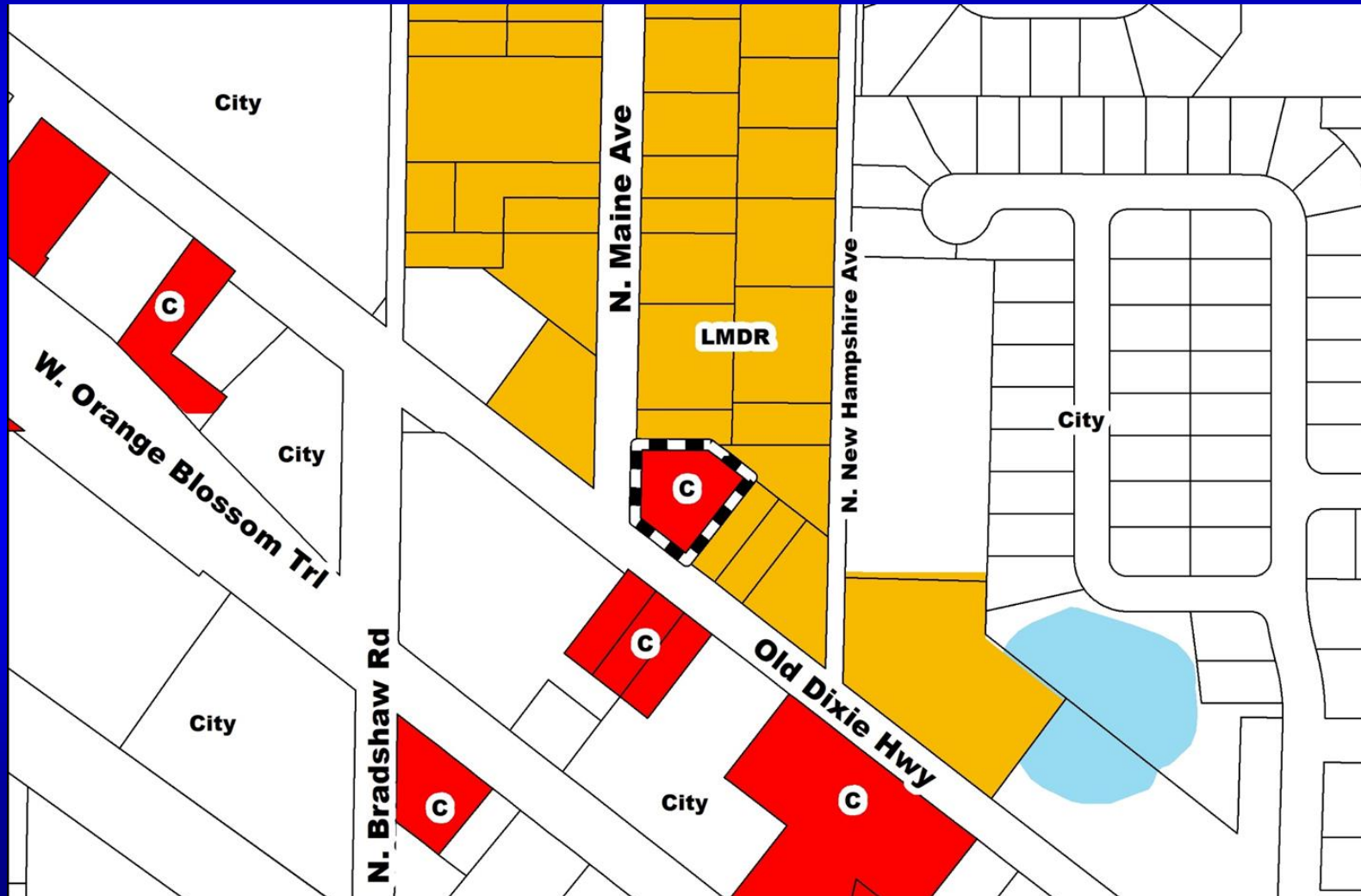




SS-20-12-080 & RZ-21-01-087 – Martin Rodriguez

Privately-Initiated Map Amendment and Concurrent Rezoning

Proposed Future Land Use Map

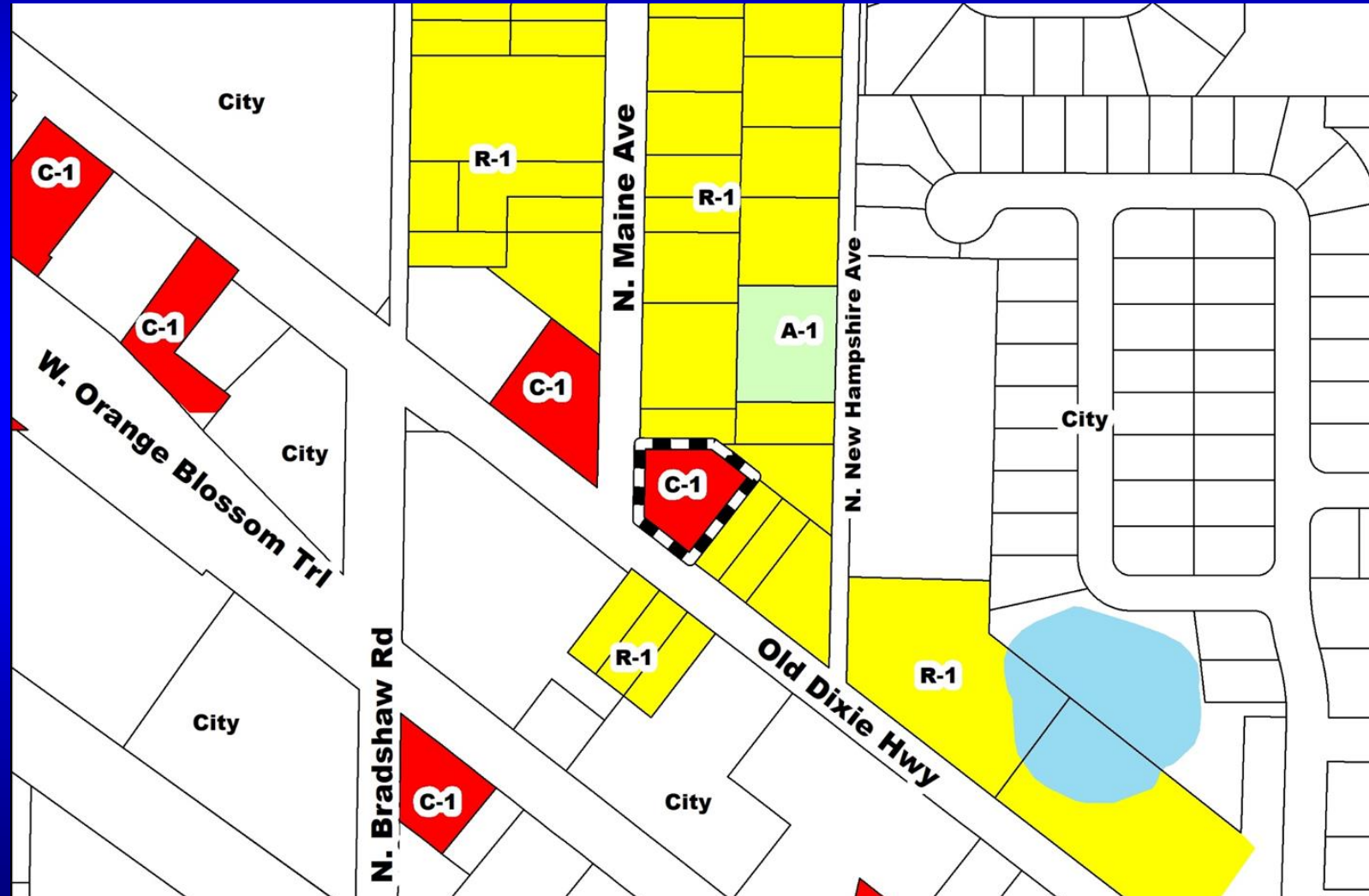




SS-20-12-080 & RZ-21-01-087 – Martin Rodriguez

Privately-Initiated Map Amendment and Concurrent Rezoning

Zoning Map

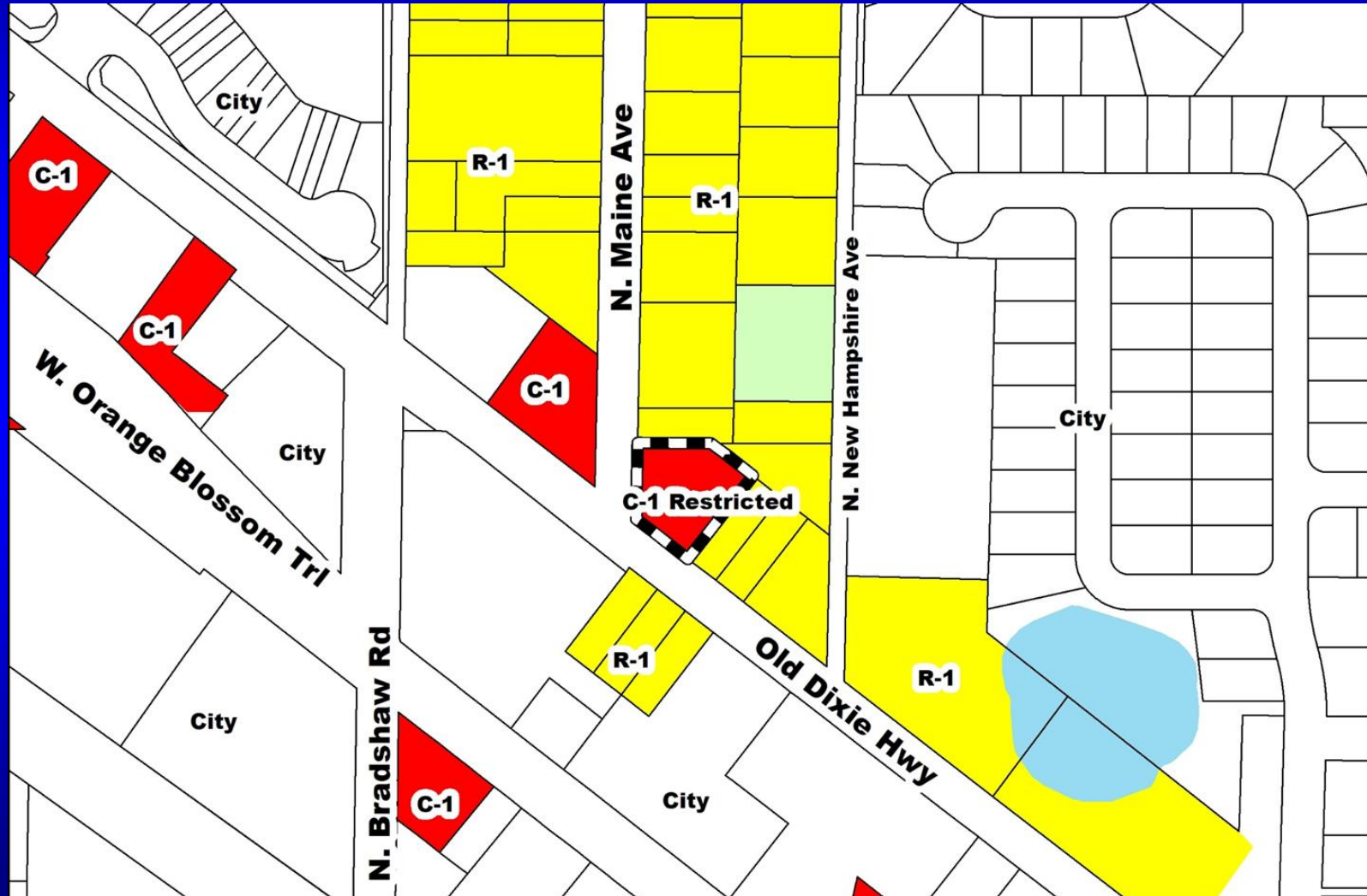




SS-20-12-080 & RZ-21-01-087 – Martin Rodriguez

Privately-Initiated Map Amendment and Concurrent Rezoning

Proposed Zoning Map

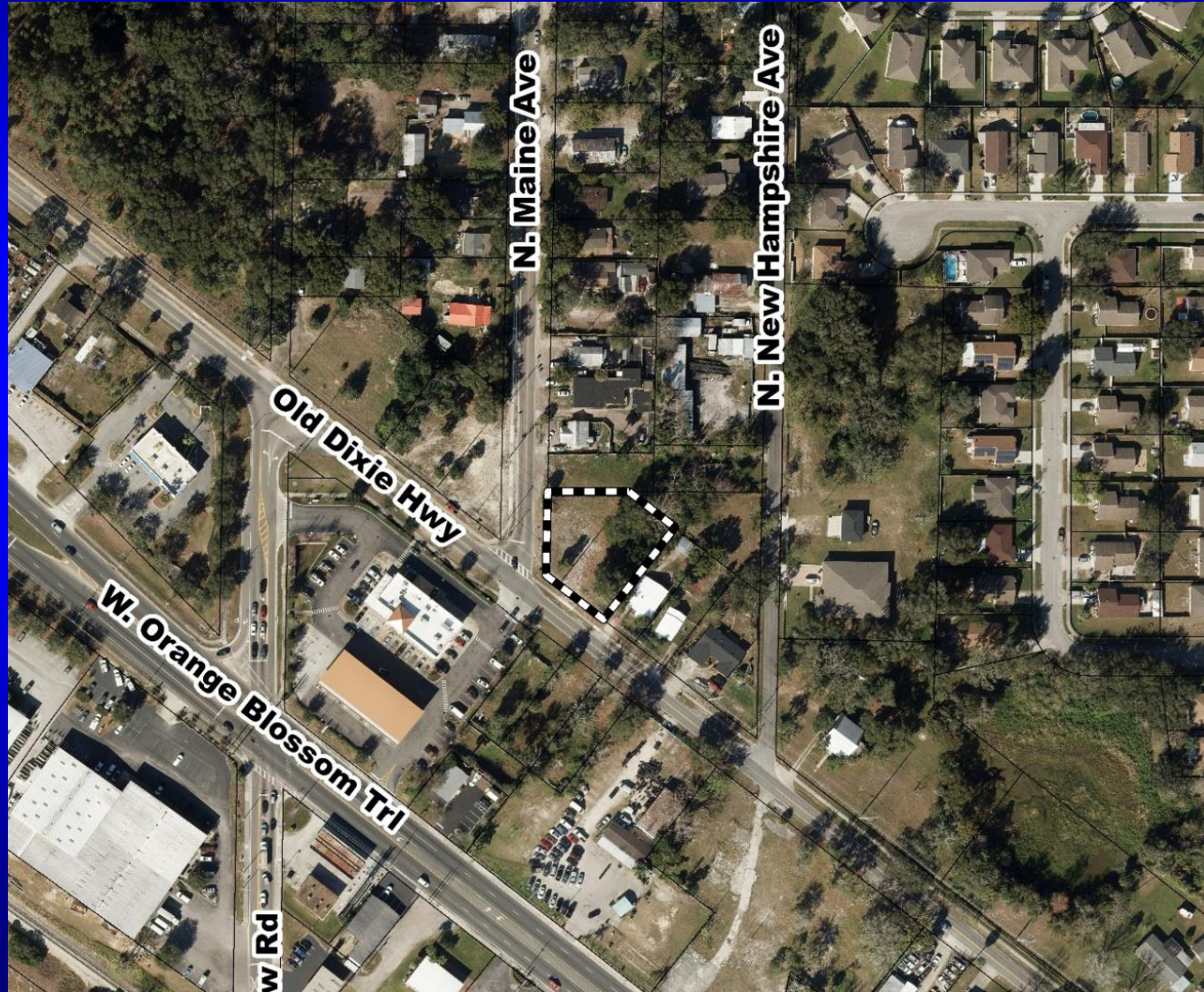


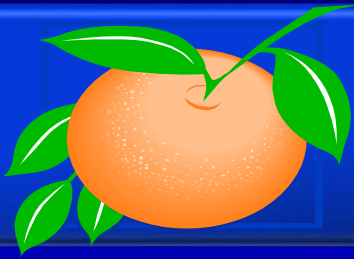


SS-20-12-080 & RZ-21-01-087 – Martin Rodriguez

Privately-Initiated Map Amendment and Concurrent Rezoning

Aerial Map





SS-20-12-080 & RZ-21-01-087 – Martin Rodriguez

Privately-Initiated Map Amendment and Concurrent Rezoning Restrictions

- 1. Access shall be restricted to N. Maine Avenue only; no access to Old Dixie Highway shall be permitted;**
- 2. In addition to any required landscape buffers, a 6-foot masonry wall shall be provided adjacent to residentially zoned properties;**
- 3. Sidewalks meeting minimum Code width and design standards shall be installed on the southern and western portions of the site; such sidewalks may be installed within the right-of-way, provided all County requirements for such installation are met;**
- 4. Permitted uses are restricted to the following neighborhood commercial uses: Grocery stores, fruit and vegetable markets, retail bakeries, specialty food stores, and restaurants with no drive-thru or walk-up windows;**
- 5. Billboards and pole signs shall be prohibited; and**
- 6. Hours of operation shall be limited to 6:00 a.m. – 10:00 p.m. eastern standard time.**



SS-20-12-080 & RZ-21-01-087 – Martin Rodriguez
Privately-Initiated Map Amendment and Concurrent Rezoning
New Restrictions

- 7) Outdoor storage and display shall be prohibited except for eating areas associated with a restaurant use.



Action Requested

SS-20-12-080:

ADOPTION

Small-Scale Ordinance:

APPROVAL

RZ-21-01-087:

APPROVAL

Recommended Action:

- Make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the Commercial (C) Future Land Use of the subject property;
- Recommend **APPROVAL** of the associated Small-Scale Ordinance; and
- Recommend **APPROVAL** of the C-1 Restricted (Retail Commercial District) zoning on the subject property subject to the six (6) restrictions in the staff report and the added restriction.