



COMMUNITY MEETING NOTICE

Future Land Use Map Amendment and Rezoning

Commission District #1
Nicole Wilson, Commissioner

Date: Thursday, July 30, 2026
Time: 6:00 PM - 7:00 PM
Location: Hamlin Middle School Multi-Purpose Room (Room 101), 16025 Silver Grove Blvd., Winter Garden, FL, 34787

Please join the District Commissioner and Orange County Staff at an in-person community meeting where a Future Land Use Map (FLUM) Amendment and rezoning request will be discussed. Your attendance is not required, and no decisions will be made at the meeting. The meeting is for informational purposes only.

REQUEST

Future Land Use Map (FLUM) Amendment

Case #: 2027-1-A-1-1

Current FLUM: Rural Settlement 1/5 (RS 1/5)
Proposed FLUM: Rural Settlement 1/1 (RS 1/1)

Rezoning

Case #: To Be Determined

Current: A-1 (Citrus Rural District)
Proposed: PD (Planned Development)

Owner: Gerlero Properties, LLC

Applicant: Logan Opsahl

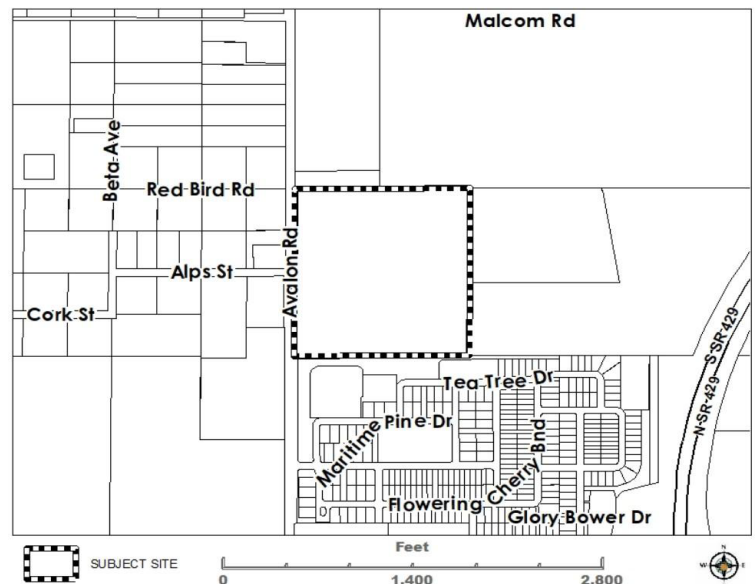
Parcel ID #'s: 17-23-27-0000-00-003

Acreage: 39.24 gross acres

Location: **5477 Avalon Road**; Generally located on the East of Avalon Road, West of Daniel Webster Western Beltway, South of Malcom Road, and North of McKinney Road.

Request Summary: To amend the Future Land Use Map (FLUM) designation from Rural Settlement 1/5 (RS 1/5) to Rural Settlement 1/1 (RS 1/1) to allow for the proposed development of 39 single-family dwelling units. In addition, the applicant is seeking to rezone the subject property from A-1 (Citrus Rural District) to PD (Planned Development).

SUBJECT PROPERTY LOCATION



CASE CONTACT: Scott Cirino
(407) 836-5606
Scott.Cirino@ocfl.net

ONLINE FEEDBACK FORM:



FREQUENTLY ASKED QUESTIONS

Q: How can I participate in the development review process?

OPPORTUNITIES FOR PUBLIC COMMENT

Community Meeting

Thursday, July 30, 2026

6:00 p.m.

Local Planning Agency (LPA) / Planning and Zoning Commission (PZC) Public Hearing

**August 20, 2026
9:00 a.m.**

Board of County Commissioners

To Be Determined

2:00 p.m.

If you are unable to attend the Community Meeting listed above in-person, written comments may be mailed or emailed to the Case Contact listed on the first page of this notice or submitted through the feedback form by scanning the QR code on the 1st page or visiting www.engageorange.ocfl.net. The application documents and plans are available online via Orange County FastTrack: www.fasttrack.ocfl.net under Development Cases – Planning and Zoning Commission. From here you can enter the case number on the first page of this notice to find the case file. Alternatively, you can contact the Case Planner for additional information. Information on the property may also be obtained by accessing the Orange County Property Appraiser's website at www.ocpafl.org or the OCFL Atlas at www.OCFL.net/Atlas.

PUBLIC HEARING NOTICE

Public hearings for this request (see above) will be held before the Orange County Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and Board of County Commissioners (BCC). Each public hearing will also be advertised in the *Orlando Sentinel*. Please note that the hearing dates shown above are tentative and are subject to change.

Q: Where are the public hearings located?

The Orange County Planning & Zoning Commission (PZC) and the Board of County Commissioners (BCC) will conduct in-person public hearings in the chambers of the County Administration Building located at 201 S. Rosalind Avenue, Orlando, FL 32801. However, Orange County remains committed to providing alternative public comment platforms. All comments may be submitted by mailing or emailing the Case Contact listed on the front page of this notice. Comments directed to the BCC may be emailed to the Mayor and/or District Commissioners (mayor@ocfl.net, District1@ocfl.net; District2@ocfl.net; District3@ocfl.net; District4@ocfl.net; District5@ocfl.net; and District6@ocfl.net).

Q: Why am I receiving this notice?

Because the proposed Future Land Use Map (FLUM) Amendment and rezoning proposal involves property generally located in your community. The purpose of this notice is to provide you with general information about the requests, their related community meeting, and other opportunities for public comments.

Q: What is the difference between Future Land Use and Zoning?

Future Land Use Map designations indicate the general use or “vision” for a property and regulate the types of activity or development that may ultimately be allowed on it, including maximum allowable residential and non-residential development. Future Land Use Map designations are adopted as part of the County's Comprehensive Plan, with oversight by the State. Zoning districts are more descriptive planning classifications but must be consistent with Future Land Use Map designations. Zoning categories regulate more specific development aspects, such as allowed uses, building sizes, setbacks, or parking.

Any party requesting additional information should contact the Orange County Planning Division: 201 S. Rosalind Ave., 2nd Floor, Orlando, FL, 32801, (407) 836-5600, or via email at planning@ocfl.net.

***Para más información, favor de comunicarse con la División de Planificación, al número (407) 836-5600
Pou plis enfòmasyon, kontakté Dépatman Planifikasyon, nan nimewo (407) 836-5600***