

May 6, 2025

To; Mayor of Orange County
County Commissioners of Orange County

From: City of Winter Garden

Subject: Vision 2050 and Orange Code

As part of the adoption process for Vision 2050 and Orange Code, the city of Winter Garden would respectfully request consideration of the following changes to the proposed designation and zoning for 851 E. Maple Street. The property is an enclave in the City adjacent to Historic East Winter Garden community. The property is an existing Industrial site under Orange County jurisdiction.

Attached is a copy of the Vision map of the property with an SZ-LI designation. The land use allowed under the SZ-LI category are listed on the attached written sheets. The city of Winter Garden and the residents of the Historic East Winter Garden community are requesting that the County Commission delete from the Zoning Ordinance permitted and special exceptions uses that are highlighted in the exhibit. The primary objection is that the highlighted uses are heavy commercial uses not light industrial uses that would be inconsistent and incompatible with the existing residential community. The remaining uses should allow sufficient flexibility to allow for substantial opportunity for use of the property.

PRIMARY

Residential (2)

Permitted (P)

- Assisted Living
- Live-Work

Office (1)

Permitted (P)

- Office

Commercial (23)

Permitted (P)

- Animal Services
- Auto-Related Commercial
- Automobile Repair
- Automobile Sales
- Automobile Towing Service
- Clubs (Fraternal/Civic Organizations)
- Food & Beverage
- Free-Standing Car Wash
- Funeral Services
- Gas Station
- Health and Medical Office / Clinic
- Hospital
- Medical Marijuana Dispensing Facility
- Place Of Assembly
- Recreational / Athletic
- Retail and Services, Specialized
- Vocational School

Special Exception (S)

- Food Truck or Vehicle
- Open Air Market (permanent)
- Temporary Retail
- Tent Vendors

Permitted as an Accessory Use only (A)

- Retail and Services, General

Permitted/Special Exception (P/S)

- Big Box Retail

Civic (1)

Special Exception (S)

- National Defense

Permitted (P)

- Communication Tower
- Large scale installations
- Public Parking (Principal Use)
- Renewable Energy
- Transit Facility
- Truck Stop
- Utilities

Special Exception (S)

- Airport
- Open Space

Permitted/Special Exception (P/S)

- Vertiports, Heliports, and Sea Plane Bases

Educational (1)

Permitted (P)

- Religious Institution

Industrial (18)

Permitted (P)

- Agricultural Industrial
- Building Material Storage & Sales
- Craft & Light Industrial
- Firewood sale or storage
- Heavy Industrial
- Medical Marijuana Cultivation Facility
- Medical Marijuana Processing Facility
- Oil and propane gas dealers
- Self Storage
- Slaughterhouse and Rendering Plants
- Storage & Distribution
- Truck Parking and Parking of Dual Rear Wheel Vehicles
- Warehouse

Special Exception (S)

- Incinerator
- Junk Yard

Permitted as an Accessory Use only (A)

- Outdoor Storage and Display of Equipment, Products, and Merchandise

Permitted/Special Exception (P/S)

- Wood chipping, wood mulching, and compost
- Yard Waste Processing

Permitted (P)

- Agriculture Storage & Distribution
- Commercial Nurseries & Green Houses
- Outdoor Display of Agricultural Equipment
- Veterinary Services for Livestock

Permitted/Special Exception (P/S)

- Raising and keeping of horses, ponies, donkeys, and mules



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Map

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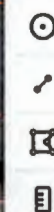
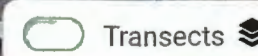


Properties



Layers

Filters



3D View

2D View

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