

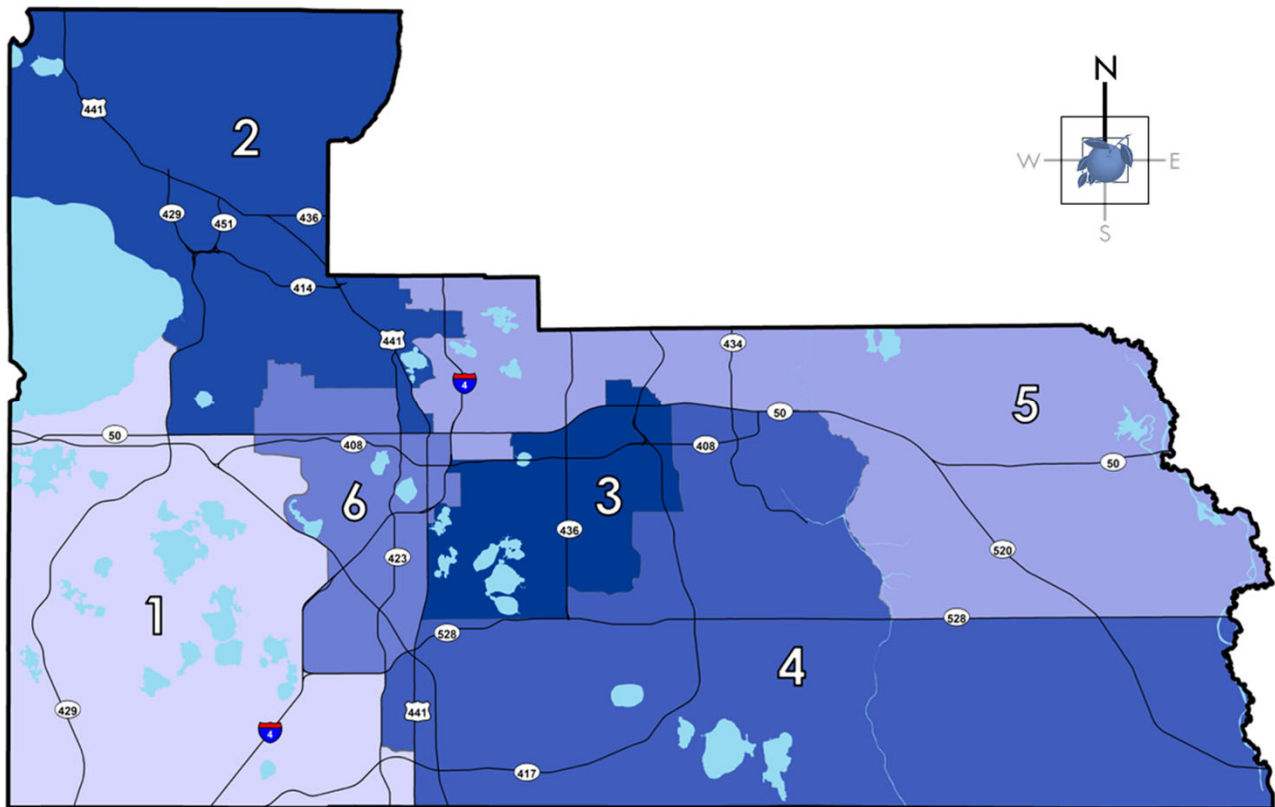


PLANNING AND ZONING COMMISSION

LOCAL PLANNING AGENCY

REZONING RECOMMENDATIONS

JULY 17, 2026



PREPARED BY:
ORANGE COUNTY GOVERNMENT
PLANNING DIVISION | CURRENT PLANNING SECTION

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

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July 17, 2026

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<u>Case #</u> <u>Applicant</u>	<u>Request</u>	<u>Commission</u> <u>District</u>	<u>Recommendations</u> <u>Staff</u>	<u>PZC</u>	<u>BCC Hearing</u> <u>Required</u>
I. Conventional Rezoning Hearing					
RZ-26-05-031 Alynne Cordray	R-1A to R-1 Restricted	5	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-07-044 Janika Gyles	R-1A to R-2	6	Approval	Approval	No
RZ-26-07-047 Leslie Carcaba	R-1A to R-1	5	Approval	Approval	No
RZ-26-07-048 Cecil R Golden	R-1A to R-2 Restricted	5	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-07-049 Mila Boza	R-CE to A-1	2	Approval	Approval with one (1) restriction	No
RZ-26-07-050 Jose M. Gamboa	R-3 to R-2	5	Approval	Approval	No
RZ-26-07-051 Juan Reyes Carlos	C-1 to C-2 Restricted	6	Denial	Approval with one (1) restriction	No
RZ-26-07-055 Jeremiah K. Ofor	R-1A to R-1	6	Approval	Approval	No

SITE & BUILDING REQUIREMENTS

Orange County Code Section 38-1501. Basic Site and Principal Building Requirements

District	Min. Lot Area ^M (sq. ft.)	Min. Living Area/ floor area (sq. ft.)	Min. Lot width (ft.)	^A Min. Front yard (ft.)	^A Min. Rear yard (ft.)	^A Min. Side yard (ft.)	^A Min. Side street Yard (ft.)	Max. Building Height (ft.)	NHWE Setback (ft.)	Max. FAR/ Density sq. ft./ du/ac	Additional Standards
A-1	SFR 21,780 (½ acre)	850	100	35	50	10	15	35	50 ^A	L	
	Mobile home 2 acres	850	100	35	50	10	15	35	50 ^A	L	
A-2	SFR 21,780 (½ acre)	850	100	35	50	10	15	35	50 ^A	L	
	Mobile home 2 acres	850	100	35	50	10	15	35	50 ^A	L	
A-R	108,900 (2½ acres)	950	270	35	50	25	15	35	50 ^A	L	
R-CE	43,560 (1 acre)	1,500	130	35	50	10	15	35	50 ^A	L	
R-CE-2	2 acres	1,200	185	45	50	30	15	35	50 ^A	L	
R-CE-5	5 acres	1,200	250	50	50	45	15	35	50 ^A	L	
R-1AAAA	21,780(½ acre)	1,500	110	30	35	10	15	35	50 ^A	L	
R-1AAA	14,520 (1/3 acre)	1,500	95	30	35	10	15	35	50 ^A	L	
R-1AA	10,000	1,200	85	25/30 ^H	30/35 ^H	7.5	15	35	50 ^A	L	
R-1A	7,500	1,200	75	20/25 ^H	25/30 ^H	7.5	15	35	50 ^A	L	
R-1	5,000	1,000	50	20/25 ^H	20/25 ^H	5/6 ^H	15	35	50 ^A	L	
R-2	One-family dwelling, 4,500	1,000	45 ^C	20/25 ^H	20/25 ^H	5/6 ^H	15	35	50 ^A	L	38-456
	Two dwelling units, 8,000/9,000	500/1,000 per dwelling unit ^D	80/90 ^D	20/25 ^H	25	5/6 ^H	15	35	50 ^A	L	38-456
	Three dwelling units, 11,250	500 per dwelling unit	85 ^I	20/25 ^H	30	10	15	35 ^E	50 ^A	L	38-456
	Four or more dwelling units, 15,000	500 per dwelling unit	85 ^I	20/25 ^H	30	10 ^B	15	35 ^E	50 ^A	L	38-456; limited to 4 units per building
R-3	One-family dwelling, 4,500	1,000	45 ^C	20/25 ^H	20/25 ^H	5	15	35	50 ^A	L	38-481
	Two dwelling units, 8,000/9,000	500/1,000 per dwelling unit ^D	80/90 ^D	20/25 ^H	20/25 ^H	5/6 ^H	15	35	50 ^A	L	38-481
	Three dwelling units, 11,250	500 per dwelling unit	85 ^I	20/25 ^H	30	10	15	35 ^E	50 ^A	L	38-481
	Four or more dwelling units, 15,000	500 per dwelling unit	85 ^I	20/25 ^H	30	10 ^B	15	35 ^E	50 ^A	L	38-481
R-L-D	N/A	N/A	N/A	10 for side entry garage, 20 for front entry garage	15	0 to 10 ^S	15	35 ^Q	50 ^A	L	38-605
R-T	7 spaces per gross acre	Park size min. 5 acres	Min. mobile home size 8 ft. x 35 ft.	7.5	7.5	7.5	15	35	50 ^A	L	38-578

District	Min. Lot Area ^M (sq. ft.)	Min. Living Area/ floor area (sq. ft.)	Min. Lot width (ft.)	^A Min. Front yard (ft.)	^A Min. Rear yard (ft.)	^A Min. Side yard (ft.)	^A Min. Side street Yard (ft.)	Max. Building Height (ft.)	NHWE Setback (ft.)	Max. FAR/ Density sq. ft./ du/ac	Additional Standards
R-T-1 SFR	4,500 ^C	1,000	45	20	20	5	15	35	50 ^A	L	
Mobile Home	4,500 ^C	Min. mobile home size 8 ft. x 35 ft.	45	20	20	5	15	35	50 ^A	L	
R-T-2 (zoned prior to 1/29/73)	6,000	SFR 500 Min. mobile home size 8 ft. x 35 ft.	60	25	50	6	15	35	50 ^A	L	
(zoned after 1/29/73)	21,780	SFR 600 Min. mobile home size 8 ft. x 35 ft.	100	35	50	10	15	35	50 ^A	L	
NR	One family dwelling, 4,500	1,000	45 ^C	20	20	5	15	35/3 stories	50 ^A	L	38-1748
	Two dwelling units, 8,000	500 per dwelling unit	80	20	20	5	15	35/3 stories	50 ^A	L	38-1748
	Three dwelling, 11,250	1,000	45 ^C	20	20	5	15	35/3 stories	50 ^A	L	38-1748
	Four or more dwelling, units, 1,000 plus, 2,000 per dwelling unit	500 per dwelling unit	85	20	20	10	15	50/4 stories	50 ^A	L	38-1748
	Townhouse 1,800	750 per dwelling unit	20	25, 15 for rear entry driveway	20,15 for rear entry garage	0,10 for end units	15	40/3 stories	50 ^A	L	38-1748
NAC	Nonresidential and mixed use development, 6,000	500	50	0/10 maximum 60% of building frontage must conform to maximum setback	15,20 adjacent to single- family zoning district	10,0 if buildings are adjoining	15	50 feet	50 ^A	L	38-1741
	One family dwelling, 4,500	1,000	45 ^C	20	20	5	15	35/3 stories	50 ^A	L	38-1741
	Two dwelling units, 11,250	500 per dwelling unit	80	20	20	5	15	35/3 stories	50 ^A	L	38-1741
	Three dwelling, 11,250	500 per dwelling unit	85	20	20	10	15	35/3 stories	50 ^A	L	38-1741
	Four or more dwelling, units, 1,000 plus, 2,000 per dwelling unit	500 per dwelling unit	85	20	20	10	15	50 feet/4 stories, 65 feet with ground floor retail	50 ^A	L	38-1741
	Townhouse 1,800	750 per dwelling unit	20	25, 15 for rear entry driveway	20,15 for rear entry garage	0,10 for end units	15	40/3 stories	50 ^A	L	38-1741

District	Min. Lot Area ^M (sq. ft.)	Min. Living Area/ floor area (sq. ft.)	Min. Lot width (ft.)	^A Min. Front yard (ft.)	^A Min. Rear yard (ft.)	^A Min. Side yard (ft.)	^A Min. Side street Yard (ft.)	Max. Building Height (ft.)	NHWE Setback (ft.)	Max. FAR/ Density sq. ft./ du/ac	Additional Standards
NC	Nonresidential and mixed use development, 8,000	500	50	0/10 maximum 60% of building frontage must conform to maximum setback	15,20 adjacent to single-family zoning district	10,0 if buildings are adjoining	15	65 feet	50 ^A	L	38-1734
	One family dwelling, 4,500	1,000	45 ^C	20	20	5	15	35/3 stories	50 ^A	L	38-1734
	Two dwelling units, 8,000	500 per dwelling unit	80	20	20	5	15	35/3 stories	50 ^A	L	38-1734
	Three dwelling, 11,250	500 per dwelling unit	85	20	20	10	15	35/3 stories	50 ^A	L	38-1734
	Four or more dwelling, units, 1,000 plus, 2,000 per dwelling unit	500 per dwelling unit	85	20	20	10	15	65 Feet, 80 feet with ground floor retail	50 ^A	L	38-1734
	Townhouse 1,800	N/A	20	25, 15 for rear entry driveway	20,15 for rear entry garage	0,10 for end units	15	40/3 stories	50 ^A	L	38-1734
P-O	10,000	500	85	25	30	10 for one- and two-story bldgs., plus 2 feet for each add. story	15	35	50 ^A	L	38-806
C-1	6,000	500		25	20	0; or 15 ft. when abutting residential district	15	50; or 35 within 100 ft. of any residential use or district	50 ^A	L	38-830
C-2	8,000	500		25	15; or 25 when abutting residential district	5; or 25 when abutting residential district	15	50; or 35 within 100 ft. of any residential use or district	50 ^A	L	38-855
C-3	12,000	500		25	15; or 30 when abutting residential district	5; or 25 when abutting residential district	15	75; or 35 within 100 ft. of any residential use or district	50 ^A	L	38-880
I-1A	N/A	N/A	N/A	35	25 ^N	25 ^N	15	50; or 35 within 100 feet of any residential use or district	50 ^A	L	38-907

District	Min. Lot Area ^M (sq. ft.)	Min. Living Area/ floor area (sq. ft.)	Min. Lot width (ft.)	^A Min. Front yard (ft.)	^A Min. Rear yard (ft.)	^A Min. Side yard (ft.)	^A Min. Side street Yard (ft.)	Max. Building Height (ft.)	NHWE Setback (ft.)	Max. FAR/ Density sq. ft./ du/ac	Additional Standards
I-1/I-5	N/A	N/A	N/A	35	25, or 50 ft. when abutting residential district ^N	25, or 50 ft. when abutting residential district ^{N/O}	15	50; or 35 within 100 feet of any residential use or district	50 ^A	L	38-932
I-2/1-3	N/A	N/A	N/A	25	10, or 60 ft. when abutting residential district ^P	15, or 60 ft. when abutting residential district ^P	15	50; or 35 within 100 feet of any residential use or district	50 ^A	L	38-981
I-4	N/A	N/A	N/A	35	10, or 75 ft. when abutting residential district ^N	25, or 75 ft. when abutting residential district ^N	15	50; or 35 within 100 feet of any residential use or district	50 ^A	L	38-1008
U-R-3	Four or more dwelling units, 15,000	500 per dwelling unit	85 ^I	20/25 ^H	30	10 ^B	15	35	50 ^A	L	

NOTE: These requirements pertain to zoning regulations only. The lot areas and lot widths noted are based on connection to central water and wastewater. If septic tanks and/or wells are used, greater lot areas may be required. Contact the Health Department at 407-836-2600 for lot size and area requirements for use of septic tanks and/or wells.

FOOTNOTES

A	Setbacks shall be measured from the normal high water elevation contour on any adjacent natural surface water body and any natural or artificial extension of such water body, for any building or other principal structure. Subject to Chapter 15, Article VII, Lakeshore Protection, and Chapter 15, Article X, Wetland Protection, the minimum setbacks from the normal high water elevation contour on any adjacent natural surface water body, and any natural or artificial extension of such water body, for an accessory building, a swimming pool, swimming pool deck, a wood deck attached to the principal structure or accessory structure, a parking lot, or any other accessory use, shall be the same distance as the setbacks which are used per the respective zoning district requirements as measured from the normal high water elevation contour. A lot which is part of a subdivision, the plat of which has been lawfully recorded, or a parcel of land, the deed of which was lawfully recorded on or before August 31, 1982, either of which has a depth of less than one hundred fifty (150) feet above the normal high water elevation contour, shall be exempt from the fifty-foot setback requirement set forth in section 38-1501. Instead, the setbacks under the respective zoning district requirements shall apply as measured from the normal high water elevation contour.
B	Side setback is 30 feet where adjacent to single-family district.
C	For lots platted between 4/27/93 and 3/3/97 that are less than 45 feet wide or contain less than 4,500 sq. feet of lot area, or contain less than 1,000 square feet of living area shall be vested pursuant to Article III of this chapter and shall be considered to be conforming lots for width and/or size and/or living area.
D	For attached units (common fire wall and zero separation between units) the minimum duplex lot width is 80 feet, the minimum duplex lot size is 8,000 square feet, and the minimum living area is 500 square feet. For detached units, the minimum duplex lot width is 90 feet, the minimum duplex lot size is 9,000 square feet, and minimum living area is 1,000 square feet, with a minimum separation between units of 10 feet. Fee simple interest in each half of a duplex lot may be sold, devised or transferred independently from the other half. Existing developed duplex lots that are either platted or lots of record existing prior to 3/3/97 and are at least 75 feet in width and have a lot size of 7,500 square feet or greater, shall be deemed to be vested and shall be considered as conforming lots for width and/or size.
E	Multifamily residential buildings in excess of one story in height within 100 feet of the property line of any single-family dwelling district and use (exclusive of 2 story single family and 2 story two-family dwellings), requires a special exception.
F	Reserved.
G	Reserved.
H	For lots platted on or after 3/3/97, or unplatted parcels. For lots platted prior to 3/3/97, the following setbacks shall apply: R-1AA, 30 feet front, 35 feet rear; R-1A, 25 feet front, 30 feet rear; R-1, 25 feet front, 25 feet rear, 6 feet side; R-2, 25 feet front, 25 feet rear, 6 feet side for one (1) and two (2) dwelling units; R-3, 25 feet front, 25 feet rear, 6 feet side for two (2) dwelling units. Setbacks not listed in this footnote shall apply as listed in the main text of this section.

<i>J</i>	Attached units only. If units are detached, each unit shall be placed on the equivalent of a lot 45 feet in width and each unit must contain at least 1,000 square feet of living area. Each detached unit must have a separation from any other unit on site of at least 10 feet.
<i>K</i>	Maximum impervious surface ratio shall be 70%, except for townhouses, nonresidential, and mixed-use development, which shall have a maximum impervious surface ratio of 80%.
<i>L</i>	Subject to the Future Land Use designation.
<i>M</i>	Developable land area.
<i>N</i>	Rear yards and side yards may be reduced to zero (0) when the rear or side property lines about the boundary of a railroad right-of-way, but only in those cases where an adjacent wall or walls of a building or structure are provided with railroad loading and unloading capabilities.
<i>O</i>	One of the side yards may be reduced to zero (0) feet, provided the other side yard on the lot shall be increased to a minimum building setback of fifty (50) feet. This provision cannot be used if the side yard that is reduced is contiguous to a residential district.
<i>P</i>	Rear yards and side yards may be reduced to zero when the rear or side property lines about the boundary of a railroad right-of-way, but only in those cases where an adjacent wall or walls of a building or structure are provided with railroad loading and unloading capabilities; however, no trackage shall be located nearer than three hundred (300) feet from any residential district. The maximum height of any structure shall be two (2) stories or thirty-five (35) feet; provided, that no structure (exclusive of single-family and two-family dwellings) shall exceed one (1) story in height within one hundred (100) feet of the side or rear lot line of any existing single-family residential district.
<i>Q</i>	The maximum height of any structure shall be two stories or thirty-five (35) feet; provided, that no structure (exclusive of single-family and two-family dwellings) shall exceed one story in height within one hundred (100) feet of the side or rear lot line of any existing single-family residential district.
<i>R</i>	A ten-foot front setback may also be permitted for the dwelling unit when a front entry garage is set back at least twenty (20) feet from the front property line.
<i>S</i>	Minimum side building separation is ten (10) feet. The side setback may be any combination to achieve this separation. However, if the side setback is less than five (5) feet, the standards in section 38-605(b) of this district shall apply.

These requirements are intended for reference only; actual requirements should be verified in the Zoning Division prior to design or construction.

BUFFER YARD REQUIREMENTS

Orange County Code Section 24-5.

Buffer yards prescribed are intended to reduce, both visually and physically, any negative impacts associated with abutting uses. Buffer yards shall be located on the outer perimeter of a lot or parcel, extending to the parcel boundary. Buffer yards shall not be located on any portion of an existing or dedicated public or private street or right-of-way.

(a) **Buffer classifications:**

- (1) **Type A, opaque buffer:** This buffer classification shall be used to separate heavy industrial (I-4 and M-1) uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of fifty (50) feet wide. The type A buffer shall utilize a masonry wall.
- (2) **Type B, opaque buffer:** This buffer classification shall be used to separate commercial (general and wholesale) (C-2 and C-3) and industrial (general and light) (I-2/I-3 and I-1/I-5) uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of twenty-five (25) feet wide. The type B buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be four (4) feet high and seventy (70) percent opaque at planting and be capable of attaining full height and opacity within three (3) years.
- (3) **Type C, opaque buffer.** This buffer classification shall be used to separate neighborhood retail commercial (C-1) and industrial-restricted (I-1A) from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of fifteen (15) feet wide. The type C buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years.
- (4) **Type D, opaque buffer:** This buffer classification shall be used to separate professional office (P-O) uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of ten (10) feet wide. The type D buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years.
- (5) **Type E, mobile home and RV park buffer:** This buffer classification shall be used to separate mobile home and RV parks from all abutting uses. This buffer shall be twenty-five (25) feet wide. Where the park abuts an arterial highway, the buffer shall be fifty (50) feet wide. This buffer shall not be considered to be part of an abutting mobile home space, nor shall such buffer be used as part of the required recreation area or drainage system (ditch or canal). This buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof. This buffer must be at least five (5) feet in height and fifty (50) percent opaque within eighteen (18) months after installation.
- (6) **Type F, residential subdivision buffer:** See subdivision regulations (Chapter 34, Orange County Code).

These requirements are intended for reference only; actual requirements should be verified in the Zoning Division prior to design or construction.

CASE # RZ-26-05-031

Commission District: #5

GENERAL INFORMATION

APPLICANT:	Alynn Cordray
OWNERS:	Jennifer Ann Berzinski Revocable Trust, Berzinski Jennifer Ann Life Estate
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	R-1A (Single-Family Dwelling District) to R-1 Restricted (Single-Family Dwelling District)
LOCATION:	4715 Beach Blvd; generally located north of Beach Blvd, east of Lake Baldwin Ln, west of Baldwin Cove Way.
PARCEL ID NUMBER:	21-22-30-3932-01-080
SIZE / ACREAGE:	2.18 gross acres
PUBLIC NOTIFICATION:	The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred twenty-three (223) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on June 23, 2026, and is summarized further in this report.
PROPOSED USE:	Five (5) lots single-family dwelling units (pending lot split approval).

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 Restricted (Single-Family Dwelling District) zoning, subject to the following restriction:

1. Lot width shall be a minimum of sixty-three (63) feet.

SUBJECT PROPERTY ANALYSIS

Overview

Through this request, the applicant is seeking to rezone the subject property from R-1A (Single-Family Dwelling District) to R-1 Restricted (Single-Family Dwelling District) in order

to allow for five (5) single-family dwelling units on 2.18 gross acres, pending lot split approval or subdivision.

The subject property was originally platted as Lots 8-13 within Jamajo Community and is located inside of the Urban Service Area. The subject property consists of six (6) platted lots, measures 50 feet in width for lots 9-13 and 62.8 feet for lot 8 and vacated right-of-way portions.

The plat for the Jamajo subdivision was recorded in 1924. The property is currently developed with three (3) duplexes and one 700-square-foot unit. Two of the duplexes were built in 1928, while the remaining duplex and the additional unit were constructed in 1945. The immediate area is developed with single-family residential dwelling units on lots mostly ranging from 50 feet to 75 feet in width. The surrounding area is predominantly zoned R-1A and R-2 which requires a minimum of 75 and 45 foot lot width.

The current zoning district of R-1A requires 75 foot wide lots whereas the requested R-1 district only requires 50 foot wide lots. The subject property has a Future Land Use Map (FLUM) designation of Low-Medium Density Residential (LMDR) which allows for consideration of up to ten (10) units per one (1) net developable acre.

Rezoning to R-1 is required to allow the subject property to be split into separate lots. For compatibility with surrounding properties, staff is proposing one restriction: that each lot maintain a minimum width of 63 feet.

Development on this property will rely on septic tanks for wastewater disposal, per the City of Orlando; however, the applicant is negotiating an agreement to connect to a private sewage provider through the Baldwin Cove HOA.

Land Use Compatibility

The R-1 Restricted (Single-Family Dwelling District) zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

Site Analysis

Rural Settlement

The subject property is not located in a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located in a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is located in Airport Noise Zone E, and is subject to the Airport Noise Zoning Ordinance (Ord. 2000-07). Single-family homes are permitted in Zone E.

Code Enforcement

No open cases.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Water Body (WB), Low Medium density residential (LMDR). The proposed R-1 (Single-Family Dwelling District) zoning is consistent with the Low-Medium density residential (LMDR) FLUM designation, therefore a CP amendment is not necessary. The proposed request is consistent with the following Comprehensive Plan provisions:

FLU1.4.2 states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

FLU8.1.1 states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU8.2.1 states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

H1.3.8 states that in order to stabilize and improve existing neighborhoods, Orange County shall continue to support compatible infill development in existing neighborhoods where infrastructure already exists.

FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

SITE DATA

Existing Use	Residential
Adjacent Zoning	N: City of Orlando
	E: R-1A (Single-Family Dwelling District) 1957
	W: R-1A (Single-Family Dwelling District) 1957

	S:	R-1A (Single-Family Dwelling District) 1957
Adjacent Land Uses	N:	Lake Suzannah
	E:	Single-Family residential
	W:	Single-Family residential
	S:	Single-Family residential

R-1 [Single-Family Dwelling District] Development Standards

Min. Lot Area:	5,000 sq. ft.
Min. Lot Width:	50 ft.
Max. Height:	35 ft.
Min. Living Area:	1,000 sq. ft.

Building Setbacks

Front:	20 ft.
Rear:	20 ft.
Side:	5 ft.

Intent, Purpose, and Uses

Per Section 38-276 of the Orange County Code, the intent and purpose of the R-1 zoning district is providing residential development similar in general character to the R-1AA and R-1A zoning districts, but with smaller minimum lots and yards, and a corresponding increase in population density.

Specific uses shall be identified by the letter "P" in the use table set forth in Section 38-77 of the Orange County Code.

SPECIAL INFORMATION

Staff Comments

Environmental

WD Complete - An Orange County Wetland Determination WD-26-05-095 was completed with a certified survey of the wetland boundary approved by the Environmental Protection Division (EPD) on 7/6/2026. The WD identified 0.745 of Surface Water/Wetlands within the subject property boundaries.

Dock Renovation - Replacement and renovation of existing or remnant docks, boardwalks or observation piers may require review and permitting by Orange County EPD Permitting & Compliance. Reference OC Code Chapter 15 Environmental Control, Article IX Dock Construction

Solid Waste Disposal - Any miscellaneous regulated solid waste found or generated onsite including land clearing debris, construction and demolition debris, tires, garbage, and hazardous waste shall be properly managed through recycling and/or off-site disposal in accordance with local, state, and federal regulations.

PVA Enhanced Septic Requirement - This site is located within the Orange County Priority Vulnerability Area (PVA). The PVA is identified as an area where groundwater quality is more vulnerable to nutrient pollutant discharges from conventional On-site Sewage Disposal Systems (OSDS). Any new OSDS approved to be located on a lot one acre or less in size within the PVA shall be an enhanced OSDS capable of meeting or exceeding at least sixty-five (65) percent total nitrogen reduction. Reference Orange County Code Chapter 37 Individual On-site Sewage Disposal System, Sec. 37-540 (p).

Transportation / Access

Prior to any building permit approval, an approved Concurrency Application through the Concurrency Management Office may be required. NOTE: Should this project be located near failing roadways then a traffic study (segment analysis) will be required via a Capacity Encumbrance Letter (CEL) application. Please contact the Concurrency Management Office at concurrency@ocfl.net or 407-836-6110 for more information. Visit the webpage below regarding concurrency information: [http://www.orangecountyfl.net/ Planning Development/ConcurrencyManagement.aspx](http://www.orangecountyfl.net/PlanningDevelopment/ConcurrencyManagement.aspx)

Schools

Five homes is de minimis.

Parks and Recreation

Parks and Recreation staff reviewed the request and did not identify any issues or concerns.

Community Meeting Summary

A community meeting was required for this request. It was held on June 23rd at Glenridge Middle School with 6 residents in attendance. Concerns were raised about sewer capacity, home styles, and increased taxes. The applicant presented a plan for five modern homes on lots approximately 63 feet wide, connected to the sewer via a private pipeline from the Baldwin Cove subdivision.

Utilities Service Area (Availability of services may vary)

Water: OUC

Wastewater: City of Orlando

Reclaim Water: City of Orlando

Detailed Utility Information:

This property is within Orlando Utilities Commission Water Service Area.

This property is within City of Orlando Wastewater and Reclaimed Water Service Area.

Development on this property will rely on septic tanks for wastewater disposal, per the City of Orlando; however, the applicant is negotiating an agreement to connect to a private sewage provider through the Baldwin Cove HOA. If connection is not made, advanced septic criteria applies.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit

from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – July 17, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 Restricted (Single-Family Dwelling District) zoning, subject to the following restriction:

1. Lot width shall be a minimum of sixty-three (63) feet.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 Restricted (Single-Family Dwelling District) zoning, subject to one (1) restriction. The applicant was present and agreed with the staff's recommendation and followed with an explanation for his project. It was noted that the applicant has committed to connect to a private sewer main for wastewater disposal.

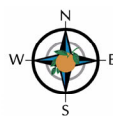
Staff indicated that two hundred twenty-three (223) notices were sent to property owners within 500 feet surrounding the subject property, and that staff had received one (1) response in support to the request. One member of the public was present to speak in opposition to the request stating a concern for too many homes and lot size concerns. After a brief discussion about septic tanks and the applicant's commitment to connect to a private sewer main, and discussion regarding lot width and lot sizes a motion was made by Commissioner Holt and seconded by Commissioner Berrios Trinidad to recommend APPROVAL of the requested R-1 Restricted (Single-Family Dwelling District) zoning. The motion carried on a 6-0 vote.

Motion / Second	<i>Marjorie Holt / Jorge Berrios Trinidad</i>
Voting in Favor	<i>Marjorie Holt, Jorge Berrios Trinidad, George Wiggins, David Boers, Michael Arrington, and Eric Gray</i>
Voting in Opposition	<i>None</i>
Absent	<i>Camille Evans, Giancarlo Rodriguez and Eddie Fernandez</i>

RZ-26-05-031



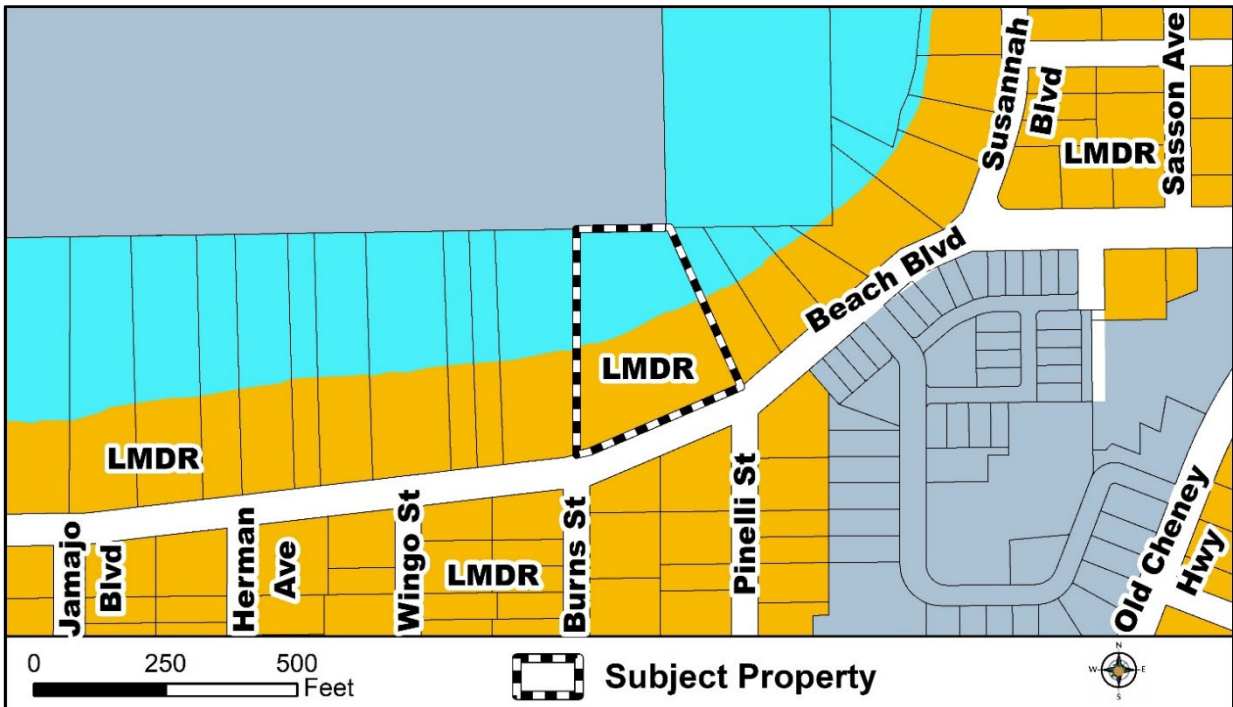
 Subject Property



0 190 380 Feet

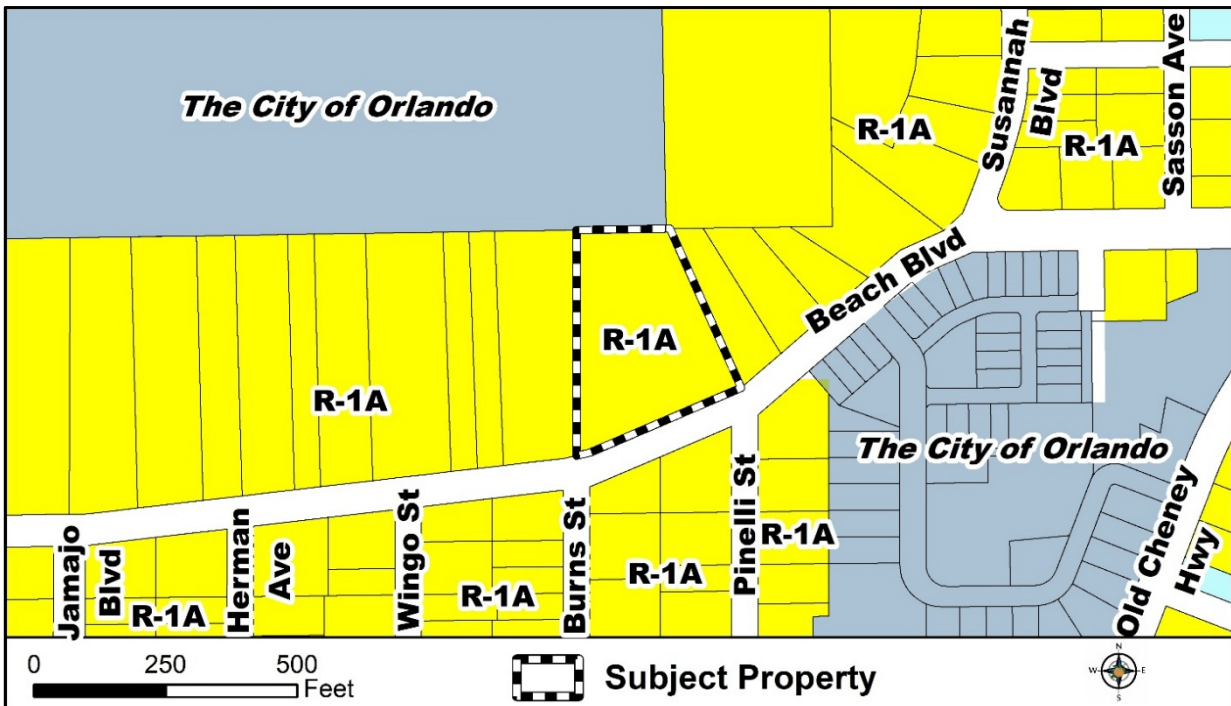
FUTURE LAND USE – CURRENT

Water Body (WB), Low-Medium Density Residential (LMDR)



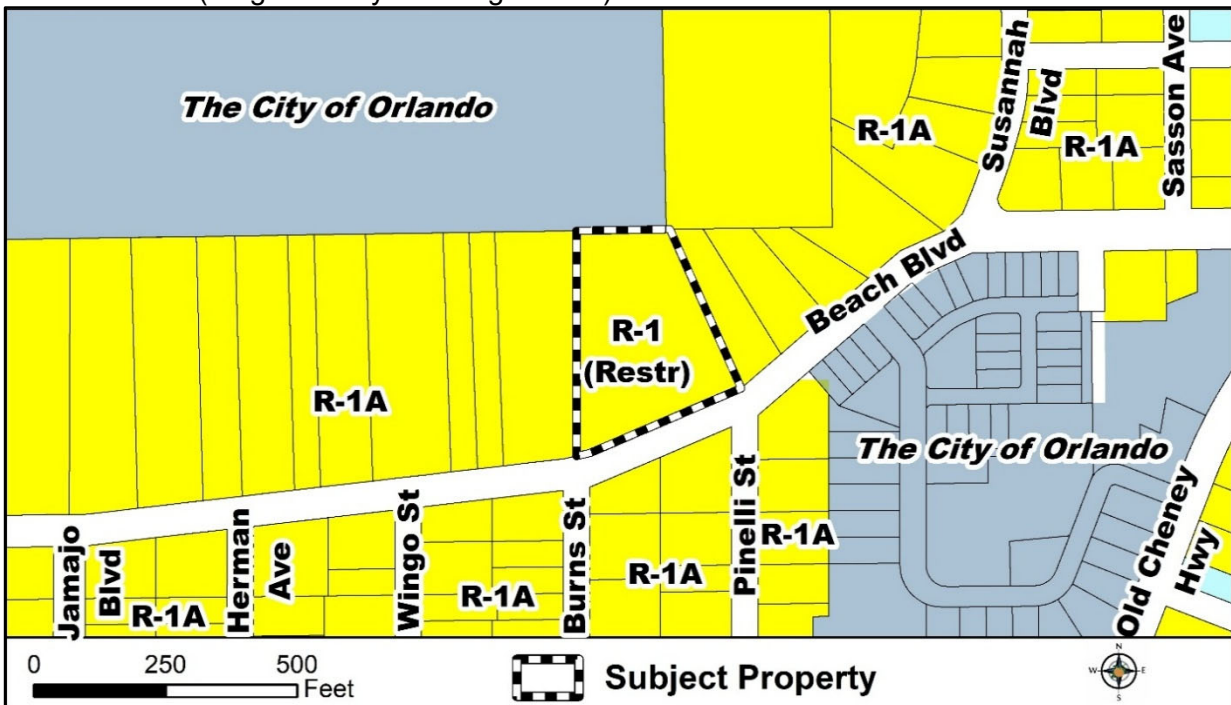
ZONING – CURRENT

R-1A (Single-Family Dwelling District)



ZONING – PROPOSED

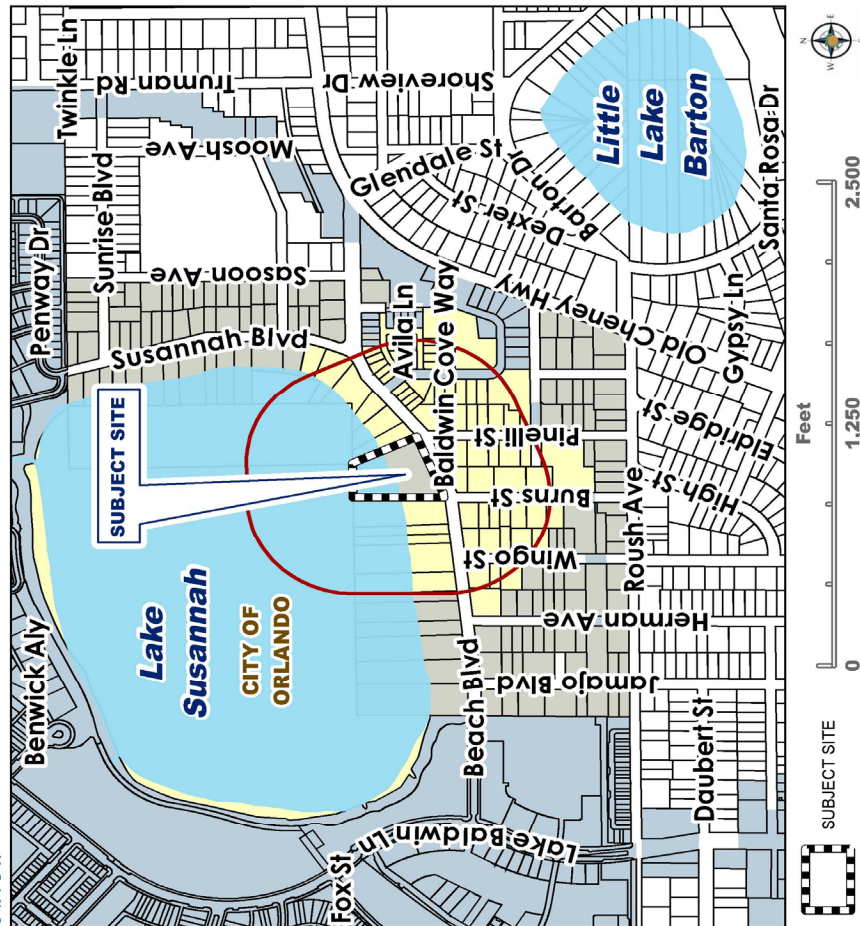
R-1 Restricted (Single-Family Dwelling District)



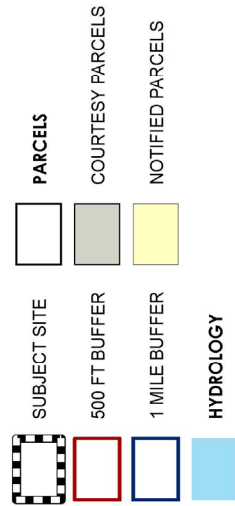


Public Notification Map

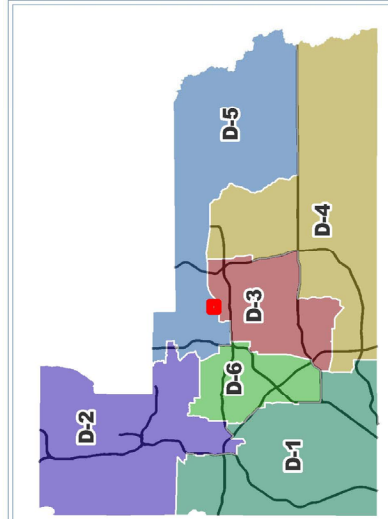
RZ-26-05-031



MAP LEGEND



BUFFER DISTANCE: 500
OF NOTICES: 223



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CASE # RZ-26-07-044

Commission District: #6

GENERAL INFORMATION

APPLICANT: Janika Yonique Gyles

OWNER: Janika Yonique Gyles

HEARING TYPE: Planning and Zoning Commission

REQUEST: **R-1A** (Single-Family Dwelling District) **to**
R-2 (Residential District)

LOCATION: 5010 W. Robinson Street; generally located north of Old Winter Garden Road, west of Dover Street, south of SR 408, east of Pine Hills Drive.

PARCEL ID NUMBER: 30-22-29-2744-12-320

SIZE / ACREAGE: 0.29-gross acres

PUBLIC NOTIFICATION: The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred twenty-five (225) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: An in-person community meeting was held on June 29, 2026, and is summarized further in this report.

PROPOSED USE: One (1) additional single-family dwelling unit, pending lot split approval

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 (Residential District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

The applicant is seeking to rezone the subject property from R-1A (Single-Family Dwelling District) to R-2 (Residential District). It is the applicant's intent to request a lot split, keeping the existing single-family dwelling on one lot and developing the second lot as a single-family dwelling.

The subject property, measuring 100' x 125' and with a lot area of 12,500 sq. ft., is legally described as Lots 32 and 33, Block L, of the Fleming Heights subdivision, platted in April 1926. The applicant wishes to divide the property into one 73.5' x 100' lot and a second 51.5' x 100' lot. This proposed configuration would not follow the original 1926 subdivision plat but would meet the site requirements for single-family dwellings in the R-2 zoning district.

The subdivision of Fleming Heights, recorded in Plat Book O, Page 74 of the public records of Orange County, shows that the majority of the lots were platted with a width of 50 feet – a width at odds with the R-1A zoning classification, which requires a minimum width of 75 feet. The requested R-2 designation, however, has a minimum lot width requirement of 45 feet for single-family lots.

The surrounding neighborhood is characterized by a mix of single-family residential, duplexes, and commercial development. Wastewater is considered not available. Development on this property will be reliant on septic tanks for wastewater disposal. Advanced septic criteria applies.

Land Use Compatibility

The R-2 (Residential District) zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

Site Analysis

Rural Settlement

The subject property is not located in a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located in a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located in an Airport Noise Zone.

Code Enforcement

No open cases.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is LMDR (Low-Medium Density Residential). The proposed R-2 (Residential District) zoning is consistent with the LMDR FLUM designation, therefore a CP amendment is not necessary. The proposed request is consistent with the following Comprehensive Plan provisions:

FLU1.4.2 states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

FLU8.1.1 states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU8.2.1 states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

H1.3.8 states that in order to stabilize and improve existing neighborhoods, Orange County shall continue to support compatible infill development in existing neighborhoods where infrastructure already exists.

FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

SITE DATA

Existing Use	Single-Family Dwelling
Adjacent Zoning	N: R-1A (Single-Family Dwelling District) 1957 E: RSTD R-2 (Residential District) 2009 W: R-1A (Single-Family Dwelling District) 1957 S: R-1A (Single-Family Dwelling District) 1957
Adjacent Land Uses	N: Single-Family Dwelling E: Single-Family Dwelling W: Single-Family Dwelling S: Single-Family Dwelling

R-2 (Residential District) Development Standards

One-Family Dwelling

Min. Lot Area: 4,500 sq. ft.

Min. Lot Width:	45 ft.
Max. Height:	35 ft.
Min. Living Area:	1,000 sq. ft.
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	20 ft.
<i>Side:</i>	5 ft.
<i>Side Street:</i>	15 ft.

Two Dwelling Units

Min. Lot Area:	8,000 sq. ft. (attached units) / 9,000 sq. ft. (detached units)
Min. Lot Width:	80 ft. (attached units) / 90 ft. (detached units)
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. (attached units) / 1,000 sq. ft. (detached units)
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	20 ft.
<i>Side:</i>	5 ft.
<i>Side Street:</i>	15 ft.

Three Dwelling Units

	11,250 sq. ft.
Min. Lot Area:	
Min. Lot Width:	85 ft. (attached units only)
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. per dwelling unit
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	30 ft.
<i>Side:</i>	10 ft.
<i>Side Street:</i>	15 ft.

Four or More Dwelling Units

Min. Lot Area:	15,000 sq. ft.
Min. Lot Width:	85 ft.
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. per dwelling unit
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	30 ft.
<i>Side:</i>	10 ft. (30 ft. where adjacent to single-family)
<i>Side Street:</i>	15 ft.

** These regulations may not reflect the actual requirements for all situations; see the Orange County Zoning Code for actual regulations for site requirements for this zoning district.*

Intent, Purpose, and Uses

The R-2 (Residential District) zoning district is composed of lands and structures used primarily for the construction of detached and attached single-family dwelling units, containing a maximum of four (4) units per building and associated residential uses. This includes Single-family homes, fee-simple duplex, fee-simple triplex, fee-simple quadruplex, patio homes, and home occupations (as defined in Sec. 38-1, O.C. Code), swimming pools, multifamily w/ customary accessory uses, etc.

Specific uses shall be identified by the letter "P" in the use table set forth in Section 38-77 of the Orange County Code.

SPECIAL INFORMATION

Staff Comments

Environmental

Enhanced Septic/Sewer Requirement - This site is located within the Okeechobee Basin Management Action Plan (BMAP) Area, a Reasonable Assurance Plan (RAP) Area, or a Pollution Reduction Plan (PRP) Area and must comply with the applicable requirements of Section 373.811 and Section 403.067, Florida Statutes, as amended.

Within a BMAP Area, a RAP Area, or a PRP Area, the installation of new onsite sewage treatment and disposal systems (OSTDS) is prohibited where connection to a central wastewater system is available as defined in s. 381.0065(2)(a).

On lots of one acre or less within a BMAP Area, a RAP Area, or a PRP Area where a central wastewater system is not available, the installation of enhanced nutrient-reducing OSTDS that achieve at least 65 percent overall nitrogen reduction is required.

Contact the Florida Department of Health (FDOH) for individual determination and details of this enhanced OSTDS. Contact the utility provider regarding options to connect to sewer.

Solid Waste Disposal - Any miscellaneous regulated solid waste found or generated onsite including land clearing debris, construction and demolition debris, tires, garbage, and hazardous waste shall be properly managed through recycling and/or off-site disposal in accordance with local, state, and federal regulations.

Erosion Control - Use caution to prevent erosion during construction along the boundary of the property, into surface waters, wetlands and upland buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2 inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping. Reference OC Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).

Transportation / Access

The proposed development program to split the existing lot in order to construct a single-family home has a DeMinimis impact on the roadways. For the purposes of transportation analysis, projects are classified as DeMinimis if its impacts are less than a total p.m. peak of five (5) hour trips on the roadways within the area of influence. Prior to any building permit approval, an approved DeMinimis Application through the Concurrency Management Office will be required. Please contact the Concurrency Management Office at concurrency@ocfl.net or 407-836-6110 for more information.

Note: As of 06-01-26, the road segments within the project's 1-miles radius have adequate capacity and are not deficient/failing. (1) Old Winter-Garden Rd from Kirkman Rd to Ivey Ln (2) Pine Hills Rd from Old Winter Garden Rd to Colonial Drive.

Schools

Two homes is de minimis.

Parks and Recreation

Parks and Recreation staff reviewed the request and did not identify any issues or concerns.

Community Meeting Summary

A community meeting was held on Monday, June 29 at the Orlo Vista Community Center and Chamber of Commerce. Four residents were in attendance. Questions concerned whether the proposed lot configuration and septic requirements would permit the building of an additional home. All in attendance were in support of the request.

Utilities Service Area (Availability of services may vary)

Water: OUC

Wastewater: Orange County Utilities

Reclaim Water: Orange County Utilities

Detailed Utility Information:

This property is within Orlando Utilities Commission Water Service Area.

This property is within Orange County Utilities Wastewater, and Reclaimed Water Service Areas. In accordance with Orange County Code Chapter 37:

Wastewater: Wastewater is considered not available. Development on this property will be reliant on septic tanks for wastewater disposal. Advanced septic criteria applies.

Reclaimed Water: There are no reclaimed water mains within the vicinity of this property. Reclaimed water is considered not available. Connection is not required.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – July 17, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 (Residential District) zoning.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the Planning and Zoning Commission (PZC) with a recommendation that the Commission make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 (Residential District) zoning. The applicant was present and agreed with staff's recommendation.

Staff indicated that two hundred twenty-five (225) notices were sent to property owners within a 500-foot buffer of the subject property. Staff received zero comments regarding the case. No members of the public spoke during the public comment portion of the hearing.

Discussion followed, during which Commissioner Wiggins asked if the applicant had been notified that a second house would require installation of an advanced septic system. Staff replied in the affirmative. The Commission asked the applicant if they intend to rebuild the existing house. The applicant responded that they intend to split the lot without following the historic plat lines, so that the existing house can remain and the two new lots will comply with R-2 development requirements.

Commissioner Gray made a motion to make a finding of consistency with the Comprehensive Plan and recommended APPROVAL of the requested R-2 (Residential District) zoning. The motion was seconded by Commissioner Arrington. The motion carried on a 6-0 vote.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

Motion / Second	<i>Eric Gray / Michael Arrington</i>
Voting in Favor	<i>Eric Gray, Michael Arrington, Marjorie Holt, Jorge Berrios Trinidad, George Wiggins, and David Boers</i>
Voting in Opposition	<i>none</i>
Absent	<i>Camille Evans, Giancarlo Rodriguez and Eddie Fernandez</i>

SS-26-07-044



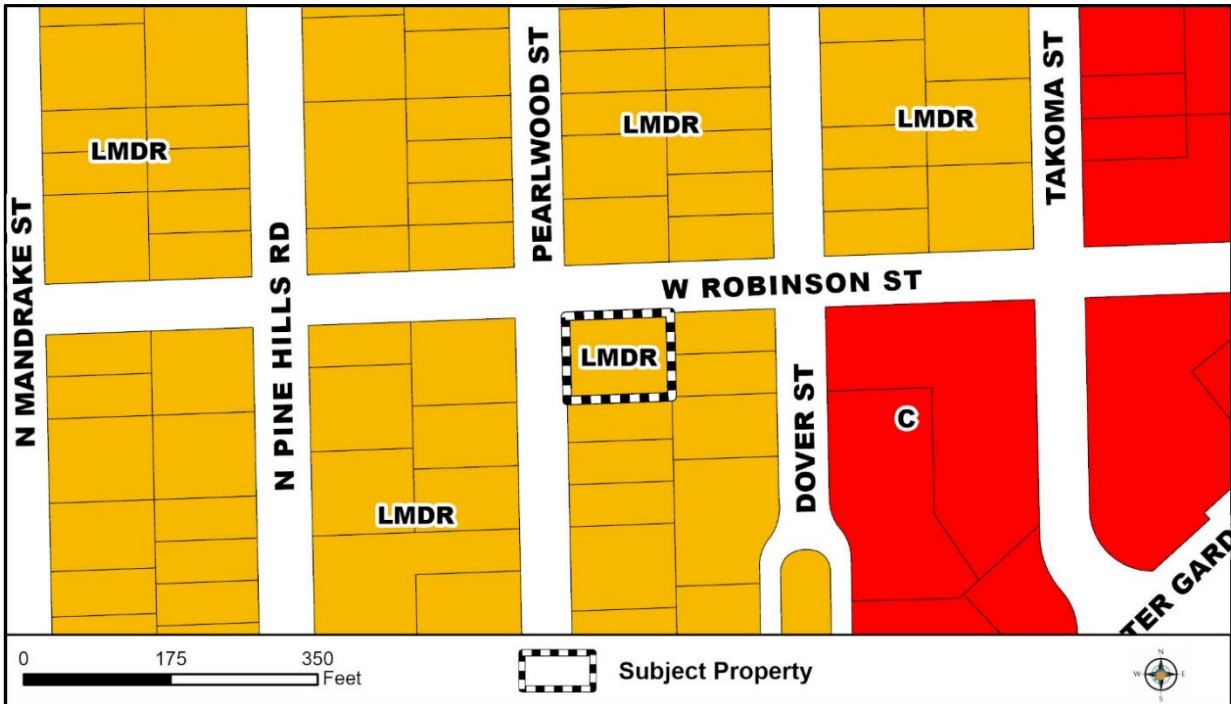
 Subject Property



0 150 300
 Feet

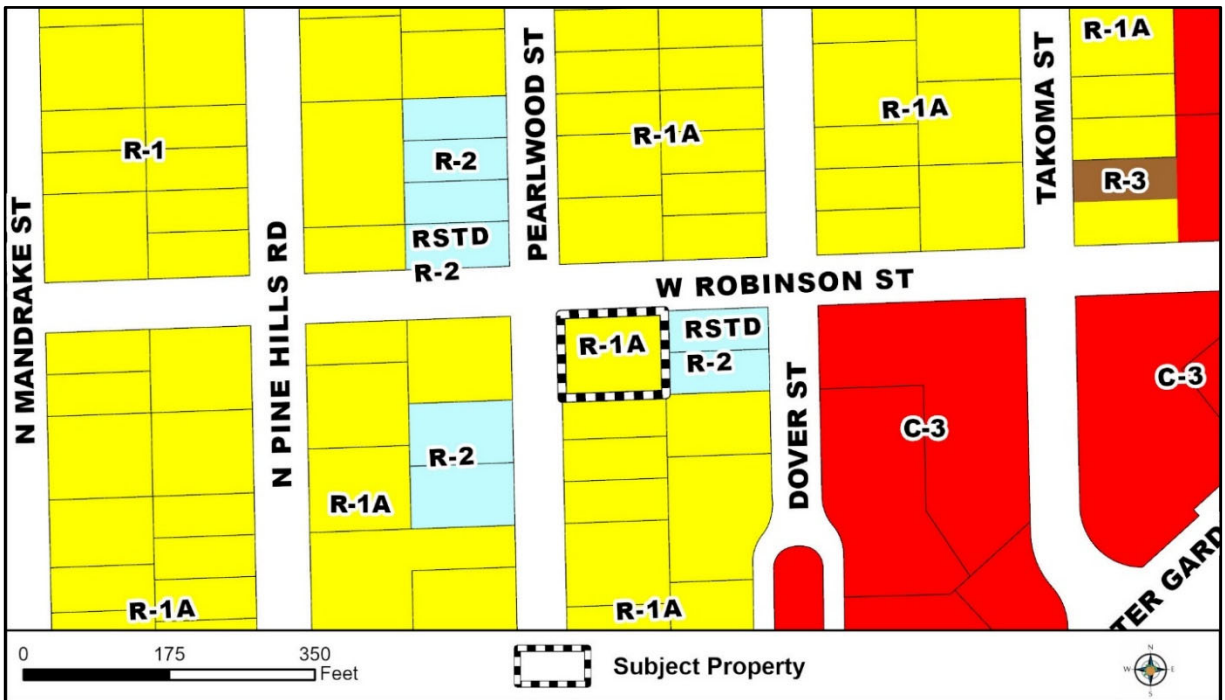
FUTURE LAND USE – CURRENT

Low-Medium Density Residential (LMDR)



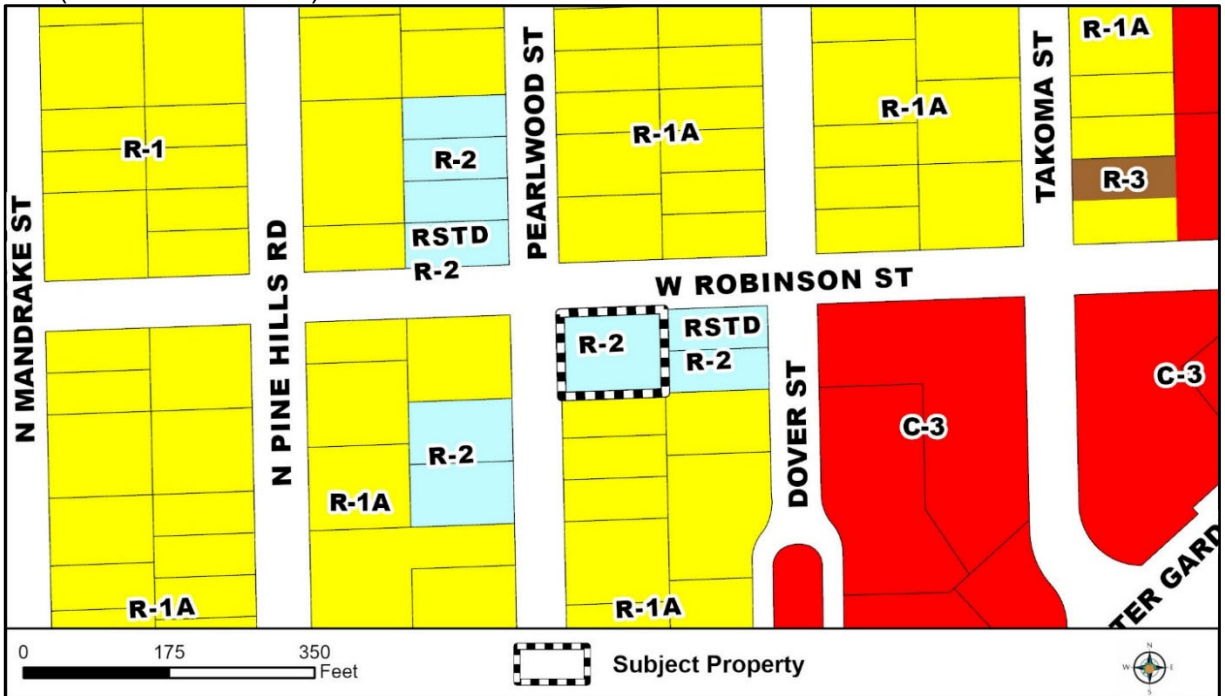
ZONING – CURRENT

R-1A (Single-Family Dwelling District)



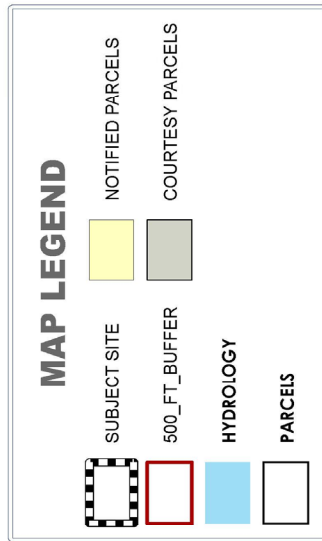
ZONING – PROPOSED

R-2 (Residential District)

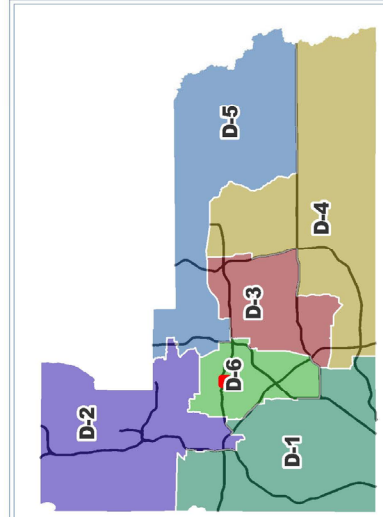


Public Notification Map

RZ-26-07-044



BUFFER DISTANCE: 500
 # OF NOTICES: 225



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CASE # RZ-26-07-047

Commission District: #5

GENERAL INFORMATION

APPLICANT:	Leslie Carcaba
OWNER:	Dufka Family Trust
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District)
LOCATION:	763 Overspin Drive; generally located west of Overspin Drive, south of 426, east of Driver Ave, and north of Minnesota Ave
PARCEL ID NUMBER:	11-22-29-2248-06-190
SIZE / ACREAGE:	0.32 gross acre
PUBLIC NOTIFICATION:	The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred fifty-nine (159) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	A community meeting was not required for this application.
PROPOSED USE:	One (1) additional single-family dwelling unit, pending lot split approval.

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested R-1 (Single-Family Dwelling District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property is a 0.32-acre parcel located at 763 Overspin Drive, generally located west of Overspin Drive, south of SR 426, east of Driver Avenue, and north of Minnesota Avenue. The property has a Future Land Use Map (FLUM) designation of Low Density Residential (LDR) and is currently zoned R-1A (Single-Family Dwelling District). The applicant requests to rezone the property to R-1 (Single-Family Dwelling District). The rezoning would allow for the creation of two 50 foot wide lots and the potential development of one additional single-family dwelling unit. The proposed R-1 zoning district

is consistent with the LDR Future Land Use designation and allows a minimum lot width of 50 feet.

The subject property consists of two originally platted 50-foot-wide lots recorded in the 1924 subdivision plat. The request qualifies for consideration under Orange County's Small Lot Policy, which provides a process for evaluating certain qualifying small lots within established neighborhoods that do not conform to current Low Density Residential (LDR) density standards. The surrounding neighborhood consists primarily of single-family residential development, with the majority of homes located on 50-foot-wide lots, consistent with the original platting pattern.

The property is located within the City of Winter Park water service area, where water service is available. Wastewater service through the City of Orlando is not currently available. Any future development would be required to install an enhanced nutrient-reducing onsite sewage treatment and disposal system.

Land Use Compatibility

The R-1 zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

Site Analysis

Rural Settlement

The subject property is not located in a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located in a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located in an Airport Noise Zone.

Code Enforcement

No open cases.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is LDR. The proposed R-1 zoning is consistent with the LDR FLUM designation, therefore a CP amendment is not necessary. The proposed request is consistent with the following Comprehensive Plan provisions:

FLU1.4.2 states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

FLU1.4.4 states that the disruption of residential areas by poorly located and designed commercial activities shall be avoided.

FLU8.1.1 states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location,

availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

The maximum density requirement of four (4) units per acre shall not apply to a legal lot of record as recognized by the Zoning Division with a future land use designation of Low Density Residential (LDR) and which, as of December 14, 2021, is zoned R-1A, R-1, R-2, or R-T-1, or may be rezoned from one of those four zoning districts to another of those zoning districts in accordance with this policy, provided that each of the following criteria are met:

1. The subject property is located within the Urban Service Area;
2. The proposed density and/or lot sizes are similar and compatible to those in the surrounding area and consistent with the pattern of surrounding development;
3. The subject lot of record, or each resulting lot of a lot split is proposed, is accessed by an open and maintained County-approved roadway;
4. The proposed minimum lot size and lot width requirements comply with the underlying zoning district, unless a variance or rezoning is obtained in accordance herewith;
5. Any proposed lot split would revert to the configuration of the originally platted lots or legally subdivided lots prior to 1991; if a parcel of land contains two (2) or more lots of record in their entirety, lot lines may be reconfigured, so long as each resulting lot created is able to meet the minimum lot width and area requirements (Subject to obtaining a variance if needed), and so long as the total number of lots created does not exceed the number of lots of record contained within the parcel as originally platted or legally subdivided; and
6. For R-2 zoned properties, the proposed use is single-family detached residential.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU8.2.1 states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

H1.3.8 states that in order to stabilize and improve existing neighborhoods, Orange County shall continue to support compatible infill development in existing neighborhoods where infrastructure already exists.

FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

SITE DATA

Existing Use	Single Family Home
Adjacent Zoning	N: R-1A (Single-Family Dwelling District) E: R-1A (Single-Family Dwelling District) W: R-1A (Single-Family Dwelling District) S: R-1A (Single-Family Dwelling District)
Adjacent Land Uses	N: Single-Family Home E: Single-Family Home W: Single-Family Home S: Single-Family Home

R-1 Development Standards

Min. Lot Area: 5,000 sq. ft.
Min. Lot Width: 50 ft.
Max. Height: 35 ft.
Min. Living Area: 1,000 sq. ft.

Building Setbacks

Front: 20 ft.
Rear: 20 ft.
Side: 5 ft.

** These regulations may not reflect the actual requirements for all situations; see the Orange County Zoning Code for actual regulations for site requirements for this zoning district.*

Intent, Purpose, and Uses

The R-1 Single-Family Dwelling District is intended to provide areas for single-family residential development at a low density. While maintaining the same general character as the R-1-AA and R-1-A districts, R-1 allows for smaller minimum lot sizes and yards, resulting in a slightly higher density. The district supports a suburban residential environment while accommodating a range of lot sizes to meet housing needs.

A use shall be permitted in the R-1 district if the use is identified by the letter "P" in the use table set forth in section 38-77.

SPECIAL INFORMATION

Staff Comments

Environmental

EPD Contacts - Environmental Protection Division (EPD) staff reviewed the project. Refer any questions regarding the Environmental Protection Division (EPD) review comments to Alton.SmithJr@ocfl.net or EPDPlanReview@ocfl.net, 407-836-1400.

Wekiva Study Area - This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Additional environmental regulations apply, but are not limited to: septic tank criteria, open space, stormwater treatment and wetlands/surface waters, and upland buffer widths. Reference OC Code Chapter 15 Environmental Control, Article XIII Wekiva River Protection.

Enhanced Septic/Sewer Requirement - This site is located within the Wekiva River, Rock Springs Run, and Little Wekiva Canal Basin Management Action Plan (BMAP) Area and Little Wekiva River and Little Wekiva Canal Pollution Reduction Plan (PRP) Area and must comply with the applicable requirements of Section 373.811 and Section 403.067, Florida Statutes, as amended; Within a BMAP or PRP Area, the installation of new onsite sewage treatment and disposal systems (OSTDS) is prohibited where connection to a central wastewater system is available as defined in s. 381.0065(2)(a). On lots of one acre or less within a BMAP or PRP Area where a central wastewater system is not available, the installation of enhanced nutrient-reducing OSTDS that achieve at least 65 percent overall nitrogen reduction is required.

Contact the Florida Department of Health (FDOH) for individual determination and details of this enhanced OSTDS. Contact the utility provider regarding options to connect to sewer.

Habitat Protection - Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Noise Proximity - Portions of this site are within 850ft to the Interstate 4 Highway, which produces noise levels above the normal neighborhood ambient sound. Construction of residential units should consider housing construction techniques and design features to minimize interior noise to the residents.

Transportation / Access

Prior to any building permit approval, an approved Concurrency Application through the Concurrency Management Office may be required. NOTE: Should this project be located near failing roadways then a traffic study (segment analysis) will be required via a Capacity Encumbrance Letter (CEL) application. Please contact the Concurrency Management Office at concurrency@ocfl.net or 407-836-6110 for more information. Note: As of June 17, 2026, the road segments within the project's 1-miles radius have adequate capacity and are not failing at this time.

Schools

One additional home is de minimis.

Parks and Recreation

Parks and Recreation staff reviewed the request and did not identify any issues or concerns.

Community Meeting Summary

A community meeting was not required for this request.

Utilities Service Area (Availability of services may vary)

Water: Winter Park

Wastewater: Orlando

Reclaim Water: Orlando

Detailed Utility Information:

This property is within City of Winter Park Water Service Area.

This property is within City of Orlando Wastewater and Reclaimed Water Service Area.

Should future development rely on an onsite sewage treatment system, any new system would be required to comply with applicable state requirements for enhanced nutrient-reducing systems if wastewater service is unavailable at the time of development.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – July 17, 2026

Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested R-1 (Single-Family Dwelling District) zoning.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the Planning and Zoning Commission (PZC) with a recommendation that the Commission make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 (Single-Family Dwelling District) zoning. The applicant was present at the hearing and agreed with staff's recommendation.

Staff explained that the applicant was requesting to rezone approximately 0.32 acres from R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District) to allow for the potential development of one additional single-family home, pending lot split approval. The property consists of two originally platted 50-foot-wide lots that are currently combined into one 100-foot-wide parcel. Staff stated that the request qualifies for consideration under the County's small lot policy and would allow the property to return to its originally platted configuration.

Staff indicated that one hundred fifty-nine (159) notices were mailed to property owners within a 500-foot radius of the subject property, and no comments were received regarding the request. A community meeting was not required.

One member of the public spoke in support of the request, noting that 50-foot-wide lots are common throughout the surrounding neighborhood and expressing support for allowing the property to be divided into its original lot configuration.

Commissioner Wiggins asked whether the proposed lots would require enhanced septic systems. Staff confirmed that sewer service is not available and that enhanced septic systems would be required. Commissioner Holt asked whether the Wekiva Study Area open-space requirements would apply to the property. Staff explained that the requirement would not apply because the request involves a lot split rather than a preliminary subdivision plan. Commissioner Arrington confirmed that the applicant was aware of the enhanced septic requirement.

Commissioner Holt made a motion to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 (Single-Family Dwelling District) zoning. The motion was seconded by Commissioner Wiggins and carried unanimously.

Motion / Second

Marjorie Holt / Jorge Berrios Trinidad

Voting in Favor

Marjorie Holt, Jorge Berrios Trinidad, Eric Gray, Michael Arrington, George Wiggins, and David Boers

Voting in Opposition

none

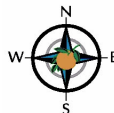
Absent

*Camille Evans, Giancarlo Rodriguez
and Eddie Fernandez*

RZ-26-07-047



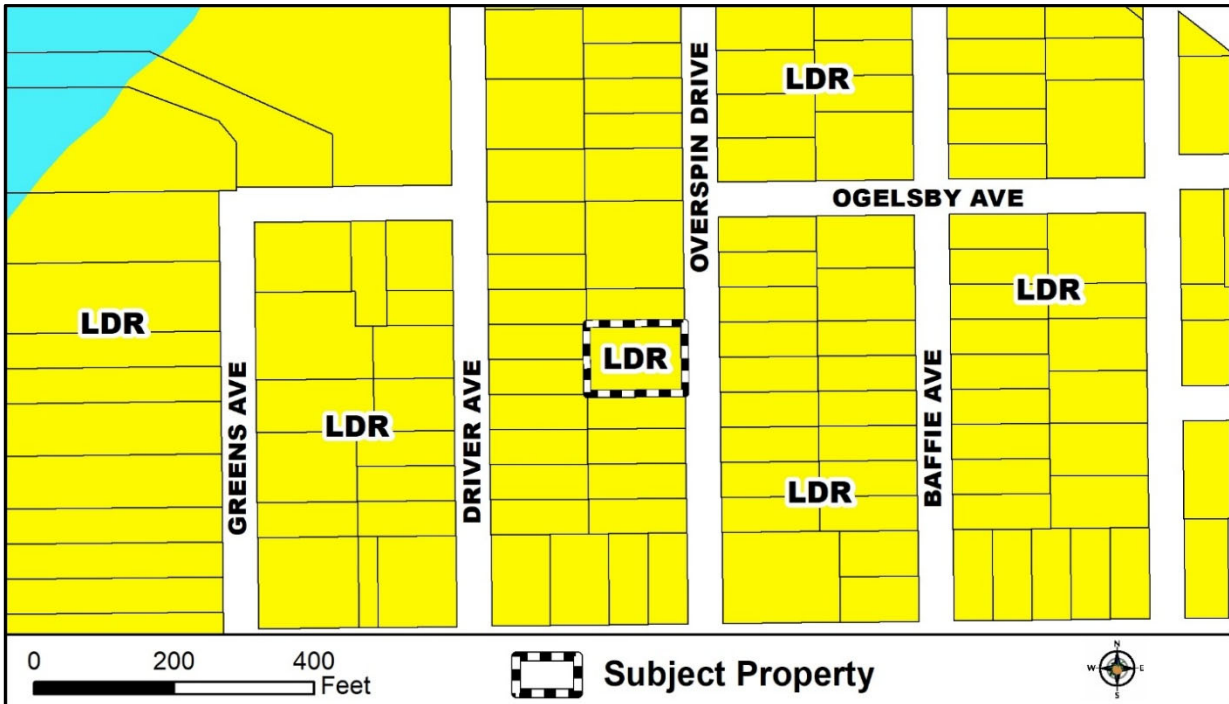
 Subject Property



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Feet

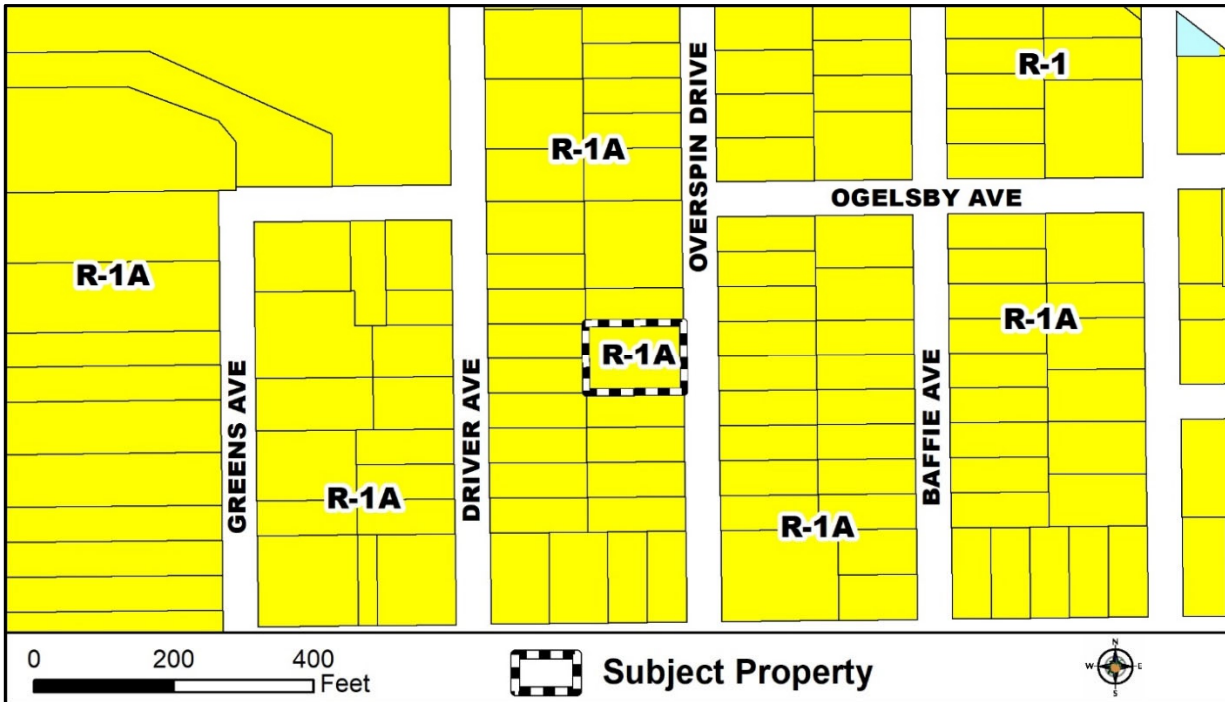
FUTURE LAND USE – CURRENT

Low Density Residential (LDR)



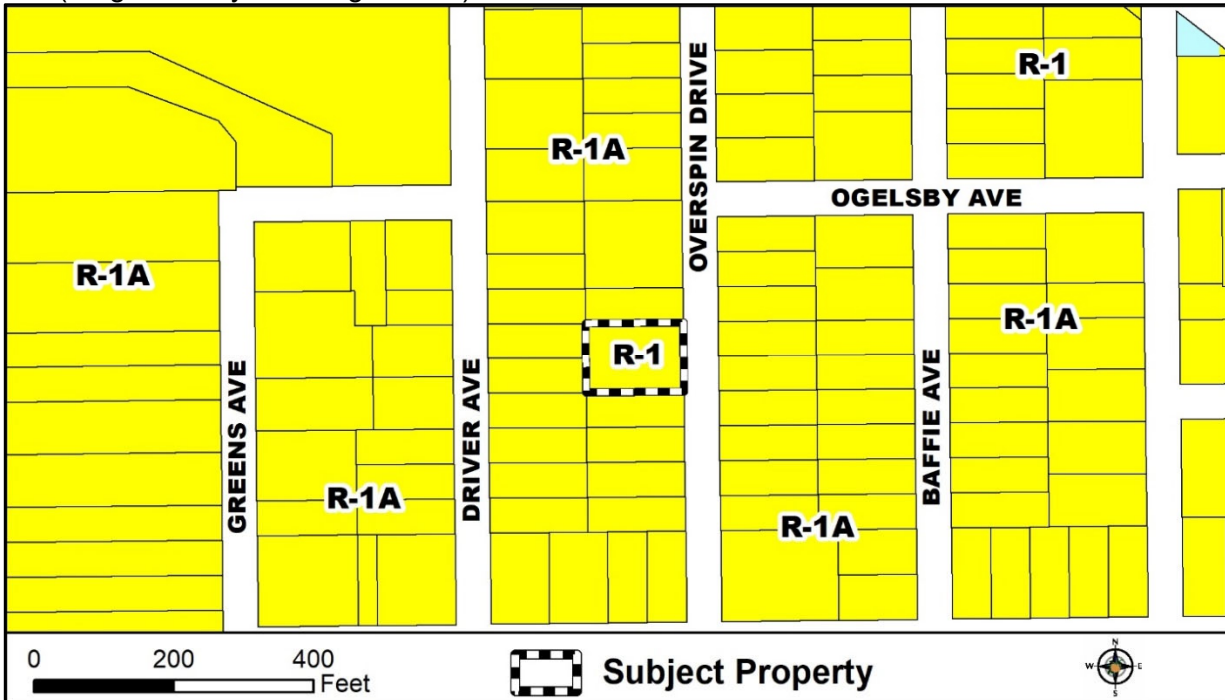
ZONING – CURRENT

R-1A (Single-Family Dwelling District)



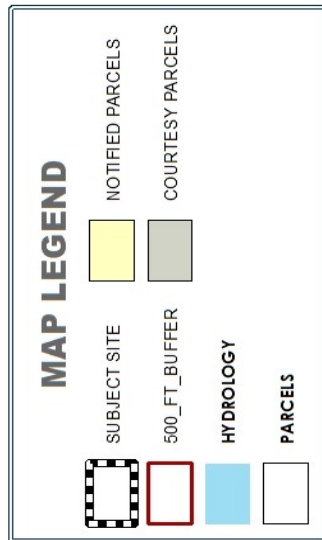
ZONING – PROPOSED

R-1 (Single-Family Dwelling District)

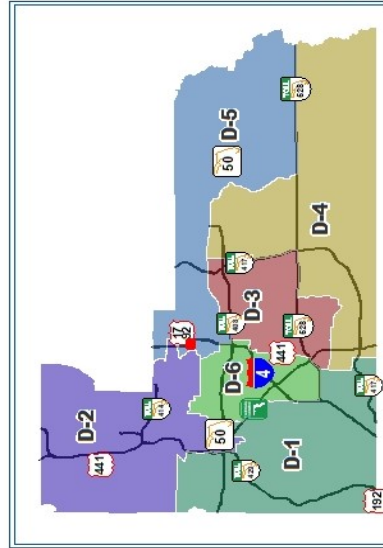


Public Notification Map

RZ-26-07-047



BUFFER DISTANCE: 500
 # OF NOTICES: 159



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NOTIFICATION MAP

CASE # RZ-26-07-048

Commission District: #5

GENERAL INFORMATION

APPLICANT: Cecil R. Golden

OWNER: Cecil R. Golden

HEARING TYPE: Planning and Zoning Commission

REQUEST: **R-1A** (Single-Family Dwelling District) **to**
R-2 Restricted (Residential District)

LOCATION: 821 Wingo Street; generally located south of Roush Ave, west of Old Cheney Hwy, east of Jamajo Blvd, and north of E. Colonial Dr.

PARCEL ID NUMBER: 21-22-30-4316-05-080

SIZE / ACREAGE: 0.38- gross acre

PUBLIC NOTIFICATION: The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred six (206) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: A community meeting was not required for this application.

PROPOSED USE: Duplex limited to two (2) residential units.

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 Restricted (Residential District) zoning, subject to the following restriction:

1. Development shall be limited to two residential units.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property was zoned R-1A (Single-Family Dwelling District) in 1957, prior to the implementation of the Orange County Comprehensive Plan and was originally platted as two 50-foot-wide lots in 1926.

Through this request the applicant is seeking to rezone the subject property in order to demolish the existing duplex and develop a new duplex. The existing duplex was built in 1952 prior to zoning code. The R-1A zoning district does not permit duplexes. The Future Land Use Map designation of the property is Low-Medium Density Residential (LMDR) which allows consideration of up to 10 units per 1 net acre. At 0.37 acre, three residential units would be permitted so a restriction is proposed in order to limit development to two units.

The immediate area is developed with attached and detached single-family homes, with retail commercial to the south along E. Colonial Drive. The surrounding properties are zoned R-1 (Single-Family Dwelling District), R-1A (Single-Family Dwelling District), and R-2 (Residential District).

Land Use Compatibility

The R-2 Restricted (Residential District) zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

Site Analysis

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located in a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is located in Airport Noise Zone D and is subject to the Airport Noise Zoning Ordinance (Ord. 2000-07). Single-family homes and duplexes are permitted in Zone D.

Code Enforcement

No open cases.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Low-Medium Density Residential (LMDR). The proposed R-2 (Residential District) zoning is consistent with the LMDR FLUM designation, therefore a CP amendment is not necessary. The proposed request is consistent with the following Comprehensive Plan provisions:

FLU1.4.2 states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

FLU8.1.1 states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental

features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU8.2.1 states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

H1.3.8 states that in order to stabilize and improve existing neighborhoods, Orange County shall continue to support compatible infill development in existing neighborhoods where infrastructure already exists.

FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

SITE DATA

Existing Use	Duplex
Adjacent Zoning	N: R-2 (Residential District) E: R-1A (Single-Family Dwelling District) W: R-1A (Single-Family Dwelling District) S: R-1A (Single-Family Dwelling District)
Adjacent Land Uses	N: Detached single-family E: Detached single-family W: Detached single-family S: Detached single-family

R-2 (Residential District) Development Standards

One-Family Dwelling

Min. Lot Area:	4,500 sq. ft.
Min. Lot Width:	45 ft.
Max. Height:	35 ft.

Min. Living Area:	1,000 sq. ft.
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	20 ft.
<i>Side:</i>	5 ft.
<i>Side Street:</i>	15 ft.

<u>Two Dwelling Units</u>	8,000 sq. ft. / 9,000 sq. ft.
Min. Lot Area:	
Min. Lot Width:	80 ft. / 90 ft.
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. / 1,000 sq. ft.
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	20 ft.
<i>Side:</i>	5 ft.
<i>Side Street:</i>	15 ft.

<u>Three Dwelling Units</u>	
Min. Lot Area:	11,250 sq. ft.
Min. Lot Width:	85 ft. (attached units only)
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. per dwelling unit
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	30 ft.
<i>Side:</i>	10 ft.
<i>Side Street:</i>	15 ft.

<u>Four or More Dwelling Units</u>	
Min. Lot Area:	15,000 sq. ft.
Min. Lot Width:	85 ft.
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. per dwelling unit
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	30 ft.
<i>Side:</i>	10 ft. (30 ft. where adjacent to single-family)
<i>Side Street:</i>	15 ft.

* These regulations may not reflect the actual requirements for all situations; see the Orange County Zoning Code for actual regulations for site requirements for this zoning district.

Intent, Purpose, and Uses

1. To provide for the development of single-family detached and attached dwelling units containing a maximum of four (4) units per residential building within areas designated in adopted county development plans and policies for low-medium and medium density residential development.
2. To encourage the development of attached dwelling units in a manner compatible with the detached dwellings permitted in single-family residential districts when and where adequate access and public service are available.

3. To establish standards for low-medium and medium density residential development adequate to protect the public health, safety, and general welfare.

A use shall be permitted in the R-2 district if the use is identified by the letter "P" in the use table set forth in section 38-77.

SPECIAL INFORMATION

Staff Comments

Environmental

Demolition - Prior to demolition or construction activities associated with existing structures, provide a Notice of Asbestos Renovation or Demolition form to the Orange County Environmental Protection Division (EPD). For more information, or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400 or AsbestosInquiriesOrangeCounty@ocfl.net. Reference OC Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 4 Asbestos requirements, Sec.108 Notification procedure and requirements, Subsection A(1).

Noise Proximity - Portions of this site are within proximity to the Orlando Executive Airport, located approximately 0.25 miles south of the parcel, that produces noise levels above the normal neighborhood ambient sound. Construction of residential units should consider housing construction techniques and design features to minimize interior noise to the residents.

Transportation / Access

The demolition and reconstruction of a duplex have a DeMinimis impact on the roadways. For the purposes of transportation analysis, projects are classified as DeMinimis if its impacts are less than a total p.m. peak of five (5) hour trips on the roadways within the area of influence.

Schools

Two residential units is de minimis.

Parks and Recreation

Parks and Recreation staff reviewed the request and did not identify any issues or concerns.

Community Meeting Summary

A community meeting was not required for this request.

Utilities Service Area (Availability of services may vary)

Water:	OUC
Wastewater:	Orlando
Reclaim Water:	Orlando

Detailed Utility Information:

This property is within Orlando Utilities Commission Water Service Area. The existing duplex is connected to water; connection is available for redevelopment.

This property is within City of Orlando Wastewater and Reclaimed Water Service Area. City sewer and reclaimed water services are not available in this area. Development on this site will be reliant upon septic for wastewater disposal. Advanced septic criteria does not apply.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – July 17, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 Restricted (Residential District) zoning, subject to the following restriction:

1. Development shall be limited to two residential units.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the Planning and Zoning Commission (PZC) with a recommendation that the Commission make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 Restricted (Residential District) zoning subject to one restriction.

The applicant was present at the hearing and agreed with staff's recommendation. Staff indicated that two hundred and six (206) notices were sent to property owners within 500 feet from the subject property. To date, staff has not received any comments. There were no speakers during public comment portion.

Commissioner Wiggins asked staff about the compatibility of a duplex in this neighborhood. Staff clarified a duplex is currently existing on the subject property and the neighborhood is made up of attached and detached residential units. Commissioner Holt asked the applicant if he is willing to use construction techniques and design features to minimize interior noise to residents due to the proximity of the Orlando Executive Airport, the applicant indicated he will research these guidelines.

Commissioner Holt made a motion to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 Restricted (Residential District) zoning, subject to one restriction. The motion was seconded by Commissioner Gray and carried on a 6-0 vote.

Motion / Second

Marjorie Holt / Eric Gray

Voting in Favor

*Marjorie Holt, Eric Gray, Michael Arrington, Jorge Berrios
Trinidad, George Wiggins, and David Boers*

Voting in Opposition

none

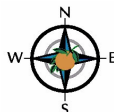
Absent

*Camille Evans, Giancarlo Rodriguez
and Eddie Fernandez*

RZ-26-07-048



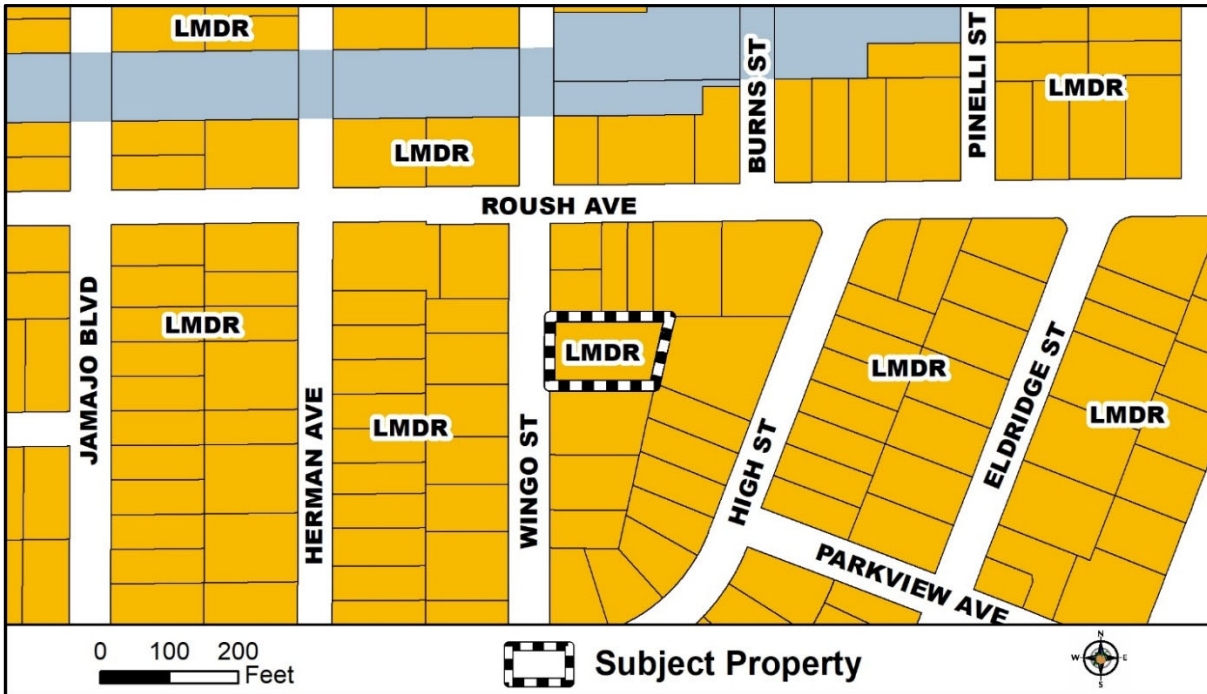
 Subject Property



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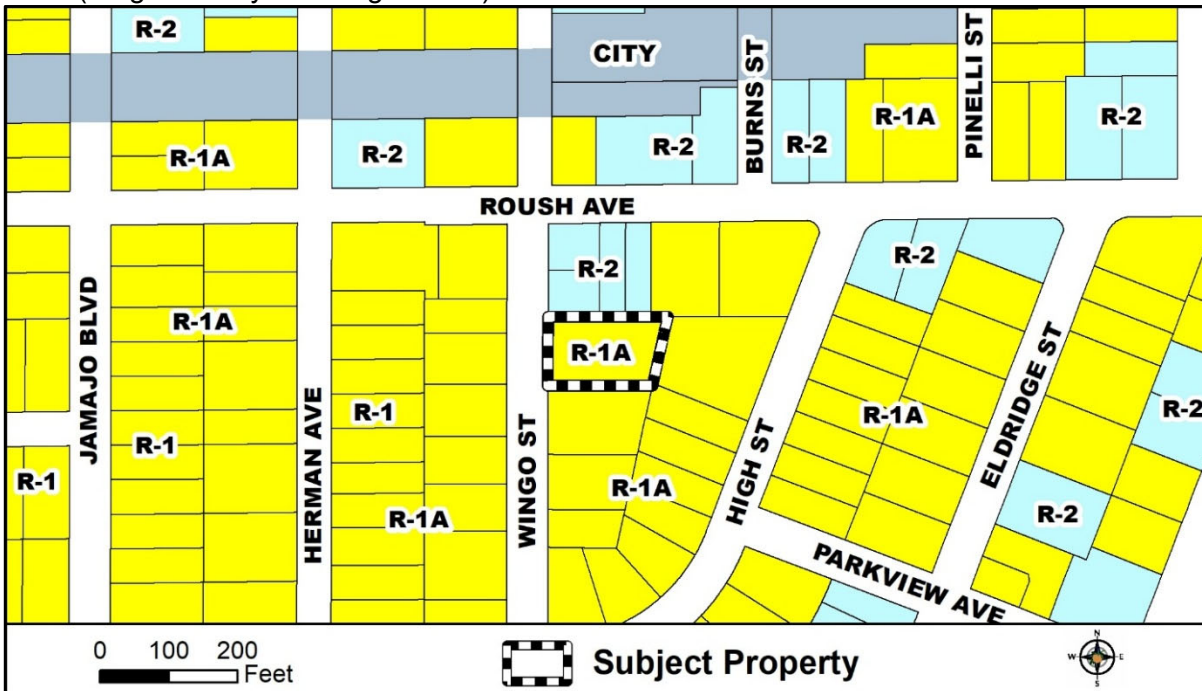
FUTURE LAND USE – CURRENT

Low-Medium Density Residential (LMDR)



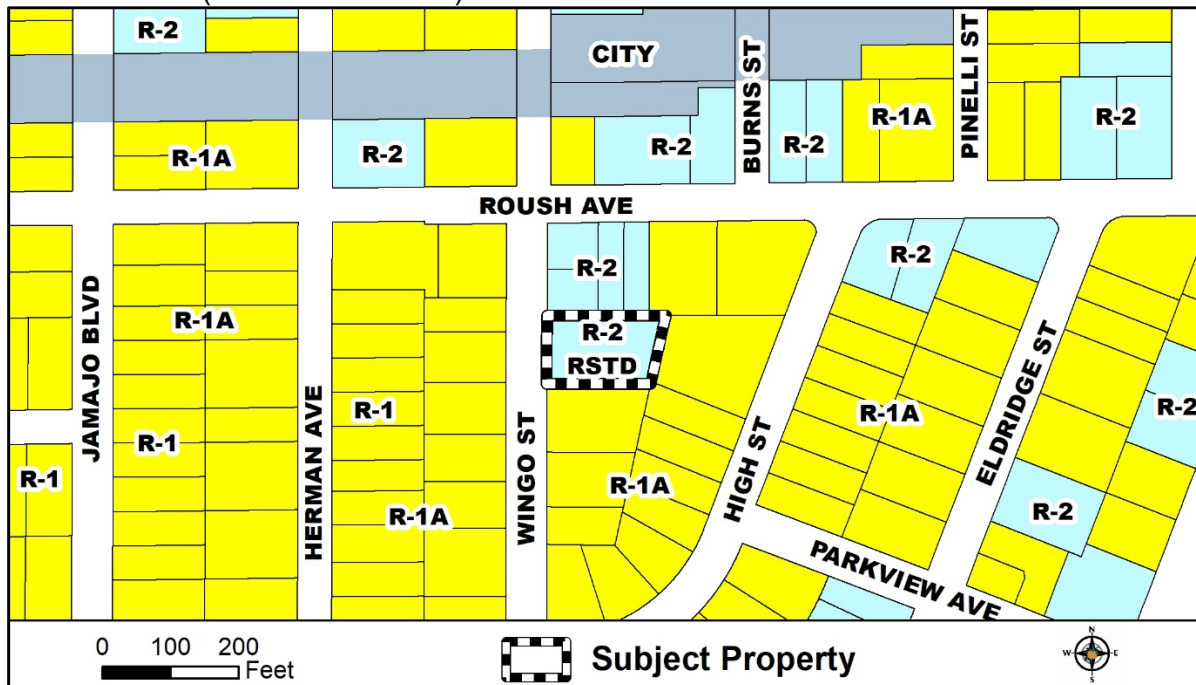
ZONING – CURRENT

R-1A (Single-Family Dwelling District)



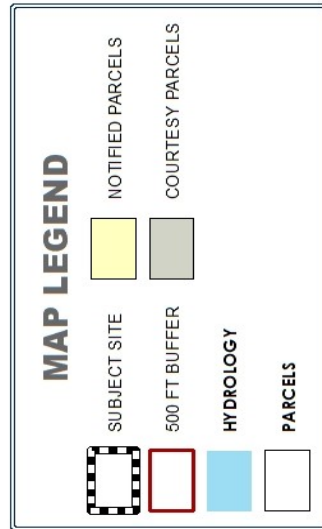
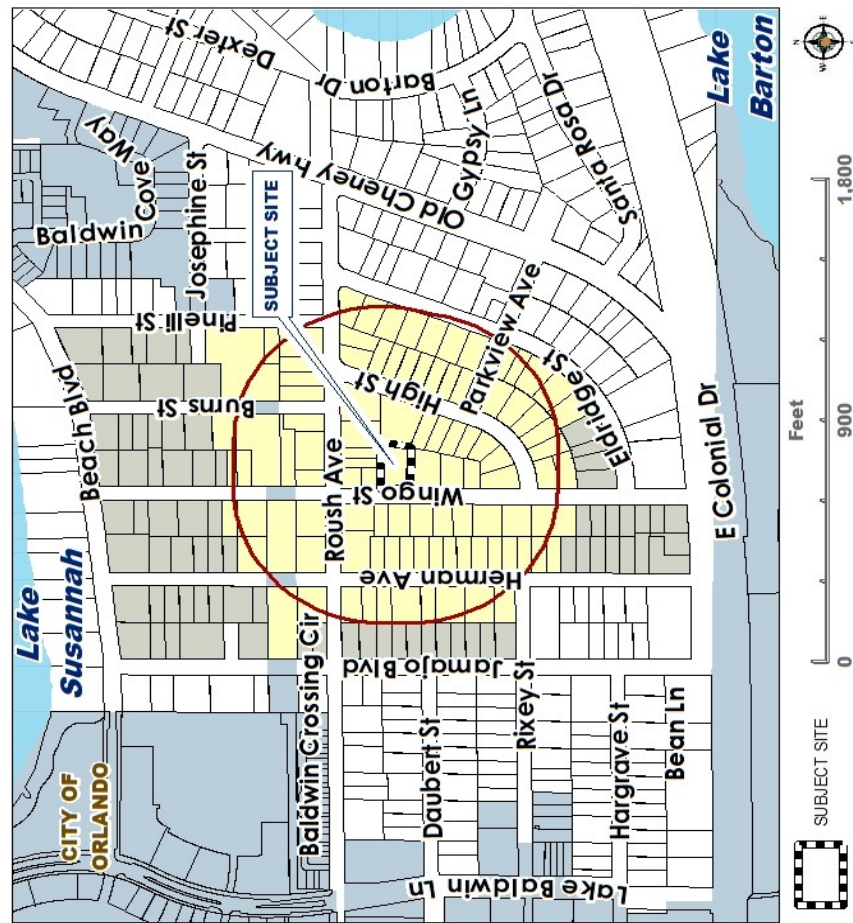
ZONING – PROPOSED

R-2 Restricted (Residential District)

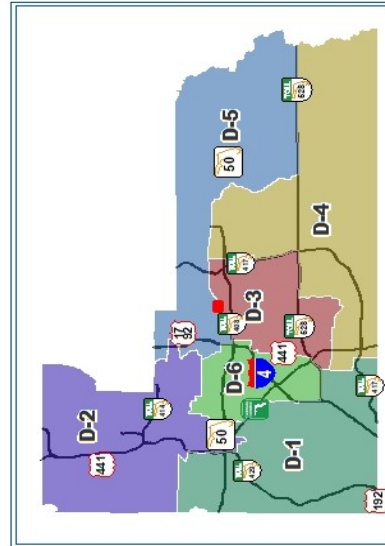


Public Notification Map

RZ-26-07-048



BUFFER DISTANCE: 500
OF NOTICES: 206



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CASE # RZ-26-07-049

Commission District: #2

GENERAL INFORMATION

APPLICANT:	Mila Boza
OWNER:	Mila Boza
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	R-CE (Country Estate District) to A-1 (Citrus Rural District)
LOCATION:	4910 Sadler Road; generally located east of Round Lake Road, south of Sadler Road, west of Conrad Acres Lane, north of Cedar Road
PARCEL ID NUMBER:	14-20-27-5439-00-030
SIZE / ACREAGE:	1.16 acres
PUBLIC NOTIFICATION:	The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Sixty-eight (68) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting will be held on July 16, 2026, and summarized at the July 17 th PZC hearing.
PROPOSED USE:	Agricultural uses.

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested A-1 (Citrus Rural District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property is a 1.16-acre parcel located at 4910 Sadler Road, generally located east of Round Lake Road, south of Sadler Road, west of Conrad Acres Lane, and north of Cedar Road. The property has a Future Land Use Map (FLUM) designation of Rural / Agricultural (R) and is currently zoned R-CE (Country Estate District). The applicant

requests to rezone the property to A-1 (Citrus Rural District) to allow agricultural uses. The proposed A-1 zoning district is consistent with the Rural Future Land Use designation.

The subject property is located within a predominantly rural area characterized by agricultural uses and large-lot residential development. Properties surrounding the site are primarily zoned A-1 (Citrus Rural District), with R-CE zoning located to the east and west. The Zellwood Rural Settlement is located west of Round Lake Road. The property is developed with an existing single-family residence, and the proposed rezoning does not include any additional residential dwelling units.

Water and wastewater service are provided by the City of Apopka service area but are currently considered unavailable. Because the request does not propose additional residential development, no new onsite wastewater system is proposed as part of this rezoning. Typically, any future onsite sewage treatment system installed on the property would be required to comply with applicable state requirements for enhanced nutrient-reducing systems within the Basin Management Action Plan (BMAP) area, however since the property is over 1-acre, the requirement for advanced septic would not apply.

Land Use Compatibility

The A-1 zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

Site Analysis

Rural Settlement

The subject property is not located in a Rural Settlement.

Joint Planning Area (JPA)

The subject property is located in the City of Apopka JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located in an Airport Noise Zone.

Code Enforcement

Property cited previously under 656236 for tractor trailers, structures with no permits and a large chicken coop. This rezoning will not allow the storage of the tractor trailers as there is no bonafide agricultural operation on this site as determined by OCPA.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Rural (R). The proposed A-1 zoning is consistent with the Rural (R) FLUM designation, therefore a CP amendment is not necessary. The proposed request is consistent with the following Comprehensive Plan provisions:

FLU1.4.2 states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

FLU8.1.1 states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU8.2.1 states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

H1.3.8 states that in order to stabilize and improve existing neighborhoods, Orange County shall continue to support compatible infill development in existing neighborhoods where infrastructure already exists.

FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

SITE DATA

Existing Use	Single-Family Home
Adjacent Zoning	N: A-1 (Citrus Rural District) E: R-CE (County Estate District) W: R-CE (County Estate District) S: A-1 (Citrus Rural District)
Adjacent Land Uses	N: Single-Family Home E: Single-Family Home W: Single-Family Home S: Manufactured Home

A-1 Development Standards

Min. Lot Area: 1 acre (43,560 sq. ft.)
Min. Lot Width: 150 ft.

Max. Height: 35 ft.
Min. Living Area: 1,200 sq. ft.
Building Setbacks:
Front: 35 ft.
Rear: 50 ft.
Side: 10 ft.

Intent, Purpose, and Uses

The A-1 (Citrus Rural District) zoning district is composed largely of land used for citrus production, nurseries, greenhouses, and vegetable farms. The district is intended to preserve and protect agricultural lands while permitting agricultural uses and other compatible uses within a rural environment.

** These regulations may not reflect the actual requirements for all situations; see the Orange County Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Staff Comments

Environmental

Wekiva Study Area - This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Additional environmental regulations apply, but are not limited to: septic tank criteria, open space, stormwater treatment and wetlands/surface waters, and upland buffer widths. Reference OC Code Chapter 15 Environmental Control, Article XIII Wekiva River Protection.

Enhanced Septic/Sewer Requirement - This site is located within the Upper Ocklawaha River, Wekiva River, Rock Springs Run, and Little Wekiva Canal, and Wekiwa Spring and Rock Springs Basin Management Action Plan (BMAP) Area and must comply with the applicable requirements of Section 373.811 and Section 403.067, Florida Statutes, as amended; Within a BMAP Area, the installation of new onsite sewage treatment and disposal systems (OSTDS) is prohibited where connection to a central wastewater system is available as defined in s. 381.0065(2)(a). On lots of one acre or less within a BMAP Area, where a central wastewater system is not available, the installation of enhanced nutrient-reducing OSTDS that achieve at least 65 percent overall nitrogen reduction is required. Contact the Florida Department of Health (FDOH) for individual determination and details of this enhanced OSTDS. Contact the utility provider regarding options to connect to sewer."

Habitat Protection - Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Gopher Tortoise Burrowing Suitability - This site has soil that is suitable for gopher tortoise habitat. There is an increased likeliness for presence of gopher tortoise burrows. The applicant shall comply with the Florida Fish & Wildlife Conservation Commission (FWC)

regulations regarding gopher tortoises and all other listed species found on site. Forward any related permits to the Orange County Environmental Protection Division. See the Orange County Gopher Tortoise Burrowing Suitability Map at <https://experience.arcgis.com/experience/c687e2915f9e4ba2987ab51afd0bcfbd>

Sand Skink Habitat - The project site is within the US Fish and Wildlife Service consultation area for sand skinks. The site has suitable soils and elevations to meet the criteria for possible sand skink habitat to occur. Coordinate with U.S. Fish and Wildlife Service (USFWS) by contacting Lindsay Needs at lindsay_needs@fws.gov

Transportation / Access

The proposed development program consisting of Agricultural Uses (equipment storage, agricultural out-buildings, and/or chicken coop) has a DeMinimis impact on the roadways. For the purposes of transportation analysis, projects are classified as DeMinimis if its impacts are less than a total p.m. peak of five (5) hour trips on the roadways within the area of influence. Prior to any building permit approval, an approved DeMinimis Application through the Concurrency Management Office may be required. Please contact the Concurrency Management Office at concurrency@ocfl.net or 407-836-6110 for more information.

INFORMATION: As of 06-01-26, two out of the four road segments within the project's 2.5-mile radius have adequate capacity. Segment ID No. 212 and Segment No. 387 are currently deficient. (1) Segment ID 212: Kelly Park Rd from Round Lake Rd to Plymouth Sorrento Rd (2) Segment ID 387: Round Lake Rd from Ponkan Rd to Kelly Park Rd (3) Segment ID 387.1: Round Lake Rd from Kelly Park Rd to Lake County Line (4) Segment ID 392: Sadler Ave from Orange Blossom Tr to Round Lake Rd.

Schools

The applicant is proposing to utilize the property for agricultural purposes. Orange County Public Schools (OCPS) did not comment on this case, as it does not involve an increase in residential units or density.

Parks and Recreation

Parks and Recreation staff reviewed the request and did not identify any issues or concerns.

Community Meeting Summary

A community meeting was held on July 16, 2026, at the Zellwood Elementary School Media Center, with nine members of the public in attendance. Concerns raised at the meeting included semi-trucks and tractor trailers operating during late-night hours, trucking businesses registered at the property, loose poultry, noise, outdoor storage, and the intensity of agricultural uses on the 1.16-acre property. The majority of attendees opposed the request, and staff received five written comments in opposition.

Utilities Service Area (Availability of services may vary)

Water:	Apopka
Wastewater:	Apopka
Reclaim Water:	Apopka

Detailed Utility Information:

This property is within City of Apopka Water Service Area.

This property is within City of Apopka Wastewater and Reclaimed Water Service Area.

Water and Wastewater are considered unavailable.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – July 17, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested A-1 (Citrus Rural District) zoning subject to one restriction:

1. Parking or storage of semi-truck trailers shall be prohibited.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the Planning and Zoning Commission (PZC) with a recommendation that the Commission make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested A-1 Restricted (Citrus Rural District) zoning, subject to one restriction.

Staff explained that the applicant was requesting to rezone approximately 1.16 acres from R-CE (Country Estate District) to A-1 (Citrus Rural District) to allow agricultural uses, including chickens, agricultural outbuildings, and agricultural equipment storage. Staff noted that the property had previously been cited under Code Enforcement Case No. 6056236 for tractor trailers, unpermitted structures, and a recreational vehicle. Although the case had been closed, staff observed tractor trailers on the property during a recent site visit. The applicant was present at the hearing and agreed with staff's recommendation.

Staff has received 5 commentaries in opposition. No members of the public spoke during the public comment portion of the PZC hearing.

Staff stated that A-1 zoning would not, by itself, authorize the storage of tractor trailers as agricultural equipment. The applicant would first be required to establish a bona fide agricultural operation through the Orange County Property Appraiser. Due to the existing conditions and concerns raised by nearby residents, staff recommended a restriction prohibiting the parking or storage of semi-trucks, semi-truck trailers, tractor trailers, and dual rear-wheel vehicles.

Commissioner Holt raised concerns regarding the types of equipment that could be stored on the property and whether the property was being used for a trucking business. Staff explained that a business involving tractor trailer storage would not be permitted and that the proposed restriction was intended to address the property's prior code enforcement history and the continued presence of tractor trailers.

The applicant stated that she intended to establish a small poultry operation and did not intend to use large equipment or vehicles for the poultry use. Staff clarified that the existing R-CE zoning would allow up to twelve chickens, while the requested A-1 zoning would allow up to thirty chickens.

Commissioner Boers expressed concern that the proposed restriction could prevent a resident whose occupation involved driving a semi-truck from parking the tractor portion of the vehicle at

their residence. The Commission discussed revising the restriction to distinguish between the semi-truck tractor and the larger commercial trailer. Staff confirmed that the restriction could be modified to prohibit the parking or storage of semi-truck trailers while allowing the semi-truck tractor portion.

Commissioners Holt and Arrington expressed continued concern regarding the prior code enforcement case, staff's observation that tractor trailers had returned to the property, and whether the restriction would be adequately enforced.

Commissioner Boers made a motion to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of A-1 Restricted (Citrus Rural District) zoning, subject to a revised restriction prohibiting the parking or storage of semi-truck trailers. The motion was seconded by Commissioner Trinidad and carried, with Commissioners Holt and Arrington voting in opposition. The motion carried 4 to 2.

Motion / Second

David Boers / Jorge Berrios Trinidad

Voting in Favor

David Boers, Jorge Berrios Trinidad, Eric Gray, and George Wiggins

Voting in Opposition

Michael Arrington and Marjorie Holt

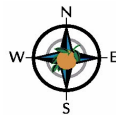
Absent

Camille Evans, Giancarlo Rodriguez and Eddie Fernandez

RZ-26-07-049



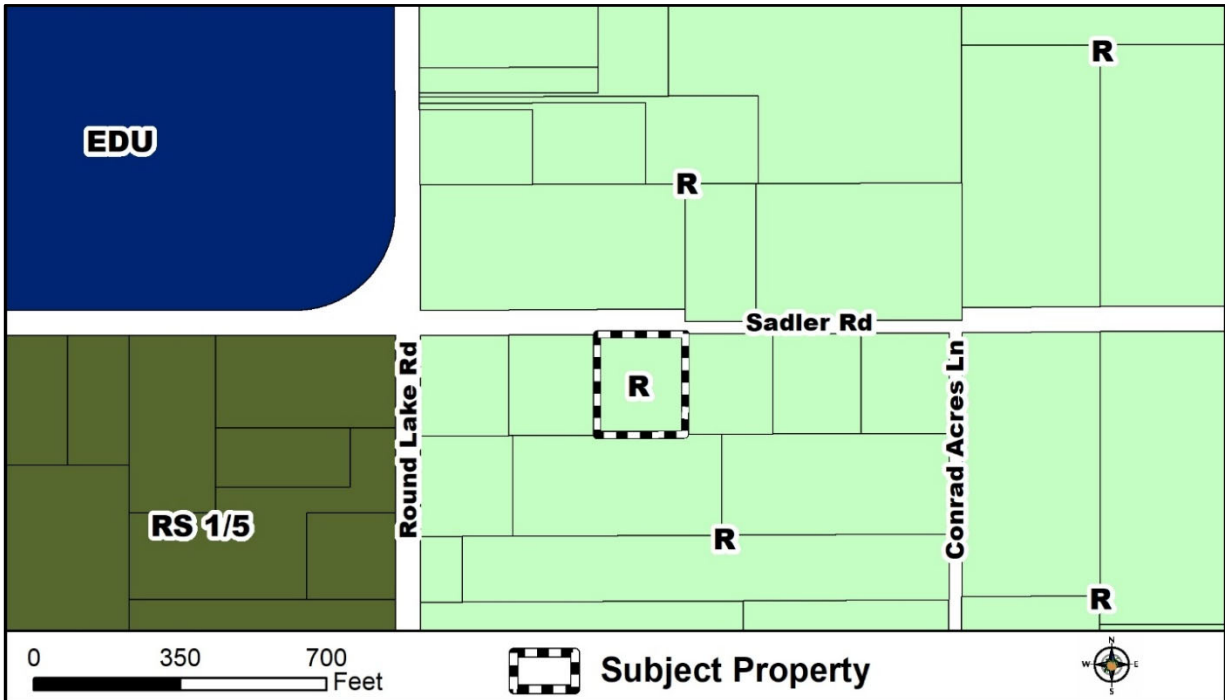
 Subject Property



0 400 800 Feet

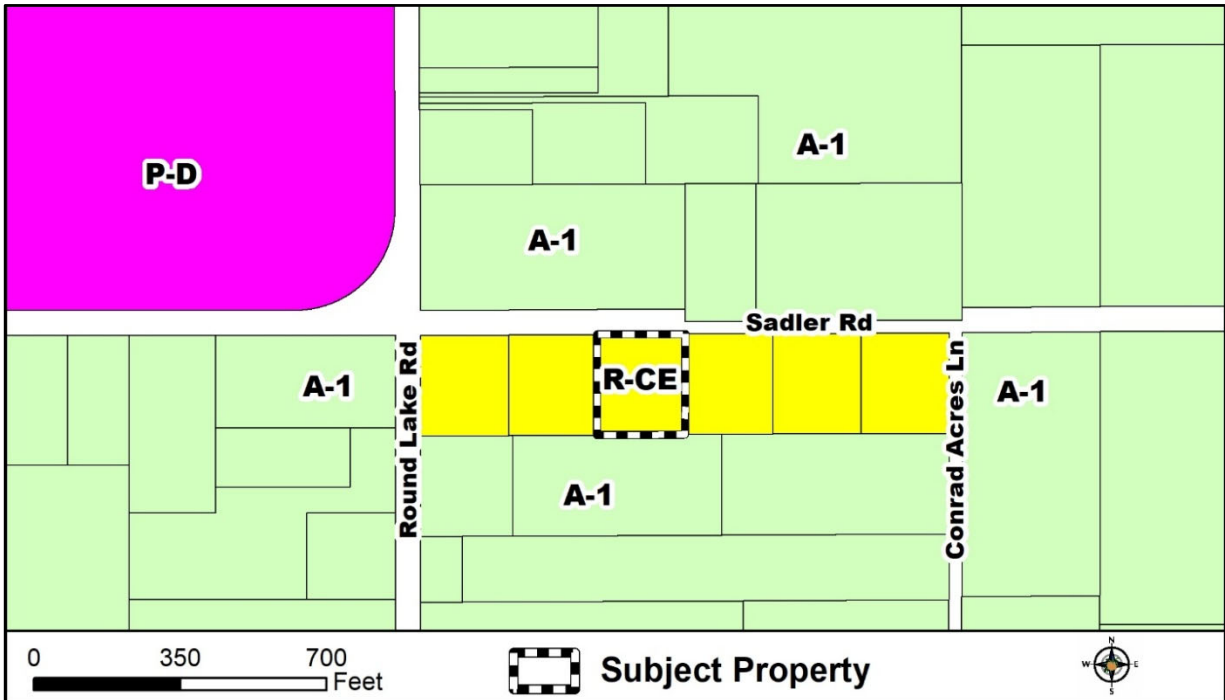
FUTURE LAND USE – CURRENT

Rural / Agricultural (R)



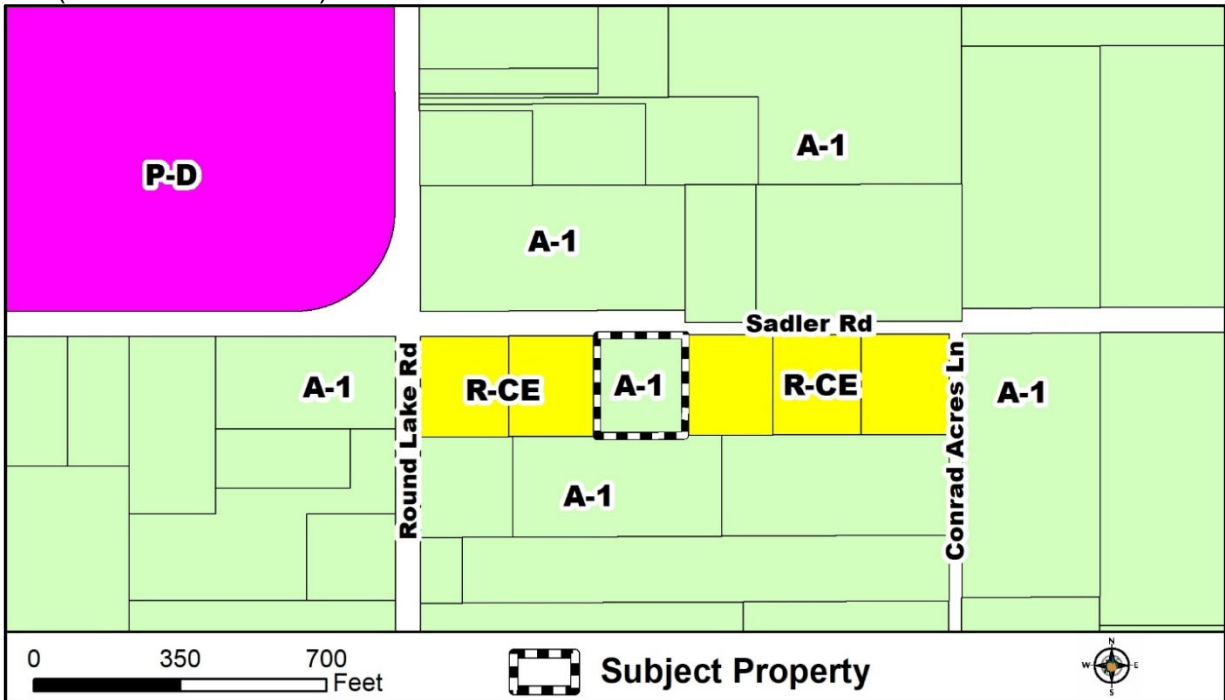
ZONING – CURRENT

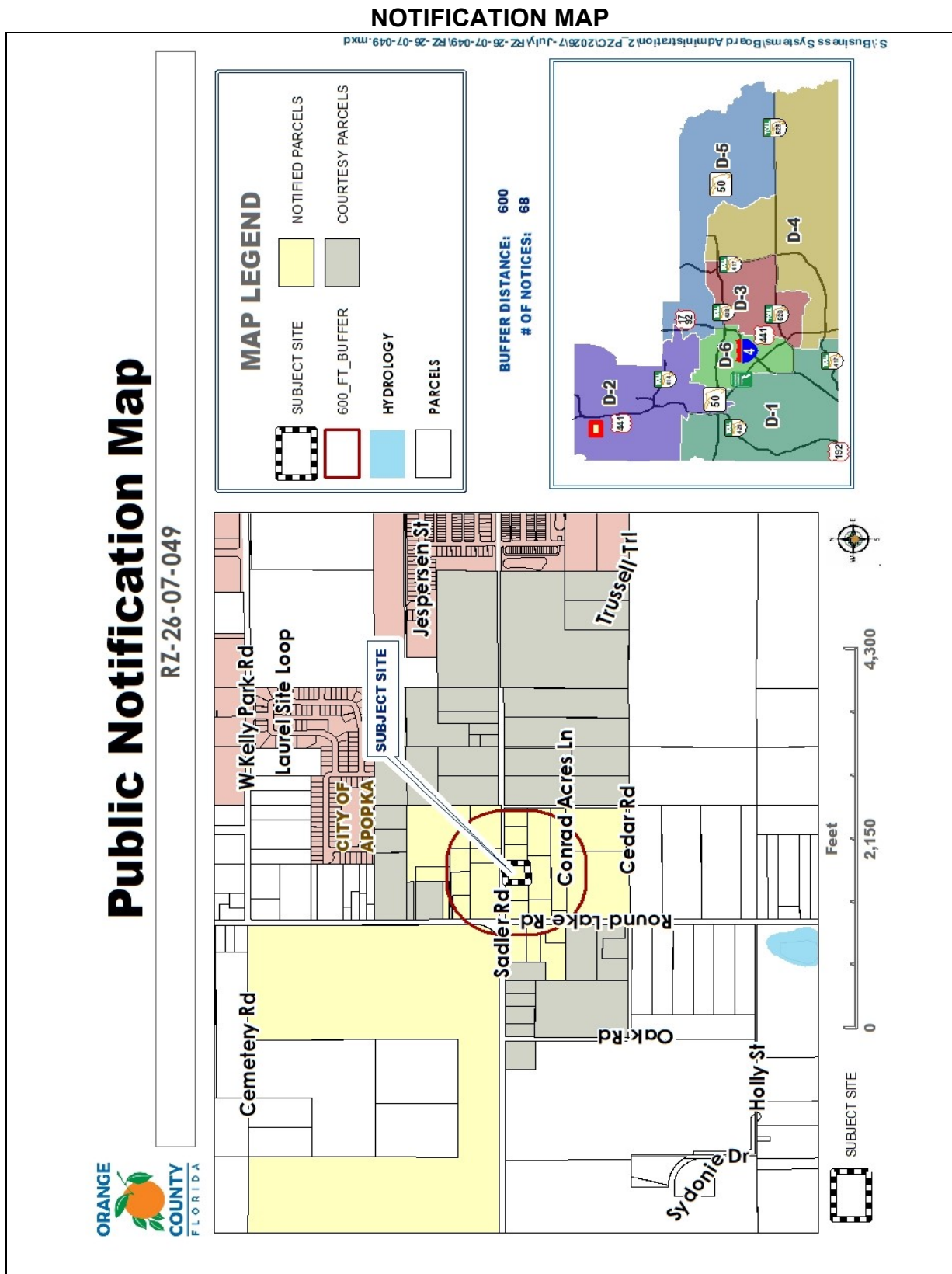
R-CE (Country Estate District)



ZONING – PROPOSED

A-1 (Citrus Rural District)





CASE # RZ-26-07-050

Commission District: #5

GENERAL INFORMATION

APPLICANT: Jose M. Gamboa

OWNER: Jose M. Gamboa

HEARING TYPE: Planning and Zoning Commission

REQUEST: **R-3** (Multiple-Family Dwelling District) **to**
R-2 (Residential District)

LOCATION: Albion Avenue; generally located west of State Road 520, north of Mallard Parkway, east of Archer Boulevard, and approximately 190 feet south of Macon Parkway.

PARCEL ID NUMBER: 01-23-32-7597-22-030

SIZE / ACREAGE: 0.24- gross acre

PUBLIC NOTIFICATION: The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred nineteen (119) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: A community meeting was not required for this application.

PROPOSED USE: Duplex limited to two (2) residential units.

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 (Residential District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

Through this request, the applicant is seeking to rezone the subject property from R-3 (Multiple-Family Dwelling District) to R-2 (Residential District), with the intent to construct a duplex on the 0.24-gross acre parcel. This request will also allow for consistency with the underlying Future Land Use Map designation of Low-Medium Density Residential (LMDR). The current zoning of R-3 is not consistent with the existing LMDR FLUM designation. Comprehensive Plan policy FLU8.2.5.1 allows one detached single-family home if both the future land use and zoning designations are residential, and the property

is a lot of record or lot created prior to July 1, 1991, through a plat or lot split as recognized by Orange County. This property was originally platted in 1963; therefore, a rezoning would not be required for one detached single-family home, but the request for a duplex requires this property to be rezoned.

The subject property is currently undeveloped. There have been multiple rezoning requests in this neighborhood approved in 2021, 2024, and 2025 with the request to develop a duplex. The neighborhood can be characterized as having a mixture of attached and detached single-family residential dwelling units on various lot sizes ranging from 42.5 feet wide to 85 feet wide.

The subject property is located in the Wedgefield Rural Settlement. The proposed development is within the Wedgefield PFC CA service area for water and wastewater. According to Pluris USA this development will be required to connect to water and wastewater.

Land Use Compatibility

The R-2 zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

Site Analysis

Rural Settlement

The subject property is in the Wedgefield Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located in a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located in an Airport Noise Zone.

Code Enforcement

No open cases.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Low-Medium Density Residential (LMDR). The proposed R-2 zoning is consistent with the LMDR FLUM designation, therefore a CP amendment is not necessary. The proposed request is consistent with the following Comprehensive Plan provisions:

FLU1.4.4 states that the disruption of residential areas by poorly located and designed commercial activities shall be avoided.

FLU8.1.1 states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most

appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU8.2.1 states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

H1.3.8 states that in order to stabilize and improve existing neighborhoods, Orange County shall continue to support compatible infill development in existing neighborhoods where infrastructure already exists.

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	N: R-3 (Multiple-Family Dwelling District) E: C-1 (Retail Commercial District) W: R-3 (Multiple-Family Dwelling District) S: R-3 (Multiple-Family Dwelling District)
Adjacent Land Uses	N: Duplex E: Vacant W: Duplex S: Single-Family Residential

R-2 Development Standards

One-Family Dwelling

Min. Lot Area:	4,500 sq. ft.
Min. Lot Width:	45 ft.
Max. Height:	35 ft.
Min. Living Area:	1,000 sq. ft.
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	20 ft.
<i>Side:</i>	5 ft.
<i>Side Street:</i>	15 ft.

<u>Two Dwelling Units</u>	8,000 sq. ft. / 9,000 sq. ft.
Min. Lot Area:	
Min. Lot Width:	80 ft. / 90 ft.
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. / 1,000 sq. ft.
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	20 ft.
<i>Side:</i>	5 ft.
<i>Side Street:</i>	15 ft.

<u>Three Dwelling Units</u>	
Min. Lot Area:	11,250 sq. ft.
Min. Lot Width:	85 ft. (attached units only)
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. per dwelling unit
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	30 ft.
<i>Side:</i>	10 ft.
<i>Side Street:</i>	15 ft.

<u>Four or More Dwelling Units</u>	
Min. Lot Area:	15,000 sq. ft.
Min. Lot Width:	85 ft.
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. per dwelling unit
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	30 ft.
<i>Side:</i>	10 ft. (30 ft. where adjacent to single-family)
<i>Side Street:</i>	15 ft.

** These regulations may not reflect the actual requirements for all situations; see the Orange County Zoning Code for actual regulations for site requirements for this zoning district.*

Intent, Purpose, and Uses

1. To provide for the development of single-family detached and attached dwelling units containing a maximum of four (4) units per residential building within areas designated in adopted county development plans and policies for low-medium and medium density residential development.
2. To encourage the development of attached dwelling units in a manner compatible with the detached dwellings permitted in single-family residential districts when and where adequate access and public service are available.
3. To establish standards for low-medium and medium density residential development adequate to protect the public health, safety, and general welfare.

A use shall be permitted in the R-2 district if the use is identified by the letter "P" in the use table set forth in section 38-77.

SPECIAL INFORMATION

Staff Comments

Environmental

Econ River Ordinance - This site is located within the Econlockhatchee River Protection Ordinance area. Basin-wide regulations may apply. Reference OC Code Chapter 15, Article XI Econlockhatchee River Protection.

Dust Control - No person shall cause, let, suffer, allow, or permit the emissions of unconfined particulate matter from any activity, including vehicular movement; transportation of materials; construction, alteration, demolition or wrecking; or industrially related activities, such as loading, unloading, storing, or handling; without taking reasonable precautions to prevent such emissions including but not limited to application of water, dust suppressants, planting of vegetation, point of activity controls (hoods, filters, etc.) and other measures. Reference OC Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 2 Rules, Section 89.1 Air Pollution Prohibited, Subsection B.

Erosion Control - Use caution to prevent erosion during construction along the boundary of the property, into surface waters, wetlands and upland buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2 inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping. Reference OC Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).

Transportation / Access

FUTURE DEVELOPMENT: The proposed development program of one duplex has a DeMinimis impact on the roadways. For the purposes of transportation analysis, projects are classified as DeMinimis if its impacts are less than a total p.m. peak of five (5) hour trips on the roadways within the area of influence. Prior to any building permit approval, an approved DeMinimis Application through the Concurrency Management Office will be required. Please contact the Concurrency Management Office at concurrency@ocfl.net or 407-836-6110 for more information.

Note: As of 06-16-26, the road segments within the projects 1-miles radius have adequate capacity and are not deficient/failing.

Schools

Two residential units is de minimis.

Parks and Recreation

Parks and Recreation staff reviewed the request and did not identify any issues or concerns.

Community Meeting Summary

A community meeting was not required for this request.

Utilities Service Area (Availability of services may vary)

Water: Wedgefield PFC C. A

Wastewater: Wedgefield PFC C. A

Reclaim Water: Orange County Utilities

Detailed Utility Information:

This property is within Wedgefield PFC C. A. Water Service Area. Water service is available for connection.

This property is within Wedgefield PFC C. A. Wastewater Service Area. Sewer connection is available.

Pluris USA has indicated this development will be required to connect to water and wastewater.

This property is within Orange County Utilities Reclaimed Water Service Areas. In accordance with Orange County Code Chapter 37:

Reclaimed water: There are no reclaimed water mains within the vicinity of this property. Reclaimed water is considered not available. Connection is not required.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – July 17, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 (Residential District) zoning.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the Planning and Zoning Commission (PZC) with a recommendation that the Commission make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 (Residential District) zoning.

The applicant was present at the hearing and agreed with staff's recommendation. Staff indicated that one hundred and nineteen (119) notices were sent to property owners within 500 feet from the subject property. To date, staff has not received any comments. There were no speakers during public comment.

Commissioner Wiggins asked staff about the compatibility of a duplex in this neighborhood. Staff explained the neighborhood is made up of many duplexes with some detached single-family homes. Commissioner Holt inquired about erosion control and best management practices. Jonathan Dressler from the Orange County Environmental Protection Division (EPD) clarified that EPD conducts inspections during construction to ensure erosion from construction is not going into the water system.

Commissioner Holt made a motion to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 (Residential District) zoning. The motion was seconded by Commissioner Arrington and carried on a 6-0 vote.

Motion / Second

Marjorie Holt / Michael Arrington

Voting in Favor

*Marjorie Holt, Michael Arrington, Eric Gray, Jorge Berrios
Trinidad, George Wiggins, and David Boers*

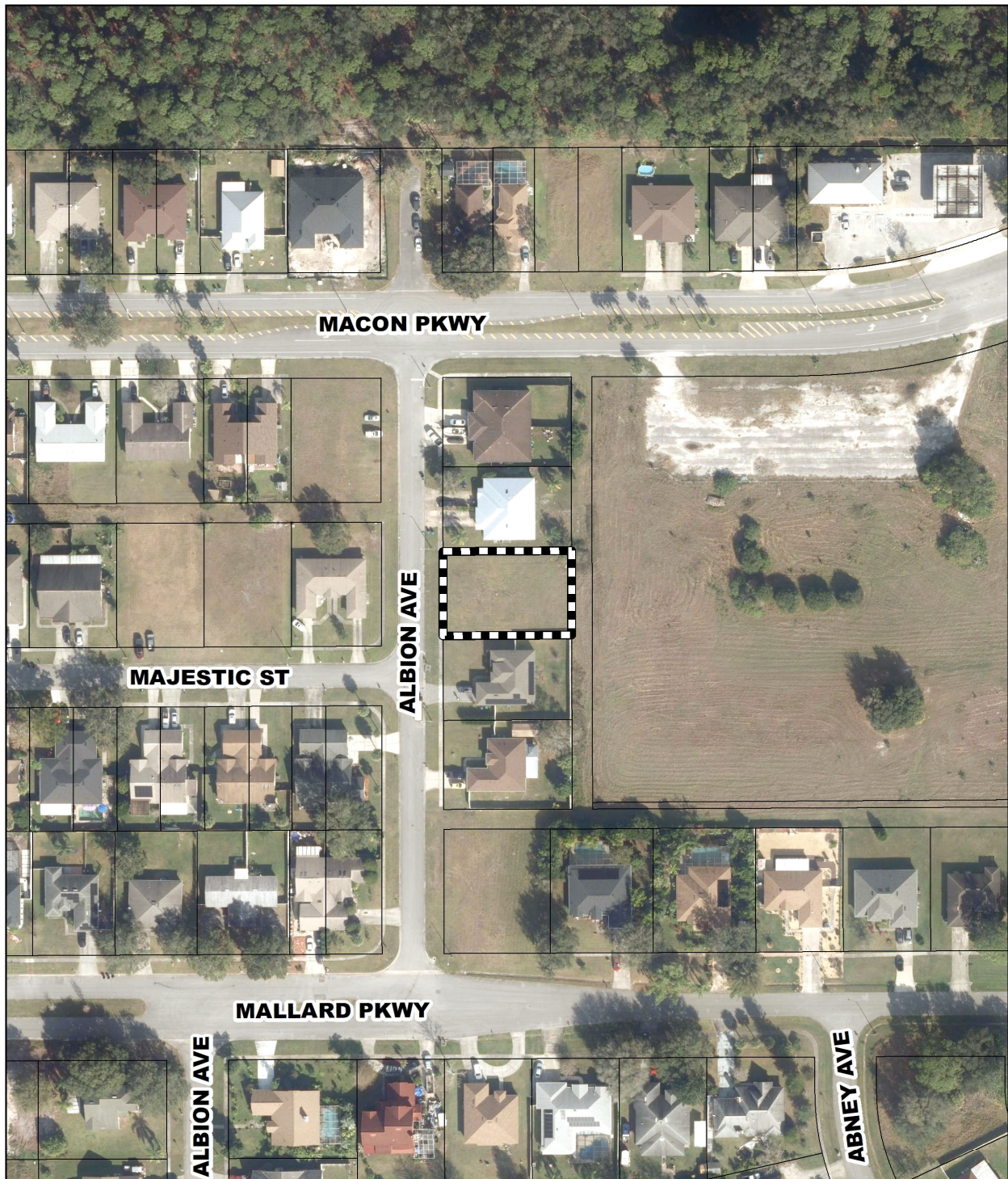
Voting in Opposition

none

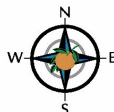
Absent

*Camille Evans, Giancarlo Rodriguez
and Eddie Fernandez*

RZ-26-07-050



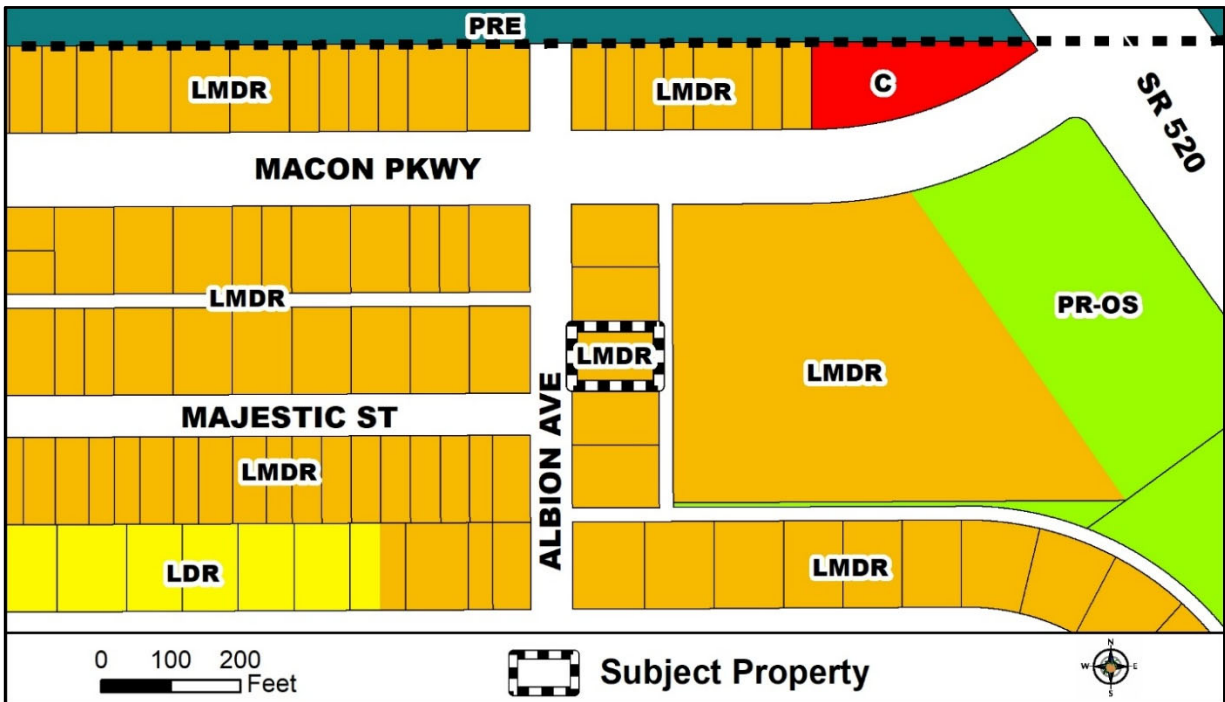
 Subject Property



0 100 200 Feet

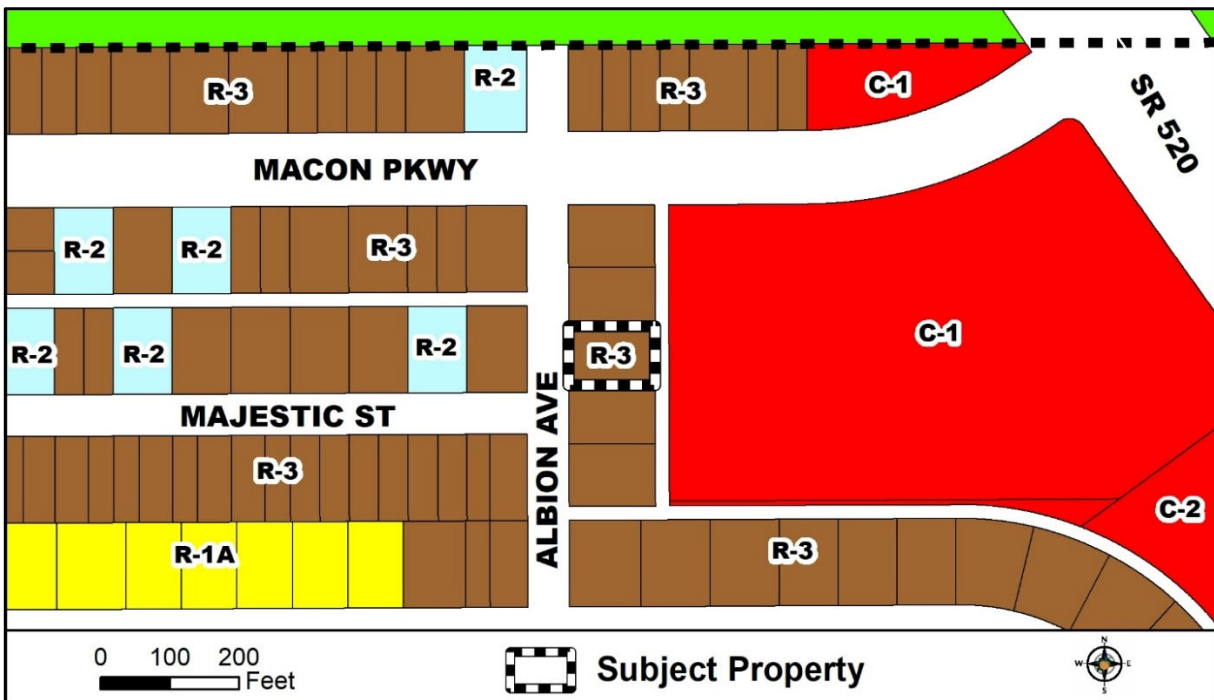
FUTURE LAND USE – CURRENT

Low-Medium Density Residential (LMDR)



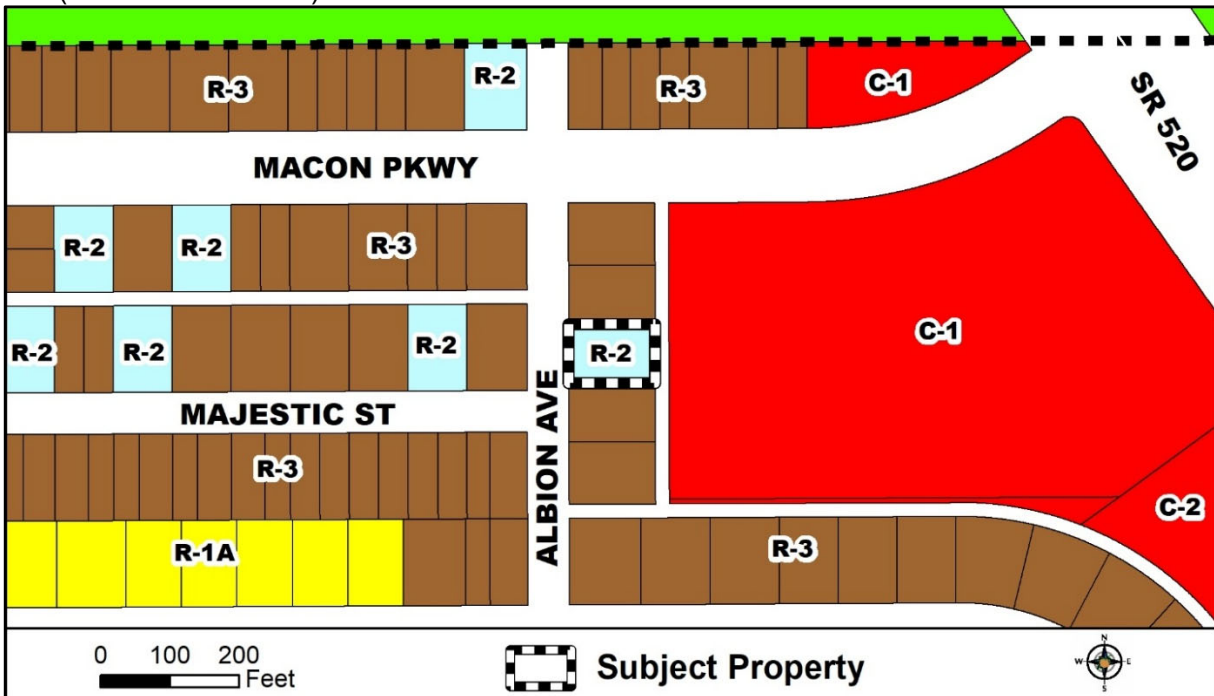
ZONING – CURRENT

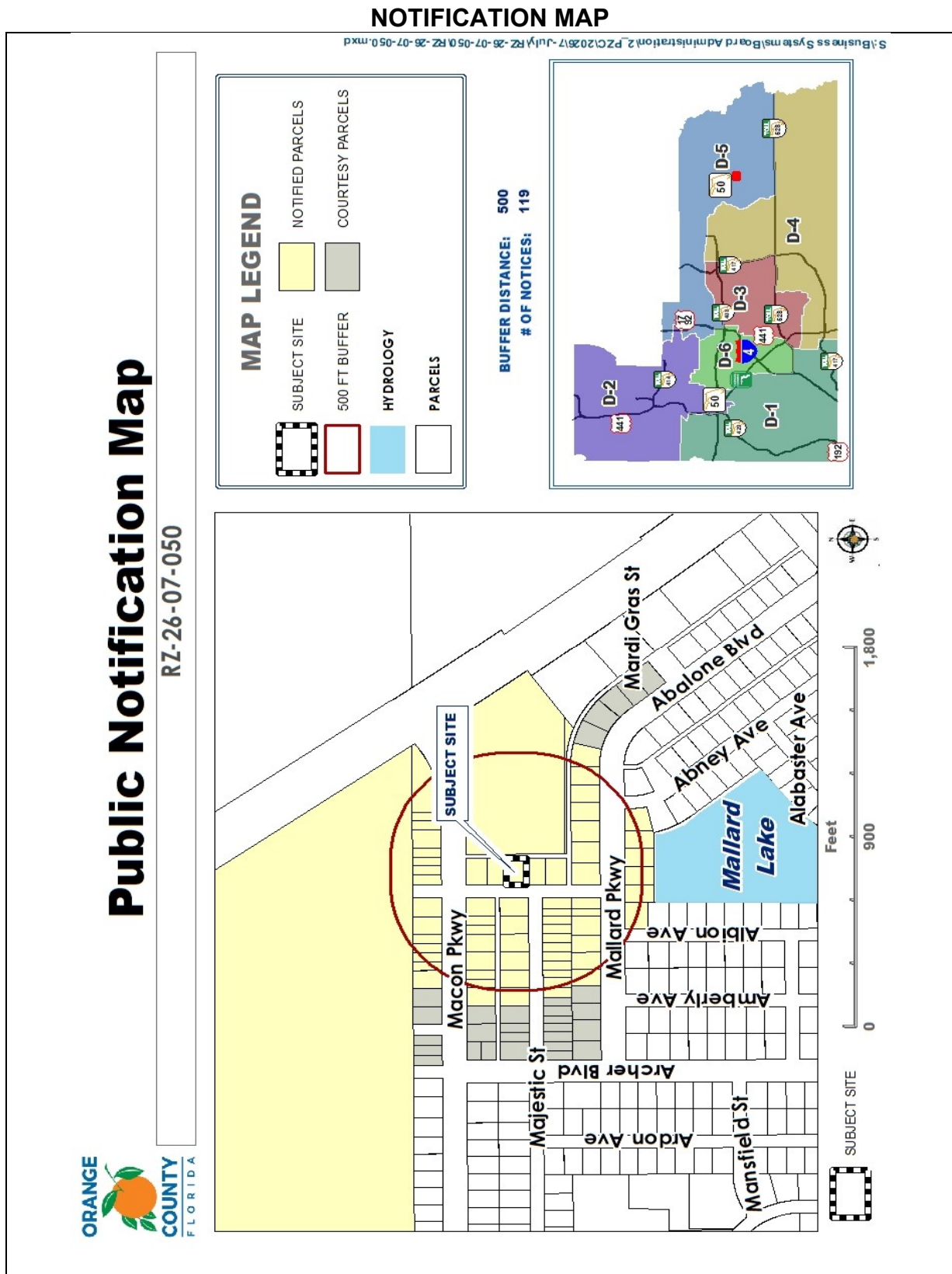
R-3 (Multiple-Family Dwelling District)



ZONING – PROPOSED

R-2 (Residential District)





CASE # RZ-26-07-051

Commission District: #6

GENERAL INFORMATION

APPLICANT: Reyes Juan Carlos

OWNER: Reyes Juan Carlos

HEARING TYPE: Planning and Zoning Commission

REQUEST: **C-1** (Retail Commercial District) **to**
C-3 (Wholesale Commercial District)

LOCATION: S. Orange Blossom Trl; generally, south of 40th St, north of 41st St, east of S. Nashville Ave, west of Orange Blossom Trl.

PARCEL ID NUMBER: 03-23-29-0183-20-010

SIZE / ACREAGE: 0.6 gross acre

PUBLIC NOTIFICATION: The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Three hundred fifteen (315) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: A community meeting was not required for this application.

PROPOSED USE: Car leasing and sales.

STAFF RECOMMENDATION

PLANNING

Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested C-3 (Wholesale Commercial District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

Through this request, the applicant is seeking to rezone the subject property from C-1 (Retail Commercial District) to C-3 (Wholesale Commercial District)) in order to permit car leasing and sales.

Although the subject parcel is located in the commercial corridor on S. Orange Blossom Trail, staff has determined that the proposed request to rezone the subject property to C-3 zoning district would adversely impact the adjacent single-family development to the

west. The immediate area is developed with C-1 zoning which is intended primarily for retail uses.

Furthermore, Orange County Code Section 38-876, states that the C-3 zoning district must be located away from residential districts because it allows uses that are not compatible with residential districts. This is because of the variety of uses that are permitted in the C-3 zoning district that are incompatible with single-family zoned properties.

Lastly, Orange County Comprehensive Plan Policies FLU 1.4.2 and 1.4.4 require that all land use changes be compatible with existing neighborhoods and that poorly located / designed commercial activities near residential areas be avoided. Given this analysis, staff is recommending denial of this application.

Land Use Compatibility

The C-3 (Wholesale Commercial District) zoning would allow for development that is incompatible with the character of the surrounding area and would adversely impact adjacent properties.

Site Analysis

Rural Settlement

The subject property is not located in the Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located in a JPA.

Overlay District Ordinance

The subject property is located in the Orange Blossom Trail Overlay District.

Airport Noise Zone

The subject property is not located in an Airport Noise Zone.

Code Enforcement

No open cases.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Commercial (C). The proposed C-3 (Wholesale Commercial District) zoning is consistent with the Commercial FLUM designation, therefore a CP amendment is not necessary. The proposed request is not consistent with several Comprehensive Plan provisions:

FLU1.4.2 states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

FLU1.4.4 states that the disruption of residential areas by poorly located and designed commercial activities shall be avoided.

FLU8.1.1 states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental

features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU8.2.1 states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

H1.3.8 states that in order to stabilize and improve existing neighborhoods, Orange County shall continue to support compatible infill development in existing neighborhoods where infrastructure already exists.

SITE DATA

Existing Use	Vacant commercial
Adjacent Zoning	N: C-1 (Retail Commercial District) (1957) E: C-1 (Retail Commercial District) (1957) W: R-1 (Single-Family Dwelling District) (1957) S: C-1 (Retail Commercial District) (1957)
Adjacent Land Uses	N: Commercial E: Commercial / Multi Family Housing W: Single Family Housing S: Commercial

C-3 (Wholesale Commercial District) Development Standards

Min. Lot Area:	12,000 sq. ft.
Min. Lot Width:	125 ft. (on major streets, see Article XV) 100 ft. (on all other streets)
Max. Height:	75 ft. (35 ft. within 100 ft. of residential)
Min. Floor Area:	500 sq. ft.

Building Setbacks

Front:	25 ft.
Rear:	15 ft. (30 ft. when abutting residential)
Side:	5 ft. (25 ft. when abutting residential)

Intent, Purpose, and Uses

The intent and purpose of the C-3 district is to implement and be consistent with the commercial land use designation of the future land use map. The C-3 district is composed of

land and structures where more intense commercial activity is located. This district must be located away from residential districts because it allows uses that are not compatible with residential districts.

SPECIAL INFORMATION

Staff Comments

Environmental

Petroleum Tanks - If this site has had, or currently has, any existing above ground or underground fuel storage tanks then the site shall comply with the Florida Department of Environmental Protection (FDEP) regulations: Chapter 62-761, F.A.C. Petroleum Storage Systems (USTs), Chapter 62-762, F.A.C. Petroleum Storage Systems (ASTs), Chapter 62-770, F.A.C. Petroleum Contamination Site Cleanup Criteria, and Chapter 62-777, F.A.C. Contaminant Cleanup Target Levels. Comply with all notification requirements as specified within Chapter 62-761, F.A.C., Contact the Orange County Environmental Protection Division (EPD) Storage Tank Compliance at 407-836-1400.

Proximity to FDEP Cleanup Site - Proximity to parcels with known FDEP cleanup sites associated with the Thoni Oil Company Station is located on site. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S

Transportation / Access

FUTURE DEVELOPMENT: Prior to building permit approval, an approved Capacity Encumbrance Letter (CEL) application may be required. NOTE: the failing roadways deficiency will require a Transportation Impact Analysis (TIA) (segment analysis) submitted with the CEL application submittal package. Refer to the Submittal Requirements on the CEL application for further information. The owner will have the option to remedy the deficiencies by entering into a Proportionate Share Agreement with Orange County (OC Code: Chapter 30, Sections 30-620 thru 30-624). Please contact the Concurrency Management Office at concurrency@ocfl.net or 407-836-6110 for more information.

NOTE: As of June 15, 2026, there is one failing roadway (Michigan Ave from Interstate 4 to Orange Avenue) within a 1-mile radius of the project location.

IMPORTANT: Depending on the size of the proposed development, the project may have a DeMinimis impact on our roadways and a CEL application will not be required. A project is classified as DeMinimis if its impacts are less than a total p.m. peak of five (5) hour trips on the roadways within the area of influence.

Schools

The applicant is proposing to utilize the property for commercial purposes. Orange County Public Schools (OCPS) did not comment on this case, as it does not involve an increase in residential units or density.

Parks and Recreation

Parks and Recreation staff reviewed the request and did not identify any issues or concerns.

Community Meeting Summary

A community meeting was not required for this request.

Utilities Service Area (Availability of services may vary)

Water: OUC

Wastewater: Orange County Utilities

Reclaim Water: Orlando

Detailed Utility Information:

This property is within Orlando Utilities Commission Water Service Area.

This property is within City of Orlando Reclaimed Water Service Area.

This property is within Orange County Utilities Wastewater Service Areas. In accordance with Orange County Code Chapter 37:

Wastewater: Development within this property will be required to connect to Orange County Utilities wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – July 17, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of C-2 Restricted (General Commercial District) zoning, subject to the following restriction:

1. New billboards and pole signs shall be prohibited.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the PZC with the recommendation that they make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested C-3 Restricted (Wholesale Commercial District) zoning. The applicant was present and agreed with the staff recommendation, but requested a C-2 (General Commercial District) zoning instead. One speaker was present and was in favor of the request.

Staff indicated that three hundred and fifteen (315) notices were sent to property owners extending beyond 700 feet surrounding the property, and that staff had received zero (0) responses in favor, and zero (0) response in opposition of the request.

Staff responded to questions concerning the proposed development's impact on the adjacent residential neighborhood to the west. The applicant provided background on the property and an overview of the proposed business and requested approval of C-2 zoning subject to any restrictions the Board deemed necessary. The majority of the Board expressed support for the request.

A motion was made by Commissioner Arrington, and seconded by Commissioner Boers to recommend APPROVAL of the requested C-2 Restricted (General Commercial District) zoning subject to one (1) restriction – “New billboards and pole signs shall be prohibited”. The motion carried 5-1, with Commissioner Holt voting in opposition.

Motion / Second

Michael Arrington / David Boers

Voting in Favor

*Michael Arrington, David Boers, Eric Gray, Jorge Berrios
Trinidad, and George Wiggins*

Voting in Opposition

Marjorie Holt

Absent

*Camille Evans, Giancarlo Rodriguez
and Eddie Fernandez*

RZ-26-07-051



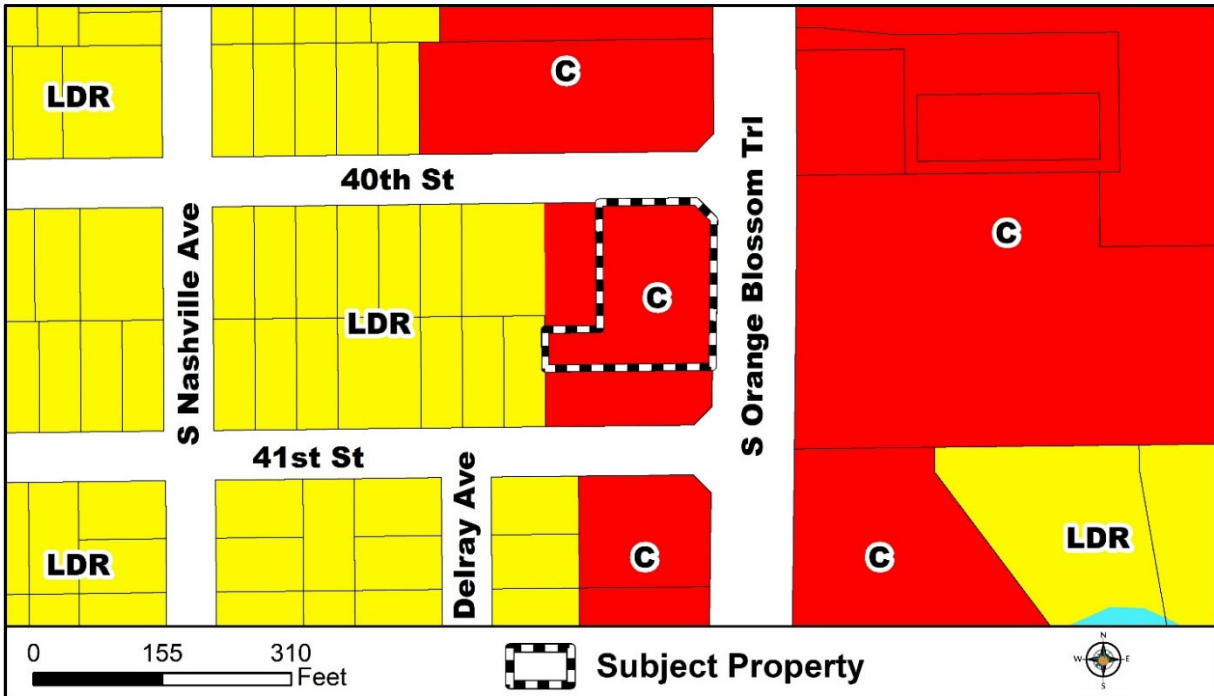
 Subject Property



0 150 300 Feet

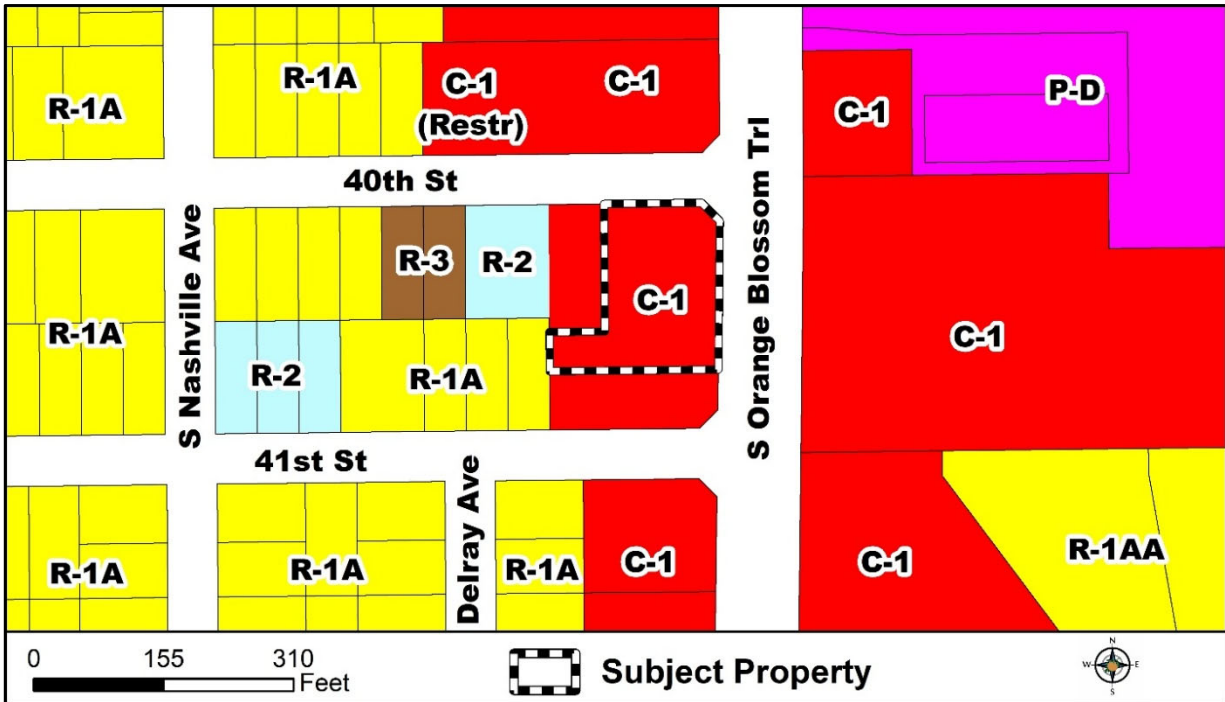
FUTURE LAND USE – CURRENT

Commercial (C)



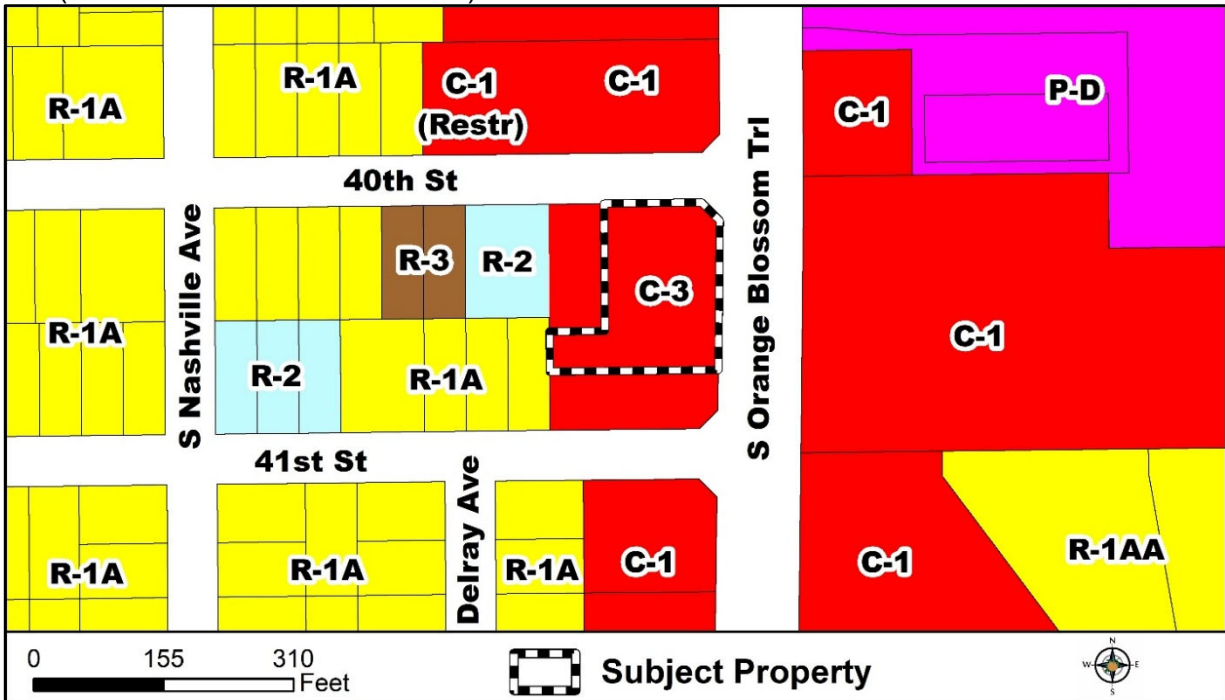
ZONING – CURRENT

C-1 (Retail Commercial District)

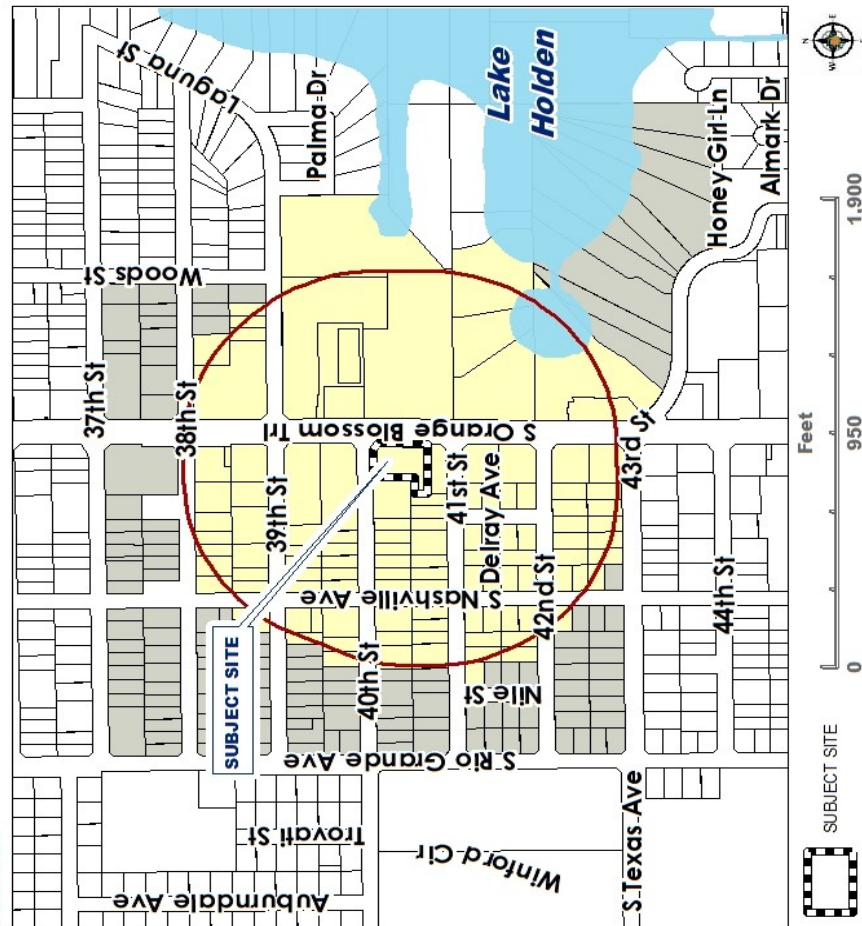


ZONING – PROPOSED

C-3 (Wholesale Commercial District)

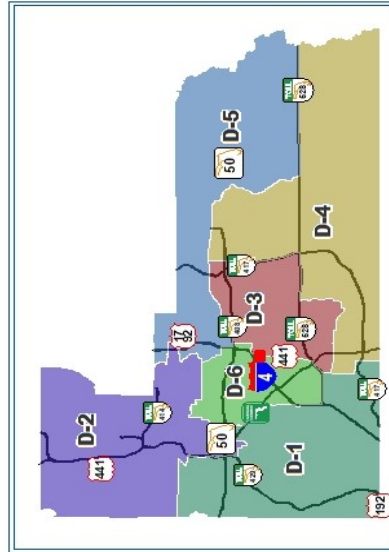


RZ-26-07-051



	SUBJECT SITE		NOTIFIED PARCELS
	700 FT BUFFER		COURTESY PARCELS
	HYDROLOGY		
	PARCELS		

BUFFER DISTANCE:	700
# OF NOTICES:	315



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Rezoning Staff Report Book

CASE # RZ-26-07-055

Commission District: #6

GENERAL INFORMATION

APPLICANT:	Jeremiah K Ofori
OWNER:	Covenant Community Development Corp of Orlando, Inc.
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District)
LOCATION:	1827 Wilton Ave; generally located north of Clear Lake Ave., east of Wilton Ave, west of South Rio Grande Ave
PARCEL ID NUMBER:	03-23-29-1400-00-380
SIZE / ACREAGE:	0.32 gross acre
PUBLIC NOTIFICATION:	The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred fourteen (214) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on July 15, 2026, with no members of the public in attendance.
PROPOSED USE:	One (1) additional single-family dwelling unit, pending lot split approval.

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 (Single-Family Dwelling District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

This request is to rezone from R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District) in order to split the property into two 50-foot-wide lots and construct an additional detached single-family home on the southern portion of the property. The property has an underlying future land use map designation of Low-Medium Density Residential (LMDR).

The R-1A district requires a minimum lot width of 75 feet and a minimum lot size of 7,500 square feet, while the R-1 district allows for a minimum lot width of 50 feet and a minimum lot size of 5,000 square feet. The requested rezoning would allow the subject property to be divided into two conforming lots consistent with the development standards of the R-1 zoning district.

The immediate area is developed with detached single-family homes. The surrounding properties are zoned R-1A (Single-Family Dwelling District), with R-2 (Residential District) bordering the property and in the area.

Land Use Compatibility

The R-1 (Single-Family Dwelling District) zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

Site Analysis

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located in a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located in an Airport Noise Zone.

Code Enforcement

The subject property does not have a related Code Enforcement action.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Low-Medium Density Residential (LMDR). The proposed R-1 (Single-Family Dwelling District) zoning is consistent with the LMDR FLUM designation, therefore a CP amendment is not necessary. The proposed request is consistent with the following Comprehensive Plan provisions:

FLU1.4.2 states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

FLU8.1.1 states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU8.2.1 states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

H1.3.8 states that in order to stabilize and improve existing neighborhoods, Orange County shall continue to support compatible infill development in existing neighborhoods where infrastructure already exists.

FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

SITE DATA

Existing Use	Single-family home
Adjacent Zoning	N: R-1A (Single-Family Dwelling District) E: R-2 (Residential District) W: R-1A (Single-Family Dwelling District) S: R-1A (Single-Family Dwelling District)
Adjacent Land Uses	N: Single-Family Home E: Single-Family Home W: Single-Family Home S: Single-Family Home

R-1 (Single-Family Dwelling District) Development Standards

Min. Lot Area:	5,000 sq. ft.
Min. Lot Width:	50 ft.
Max. Height:	35 ft.
Min. Living Area:	1,000 sq. ft.

<u>Building Setbacks</u>	
Front:	20 ft.

Rear: 20 ft.
Side: 5 ft.

** These regulations may not reflect the actual requirements for all situations; see the Orange County Zoning Code for actual regulations for site requirements for this zoning district.*

Intent, Purpose, and Uses

Per Section 38-276 of the Orange County Code, the intent and purpose of the R-1 zoning district is provide residential development similar in general character to the R-1AA and R-1A zoning districts, but with smaller minimum lots and yards, and a corresponding increase in population density.

Specific uses shall be identified by the letter "P" in the use table set forth in Section 38-77 of the Orange County Code.

SPECIAL INFORMATION

Staff Comments

Environmental

Enhanced Septic Requirement Not Applicable - This site is located within the Lake Okeechobee Basin Management Action Plan (BMAP) Area. Installation of enhanced nutrient-reducing OSTDS is not applicable to this request since development within this property is required to connect to the Orange County Utilities wastewater system.

Solid Waste Disposal - Any miscellaneous regulated solid waste found or generated onsite including land clearing debris, construction and demolition debris, tires, garbage, and hazardous waste shall be properly managed through recycling and/or off-site disposal in accordance with local, state, and federal regulations.

Erosion Control - Use caution to prevent erosion during construction along the boundary of the property, into surface waters, wetlands and upland buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2 inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping. Reference OC Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).

Transportation / Access

FUTURE DEVELOPMENT: The proposed development program consisting of one single-family home has a DeMinimis impact on the roadways. For the purposes of transportation analysis, projects are classified as DeMinimis if its impacts are less than a total p.m. peak of five (5) hour trips on the roadways within the area of influence. Prior to any building permit approval, an approved DeMinimis Application through the Concurrency Management Office will be required. Please contact the Concurrency Management Office at concurrency@ocfl.net or 407-836-6110 for more information.

NOTE: As of June 16, 2026, there is one failing roadway (Michigan Avenue from Interstate 4 to Orange Avenue) within a 1-mile radius of the project location.

Schools

One additional residential home is de minimis.

Parks and Recreation

Parks and Recreation staff reviewed the request and did not identify any issues or concerns.

Community Meeting Summary

An in-person community meeting was held on July 15, 2026, with no members of the public in attendance.

Utilities Service Area (Availability of services may vary)

Water: OUC

Wastewater: Orange County Utilities

Reclaim Water: Orlando

Detailed Utility Information:

This property is within Orlando Utilities Commission Water Service Area.

This Property is within City of Orlando Reclaimed Water Service Area.

This property is within Orange County Utilities Wastewater Service Area.

Wastewater: Development within this property will be required to connect to Orange County Utilities wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – July 17, 2026

Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested R-1 (Single-Family Dwelling District) zoning.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the Planning and Zoning Commission (PZC) with a recommendation that the Commission make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 (Single-Family Dwelling District) zoning. The applicant was present at the hearing and agreed with staff's recommendation. No speakers were present during public comment.

Staff explained to the board the request was to split the lot into two 50-foot-wide lots which would be allowed in R-1 (Single-Family Dwelling District). Allowing the property owner to construct an additional single-family home. A lot split would require approval from the Zoning Division. The applicant was in attendance and agreed with staff recommendations. The board did not have any questions for staff or the applicant to further explain the request.

A motion was made by Commissioner Arrington and seconded by Commissioner Gray to recommended approval of the requested R-1 (Single-Family Dwelling District) zoning. The motion carried 6-0.

Motion / Second

Michael Arrington / Eric Gray

Voting in Favor

*Michael Arrington, Eric Gray, Marjorie Holt, Jorge Berrios
Trinidad, George Wiggins, and David Boers*

Voting in Opposition

None

Absent

*Camille Evans, Giancarlo Rodriguez
and Eddie Fernandez*

RZ-26-06-055



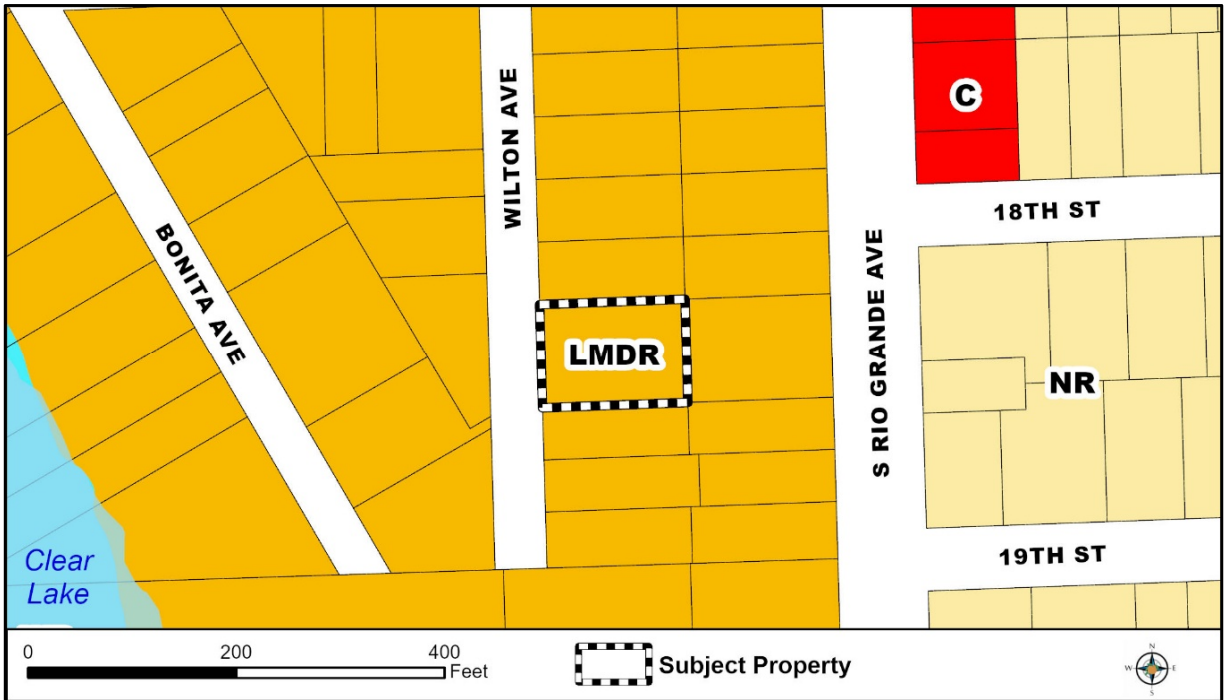
 Subject Property



0 100 200 Feet

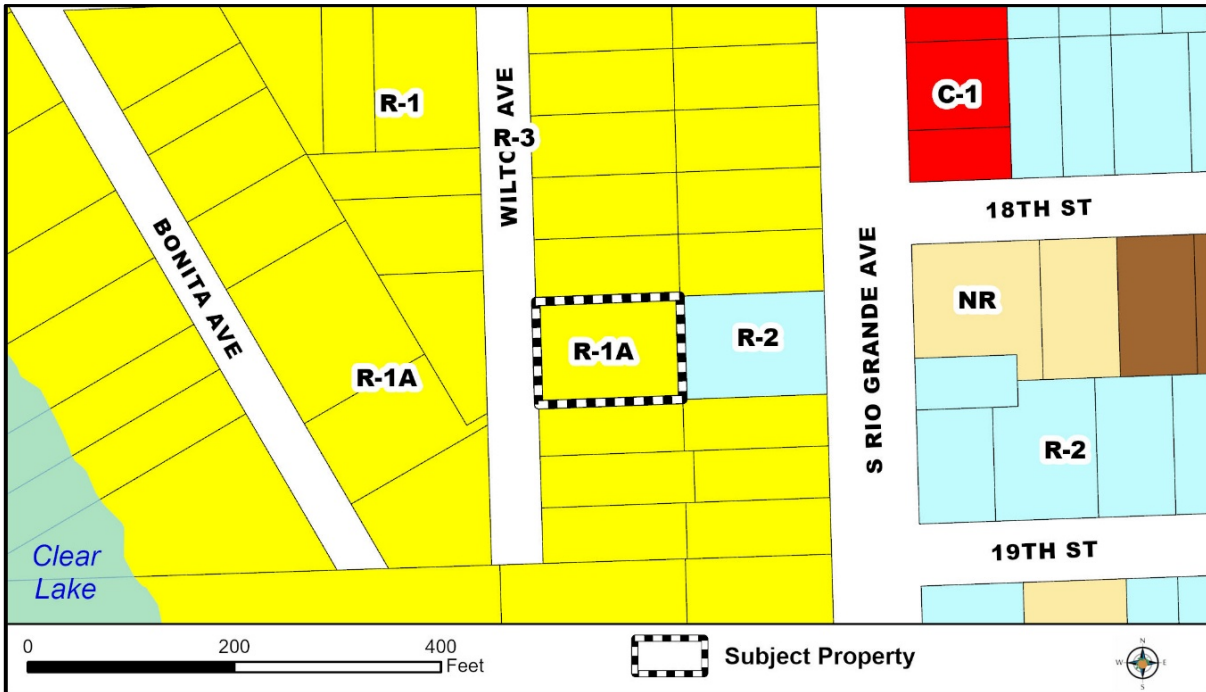
FUTURE LAND USE – CURRENT

Low-Medium Density Residential (LMDR)



ZONING – CURRENT

R-1A (Single-Family Dwelling District)



ZONING – PROPOSED

R-1 (Single-Family Dwelling District)



