

**CASE # RZ-26-03-007**

Commission District: #3

**GENERAL INFORMATION**

**APPLICANT:** Rachquel T. Gipson

**OWNER:** Bonanza Property Group, LLC

**HEARING TYPE:** Planning and Zoning Commission Recommendations

**REQUEST:** **R-T-1** (Mobile Home Subdivision District) **to**  
**I-1A** (Restricted Industrial District)

**LOCATION:** 9256 1st Avenue; generally located north of 1st Street, west of 1st Avenue, east of South Orange Avenue, and south Pine Street.

**PARCEL ID NUMBER:** 36-23-29-8228-50-715

**SIZE / ACREAGE:** 0.20 - 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 forty-three (143) notices were mailed to those property owners in the surrounding area.

**COMMUNITY MEETING:** An in-person community meeting was held on February 16, 2026, and is summarized further in this report.

**PROPOSED USE:** Warehouse Storage Building

**STAFF RECOMMENDATION**

**PLANNING**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1A (Restricted Industrial District) zoning.**

**SUBJECT PROPERTY ANALYSIS**

**Overview**

The subject property, located at 9256 1<sup>st</sup> Avenue, is zoned R-T-1 (Mobile Home Subdivision District) and is currently vacant. The R-T-1 zoning designation is inconsistent with the parcel's Future Land Use Map (FLUM) designation of Industrial (IND). The immediate area is developed with a mixture of C-3 commercial uses, a fire station, a church, and vacant parcels.

Through this request, the applicant is seeking to rezone the subject property from R-T-1 (Mobile Home Subdivision District) to I-1A (Restricted Industrial District) to allow for the construction of a warehouse and to establish consistency with the zoning and Future Land Use designations.

**Land Use Compatibility**

The I-1A (Restricted Industrial 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 Industrial (IND). The proposed I-1A (Restricted Industrial District) zoning is consistent with the IND 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.

**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.

**FLU8.2.11** 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**

<b>Existing Use</b>	Vacant
<b>Adjacent Zoning</b>	N: C-3 (Wholesale Commercial District) E: R-1 (Single-Family Dwelling District) W: C-3 (Wholesale Commercial District) S: C-3 (Wholesale Commercial District)
<b>Adjacent Land Uses</b>	N: Vacant E: Fire Station W: Warehouse S: Store/Office

### **I-1A (Restricted Industrial District) Development Standards**

Min. Lot Area:	N/A
Max. Height:	50 ft; or 35 ft within 100 ft of any residential use or district
Min. Floor Area:	N/A
<b><u>Building Setbacks:</u></b>	
Front:	35 ft
Rear:	25 ft
Side/StreetSide:	15 ft/25 feet

*\* 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 intent and purposes of the I-1A industrial district are as follows:

1. To encourage high technology and research-oriented industry of such a nature that objectionable by-products of the activity (such as smoke, odors, dust, refuse, vibration, intense light, glare, and heat) are not a nuisance beyond the property on which the activity is located.
2. To encourage industry-related uses which do not require open storage of products and materials.

3. To provide space for those industries which require locations accessible to major transportation facilities.
4. To establish and maintain standards that will promote the development of those industries and related activities which desire an attractive, pleasant environment and compatible surroundings.
5. To establish and maintain standards which will protect adjacent residential and commercial developments.

## **SPECIAL INFORMATION**

### **Staff Comments**

#### **Environmental**

Enhanced Septic/Sewer Requirement - This site is located within the Lake 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.

Existing Septic and Well - If any existing septic tanks or wells are required or in use, the applicant shall notify the Florida Department of Health (FDOH) and local Water Management District, about the system permit application, modification or abandonment prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies. Contact the FDOH for the septic system and both FDOH and the Water Management District for wells. Refer to Orange County Code Chapter 37 Water and Wastewater, Article XVII Individual On-Site Sewage Disposal for details on Individual On-Site Sewage Disposal.

Proximity to FDEP Cleanup Site - Proximity to parcels with known FDEP cleanup sites associated with the PALMDALE OIL CO INC located 0.07 miles to the West. 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**

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 will be required via a Capacity Encumbrance Letter (CEL) application. Please contact the Concurrency Management Office at [concurrency@ocfl.net](mailto:concurrency@ocfl.net) or 407-836-6110 for more information.

**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 but did not identify any issues of concerns.

**Community Meeting Summary**

A community meeting was held on Monday, February 16, 2026, at the Taft Community Center. Nine members of the community attended. The main concerns expressed are whether the lot is large enough for a warehouse and whether it has the potential to attract semitrucks to their streets. They are worried about the proposal's overall compatibility with the community, specifically with having industrial uses next to residential uses. Additional comments were made that it is difficult for them to support a request that does not have a more concrete plan for what the owner intends to use the space for.

**Utilities Service Area (Availability of services may vary)**

Water: Taft Water Association

Wastewater: Orange County Utilities

Reclaim Water: Orange County Utilities

**Detailed Utility Information:**

This property is within Taft Water Association 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: The availability and requirement to connect to the wastewater system will be assessed during Final Engineering/Construction Plan Permitting.

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 – March 19, 2026**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1A (Restricted Industrial District) zoning.**

**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 I-1A (Restricted Industrial District) zoning. The applicant was present for the hearing and agreed with staff's recommendation.

Staff indicated that one hundred and forty-three (143) notices were sent to property owners within a buffer of seven hundred (700) feet around the subject property located at 9256 1<sup>st</sup> Avenue, as well as being shared with community groups at the Taft Community Center by its staff members. A community meeting was held on Monday, February 16, 2026, with nine (9) members of the community in attendance. Since then, staff received one (1) additional comment in opposition from a community member. No one spoke during the public comment portion of the meeting.

A discussion ensued starting with Commissioner Holt asking how the intent of the I-1A district is compatible with using septic tank on site. Staff responded by explaining that I-1A is the least intense of the industrial districts and regardless of what will be developed on this property, it will eventually have to be rezoned to an industrial zoning district in order to establish consistency with its Future Land Use Map (FLUM) designation. It requires an enhanced septic system and is typically evaluated later on in the final development stage. Chief Planner, Jason Soreson, clarified that the FLUM was established by the County in the 90s and a home would not necessarily be appropriate on this site due to it being surrounded by industrial and commercial uses. Commissioner Gray pointed out the immediate area hosts several auto-related businesses and railroad tracks and agreed with staff's recommendation.

With Commissioner Fernandez as the representative from District 3 absent from the meeting, Commissioner Gray made a motion that was seconded by Commissioner Wiggins to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1A (Restricted Industrial District) zoning. The motion was carried on a 5-0 vote.

**Motion / Second**

*Eric Gray / George Wiggins*

**Voting in Favor**

*Eric Gray, George Wiggins, Camille Evans, Marjorie Holt  
and Jorge Berrios Trinidad*

**Voting in Opposition**

*None*

**Absent**

*Michael Arrington, David Boers, Eddie Fernandez and  
Giancarlo Rodriguez*


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 Subject Property

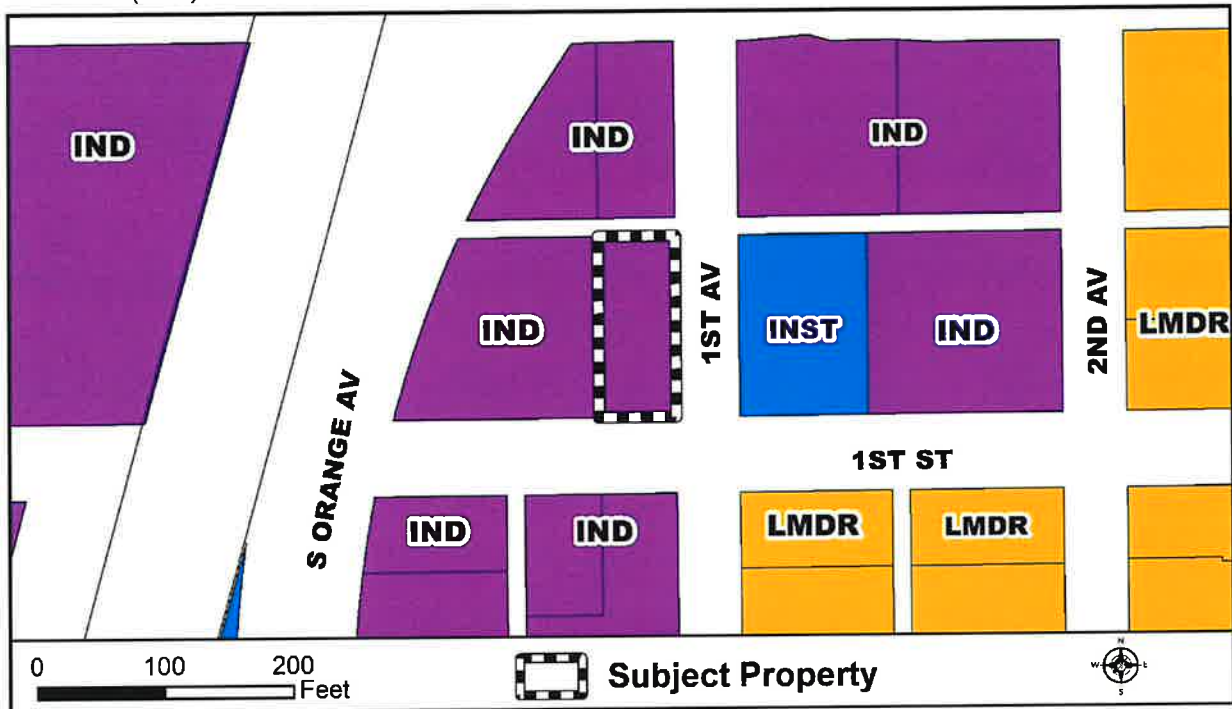


0 60 120 Feet

A horizontal scale bar with three segments. The first segment is labeled '0', the second '60', and the third '120'. The word 'Feet' is written at the right end of the bar.

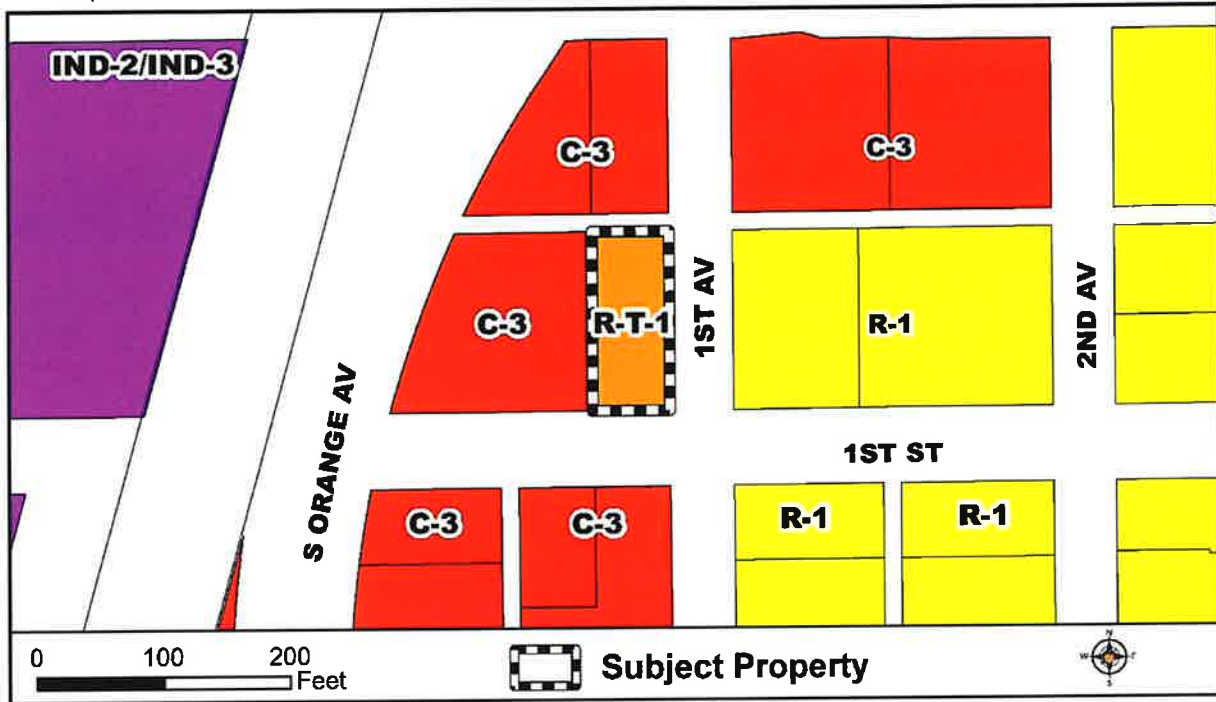


**FUTURE LAND USE – CURRENT**  
Industrial (IND)



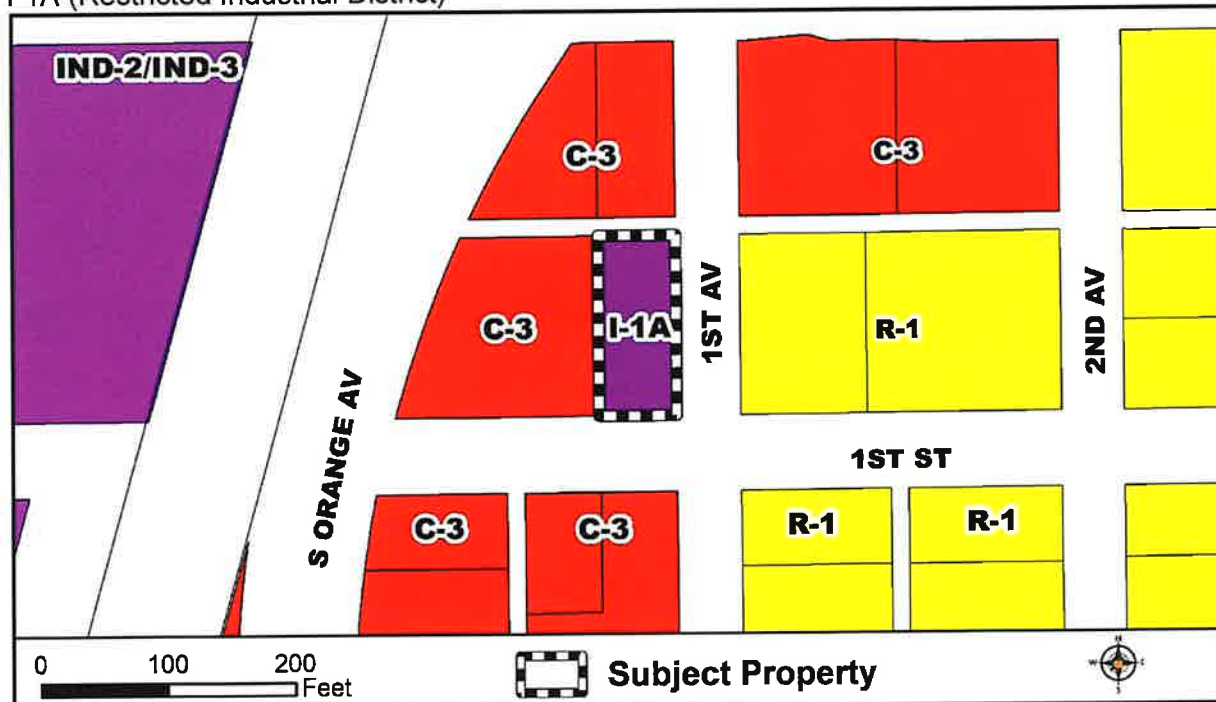
**ZONING – CURRENT**

R-T-1 (Mobile Home Subdivision District)



**ZONING – PROPOSED**

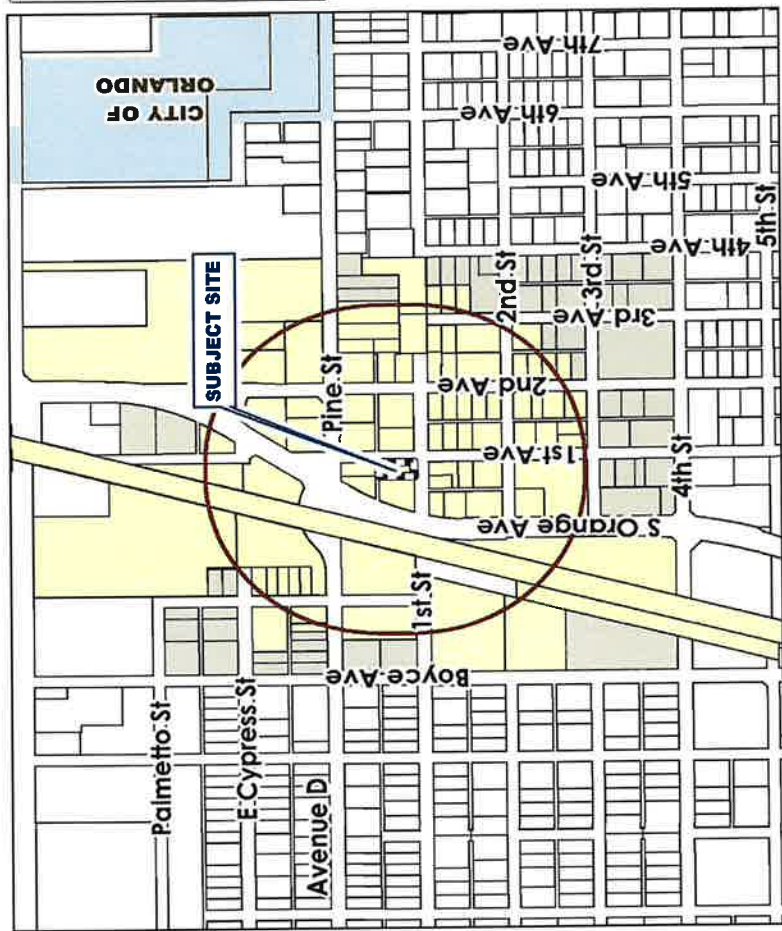
I-1A (Restricted Industrial District)








**NOTIFICATION MAP**

**Public Notification Map**

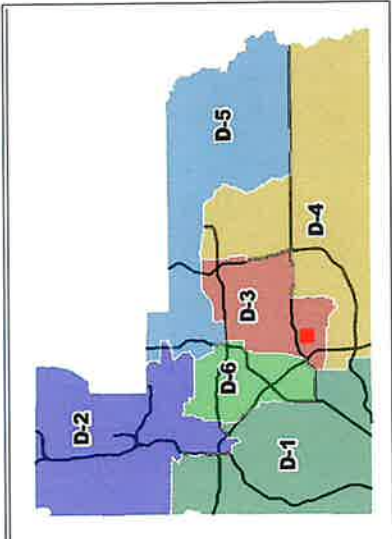
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**MAP LEGEND**

-  SUBJECT SITE
-  700\_FT\_BUFFER
-  PARCELS
-  NOTIFIED PARCELS
-  COURTESY PARCELS

**BUFFER DISTANCE: 700**  
**# OF NOTICES: 143**



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