

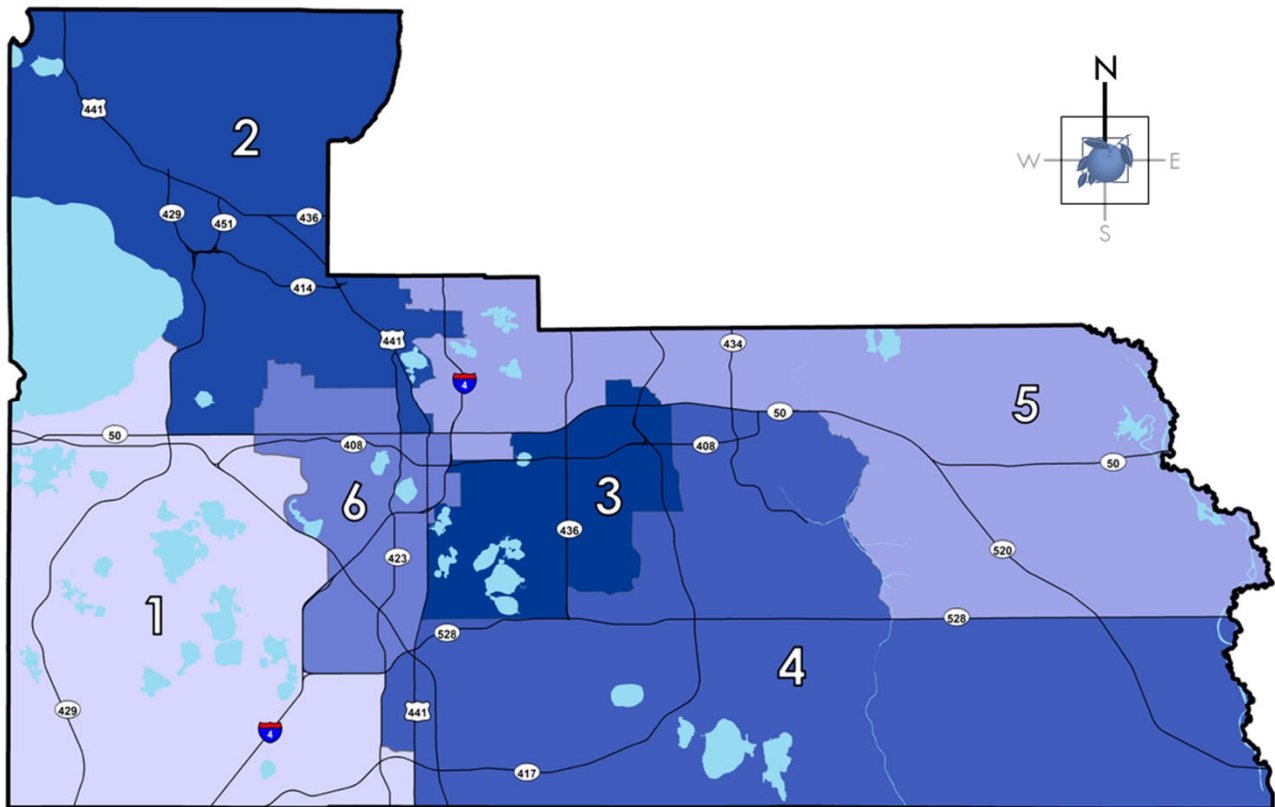


PLANNING AND ZONING COMMISSION

LOCAL PLANNING AGENCY

REZONING RECOMMENDATIONS

NOVEMBER 20, 2025



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

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

David Boers District #1

George Wiggins District #2
Vice Chairperson

Eddie Fernandez District #3

Eric Gray District #4

Marjorie Holt District #5

Camille Evans District #6

Michael Arrington At Large

Evelyn Cardenas At Large

Nelson Pena At Large
Chairman

TABLE OF CONTENTS
Planning and Zoning Commission
November 20, 2025

<u>Table of Contents</u>	viii
<u>Table of Hearings</u>	ix
<u>Site and Building Requirements</u>	ix
<u>Buffer Yard Requirements</u>	x

CONVENTIONAL & PLANNED DEVELOPMENT REZONING PUBLIC HEARINGS

RZ-25-10-009 District 3.....	1
RZ-25-10-010 District 3.....	13
RZ-25-10-012 District 5.....	24
RZ-25-11-014 District 6.....	34
RZ-25-11-016 District 6.....	46
RZ-25-11-018 District 2.....	56
RZ-25-11-026 District 2.....	66

TABLE OF HEARINGS
Planning and Zoning Commission
November 20, 2025

<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-25-10-009 Angelina Belew	R-1A to R-2	3	Approval	Approval	No
RZ-25-10-010 Victor Gaubeca	C-2 to C-3 Restricted	3	Approval with three (3) restrictions	Approval with four (4) restrictions	No
RZ-25-10-012 Laura Hoyos	C-1 to C-2 Restricted	5	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-25-11-014 Joshua Conradi	I-2/I-3 to C-3 Restricted	6	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-25-11-016 Darshani Lokhnath	R-1A to R-1	6	Approval	Approval	No
RZ-25-11-018 Jimmy Walton	A-1 to R-1AA	2	Approval	Approval	No
RZ-25-11-026 Mango Castelo	R-3 to R-2	2	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 ^J	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 ^J	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 ^J	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 ^J	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-25-10-009

Commission District: #3

GENERAL INFORMATION

APPLICANT:	Angelina Lomova Bellew
OWNER:	Angelina Lomova Bellew
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	R-1A (Single-Family Dwelling District) to R-2 (Residential District)
LOCATION:	750 28th St; generally located south of 28th St, east of Lee St and north of 29th St.
PARCEL ID NUMBER:	03-23-29-0180-69-111
SIZE / ACREAGE:	0.25-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]. Ninety-five (95) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on November 03, 2025, and is summarized further in this report.
PROPOSED USE:	To convert the existing home addition to a 2nd residential unit (Duplex)

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 subject property was originally platted as Lots 11 and 12 of the Angebilt Addition, each measuring 50 feet in width. The two lots were subsequently reconfigured into a single parcel. The Angebilt Addition plat was recorded in 1923, and the property was zoned R-1A (Single-Family Dwelling District) in 1957, prior to the adoption of the Orange County Comprehensive Plan. The current R-1A zoning district is consistent with the Future Land Use Map (FLUM) designation of Low-Medium Density Residential (LMDR). The R-1A

district is primarily intended for single-family residential development, with a minimum required lot width of 75 feet and a minimum lot area of 7,500 square feet.

The property is currently developed with a single-family residence constructed in 2003. In 2005, a two-story addition totaling approximately 1,587 square feet was constructed. The applicant is requesting a rezoning from R-1A (Single-Family Dwelling District) to R-2 (Residential District) to allow the conversion of the existing addition into a second residential unit, thereby creating a duplex on the 0.25-acre parcel. The total lot area is 10,826 square feet with a lot width of 83.33 feet. The LMDR Future Land Use designation allows a residential density of up to 10 dwelling units per acre; therefore, the site can adequately accommodate the proposed duplex.

The surrounding area consists of a mix of detached and attached single-family homes, as well as community residential facilities. The Orlando Health and Rehabilitation Center is located nearby at the intersection of Lee Street and 28th Street. Several properties in the vicinity that are zoned R-1A have been converted to contain multiple residential units, including those located at 909 29th Street and 801 29th Street. Additionally, a two-unit residential structure located at 750 29th Street is zoned R-1AA. The prevalence of attached and multi-unit dwellings in the surrounding neighborhood demonstrates a gradual transition toward increased residential density. The proposed duplex use is consistent with this existing development pattern and would have been permitted by right under the adopted Orange Code.

The subject property is located within the City of Orlando Wastewater Service Area; however, wastewater service is currently not available. The property is served by an on-site septic system. A new septic system was installed in 2021 to support the 1,587-square-foot addition, which is proposed to be converted into the second residential unit. No additional site improvements or new construction are proposed in future.

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 cases found.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Low-Medium Density Residential (LMDR) which allows consideration up to ten (10) units per net developable acre. 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 home
Adjacent Zoning	N: R-1A (Single-Family Dwelling District) (1957)
	E: R-1A (Single-Family Dwelling District) (1957)
	W: R-1A (Single-Family Dwelling District) (1957)

	S:	R-1 Restricted (Single-Family Dwelling District) (2020)
Adjacent Land Uses	N:	Single-Family Residential
	E:	Single-Family Residential
	W:	Single-Family Residential
	S:	Single-Family Residential

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. / 9,000 sq. ft.
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.

Three Dwelling Units

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.

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.*

Permitted 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.

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

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).

Transportation / Access

The proposed use to convert existing ADU (attached) to a duplex is a de minimis impact on the roadways. For the purposes of transportation analysis, a project is considered de minimis 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, a Concurrency 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.

Schools

An additional home is considered a de minimis change.

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 November 3, 2025 at 6p.m. at Pineloch Elementary School with attendance of 5 residents. The applicant made a presentation that included a neighborhood map and photographs of existing multi-unit residences in the vicinity. The applicant also indicated that a new septic system was installed in 2019 to accommodate the proposed conversion to a duplex. Residents acknowledging the ongoing transition of the neighborhood to multi-unit housing and expressing support for this housing type as a needed addition to the area.

Utilities Service Area (Availability of services may vary)

Water: OUC

Wastewater: City of Orlando

Reclaim Water: Orange County Utilities

Detailed Utility Information:

This property is within Orlando Utilities Commission Water Service Area.

This property is within City of Orlando Wastewater Water Service Area and connection is considered unavailable.

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 – November 20, 2025

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 PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested R-2 (Residential District) zoning. The applicant was present for the hearing, agreed with staff's recommendation and presented to the board. Three speakers were present from public, however only one provided a public comment in support of the project.

Staff indicated that ninety-five (95) notices were sent to property owners and residents within the 500 feet surrounding the property, and that staff had received four (4) responses in support of the rezoning, noting that the neighborhood already contains multi-unit residences and continues to evolve. It was noted that the neighborhood needs more affordable housing and that allowing two-unit and multi-unit homes supports this need. Residents appreciate that the applicant is pursuing the correct legal process as the neighborhood continues to transition. Two (2) responses were submitted in opposition of the request saying that there are no duplexes on 28th St, citing concerns about potential impacts on property values and questioning the need for this use in the community.

A discussion followed with questions about the proposed duplex conversion, including parking, the existing addition and its permits, compatibility with the surrounding area, and the septic system specifically noting that a new septic tank was installed in 2019. Commissioner Pena also asked the applicant about advanced septic system and clarified the distinction. Commissioner Gray moved to recommend approval of the requested R-2 (Residential District) zoning, and Commissioner Wiggins seconded the motion. The motion passed unanimously, 6–0.

Motion / Second	<i>Eric Gray / George Wiggins</i>
Voting in Favor	<i>Camille Evans, Nelson Pena, Eric Gray, George Wiggins, Marjorie Holt, David Boers</i>
Voting in Opposition	<i>None</i>
Absent	<i>Evelyn Cardenas, Eddie Fernandez and Michael Arrington</i>

RZ-25-10-009



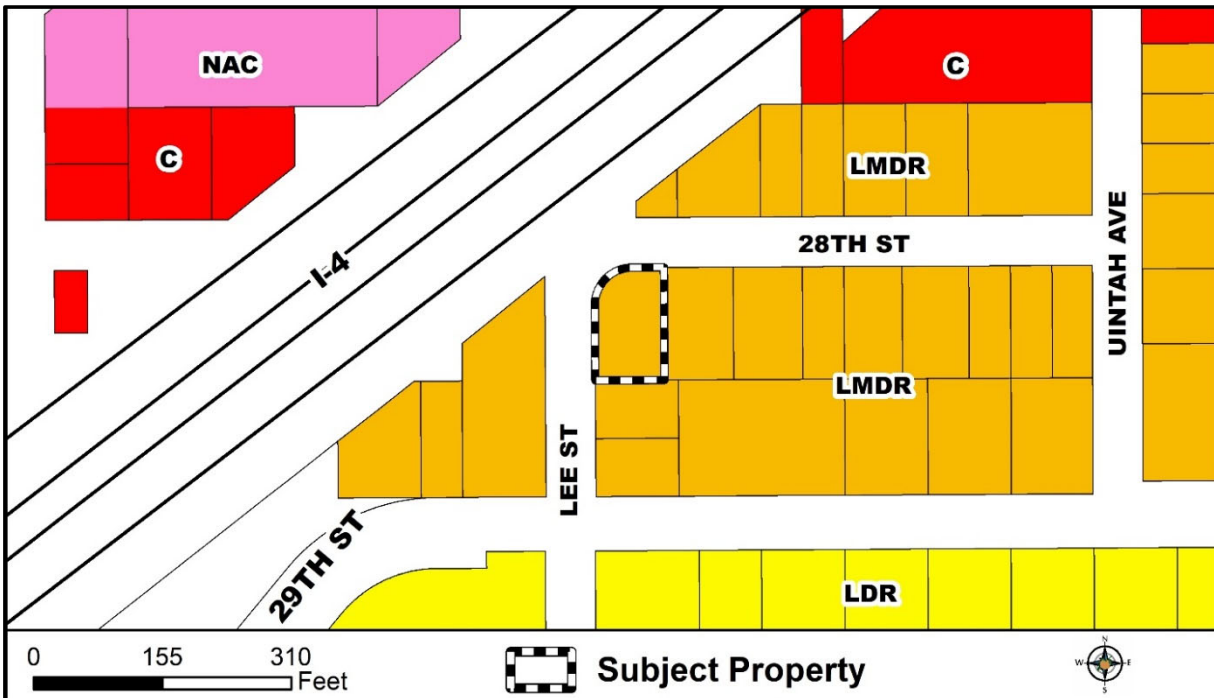
 Subject Property



0 95 190 Feet

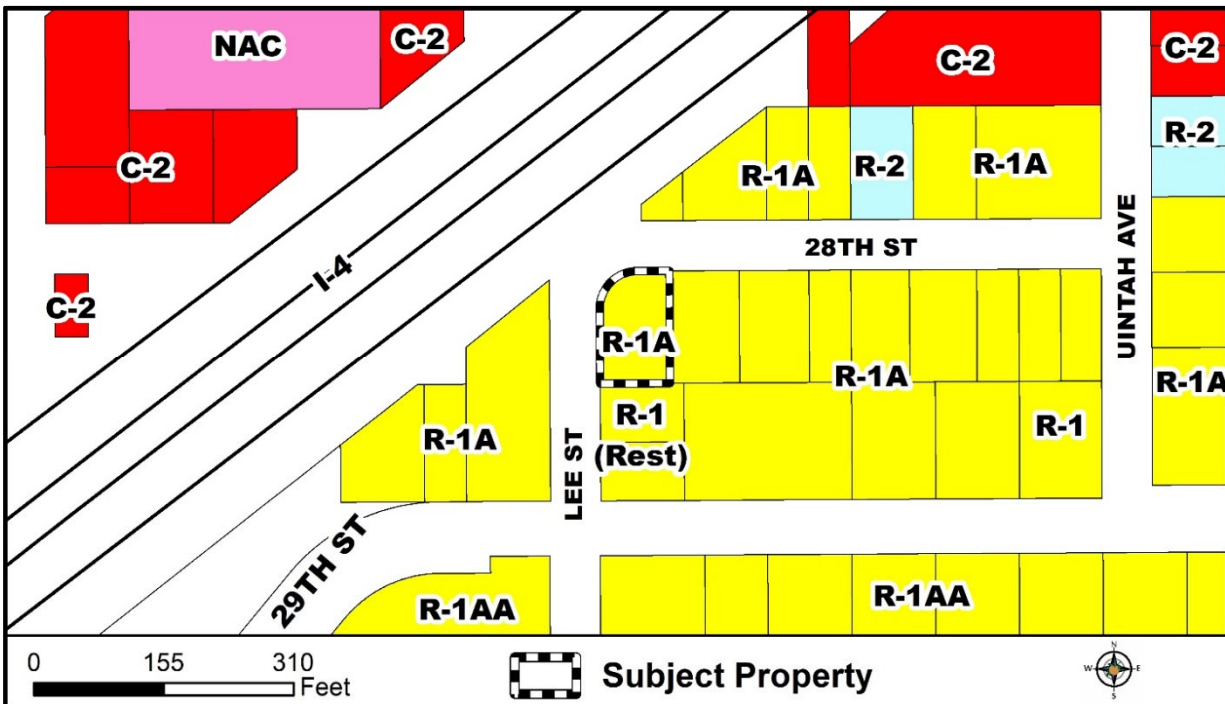
FUTURE LAND USE – CURRENT

Low-Medium Density Residential (LMDR)



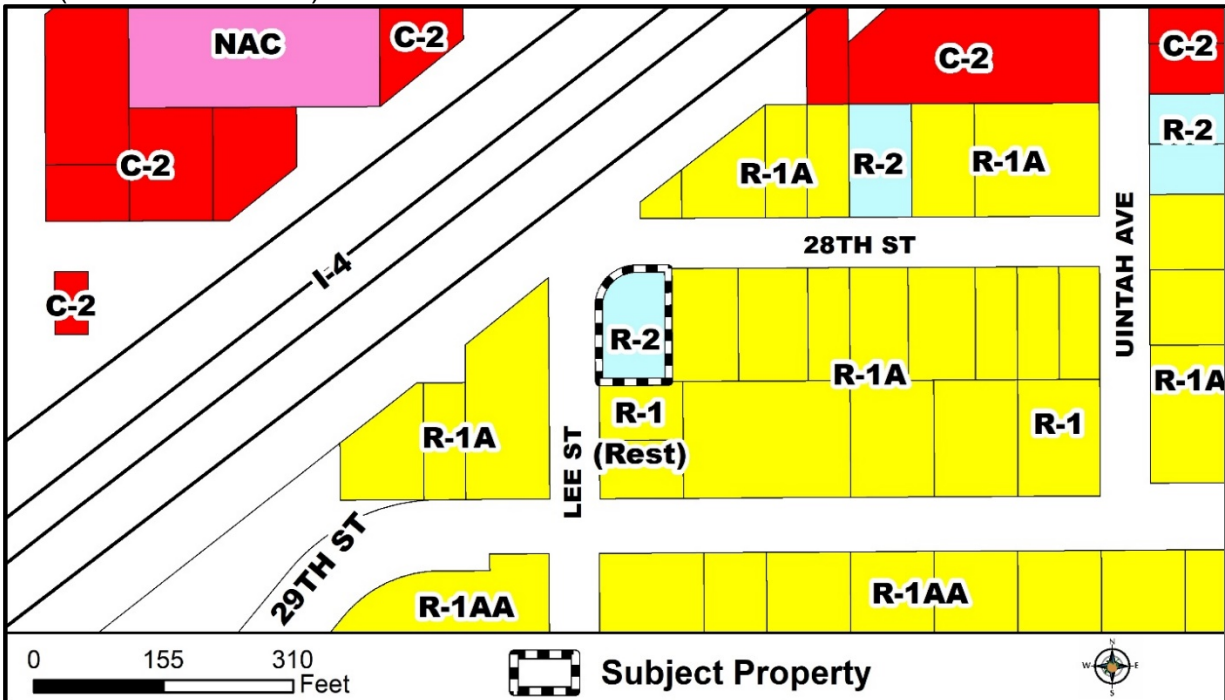
ZONING – CURRENT

R-1A (Single-Family Dwelling District)



ZONING – PROPOSED

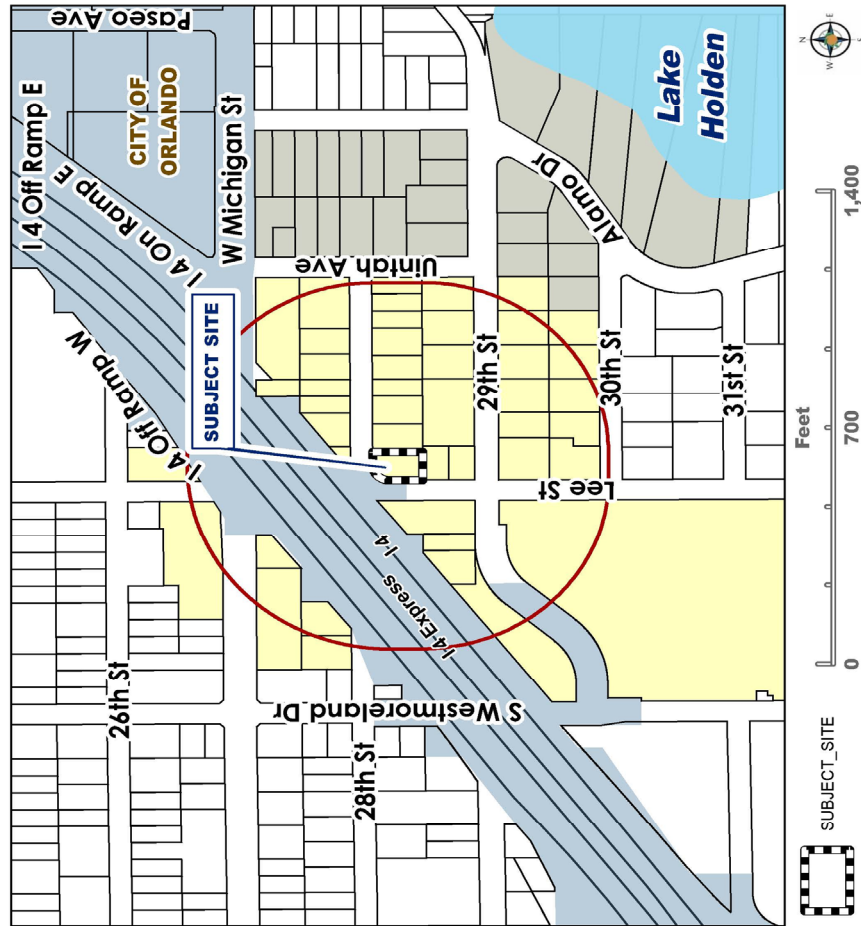
R-2 (Residential District)



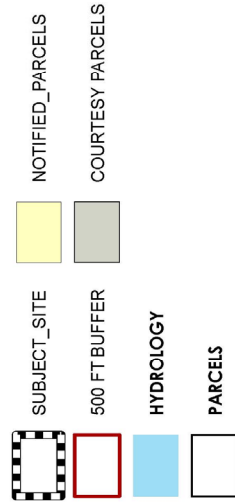


Public Notification Map

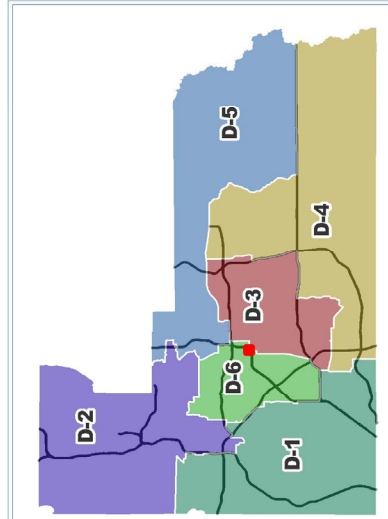
RZ-25-10-009



MAP LEGEND



BUFFER DISTANCE: 500
OF NOTICES: 95



S:\Business Systems\Board Administration\2_PZC\2025\11 - November\RZ-25-10-009\RZ-25-10-009.mxd

Case Planner:
Irina Pashinina

Rezoning Staff Report
Orange County Planning Division
PZC Hearing Date: November 20, 2025

CASE # RZ-25-10-010

Commission District: #3

GENERAL INFORMATION

APPLICANT: Victor Gaubeca

OWNER: 8112 E Colonial LLC

HEARING TYPE: Planning and Zoning Commission

REQUEST: **C-2** (General Commercial District) **to**
C-3 Restricted (Wholesale Commercial District)

LOCATION: 8112 E Colonial Dr; generally located south of E. Colonial Dr,
east of N. Chickasaw Trl.

PARCEL ID NUMBER: 24-22-30-0000-00-083

SIZE / ACREAGE: 1.13 gross acres

PUBLIC NOTIFICATION: The notification area for this public hearing was 900 feet
[Chapter 30-40(c)(3a) of the Orange County Code requires 300
feet]. Two hundred fifty (250) notices were mailed to those
property owners in the surrounding area.

COMMUNITY MEETING: An in-person community meeting was held on November 05,
2025, with no residents in attendance.

PROPOSED USE: Outdoor storage of heavy equipment.

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested C-3 Restricted (Wholesale Commercial District) zoning, subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) A 6-foot opaque fence shall be installed along the eastern, western, and southern property boundaries; and
- 3) Storage of inoperable vehicles shall be prohibited.

SUBJECT PROPERTY ANALYSIS

Overview

Through this request, the applicant is seeking to rezone the subject property from C-2 (General Commercial District) to C-3 Restricted (Wholesale Commercial District) for allowance of permitted uses as outlined in OC code 38-77 permitted use table. Specifically, the applicant intends uses for outdoor storage of heavy equipment under SIC 7353, which has a condition 137 that states that items stored outdoors shall comply with the following standards:

1. Items stored outdoors shall not be located within any public right-of-way;
2. Items stored outdoors shall not be located within any driveway, driving aisle or on any required parking spaces; and
3. Items stored outdoors shall not be permitted on properties not containing a licensed and approved business, at vacant buildings or on vacant properties.

The property is currently developed with two structures: one serving as an office for a used car dealership, and the other being a metal warehouse constructed in 2022. The subject property is bordered by commercial uses to the east and west, and a religious institution to the south. The surrounding area consists of C-2 and C-3 commercial uses as well as R-1 and R-2 residential uses. The proposed request appears to be compatible with the existing development pattern and surrounding land uses.

Land Use Compatibility

The C-3 (Wholesale Commercial 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 cases found.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Commercial (C). The proposed C-3 Restricted (Wholesale Commercial District) zoning is consistent with the Commercial (C) 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

Existing Use	Used Auto dealer
Adjacent Zoning	N: N/A
	E: C-2 (General Commercial District) (1957)
	W: C-2 (General Commercial District) (1957)
	S: R-1 (Single-Family Dwelling District) (1960)
Adjacent Land Uses	N: N/A
	E: Auto Dealer
	W: Auto Service
	S: Church

C-3 (Wholesale Commercial District) Development Standards

Min. Lot Area:	12,000 sq. ft.
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

The Environmental Protection Division has reviewed the request and has no comment at this time.

Transportation / Access

Prior to any building permit approval, a 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 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 and did not identify any issues or concerns.

Community Meeting Summary

A community meeting was required for this request. It was held on November 05, 2025, with no residents in attendance.

Utilities Service Area (Availability of services may vary)

Water: Orange County Utilities

Wastewater: Orange County Utilities

Reclaim Water: Orange County Utilities

Detailed Utility Information:

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

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

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.

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 – November 20, 2025

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested C-3 Restricted (Wholesale Commercial District) zoning, subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) A 6-foot opaque fence shall be installed along the eastern, western, and southern property boundaries;
- 3) Storage of junk or inoperable vehicles shall be prohibited; and
- 4) The frontage of the property shall have a 10 ft landscape strip immediately adjacent to E. Colonial Dr with understory trees planted every fifteen (15) linear feet and a continuous hedge at least thirty-six (36) inches in height, spaced no greater than thirty (30) inches on-center at planting.

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 C-3 Restricted (Wholesale Commercial District) zoning subject to four (4) restrictions including a new restriction that was not listed in the staff report. The applicant was present for the hearing and agreed with staff's recommendation. No speakers were present to speak during the public comment portion.

Staff indicated that two hundred and fifty (250) notices were sent to property owners and residents within 900 feet from the subject property, and that staff had received zero (0) responses in-favor and zero (0) responses in opposition to the request.

The applicant provided a presentation outlining the characteristics of the property and the proposed storage of heavy equipment. Clarification was offered regarding the height of the equipment, trailers, fencing, and overall business operations. Commissioner Pena inquired about property appearance and the safety enhancements referenced in the applicant's presentation. The applicant stated that, if the rezoning is approved, he will be required to bring the property into compliance with current codes and described both previous improvements and anticipated future upgrades.

Commissioner Holt asked about the allowable uses under SIC 7353, expressing particular concern regarding the potential storage of cranes. The applicant clarified that his business does not currently operate cranes and focuses primarily on paving equipment; however, he noted that any future crane-related equipment could be disassembled. Commissioner Holt reiterated her concern that the use classification does not limit the site exclusively to paving equipment and stated that she would support a restriction prohibiting cranes. Commissioners Boers and Evans spoke in opposition to such a restriction.

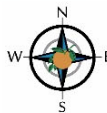
A motion was made by Commissioner Evans and seconded by Commissioner Wiggins to recommend APPROVAL of the requested C-3 Restricted (Wholesale Commercial District) zoning subject to four (4) restrictions. The motion carried on a 6-1 vote, with Commissioner Holt voting in opposition.

Motion / Second	<i>Camille Evans / George Wiggins</i>
Voting in Favor	<i>Camille Evans, Nelson Pena, Eric Gray, George Wiggins, and David Boers</i>
Voting in Opposition	<i>Marjorie Holt</i>
Absent	<i>Eddie Fernandez, Michael Arrington, and Evelyn Cardenas</i>

RZ-25-10-010



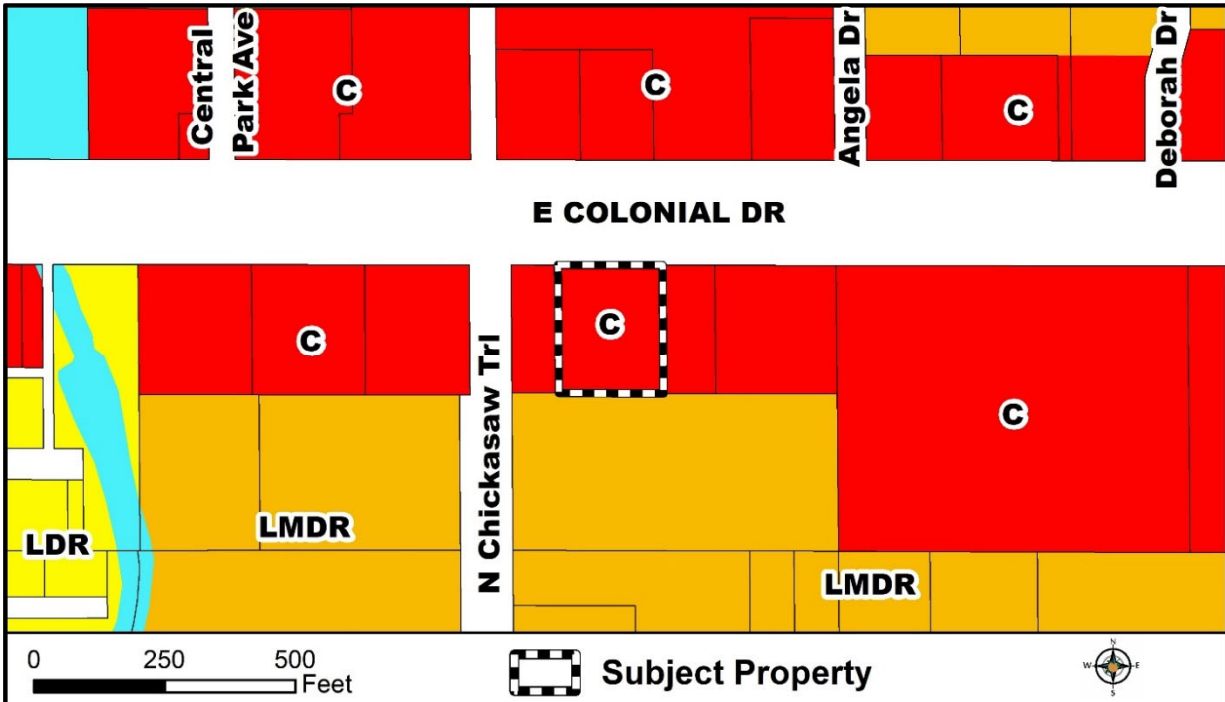
Subject Property



0 187.5 375
Feet

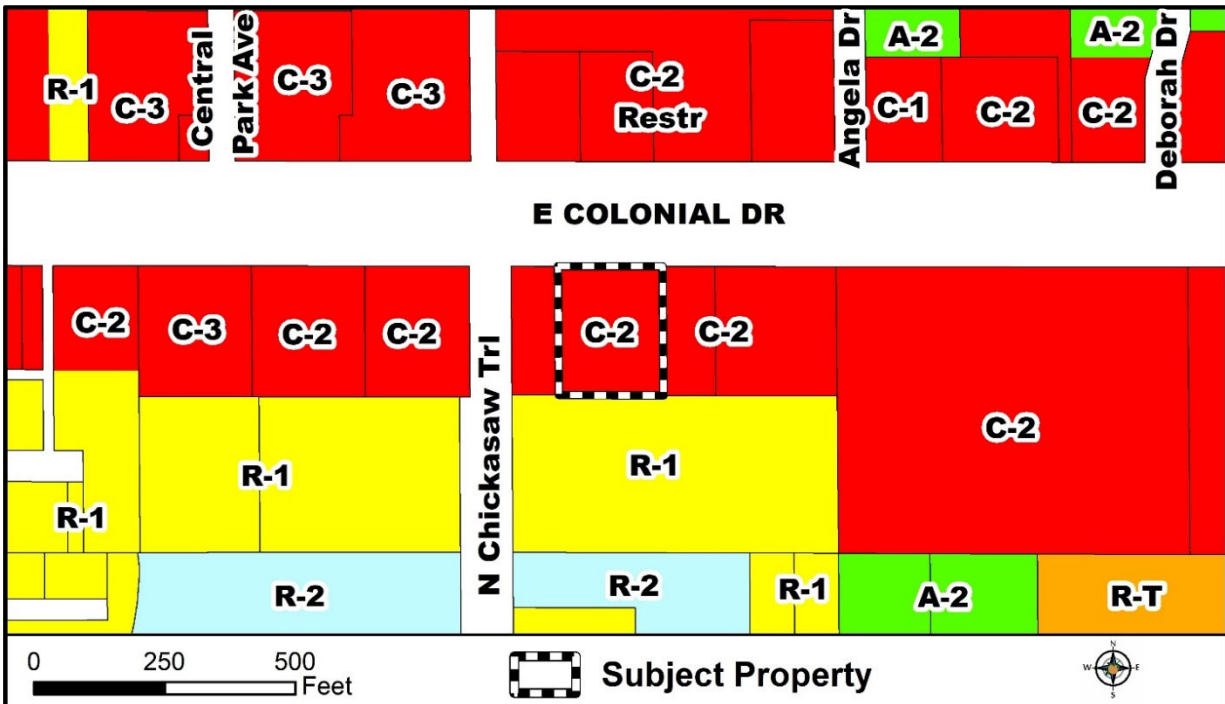
FUTURE LAND USE – CURRENT

Commercial (C)



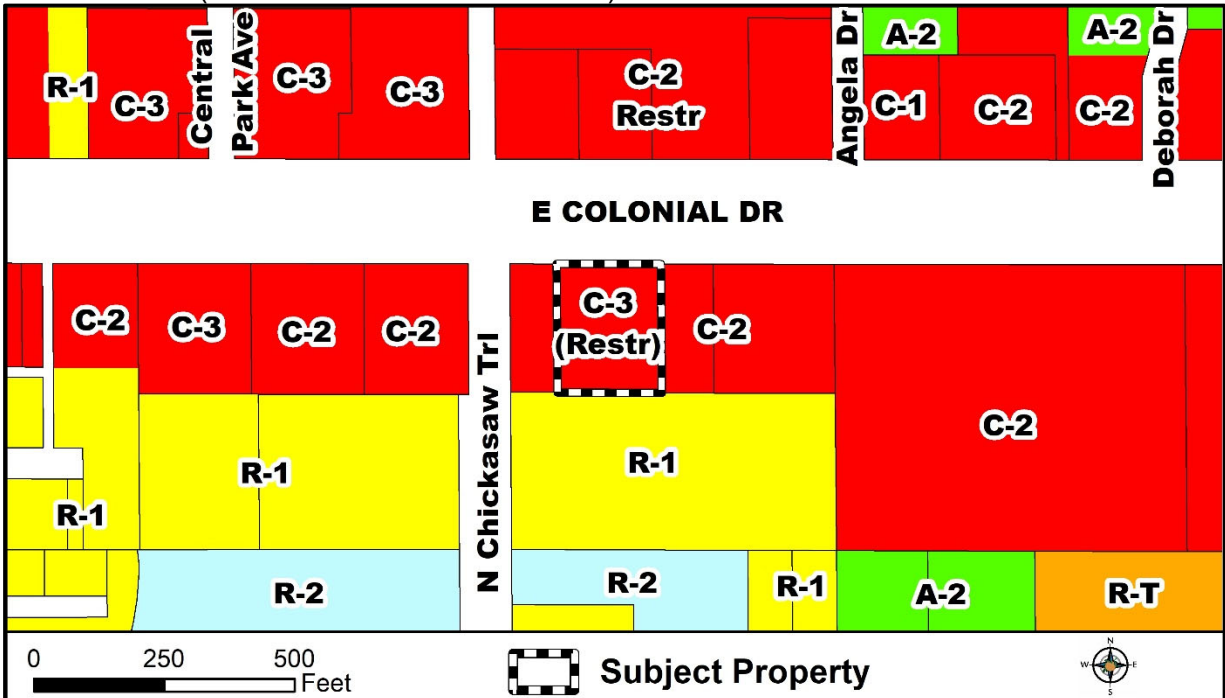
ZONING – CURRENT

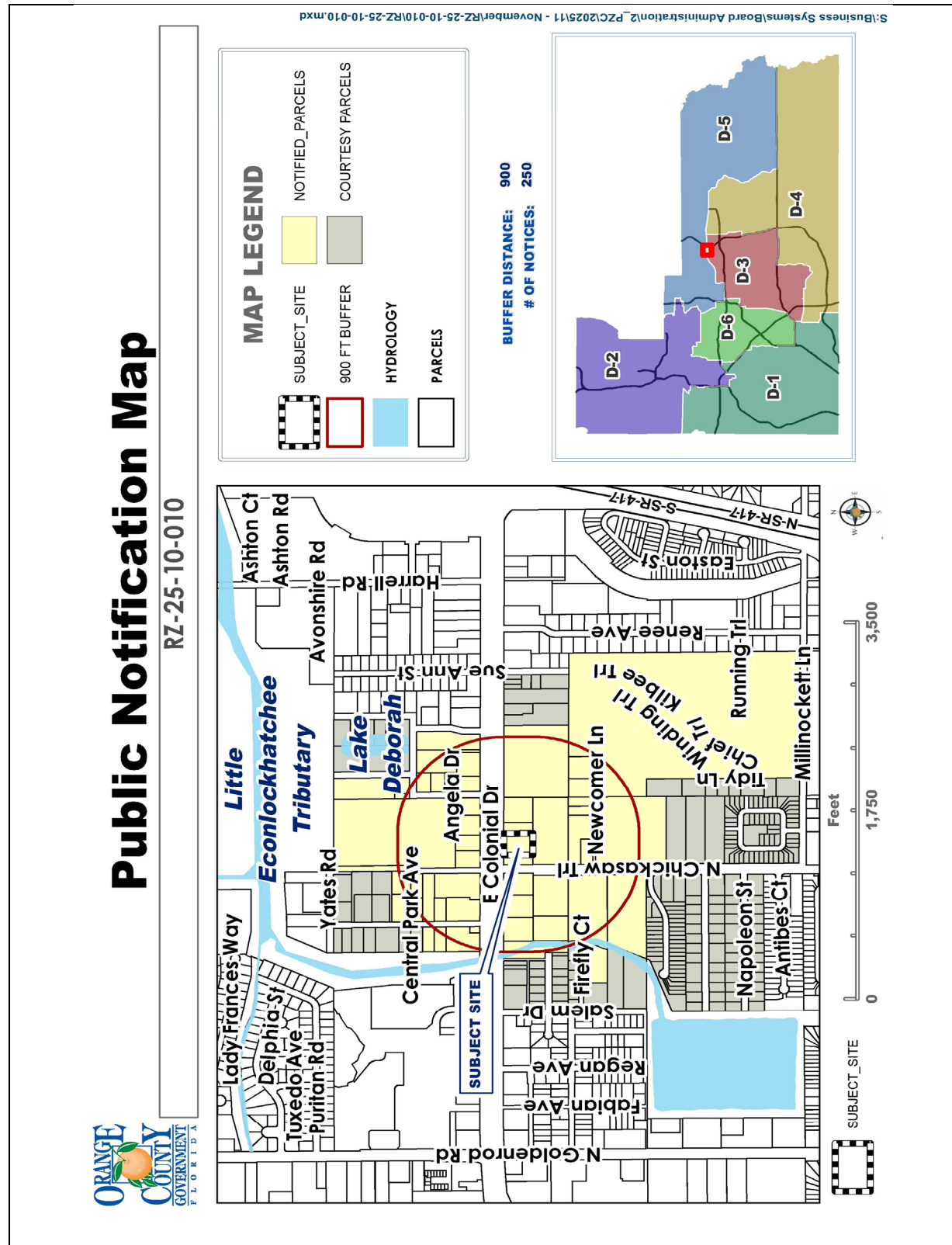
C-2 (General Commercial District)



ZONING – PROPOSED

C-3 Restricted (Wholesale Commercial District)





CASE # RZ-25-10-012

Commission District: #5

GENERAL INFORMATION

APPLICANT: Laura Hoyos (Sky Light Roofing)

OWNER: Jass Investors 11, LLC

HEARING TYPE: Planning and Zoning Commission

REQUEST: **C-1** (Retail Commercial District) **to**
C-2 Restricted (General Commercial District)

LOCATION: 8517 E. Colonial Drive; generally located north of E. Colonial Dr, west of Harrell Rd, and east of Sue Ann St.

PARCEL ID NUMBER: 13-22-30-0000-00-057

SIZE / ACREAGE: 0.93 - gross acres

PUBLIC NOTIFICATION: The notification area for this public hearing was 1,000 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred seventy-three (173) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: An in-person community meeting was held on November 04, 2025, and is summarized further in this report.

PROPOSED USE: Outdoor storage for fleet and restoration equipment

STAFF RECOMMENDATION

PLANNING

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

1. New billboards and pole signs shall be prohibited.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property is currently split zoned. The western portion has been zoned C-1 (Retail Commercial District) since 1962, and the eastern portion was rezoned to C-2 (General Commercial District) in 2002. The future land use of the property is Commercial (C) which is consistent with the requested zoning designation.

Through this request, the applicant is seeking to allow outdoor storage on the C-1 portion of the property. There is an open code enforcement violation from July 2025 on this property for the outdoor storage of equipment on the C-1 portion of the property and they are required to submit a use permit to be completed with the issuance of a certificate of occupancy. The code enforcement case is on hold pending this rezoning request.

The immediate area is developed with commercial and detached single-family homes. The surrounding area has a variety of zoning designations including C-1 (Retail Commercial District), C-2 (General Commercial District), C-3 (Wholesale Commercial District), R-1A (Single-Family Dwelling District), and A-2 (Farmland Rural District).

Per Orange County Code Sec. 38-851, the general commercial district should not be located adjacent to single-family residential zoning districts. In analyzing the subject property and the surrounding developments, the requested use of outdoor storage is compatible with the existing developments in the area. The predominant commercial zoning in the area is C-2.

Compatibility measures such as buffers between commercial and residential development are required by Sec. 24-5(2) which states a type B, opaque buffer is required. 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. Per Sec. 38-79(137) items stored outdoors shall comply with the following standards:

- A) Items stored outdoors shall not be located within any public right-of-way;
- B) Items stored outdoors shall not be located within any driveway, driving aisle, required parking spaces, or required landscaped area or landscape buffer;
- C) Items stored outdoors shall not be permitted on properties not containing a licensed and approved business, or on vacant land; and
- D) Items stored outdoors shall be kept on an improved surface, shall be screened from the public right-of-way, and shall be screened and buffered from single-family residential zoned districts and uses in accordance with Chapter 24 of the Orange County Code.

This property is within the Orange County Utilities Water, Wastewater, and Reclaimed Water Service Areas. This property is required to connect to wastewater and water.

Land Use Compatibility

The C-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 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

Parcel ID: 13-22-30-0000-00-057

Case #: SM-2026-503393Z / Incident #: 657976

Inspector: James Drehabole

Description: Property is running loud trucks throughout the day and are taller than 6 feet containers

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Commercial (C). The proposed C-2 Restricted zoning is consistent with the Commercial 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

Existing Use	Garage for fleet equipment storage
Adjacent Zoning	N: A-2 (Farmland Rural District) 1957 E: Restricted C-2 (General Commercial District) 2015 W: R-1A (Single-Family Dwelling District) 1958 S: C-2 (General Commercial District) 1957
Adjacent Land Uses	N: Vacant Residential E: Pawn Shop W: Single Family Residential S: Bakery Outlet

C-2 Development Standards

Min. Lot Area:	8,000 sq. ft.
Max. Height:	50 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)

** 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 C-2 general commercial district is composed of certain lands and structures used to provide for the retailing of commodities and the furnishing of several major services, selected trade shops and automotive repairs. This district will be encouraged at locations along minor arterial and major arterial roads where general commercial uses would be compatible with the surrounding neighborhood. Characteristically, this district occupies an area larger than that of the retail commercial district, serves a considerably greater population, and offers a wider range of services. This district will be promoted within the urban service area or in rural settlements where uses of this intensity are already established. The general commercial district should not be located adjacent to single-family residential zoning districts.

SPECIAL INFORMATION

Staff Comments

Environmental

No EPD Concerns - The Environmental Protection Division has reviewed the request and has no comment at this time.

Transportation / Access

Prior to any building permit approval, a 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 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.

Community Meeting Summary

A community meeting was held on November 4, 2025 at Union Park Elementary School. 6 residents were in attendance and generally had no concerns about the rezoning request. No issues with the property or the current business were expressed during the meeting.

Utilities Service Area (Availability of services may vary)

Water: Orange County Utilities

Wastewater: Orange County Utilities

Reclaim Water: Orange County Utilities

Detailed Utility Information:

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

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

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.

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 – November 20, 2025

Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested 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 consistency with the Comprehensive Plan and recommend APPROVAL of the requested C-2 Restricted (General Commercial District) zoning subject to one (1) restriction. The applicant was present for the hearing and agreed with staff's recommendation. No speakers were present to speak during the public comment portion.

Staff indicated that one hundred and seventy-three (173) notices were sent to property owners and residents extending beyond 1,000 feet surrounding the property, and that staff had received zero (0) responses in favor and zero (0) responses in opposition to the request.

Discussion began with the applicant clarifying that no building expansions or other development is being proposed, the purpose of this rezoning application is to allow for outdoor storage. Commissioner Holt asked about the repair and maintenance of the fleet and restoration equipment, the applicant clarified all repairs and maintenance are completed off-site.

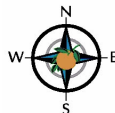
A motion was made by Commissioner Holt and seconded by Commissioner Boers to recommend APPROVAL of the requested C-2 Restricted (General Commercial District) zoning subject to one (1) restriction. The motion carried on a 6-0 vote.

Motion / Second	<i>Marjorie Holt / David Boers</i>
Voting in Favor	<i>Marjorie Holt, David Boers, Nelson Pena, George Wiggins, Eric Gray, Camille Evans</i>
Voting in Opposition	<i>None</i>
Absent	<i>Eddie Fernandez, Michael Arrington, and Evelyn Cardenas</i>

RZ-25-10-012



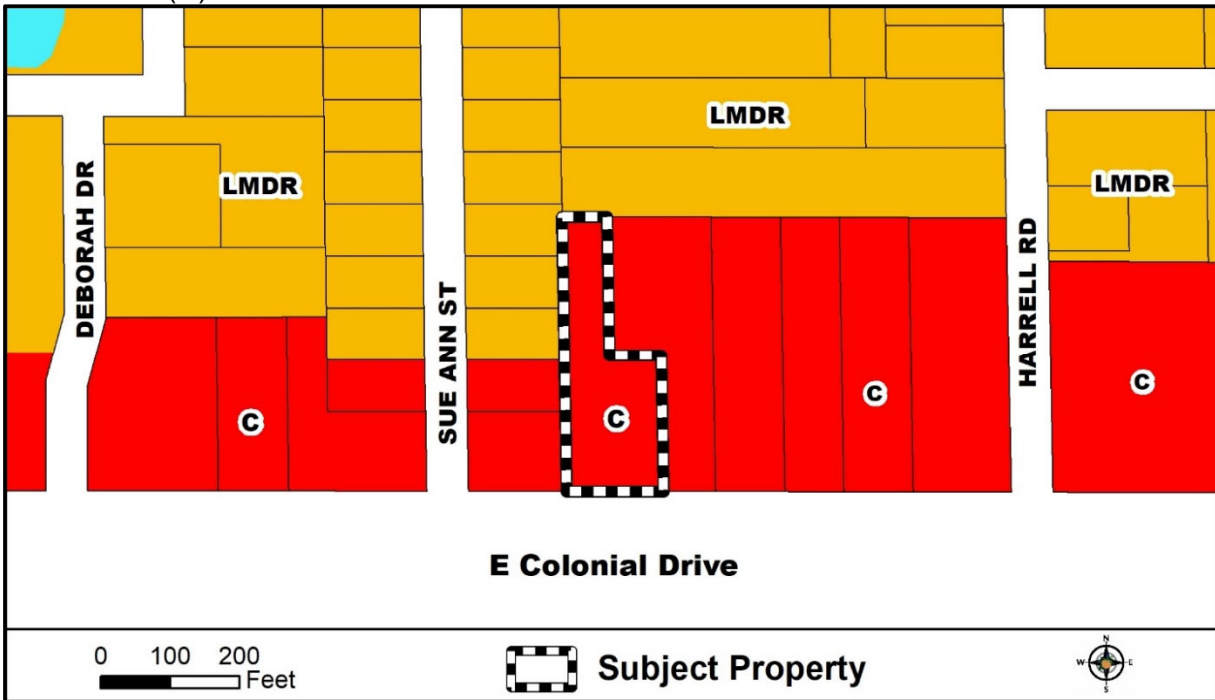
 Subject Property



0 40 80
Feet

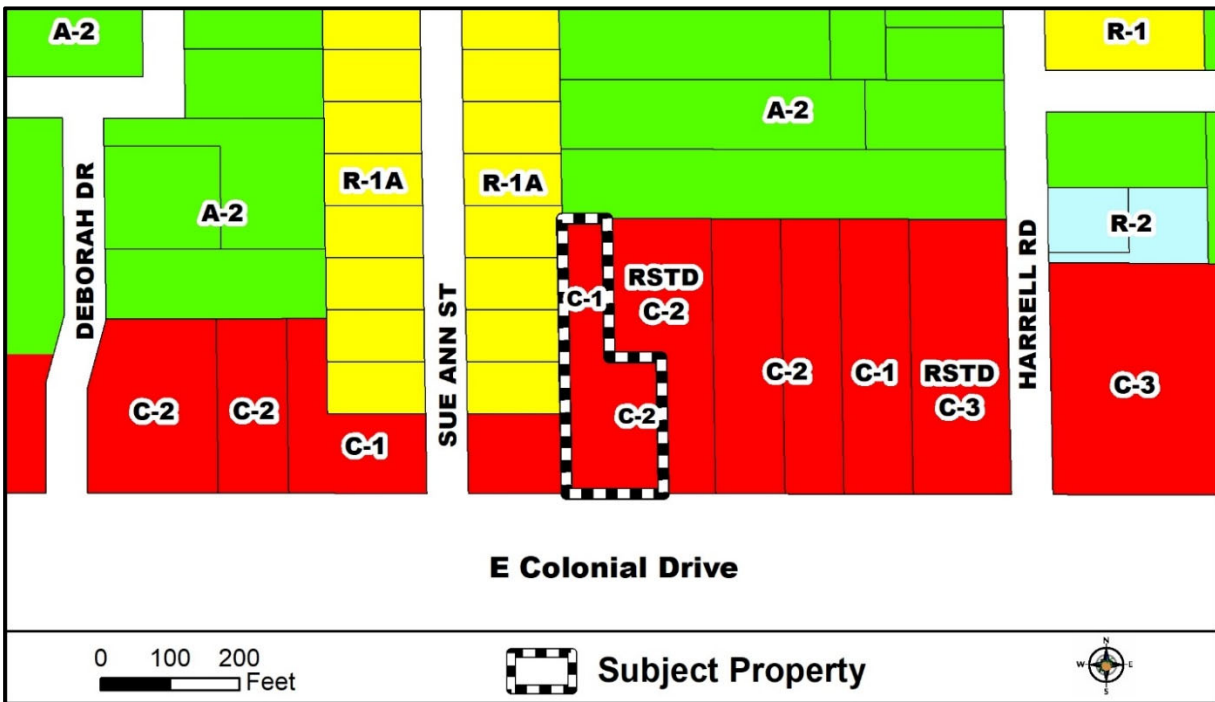
FUTURE LAND USE – CURRENT

Commercial (C)



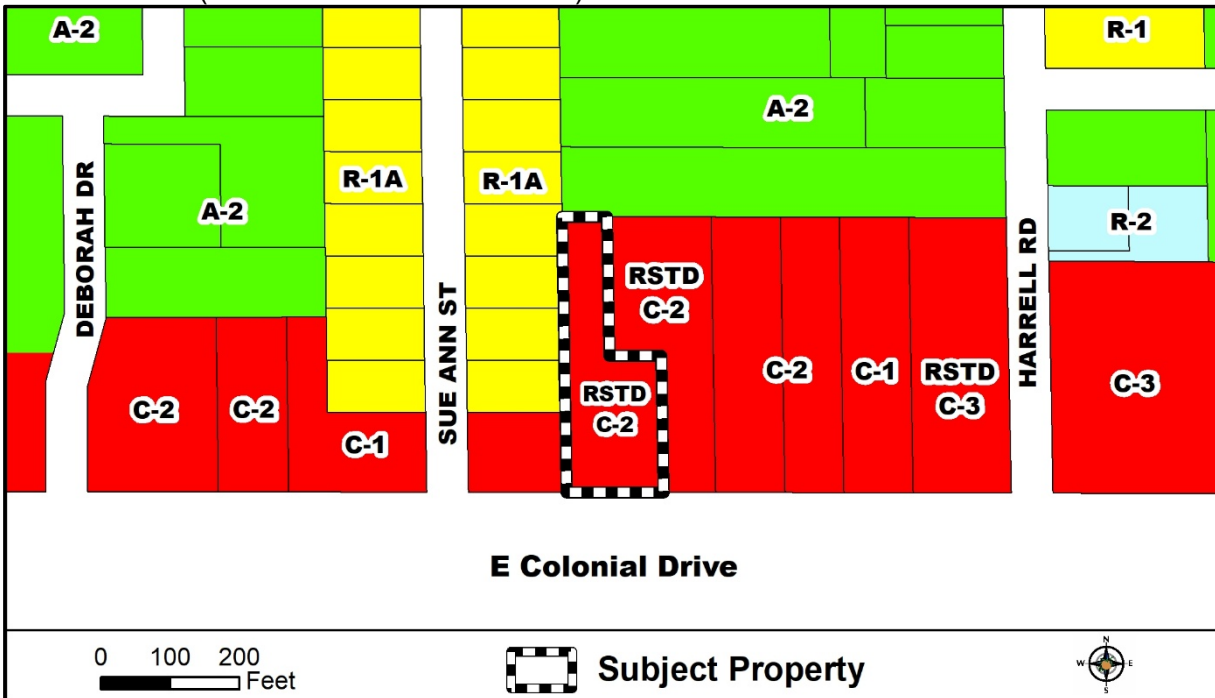
ZONING – CURRENT

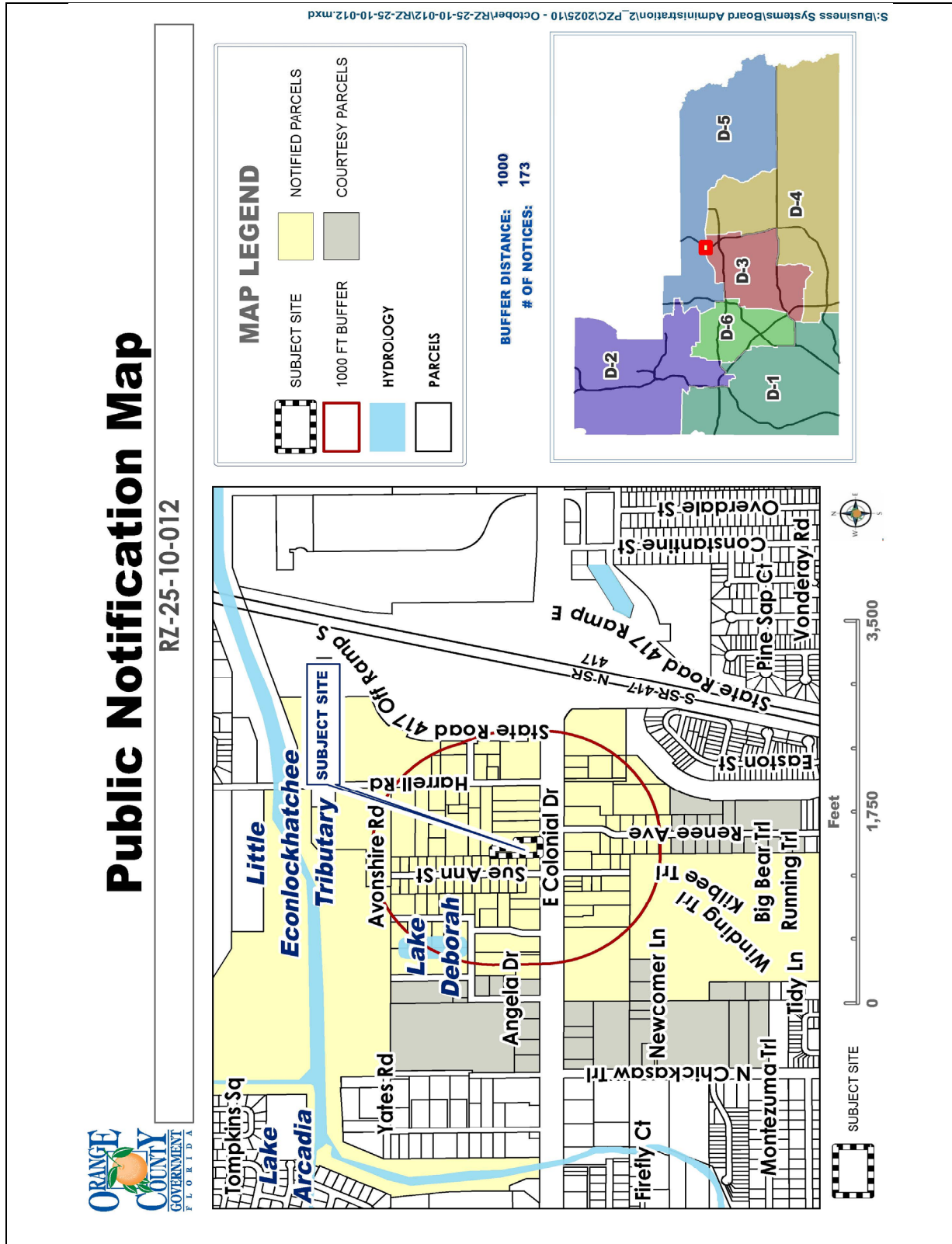
C-1 (Retail Commercial District), C-2 (General Commercial District)



ZONING – PROPOSED

C-2 Restricted (General Commercial District)





CASE # RZ-25-11-014

Commission District: #6

GENERAL INFORMATION

APPLICANT: Joshua Conradi

OWNER: Rolling Frito-Lay Sales LP

HEARING TYPE: Planning and Zoning Commission

REQUEST: **I-2 / I-3** (Industrial District-General) **to**
C-3 Restricted (Wholesale Commercial District)

LOCATION: 3900 Silver Star Road; generally located south of Silver Star,
east of Mercy Dr, north of West Prince

PARCEL ID NUMBER: 17-22-29-5844-00-350

SIZE / ACREAGE: 4.89 gross acres

PUBLIC NOTIFICATION: The notification area for this public hearing was 1,200 feet
[Chapter 30-40(c)(3a) of the Orange County Code requires 300
feet]. Sixty-six (66) notices were mailed to those property
owners in the surrounding area.

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

PROPOSED USE: Truck Parking Lot

STAFF RECOMMENDATION

PLANNING

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

1. New billboards and pole signs shall be prohibited.

SUBJECT PROPERTY ANALYSIS

Overview

The subject site is located at 3900 Silver Star Road, generally on the south side of Silver Star Road, east of Mercy Drive, and north of West Prince Street. The applicant seeks to rezone the 4.89-acre parcel from I-2 / I-3 (Industrial District – General) to C-3 Restricted (Wholesale Commercial District) to allow for development of a truck parking lot.

The surrounding area is characterized by a mix of industrial and commercial uses within both unincorporated Orange County and the City of Orlando. To the north, there is a County owned parcel zoned I-2 / I-3 (Industrial District – General) and a City of Orlando parcel zoned I-C (Industrial Commercial), both developed with warehouse uses. To the east, the adjoining parcel lies within the City of Orlando and is zoned I-G (Industrial General), also developed with a warehouse. To the south, City of Orlando parcels zoned I-G (Industrial General) are developed with additional warehouse and light-industrial uses. To the west, there is a County owned parcel zoned C-3 Restricted (Wholesale Commercial District) and is developed with a warehouse. The restriction is a prohibition on billboards.

The subject property has a Commercial (C) Future Land Use (FLU) designation, which is consistent with the proposed C-3 zoning designation. The existing I-2 / I-3 zoning is not consistent with the Commercial FLU. The Commercial FLU category permits a range of wholesale, service, and distribution uses that align with the proposed truck parking use. The request also reflects the established land-use pattern in the immediate area, which is composed primarily of warehouse and industrial developments within both City and County jurisdictions.

The C-3 Restricted (Wholesale Commercial District) is intended to accommodate more intensive commercial activities such as storage, vehicle and equipment sales, and distribution-related uses, provided that such districts are located away from residential areas. In this case, there are no residential uses in proximity, and the proposed zoning is surrounded exclusively by industrial and commercial development.

Several nearby parcels have been annexed into the City of Orlando and rezoned to comparable industrial classifications, reinforcing the transition of this corridor toward higher-intensity commercial and industrial activity. The subject site, which remains within unincorporated Orange County, reflects the same development pattern and land-use character. The proposed C-3 zoning aligns with this established trend and provides a zoning framework that better corresponds with the site's Commercial FLU designation.

Given the property's location along a commercial corridor, its proximity to existing warehouse and industrial uses, and the absence of residential development in the immediate area, the proposed zoning represents a logical continuation of existing uses. The truck parking lot use is compatible with the surrounding land-use pattern and intensity, and the C-3 district provides an appropriate framework for managing this type of activity within a predominantly industrial corridor. The request is consistent with the Comprehensive Plan's direction to guide more intensive commercial uses to areas already characterized by similar development patterns and adequate infrastructure.

Staff recommends approval of the requested rezoning from I-2 / I-3 to C-3, as it is compatible with surrounding uses, consistent with the Comprehensive Plan, and reflective of the area's ongoing transition toward warehouse, distribution, and wholesale commercial development.

Land Use Compatibility

The C-3 Restricted 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 cases found.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Commercial (C). The proposed C-3 zoning is consistent with the Commercial (C) Future Land Use Map (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

Existing Use	Bank
Adjacent Zoning	N: City / IND-3 (Industrial District (General)) E: City W: Restricted C-3 (Wholesale Commercial District) S: City
Adjacent Land Uses	N: Warehouse E: Warehouse W: Warehouse S: Warehouse

C-3 Development Standards

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

Building Setbacks

Front: 25 ft. (except on major streets as provided in Art. XV)
Rear: 15 ft. (20 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 (FLUM). 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. Specific uses shall be identified by the letter "P" in the use table set forth in section 38-77 of the Orange County Code and include storage yards for operable automobiles, trucks, boats, and commercial vehicles (regardless if for sale, lease, or not), new and used automobile sales, recreational and commercial vehicle sales and storage, auto part and tire dealers, outside storage, lumber and building material yards, and the wholesale distribution of goods including industrial machinery equipment, electronics, farm and garden equipment, and furniture.

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.

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).

Proximity to FDEP Cleanup Site - This property is located in proximity to parcels with known FDEP cleanup sites at the Silver Star Food Mart and Precision Collision Inc. businesses to the northwest. 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, a 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 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.

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: 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.

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 – November 20, 2025

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

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 consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested C-3 Restricted (Wholesale Commercial District) zoning, subject to a restriction prohibiting new billboards and pole signs. The applicant was present for the hearing and expressed agreement with staff's recommendation. No public comments were received during the hearing.

Staff reported that sixty-six (66) notices were mailed to property owners and residents within and extending beyond 1,200 feet of the subject property. Staff received zero (0) responses in favor and zero (0) responses in opposition. One adjacent property owner did contact staff with a concern related to cross-access.

Commissioner discussion focused on the recent closure of the Frito-Lay facility in District 6 and the associated loss of jobs. Commissioner Evans expressed concern that the proposed truck parking use would not generate new employment opportunities and could limit redevelopment potential. Commissioners Boers and Gray questioned the need for overflow parking given the facility's planned closure in May and inquired about potential traffic impacts. The applicant clarified that the lot would serve only as overflow and would not create a significant increase in daily traffic. Commissioner Evans noted that while she did not favor the use from a community benefit standpoint, under the applicable consistency criteria she would vote to support the request.

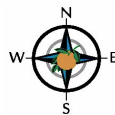
A motion was made by Commissioner Marjorie Holt and seconded by Commissioner Wiggins to make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested C-3 Restricted (Wholesale Commercial District) zoning, subject to the restriction prohibiting new billboards and pole signs. The motion carried on a 4–2 vote.

Motion / Second	<i>Marjorie Holt / George Wiggins</i>
Voting in Favor	<i>Marjorie Holt, George Wiggins, Camille Evans, Nelson Pena</i>
Voting in Opposition	<i>Eric Gray, Davie Boers</i>
Absent	<i>Eddie Fernandez, Evelyn Cardenas and Michael Arrington</i>

RZ-25-11-014



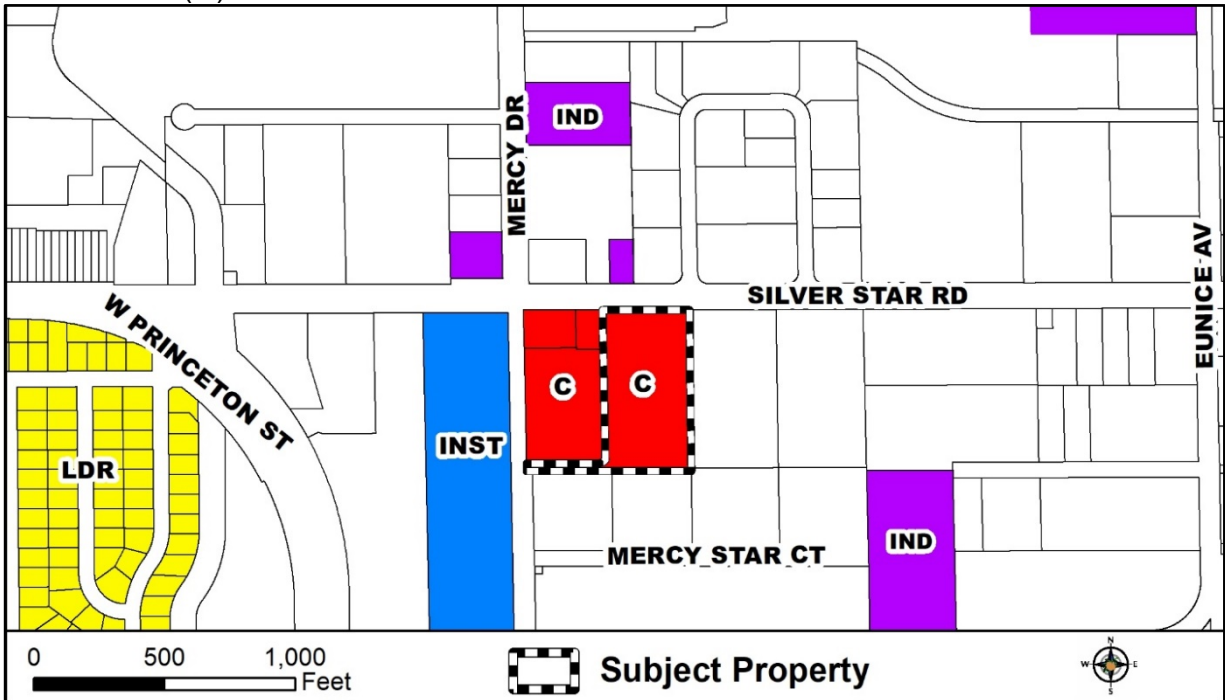
 Subject Property



0 600 1,200
Feet

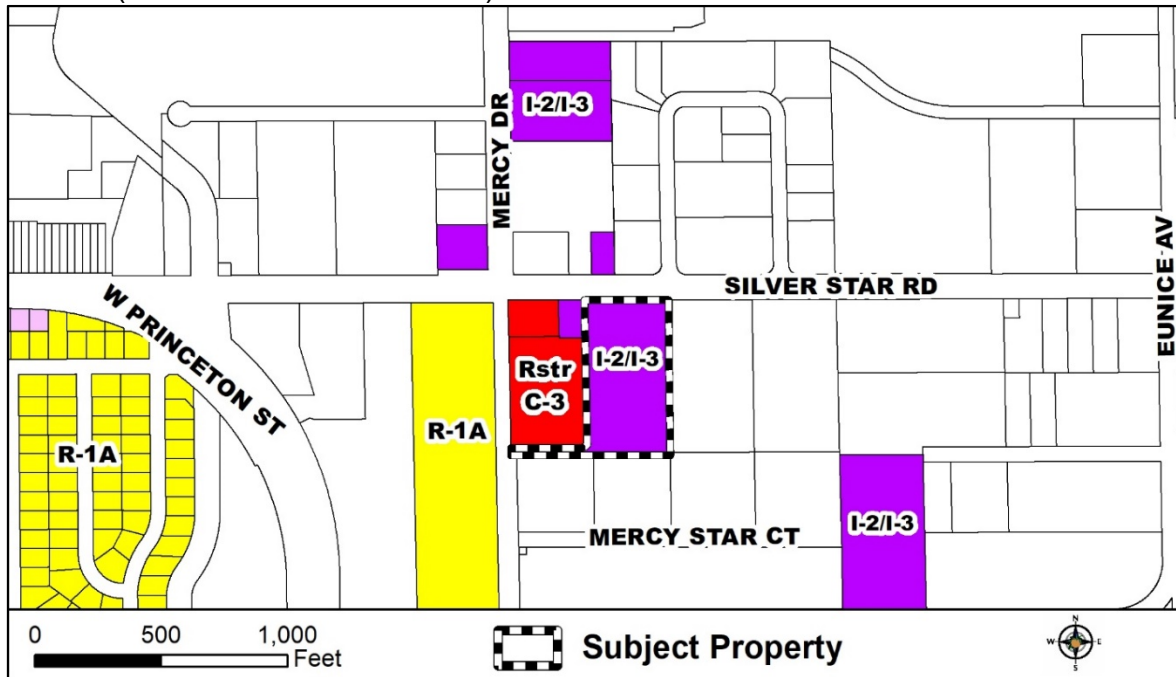
FUTURE LAND USE – CURRENT

Commercial (C)



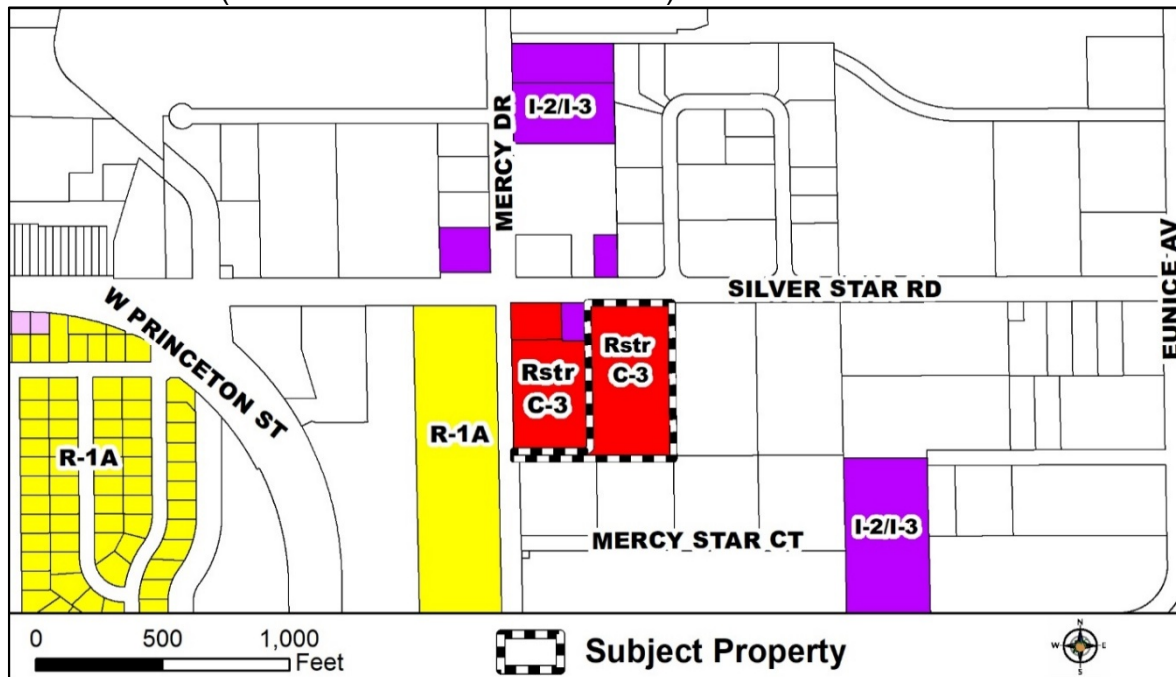
ZONING – CURRENT

I-2 / I-3 (Industrial District General)



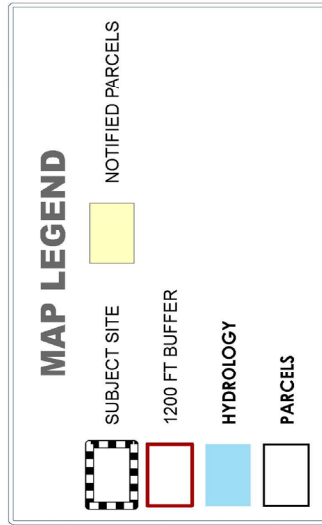
ZONING – PROPOSED

C-3 Restricted (Wholesale Commercial District)

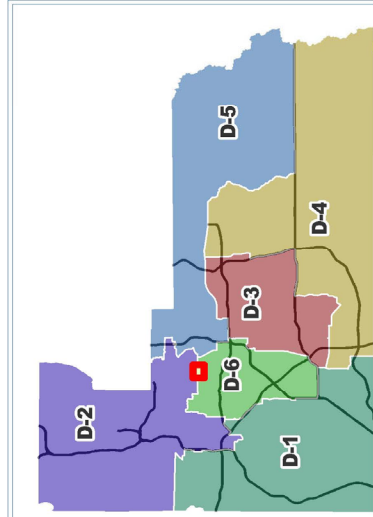


Public Notification Map

RZ-25-11-014



BUFFER DISTANCE: 1200
 # OF NOTICES: 66



S:\Business Systems\Board Administration\2_PZC\2025\11 - November\RZ-25-11-014\RZ-25-11-014.mxd

Case Planner:
Jason M Cheberenchick

Rezoning Staff Report
Orange County Planning Division
PZC Hearing Date: November 20, 2025

CASE # RZ-25-11-016

Commission District: #6

GENERAL INFORMATION

APPLICANT: Darshani Lokhnath

OWNER: Alde Investments, LLC

HEARING TYPE: Planning and Zoning Commission

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

LOCATION: 120 and 124 N Pine Hills Road; generally located north of Washington Street, south of Robinson Street, east of Mandrake Street, and west of Pine Hills Road

PARCEL ID NUMBERS: 30-22-29-2744-09-050, 30-22-29-2744-09-070

SIZE / ACREAGE: 0.42 acres

PUBLIC NOTIFICATION: The notification area for this public hearing was 600 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred twenty-four (124) notices were mailed to those property owners in the surrounding area.

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

PROPOSED USE: Three single family homes, 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 parcels were originally platted in 1926 as three 50-foot-wide lots and were zoned R-1A (Single-Family Dwelling District) in 1957. Today, the southern parcel is 50 feet wide, while the northern parcel is 100 feet wide. They are both vacant. Both the current R-1A zoning and proposed R-1 zoning are consistent with the Future Land Use designation of Low-Medium Density Residential (LMDR).

The applicant is requesting to rezone the property to R-1 (Single-Family Dwelling District) to allow the construction of three single-family homes, subject to lot split approval for the northern parcel.

The immediate area mostly consists of attached and detached single-family homes and vacant lots, zoned R-1A or R-1. Across the street is a children's day care and preschool and a Hindu religious establishment. Some higher density residential and commercial uses are found a street or two away. Lot widths in the area are between 50 and 100 feet.

The subject property will be reliant on septic. It is within the Lake Okeechobee Basin Management Action Plan (BMAP) Area, so advanced septic tank criteria applies.

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 in an Overlay District.

Airport Noise Zone

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

Code Enforcement

No cases found.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Low-Medium Density Residential (LMDR) which allows consideration of up to 10 units per acre. The proposed R-1 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	Vacant
Adjacent Zoning	N: R-1A (Single-Family Dwelling District) (1957) E: R-1A (Single-Family Dwelling District) (1957) W: R-1 (Single-Family Dwelling District) (2004) S: R-1A (Single-Family Dwelling District) (1957)
Adjacent Land Uses	N: Single Family Residence E: Child Care and Religious Organization Store/Office W: Single Family Residence S: Vacant

R-1 Development Standards

Min. Lot Area:	5,000 sq. ft.
Min. Lot Width:	50 ft.
Max. Height:	35 ft.
Min. Living Area:	1000 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

Per Section 38-276 of the Orange County Code, the intent and purpose of the R-1 zoning district is to 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/Sewer Requirement - This site is located within the Lake Okeechobee 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, 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.

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/c687e2915f9e4ba2987ab51afd0bcfbdb>

Transportation / Access

The proposed use to develop three detached single-family units is a de minimis impact on the roadways. For the purposes of transportation analysis, a project is considered de minimis 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, a Concurrency 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.

Schools

Three 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 not required for this 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. The property at 120 N Pine Hills Road has not been connected to OUC water service since April 2014. No record of a service address at 124 N Pine Hill Road exists.

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 and will be required to adhere to advanced septic tank criteria.

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 – November 20, 2025

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 PZC with the recommendation that they 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 for the hearing and agreed with staff's recommendation. No speakers spoke during the public comment.

Staff indicated that one hundred sixty-one (124) notices were sent to property owners and residents extending beyond 500 feet surrounding the property, and that staff had received zero (0) responses in favor and zero (0) responses in opposition to the request.

Commissioner Gray inquired about the possibility of duplexes. Commissioner Evans expressed support for additional residential development in the community. Commissioner Pena inquired about the required advanced septic system. Commissioner Holt inquired about the location of future driveways and the setback requirements. Commissioner Wiggins inquired about lot sizes in relation to septic tank requirements.

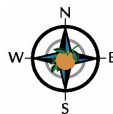
A motion was made by Commissioner Evans and seconded by Commissioner Wiggins to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 (Single-Family Dwelling District) zoning. The motion carried on a 6-0 vote.

Motion / Second	<i>Camille Evans / George Wiggins</i>
Voting in Favor	<i>Camille Evans, George Wiggins, Nelson Pena, David Boers, Eric Gray, and Marjorie Holt</i>
Voting in Opposition	<i>None</i>
Absent	<i>Eddie Fernandez, Evelyn Cardenas and Michael Arrington</i>

RZ-25-11-016



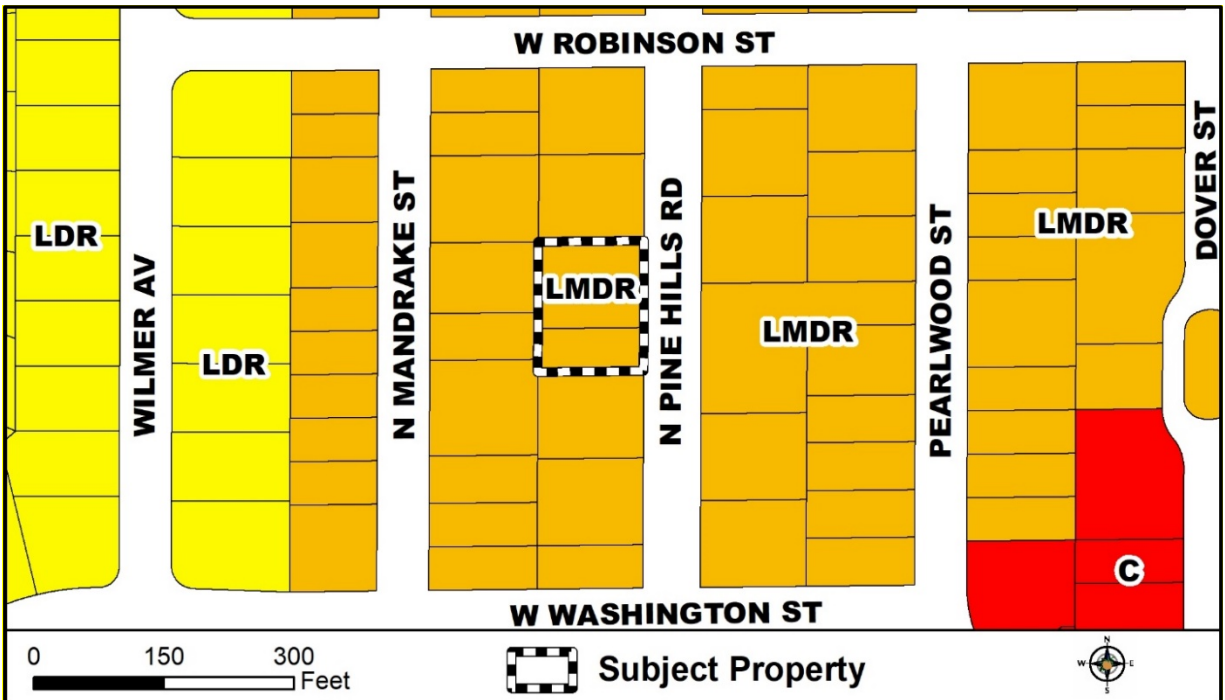
 Subject Property



0 100 200
Feet

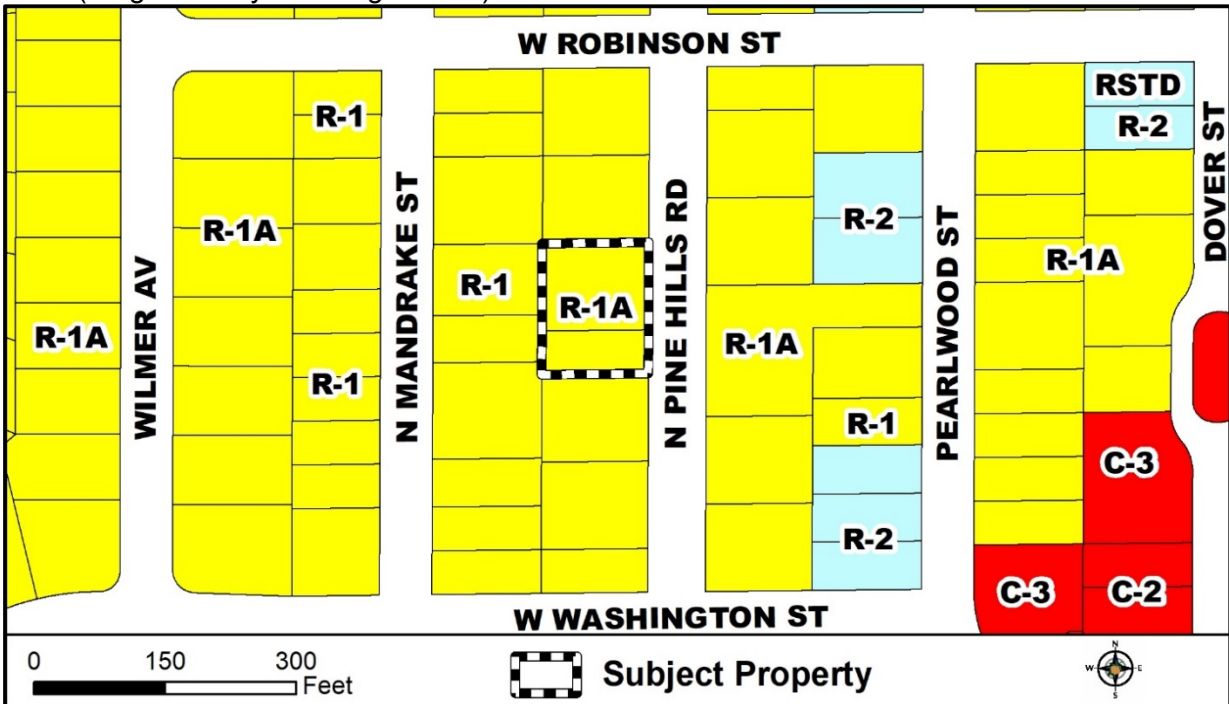
FUTURE LAND USE – CURRENT

Low-Medium Density Residential (LMDR)



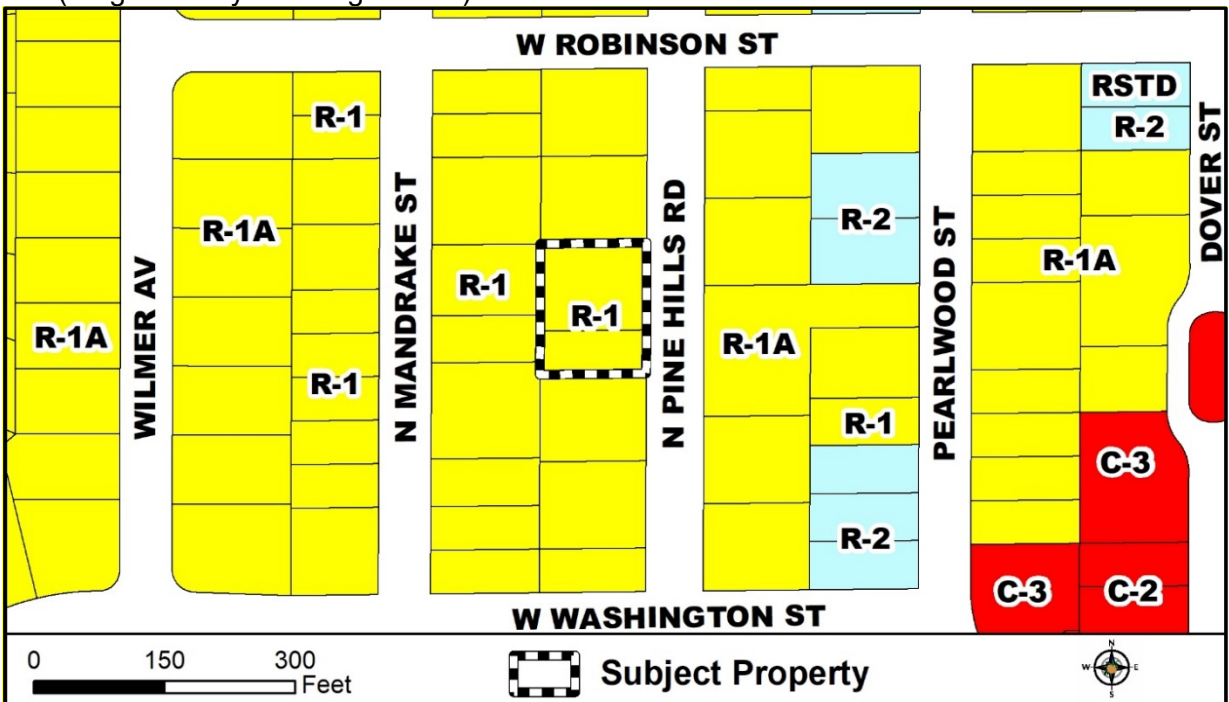
ZONING – CURRENT

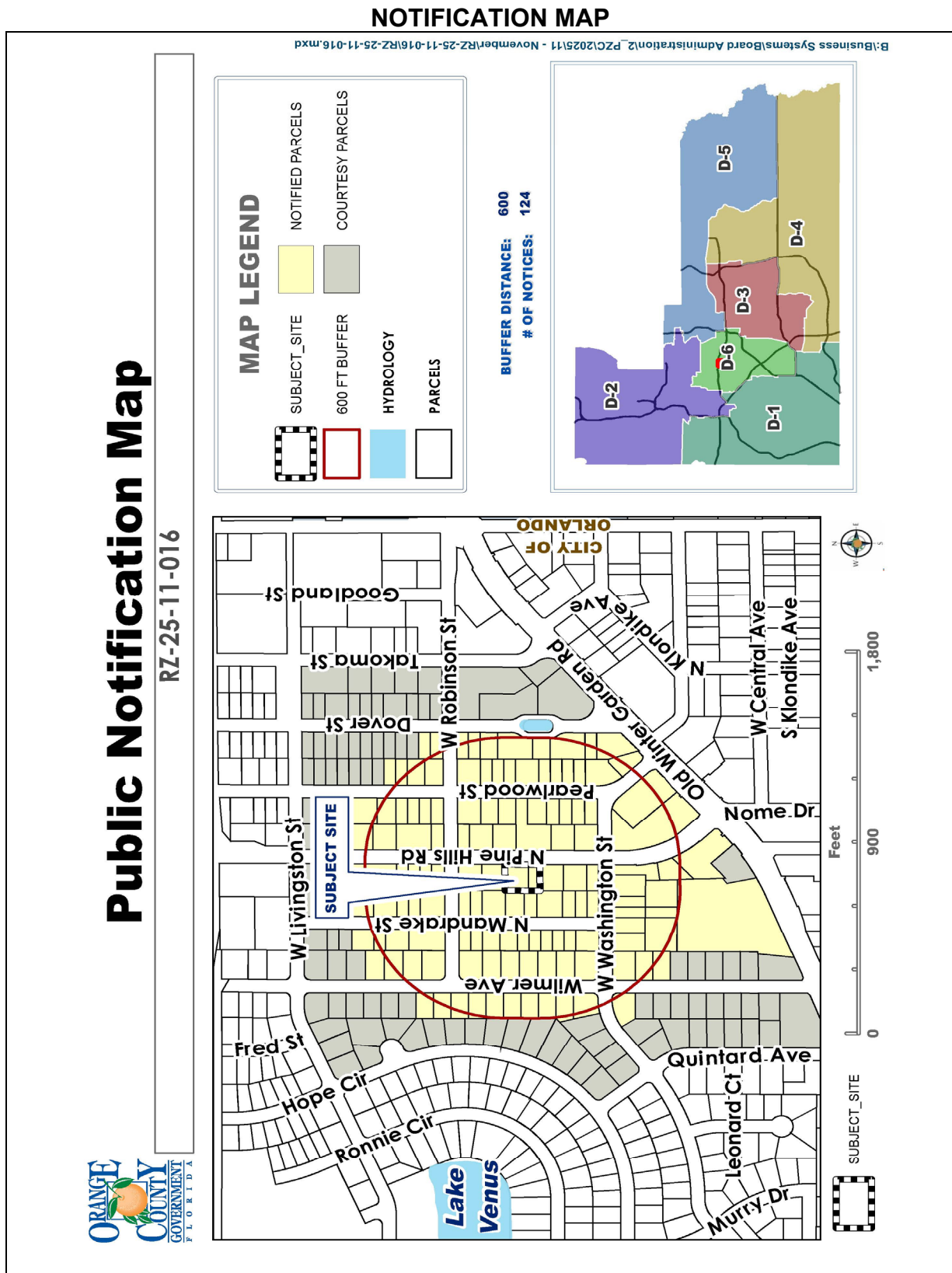
R-1A (Single-Family Dwelling District)



ZONING – PROPOSED

R-1 (Single-Family Dwelling District)





CASE # RZ-25-11-018

Commission District: #2

GENERAL INFORMATION

APPLICANT: Jimmy L Walton

OWNER: Sue Whittington

HEARING TYPE: Planning and Zoning Commission

REQUEST: **A-1** (Citrus Rural District) **to**
R-1AA (Single-Family Dwelling District)

LOCATION: 910 South Lake Pleasant Road; generally located north of Alpine Drive, south of Red Bird Lane, east of Busbee Avenue, and west of South Lake Pleasant Road.

PARCEL ID NUMBER: 14-21-28-0000-00-087

SIZE / ACREAGE: 0.45 - gross acres

PUBLIC NOTIFICATION: The notification area for this public hearing was 700 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred five (105) 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 Detached Single-Family Home

STAFF RECOMMENDATION

PLANNING

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

SUBJECT PROPERTY ANALYSIS

Overview

The subject property is not platted and was zoned A-1 (Citrus Rural District) in 1957, prior to the adoption of the Orange County Comprehensive Plan. The property, located at 910 S Lake Pleasant Road is vacant and contains an unoccupied mobile home. It currently has access to S. Lake Pleasant Road through a 15 ft. easement. With a total area of approximately 0.45 gross acres, the parcel is substandard in size under its A-1 zoning designation.

Through this request, the applicant seeks to rezone the property from A-1 (Citrus Rural District) to R-1AA (Single-Family Dwelling District) to allow for the construction of a detached single-family dwelling unit.

The surrounding area is characterized by detached single-family residences zoned A-1 and R-1AA, as well as a mobile home park to the south located within the City of Apopka. Lot widths in the vicinity generally range from 100 to 200 feet.

The subject property lies within the City of Apopka Wastewater Service Area. The City of Apopka has stated no utilities are available to this property as there is no public right of way abutting the parcel. Additionally, the property is located within the Wekiva Study Area and the Wekiva River/Rock Springs Run Basin Management Action Plan (BMAP) area; therefore, any future development will be required to comply with enhanced septic system standards.

Land Use Compatibility

The R-1AA 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 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

No cases were found.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Low Density Residential (LDR) which allows for consideration of up to 4 dwelling units per net acre. The proposed R-1AA 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.

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	Vacant/Mobile Home
Adjacent Zoning	N: A-1 (Citrus Rural District) 1957 E: A-1 (Citrus Rural District) 1957 W: A-1 (Citrus Rural District) 1957 S: A-1 (Citrus Rural District) 1957
Adjacent Land Uses	N: Detached Single-Family Unit E: Detached Single-Family Unit W: Vacant S: Vacant

R-1AA Development Standards

Min. Lot Area:	1,000 sq. ft.
Min. Lot Width:	85 ft.
Max. Height:	35 ft.
Min. Living Area:	1,200 sq. ft.

Building Setbacks:

Front: 25 ft.
Rear: 30 ft.
Side: 7.5 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 38-301 of the Orange County Code, the intent and purpose of the R-1AA zoning district is to be single-family residential areas with large lots and low population densities.

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.

PVA and BMAP Enhanced Septic/Sewer 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 and Wekiva River/Rock Springs Run Basin Management Action Plan (BMAP) Area] 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).

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/c687e2915f9e4ba2987ab51afd0bcfbdb>

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.

Transportation / Access

The proposed use to develop a single-family residence is a de minimis impact on the roadways. For the purposes of transportation analysis, a project is considered de minimis 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, a Concurrency 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.

Schools

One 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: Apopka

Wastewater: Apopka

Reclaim Water: Apopka

Detailed Utility Information:

This property is within City of Apopka Water, Wastewater and Reclaimed Water Service Area. The subject property will be reliant on septic tank for wastewater disposal and will be required to adhere to advanced septic tank requirements.

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 – November 20, 2025

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1AA (Single-Family Dwelling 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 R-1AA (Single-Family Dwelling District) zoning. The applicant was present for the hearing and agreed with staff's recommendation. One person spoke during the public comment.

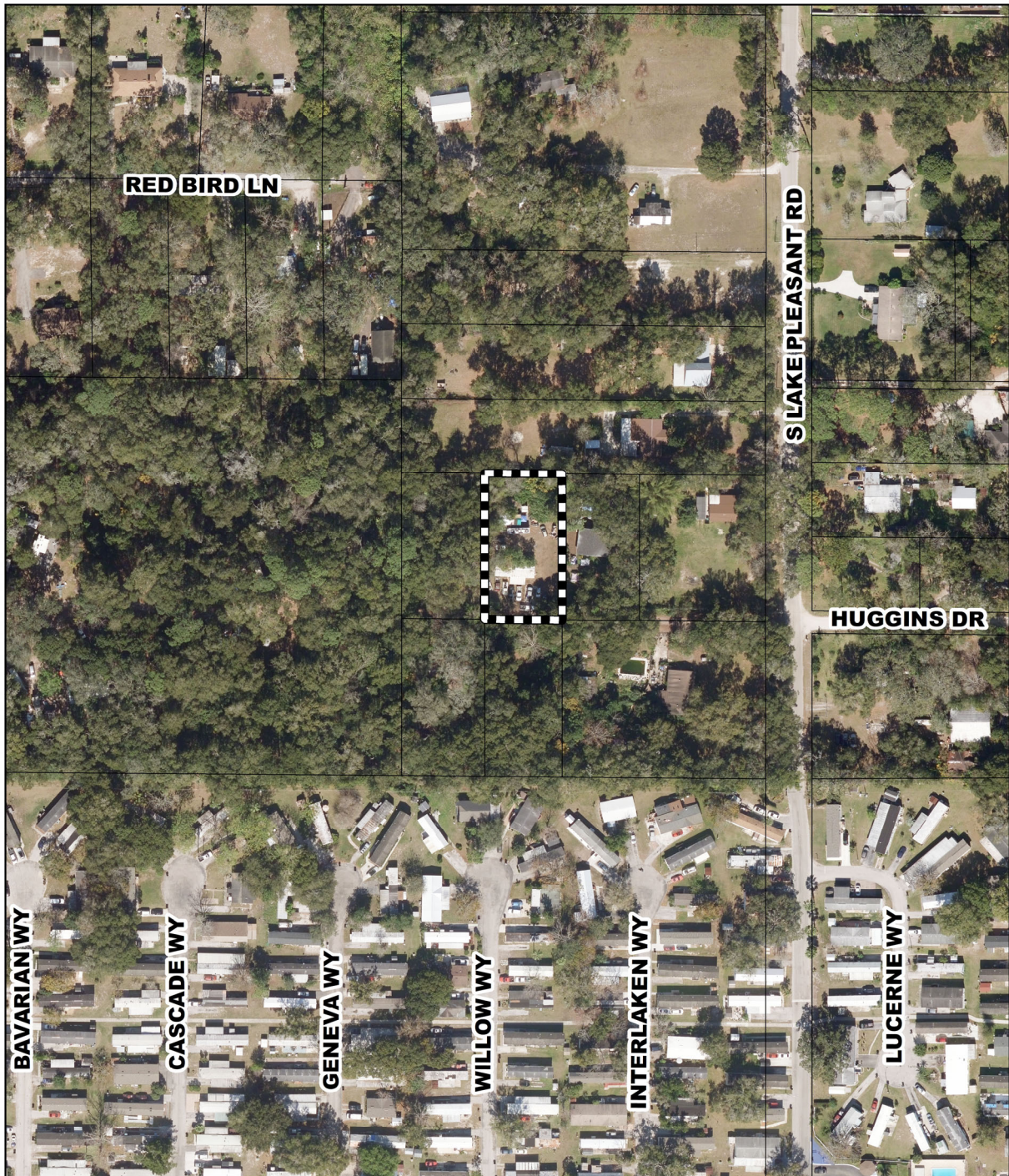
Staff indicated that one hundred and five (105) notices were sent to property owners and residents extending to 700 feet surrounding the property, and that staff had received zero (0) responses in favor and zero (0) responses in opposition to the request.

A discussion ensued addressing concerns about access to the property. Commissioner Wiggins expressed concern about the 15-foot-wide easement and staff assured him that it is compliant with Code. He also brought up the site being a part of the Joint Planning Area (JPA) with the City of Apopka and wanted to emphasize that it should be approved by both governing bodies. Staff relayed that they have not heard back from the City of Apopka on this matter. Commissioner Evans said that the proposed application would be great for the property and the surrounding area and expressed her favor of the application. Commissioner Holt noted that the property is in the Wekiva Study Area and recognized the neighbor's concern for needing to traverse their easement to access the site.

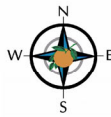
A motion was made by Commissioner Wiggins and seconded by Commissioner Evans to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1AA (Single-Family Dwelling District) zoning. The motion was carried on a 6-0 vote.

Motion / Second	<i>George Wiggins / Camille Evans</i>
Voting in Favor	<i>George Wiggins, Camille Evans, Eric Gray, Nelson Pena, Marjorie Holt, and David Boers.</i>
Voting in Opposition	<i>None</i>
Absent	<i>Eddie Fernandez, Evelyn Cardenas and Michael Arrington</i>

RZ-25-11-018



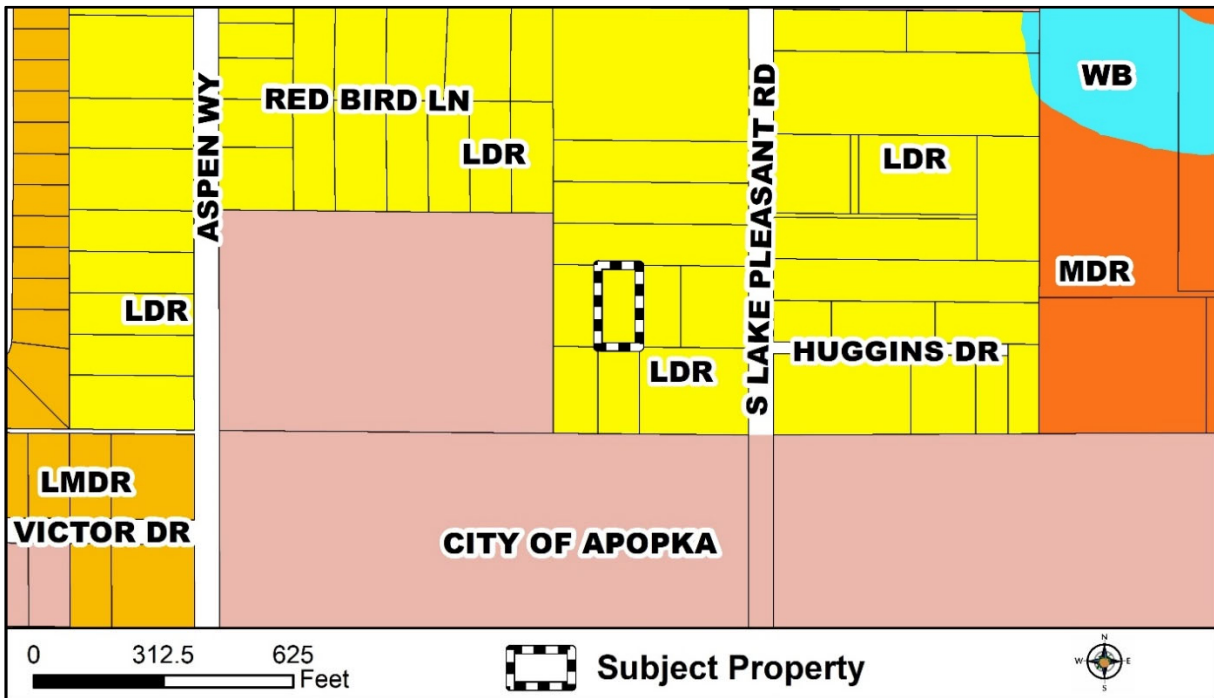
Subject Property



0 150 300 Feet

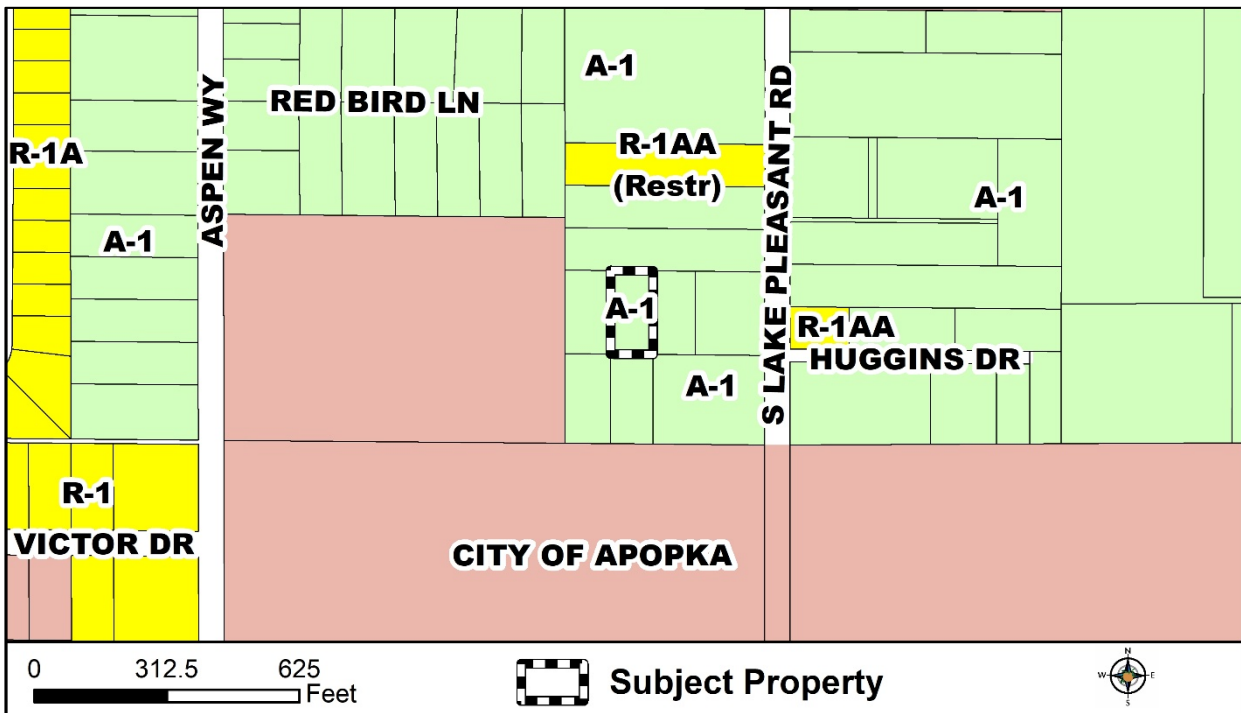
FUTURE LAND USE – CURRENT

Low Density Residential (LDR)



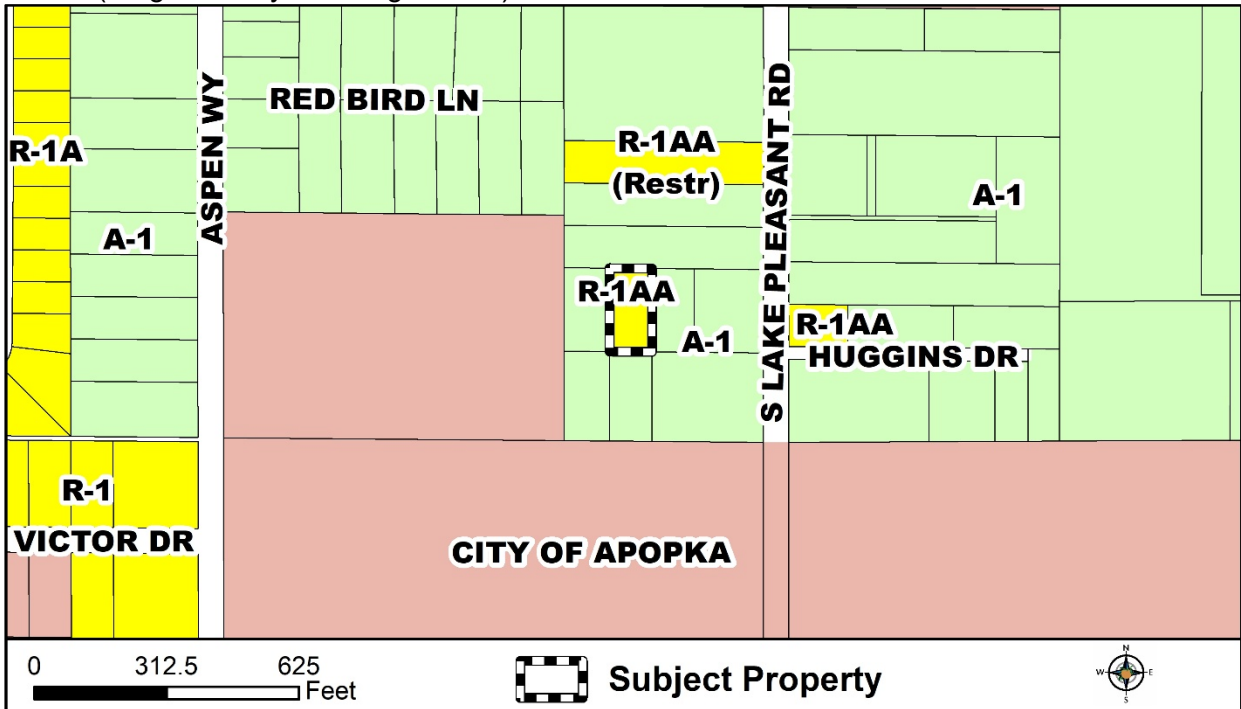
ZONING – CURRENT

A-1 (Citrus Rural District)



ZONING – PROPOSED

R-1AA (Single-Family Dwelling District)

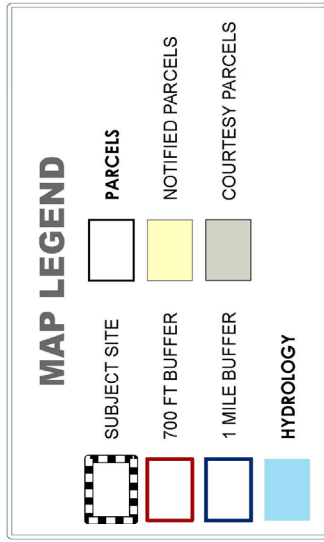
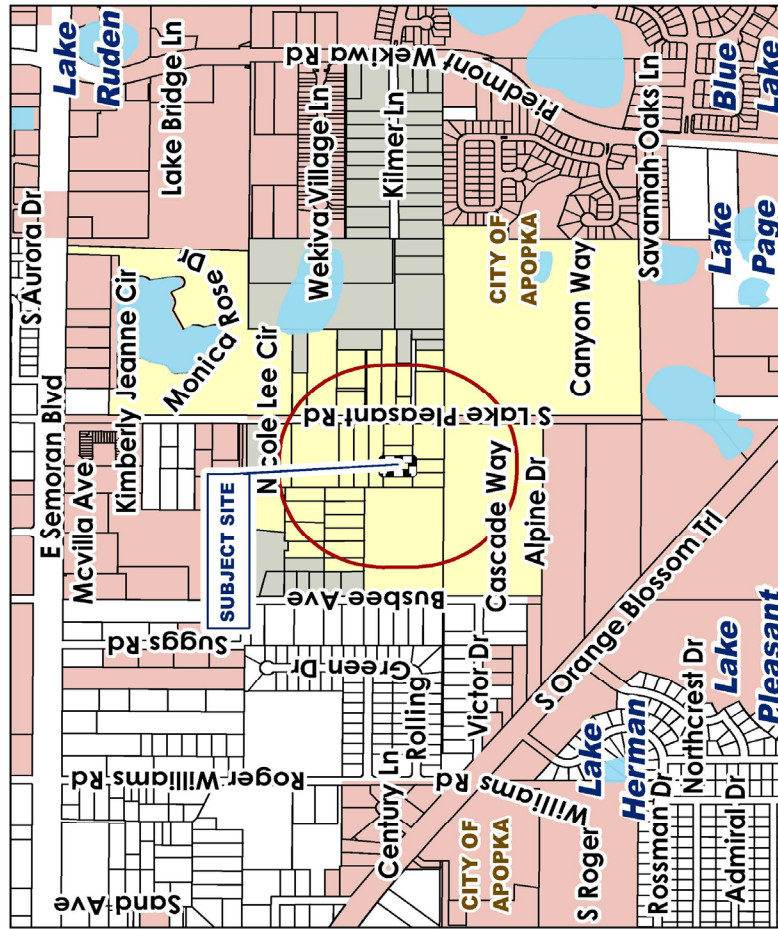


NOTIFICATION MAP

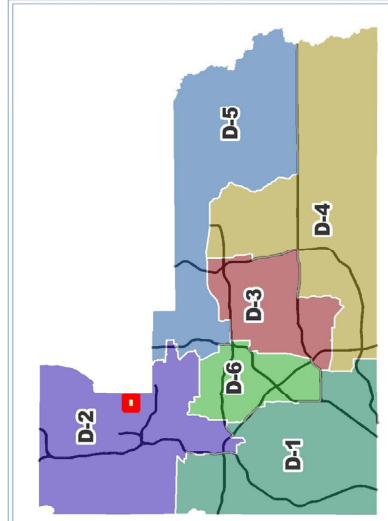


Public Notification Map

RZ-25-11-018



BUFFER DISTANCE: 700
OF NOTICES: 105



B:\Business Systems\Board Administration\2_PZC\2025\11 - November\RZ-25-11-018\RZ-25-11-018.mxd

CASE # RZ-25-11-026

Commission District: #2

GENERAL INFORMATION

APPLICANT: Magno Castelo Branco M De Olivera

OWNER: Magic Houses, LLC

HEARING TYPE: Planning and Zoning Commission

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

LOCATION: 1111, 1117, 1123 Derby Ave; Generally located east of
Clarcona Rd, west of Robinson Ave., north of E

PARCEL ID NUMBERS: 15-21-28-7532-00-150, 15-21-28-7532-00-151, 15-21-28-
7532-00-160

SIZE / ACREAGE: 0.19 gross acres (each parcel) (0.57 acre total)

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 thirty-three (133) notices were mailed to
those property owners in the surrounding area.

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

PROPOSED USE: 3 detached single-family homes

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 seeks to rezone the subject property from R-3 (Multiple-Family Dwelling District), which permits multi-family residential development, to R-2 (Residential District), which allows detached and attached single-family dwelling units. The intent of the request is to establish consistency with the Low-Medium Density Residential (LMDR) Future Land Use designation and to allow the construction of three single-family detached homes, one on each lot. The existing R-3 zoning is not consistent with the LMDR FLU.

The subject property is currently vacant. The R-2 district requires a minimum lot size of 4,500 square feet and a minimum lot width of 45 feet. The proposed lots, each approximately 8,276 square feet (0.19 acres) in size, exceed the minimum dimensional standards. A lot split for the parent parcel was approved by the Zoning Division in August 2025. The surrounding neighborhood includes a mix of residential types, such as single-family detached homes and multiplex dwellings, situated on lots ranging from approximately 45 to 90 feet in width. The proposed development is compatible with this existing pattern.

The property is located within the City of Apopka's Utilities, Wastewater, and Reclaimed Water Service Areas and will be required to install advanced septic.

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 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

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-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:

FLU1.4.2 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	Vacant
Adjacent Zoning	N: City (Apopka) E: R3 Multiple Family Dwelling District (1957) W: R3 Multiple Family Dwelling District (1957) S: R3 Multiple Family Dwelling District (1957)
Adjacent Land Uses	N: Vacant E: Vacant W: Vacant S: Duplex

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.

Rear: 20 ft.
Side: 5 ft.
Side Street: 15 ft.

Two Dwelling Units

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

Three Dwelling Units

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:
 Front: 20 ft.
 Rear: 30 ft.
 Side: 10 ft.
 Side Street: 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:
 Front: 20 ft.
 Rear: 30 ft.
 Side: 10 ft. (30 ft. where adjacent to single-family)
 Side Street: 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.

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

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/c687e2915f9e4ba2987ab51afd0bcfbdb>

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

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.

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.

Wekiva Priority Focus Area and BMAP Enhanced Septic/Sewer Requirement - This site is located within the Wekiwa/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.

Transportation / Access

The proposed use to build three detached single-family units is a de minimis impact on the roadways. For the purposes of transportation analysis, a project is considered de minimis 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, a Concurrency 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.

Schools

Three homes are de minimis.

Parks and Recreation

Parks and Recreation staff reviewed the request but 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: 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.

The subject property will be reliant on septic for wastewater disposal and advanced septic tank 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 – November 20, 2025

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 & Zoning Commission (PZC) with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested R-2 (Residential District) zoning. The applicant was present for the hearing and agreed with staff's recommendation. No speakers spoke during public comment.

Staff reported that one hundred thirty-three (133) notices were mailed to property owners and residents within and extending beyond 500 feet of the subject property. Staff received zero (0) responses in favor and zero (0) responses in opposition.

A brief discussion ensued with Commissioners asking questions regarding the proposed housing product, and the applicant confirmed that the homes would all be single-story units. Commissioner Wiggins also asked for clarification regarding utility service, and the applicant confirmed that the lots would be able to connect to Apopka utilities.

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

Motion / Second	<i>George Wiggins / Camille Evans</i>
Voting in Favor	<i>George Wiggins, Camille Evans, Eric Gray, Nelson Pena, Marjorie Holt, and David Boer</i>
Voting in Opposition	<i>None</i>
Absent	<i>Eddie Fernandez, Evelyn Cardenas and Michael Arrington</i>

RZ-25-11-026



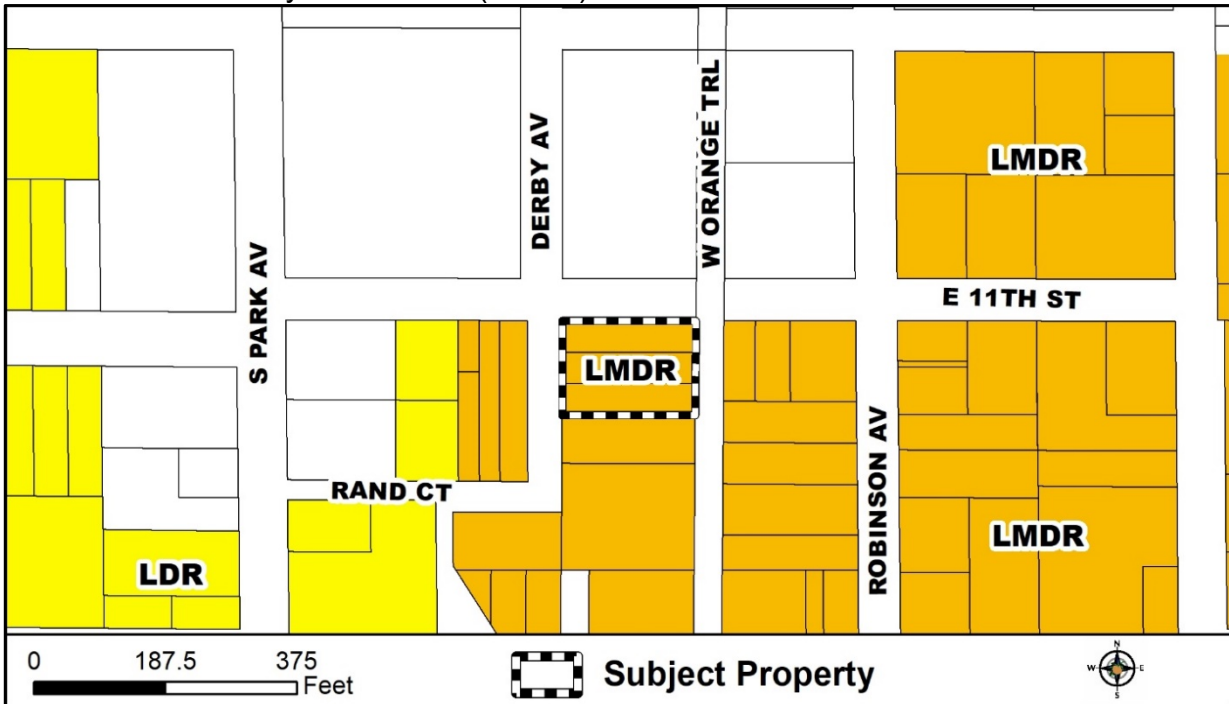
 Subject Property



0 200 400
Feet

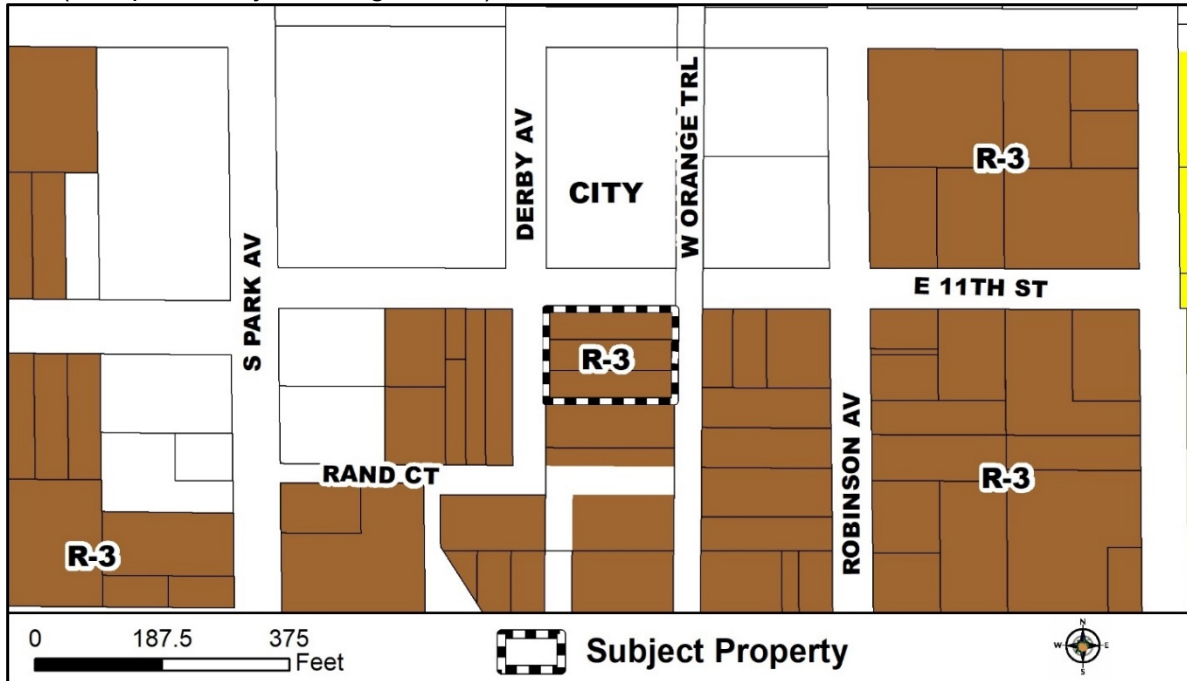
FUTURE LAND USE – CURRENT

Low-Medium Density Residential (LMDR)



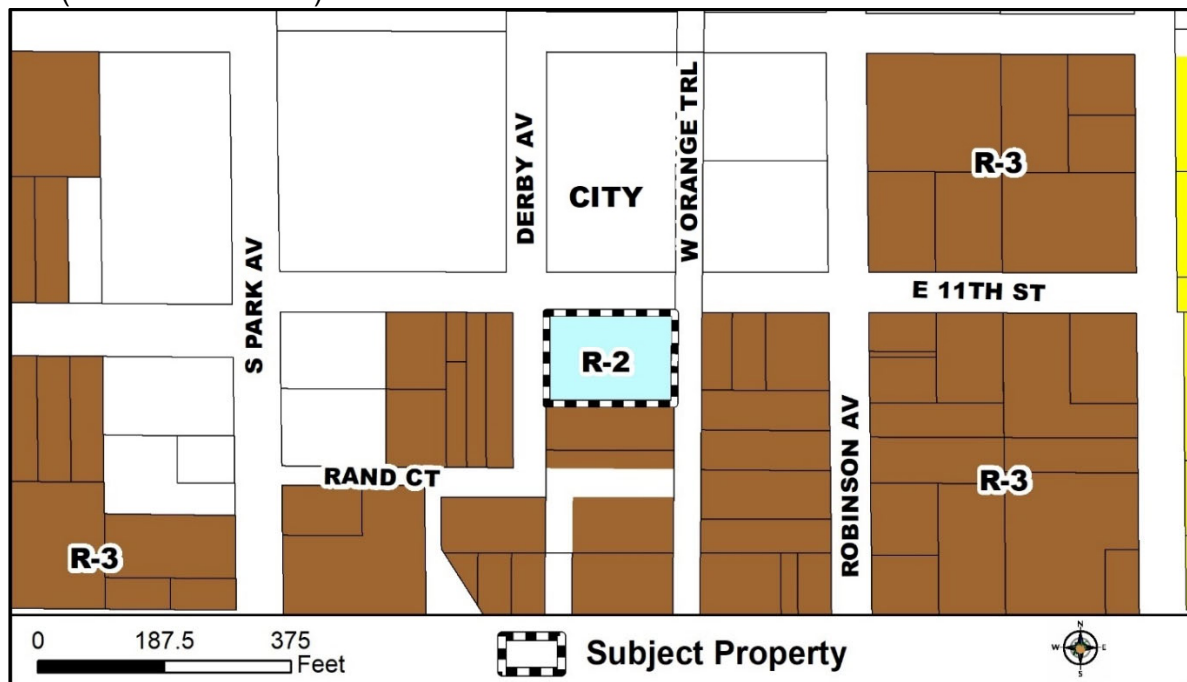
ZONING – CURRENT

R-3 (Multiple-Family Dwelling District)



ZONING – PROPOSED

R-2 (Residential District)

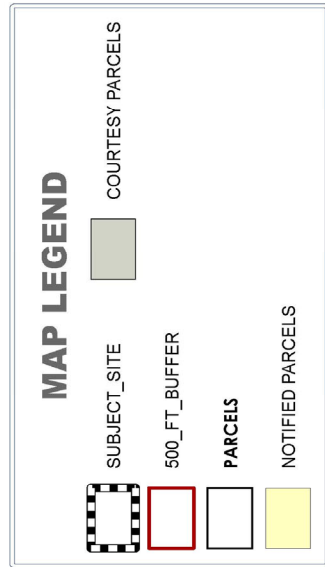




Public Notification Map

RZ-25-11-026

NOTIFICATION MAP



BUFFER DISTANCE: 500
 # OF NOTICES: 133

