



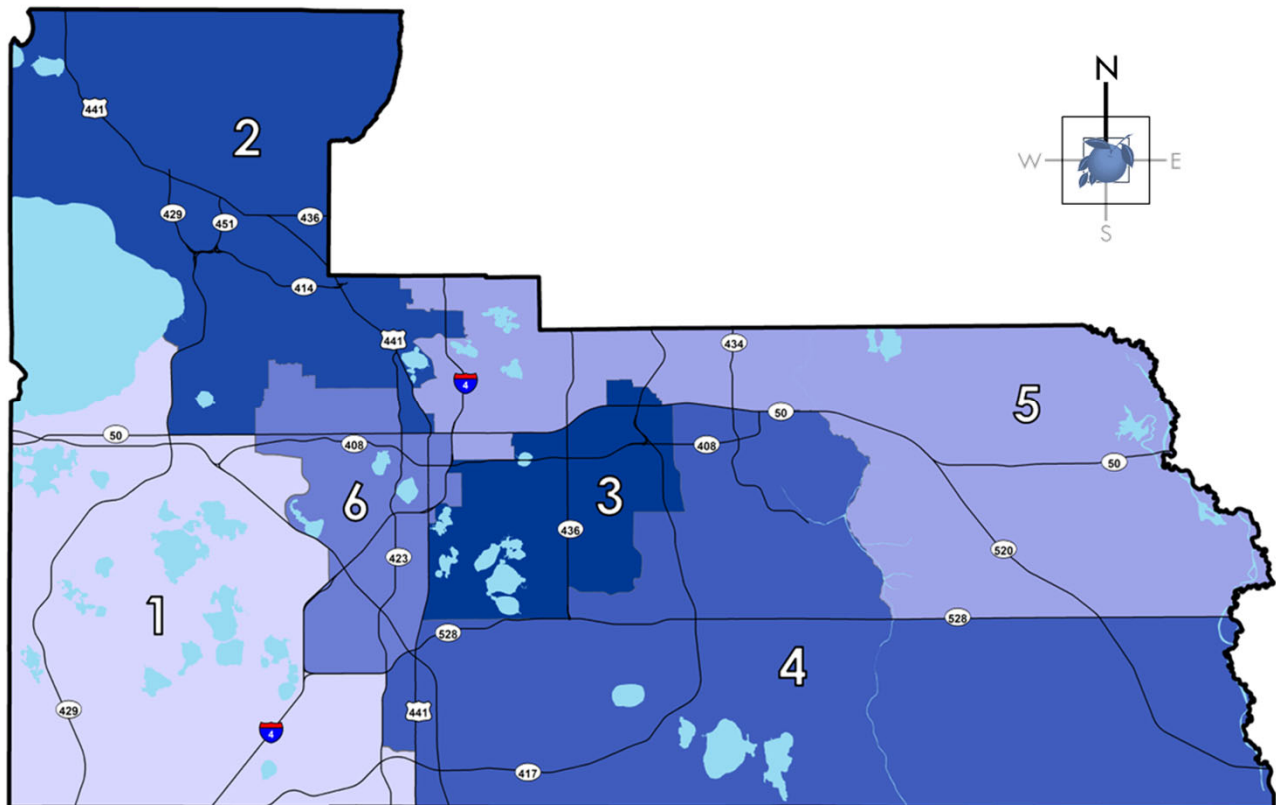
PLANNING AND ZONING COMMISSION

---

LOCAL PLANNING AGENCY

# REZONING RECOMMENDATIONS

OCTOBER 16, 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**

### **October 16, 2025**

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

#### **CONVENTIONAL & PLANNED DEVELOPMENT REZONING PUBLIC HEARINGS**

|                                 |    |
|---------------------------------|----|
| RZ-25-09-002<br>District 5..... | 1  |
| RZ-25-10-011<br>District 5..... | 13 |
| RZ-25-10-003<br>District 3..... | 25 |
| RZ-25-10-005<br>District 3..... | 37 |
| RZ-25-10-006<br>District 2..... | 49 |
| RZ-25-10-007<br>District 5..... | 61 |
| RZ-25-10-008<br>District 5..... | 71 |



# **TABLE OF HEARINGS**

## **Planning and Zoning Commission**

### **October 16, 2025**

| <b><u>Case #</u><br/><u>Applicant</u></b> | <b><u>Request</u></b>                     | <b><u>Commission</u><br/><u>District</u></b> | <b><u>Recommendations</u><br/><u>Staff</u></b> | <b><u>PZC</u></b>                     | <b><u>BCC Hearing</u><br/><u>Required</u></b> |
|-------------------------------------------|-------------------------------------------|----------------------------------------------|------------------------------------------------|---------------------------------------|-----------------------------------------------|
| <b>I. Conventional Rezoning Hearing</b>   |                                           |                                              |                                                |                                       |                                               |
| RZ-25-09-002<br>Kecskes Zoltan            | R-1A <b>to</b> R-1<br>Restricted          | 5                                            | Approval with two<br>(2) restrictions          | Approval w/ three<br>(3) restrictions | No                                            |
| RZ-25-10-011<br>Charles Zoebelein         | R-1A <b>to</b> R-1<br>Restricted          | 5                                            | Approval with two<br>(2) restrictions          | Approval with two<br>(2) restrictions | No                                            |
| RZ-25-10-003<br>Edgardo Guzman            | A-2 <b>to</b> I-1/I-5<br>Restricted       | 3                                            | Approval with one<br>(1) restriction           | Approval with (1)<br>restriction      | No                                            |
| RZ-25-10-005<br>Tim Williams              | R-1A <b>to</b> R-2                        | 3                                            | Approval                                       | Approval                              | No                                            |
| RZ-25-10-006<br>Mario Velocci             | R-2 & C-3 <b>to</b> I-2/I-3<br>Restricted | 2                                            | Approval with one<br>(1) restriction           | Approval with one<br>(1) restriction  | No                                            |
| RZ-25-10-007<br>Tiffany Alexander         | A-2 <b>to</b> R-1                         | 5                                            | Approval                                       | Approval                              | No                                            |
| RZ-25-10-008<br>Gendy Awad                | R-1A <b>to</b> R-1                        | 5                                            | Approval                                       | Approval                              | No                                            |

## **SITE & BUILDING REQUIREMENTS**

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

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

| District                       | Min. Lot Area <sup>M</sup><br>(sq. ft.)                           | Min. Living Area/<br>floor area<br>(sq. ft.) | Min. Lot width<br>(ft.)              | <sup>A</sup> Min. Front yard<br>(ft.)                                 | <sup>A</sup> Min. Rear yard<br>(ft.)            | <sup>A</sup> Min. Side yard<br>(ft.) | <sup>A</sup> Min. Side street<br>Yard<br>(ft.) | Max. Building<br>Height<br>(ft.)                    | NHWE<br>Setback<br>(ft.) | Max. FAR/<br>Density<br>sq. ft./<br>du/ac | Additional<br>Standards |
|--------------------------------|-------------------------------------------------------------------|----------------------------------------------|--------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------|--------------------------------------|------------------------------------------------|-----------------------------------------------------|--------------------------|-------------------------------------------|-------------------------|
| 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 <sup>A</sup>          | L                                         | 38-578                  |
| R-T-1 SFR                      | 4,500 <sup>C</sup>                                                | 1,000                                        | 45                                   | 20                                                                    | 20                                              | 5                                    | 15                                             | 35                                                  | 50 <sup>A</sup>          | L                                         |                         |
| Mobile Home                    | 4,500 <sup>C</sup>                                                | Min. mobile home size 8 ft. x 35 ft.         | 45                                   | 20                                                                    | 20                                              | 5                                    | 15                                             | 35                                                  | 50 <sup>A</sup>          | 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 <sup>A</sup>          | 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 <sup>A</sup>          | L                                         |                         |
| NR                             | One family dwelling, 4,500                                        | 1,000                                        | 45 <sup>C</sup>                      | 20                                                                    | 20                                              | 5                                    | 15                                             | 35/3 stories                                        | 50 <sup>A</sup>          | L                                         | 38-1748                 |
|                                | Two dwelling units, 8,000                                         | 500 per dwelling unit                        | 80                                   | 20                                                                    | 20                                              | 5                                    | 15                                             | 35/3 stories                                        | 50 <sup>A</sup>          | L                                         | 38-1748                 |
|                                | Three dwelling, 11,250                                            | 1,000                                        | 45 <sup>C</sup>                      | 20                                                                    | 20                                              | 5                                    | 15                                             | 35/3 stories                                        | 50 <sup>A</sup>          | 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 <sup>A</sup>          | 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 <sup>A</sup>          | 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 <sup>A</sup>          | L                                         | 38-1741                 |
|                                | One family dwelling, 4,500                                        | 1,000                                        | 45 <sup>C</sup>                      | 20                                                                    | 20                                              | 5                                    | 15                                             | 35/3 stories                                        | 50 <sup>A</sup>          | L                                         | 38-1741                 |
|                                | Two dwelling units, 11,250                                        | 500 per dwelling unit                        | 80                                   | 20                                                                    | 20                                              | 5                                    | 15                                             | 35/3 stories                                        | 50 <sup>A</sup>          | L                                         | 38-1741                 |
|                                | Three dwelling, 11,250                                            | 500 per dwelling unit                        | 85                                   | 20                                                                    | 20                                              | 10                                   | 15                                             | 35/3 stories                                        | 50 <sup>A</sup>          | 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 <sup>A</sup>          | 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 <sup>A</sup>          | L                                         | 38-1741                 |

| District | Min. Lot Area <sup>M</sup><br>(sq. ft.)                           | Min. Living Area/<br>floor area<br>(sq. ft.) | Min. Lot width<br>(ft.) | <sup>A</sup> Min. Front yard<br>(ft.)                                 | <sup>A</sup> Min. Rear yard<br>(ft.)            | <sup>A</sup> Min. Side yard<br>(ft.)                              | <sup>A</sup> Min. Side street<br>Yard<br>(ft.) | Max. Building<br>Height<br>(ft.)                             | NHWE<br>Setback<br>(ft.) | Max. FAR/<br>Density<br>sq. ft./<br>du/ac | Additional<br>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 <sup>A</sup>          | L                                         | 38-1734                 |
|          | One family dwelling, 4,500                                        | 1,000                                        | 45 <sup>C</sup>         | 20                                                                    | 20                                              | 5                                                                 | 15                                             | 35/3 stories                                                 | 50 <sup>A</sup>          | L                                         | 38-1734                 |
|          | Two dwelling units, 8,000                                         | 500 per dwelling unit                        | 80                      | 20                                                                    | 20                                              | 5                                                                 | 15                                             | 35/3 stories                                                 | 50 <sup>A</sup>          | L                                         | 38-1734                 |
|          | Three dwelling, 11,250                                            | 500 per dwelling unit                        | 85                      | 20                                                                    | 20                                              | 10                                                                | 15                                             | 35/3 stories                                                 | 50 <sup>A</sup>          | 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 <sup>A</sup>          | 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 <sup>A</sup>          | 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 <sup>A</sup>          | 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 <sup>A</sup>          | 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 <sup>A</sup>          | 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 <sup>A</sup>          | L                                         | 38-880                  |
| I-1A     | N/A                                                               | N/A                                          | N/A                     | 35                                                                    | 25 <sup>N</sup>                                 | 25 <sup>N</sup>                                                   | 15                                             | 50; or 35 within 100 feet of any residential use or district | 50 <sup>A</sup>          | L                                         | 38-907                  |

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

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A</b> | 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.<br><br>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>B</b> | Side setback is 30 feet where adjacent to single-family district.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>C</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>D</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>E</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>F</b> | Reserved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>G</b> | Reserved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>H</b> | 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-25-09-002**

Commission District: #5

**GENERAL INFORMATION**

|                             |                                                                                                                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICANT:</b>           | Zoltan Kecskes, Jr.                                                                                                                                                                                                                 |
| <b>OWNER:</b>               | Zomar Capital, LLC                                                                                                                                                                                                                  |
| <b>HEARING TYPE:</b>        | Planning and Zoning Commission                                                                                                                                                                                                      |
| <b>REQUEST:</b>             | <b>R-1A</b> (Single-Family Dwelling District) <b>to R-1</b> (Single-Family Dwelling District)                                                                                                                                       |
| <b>LOCATION:</b>            | 1871 Staunton Ave; generally located south of Killarney Drive, north of W. Fairbanks Ave, west of Clay Street                                                                                                                       |
| <b>PARCEL ID NUMBER:</b>    | 12-22-29-4076-01-180                                                                                                                                                                                                                |
| <b>SIZE / ACREAGE:</b>      | 0.32- gross acre                                                                                                                                                                                                                    |
| <b>PUBLIC NOTIFICATION:</b> | 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 seventy-five (175) notices were mailed to those property owners in the surrounding area. |
| <b>COMMUNITY MEETING:</b>   | An in-person community meeting was held on September 23, 2025, and is summarized further in this report.                                                                                                                            |
| <b>PROPOSED USE:</b>        | Two Detached 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 to the following restrictions:**

- 1) Fill added beyond Orange County Code requirement shall not be allowed (i.e.- maximum of 18 inches above the road's crown elevation or 1 foot above the base flood elevation). Any alterations to the site's existing topography should not negatively affect neighboring properties. Efforts to retain stormwater on-site shall be made, with directing runoff towards the street as a final option.
- 2) The side setbacks shall be 7.5' on the outer sides of the property (7.5' side setback adjacent to Lot 17 and Lot 20 of Block A of the Karolina on Killarney Plat).



## **SUBJECT PROPERTY ANALYSIS**

### **Overview**

The subject property was originally platted in 1926 as two 50-foot-wide lots and was rezoned to R-1A (Single-Family Dwelling District) in 1957, prior to the adoption of the Orange County Comprehensive Plan. Today, 1860 Staunton Avenue contains one detached single-family home. The current zoning designation of R-1A is consistent with the Future Land Use designation of Low Density Residential (LDR) which allows for consideration of up to 4 dwelling units per acre.

The applicant is requesting to rezone the property from R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District) to allow the construction of two detached single-family dwelling units on 0.15 gross acres, subject to lot split approval. A Future Land Use Map amendment is not required, as the request qualifies under the lot of record policy, which provides that the maximum density requirement of four (4) dwelling units per acre does not apply to legal lots of record with a Low Density Residential (LDR) designation, provided certain criteria are met (see Comprehensive Plan Policy 8.1.1). In this case, the subject property consists of two originally platted lots created prior to 1991 and recognized by the Zoning Division, and the proposed development is limited to detached single-family residential units consistent with surrounding development.

The surrounding area is predominantly developed with detached single-family homes, the majority of which are zoned R-1A (Single-Family Dwelling District), with some R-2 (Residential District) properties located to the southeast. Lot widths in the immediate area range from 50 feet to 100 feet. There are two R-1 Restricted zoned adjacent properties on the north side of Biscayne Drive approximately 1 block to the south and 1 block to the west of the subject property which were rezoned from R-1A to R-1 in 2015. The restriction on those properties is to provide a minimum 7.5 ft side setback on the eastern property line of the eastern lot. It was originally one lot that was rezoned to R-1 to allow for a lot split which has since occurred.

The proposed restrictions are provided to address flooding concerns of nearby neighbors expressed to staff at the community meeting on September 23<sup>rd</sup>. The concerns of flooding in the area appear to be due to existing infrastructure issues. The setback restriction is provided to allow for on-site rainwater retention as well as to match the existing setbacks of the R-1A district (R-1 allows for 6 foot side setbacks).

The subject property is within the Winter Park Wastewater service area and will be reliant on Septic. It is also located within the Orange County Priority Vulnerability Area (PVA) and Basin Management Action Plan (BMAP) area. As such, the proposed development will be subject to the enhanced septic requirements.

### **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 located in the City of Winter Park 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 Density Residential (LDR). The proposed R-1 zoning is consistent with the LDR FLUM designation, therefore a comprehensive plan 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.

Furthermore, FLU 8.1.1 states that the maximum density requirement of four (4) units per acre shall not apply to a legal lot of record as recognized by the Zoning Division with a future land use designation of Low Density Residential (LDR) and which, as of December 4, 2021, is zoned R-1A, R-1, R-2, or R-T-1, or may be rezoned from one of those four zoning districts to another of those zoning districts in accordance with this policy, provided that each of the following criteria are met:

1. The subject property is located within the Urban Service Area;
2. The proposed density and/or lot sized are similar and compatible to those in the surrounding area and consistent with the pattern of surrounding development;
3. The subject lot of record, or each resulting lot of a lot split is proposed, is accessed by an open and maintained County-approved roadway;
4. The proposed minimum lot size and lot width requirements comply with the underlying zoning district, unless a variance or rezoning is obtained in accordance herewith;

5. Any proposed lot split would revert to the configuration of the originally platted lots or legally subdivided lots prior to 1991; if a parcel of land contains two (2) or more lots of record in their entirety, lot lines may be reconfigured, so long as each resulting lot created is able to meet the minimum lot width and area requirements (Subject to obtaining a variance if needed), and so long as the total number of lots created does not exceed the number of lots of record contained within the parcel as originally platted or legally subdivided; and
6. For R-2 zoned properties, the proposed use is single-family detached residential.

Also, provided the existing infrastructure is sufficient to support the lots created under this policy, a Preliminary Subdivision Plan (PSP), or an additional PSP, as the case may be, will not be required.

A property that needs to be rezoned in order to benefit from this policy may do so, provided: (1) it is rezoned from one of the above-referenced zoning district to another of the above-referenced zoning districts, (2) the rezoning is necessary to ensure the proposed residential development of the property is consistent with the development pattern in the surrounding area, and (3) the Zoning Manager determines that any development, if built, would constitute a bona fide “urban infill” project in a manner consistent with the County’s policies to encourage compact urban development and discourage urban sprawl.

**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.

**FLU8.1.1** states that any proposed lot split can revert to the configuration of the originally platted or legally subdivided lots prior to 1991, and that the total number of lots created shall not exceed the number of lots of record as originally platted or legally subdivided.

## **SITE DATA**

|                           |                                                                                                                                                                                                      |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing Use</b>       | Detached Single-Family                                                                                                                                                                               |
| <b>Adjacent Zoning</b>    | N: R-1A (Single-Family Dwelling District) 1957<br>E: R-1A (Single-Family Dwelling District) 1957<br>W: R-1A (Single-Family Dwelling District) 1957<br>S: R-1A (Single-Family Dwelling District) 1957 |
| <b>Adjacent Land Uses</b> | N: Detached Single-Family<br>E: Detached Single-Family<br>W: Detached Single-Family<br>S: Detached Single-Family                                                                                     |

### **R-1 Development Standards**

|                  |               |
|------------------|---------------|
| Min. Lot Area:   | 5,000 sq. ft. |
| Min. Lot Width:  | 50 feet       |
| Max. Height:     | 35 feet       |
| Min. Floor Area: | 1,000 feet    |

### **Building Setbacks**

|        |         |
|--------|---------|
| Front: | 20 feet |
| Rear:  | 20 feet |
| Side:  | 5 feet  |

### **Intent, Purpose, and Uses**

The R-1 (Single-Family Dwelling District) zoning district is composed of lands and structures used primarily for single-family residential areas with large lots and low population densities.

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**

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 a 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).

**Transportation / Access**

The proposed use to allow a two single-family detached residences (pending lot split approval) 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) peak 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, [concurrency@ocfl.net](mailto:concurrency@ocfl.net).

**Schools**

Two homes is de minimis.

**Parks and Recreation**

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

**Community Meeting Summary**

On September 23, 2025, a community meeting was held at Killarney Elementary School with 15 community members in attendance. Participants raised concerns related to infrastructure capacity, compatibility with the existing neighborhood, potential flooding impacts from additional development, unit sizes and reduced setbacks, as well as the potential for further intensification of the lots through accessory dwelling units (ADUs).

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

Water: Winter Park

Wastewater: Winter Park

Reclaim Water: Orange County Utilities

**Detailed Utility Information:**

This property is within City of Winter Park Water and Wastewater Service Areas. The property will be reliant on septic tanks. It is also located within the Orange County Priority Vulnerability Area (PVA) and Basin Management Action Plan (BMAP) area. As such, the proposed development will be subject to the enhanced septic requirements.

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

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

**State of Florida Notice**

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

**Specific Project Expenditure Report and Relationship Disclosure Form**

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

**ACTION REQUESTED**

**Planning and Zoning Commission (PZC) Recommendation – October 16, 2025**

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

- 1) Fill added beyond Orange County Code requirement shall not be allowed (i.e.- maximum of 24 inches above the road's crown elevation or 1 foot above the base flood elevation). Any alterations to the site's existing topography should not negatively affect neighboring properties. Efforts to retain stormwater on-site shall be made such as the use of swales, with directing runoff towards the street as a final option;
- 2) The side setbacks shall be 7.5' on the outer sides of the property (7.5' side setback adjacent to Lot 17 and Lot 20 of Block A of the Karolina on Killarney Plat); and,
- 3) Open space shall be a minimum of 45% for each lot.

**PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS**

The staff report for Case RZ-25-09-002 was presented to the Planning and Zoning Commission (PZC) with a recommendation that the Commission find the request consistent with the Comprehensive Plan and recommend approval of the proposed R-1 (Single-Family Dwelling District) zoning, subject to two restrictions. The applicant and his architect were present and indicated their agreement with staff's recommendation.

Staff reported that 175 notices were mailed to property owners within a 500-foot radius of the subject property. In response, staff received one (1) comment in support, one (1) with conditional support, and five (5) in opposition. Five members of the public spoke during the hearing, two of whom donated their time to allow for extended comment.

Discussion among the Commission focused primarily on setbacks, stormwater and drainage concerns in the surrounding area, house size compatibility, and the balance between impervious and pervious surfaces. Eric Warren, Chief Engineer with Public Works, addressed the stormwater concerns and explained that redevelopment on the site could provide an opportunity to improve grading and mitigate some of the existing drainage issues. Based on this discussion, Mr. Warren recommended revising one of the proposed restrictions to allow a maximum fill height of 24 inches in lieu of 18 inches, which was accepted by staff. The Commission also discussed options for

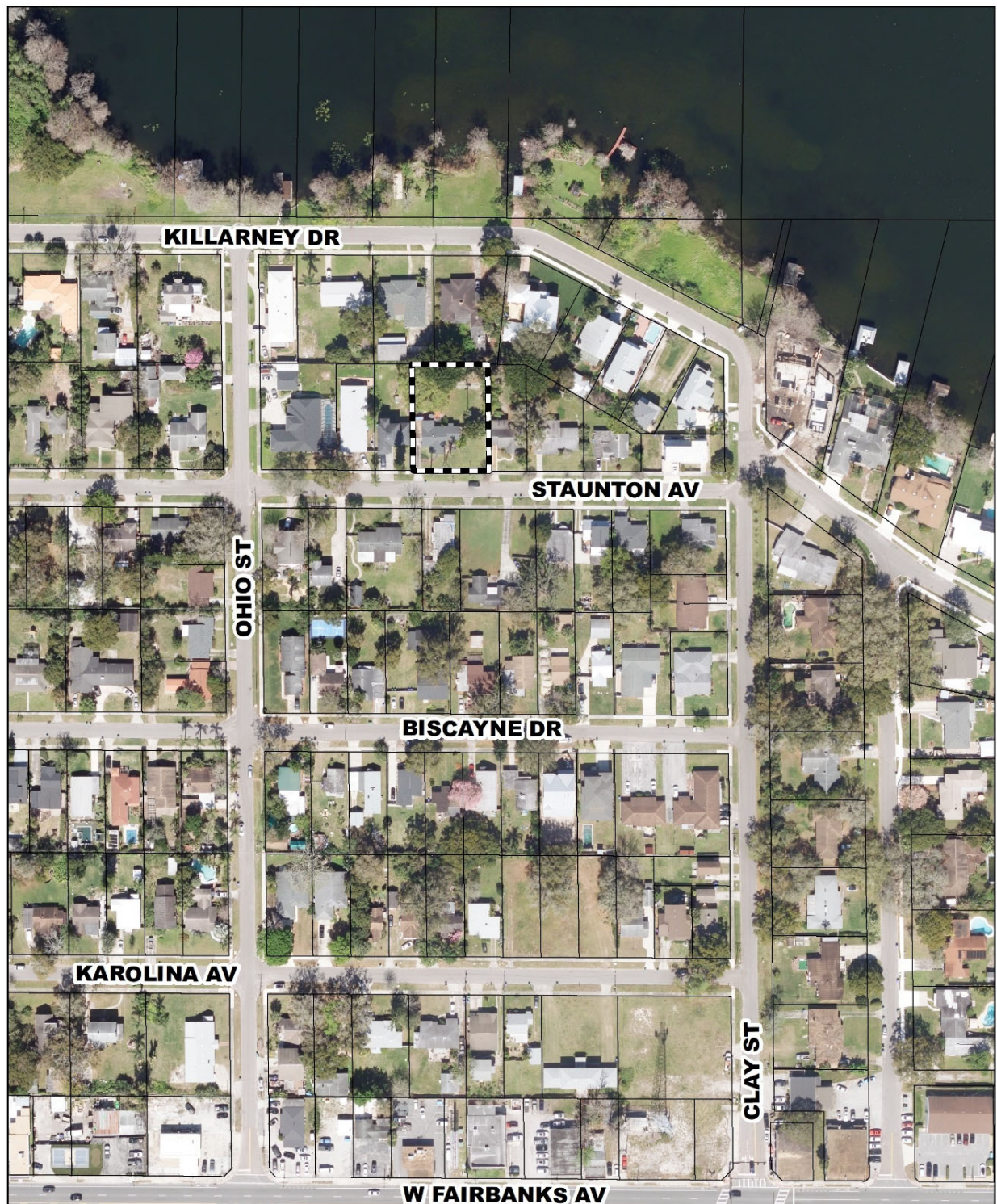
incorporating pervious driveway materials as a way to further support stormwater management. The board added an additional restriction, an extra 5% requirement for open space.

Following deliberation, Commissioner Holt made a motion, seconded by Commissioner Gray, to recommend approval of the requested R-1 zoning, subject to the revised restrictions as discussed and a third restriction. The motion carried unanimously.

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



RZ-25-09-002



Subject Property

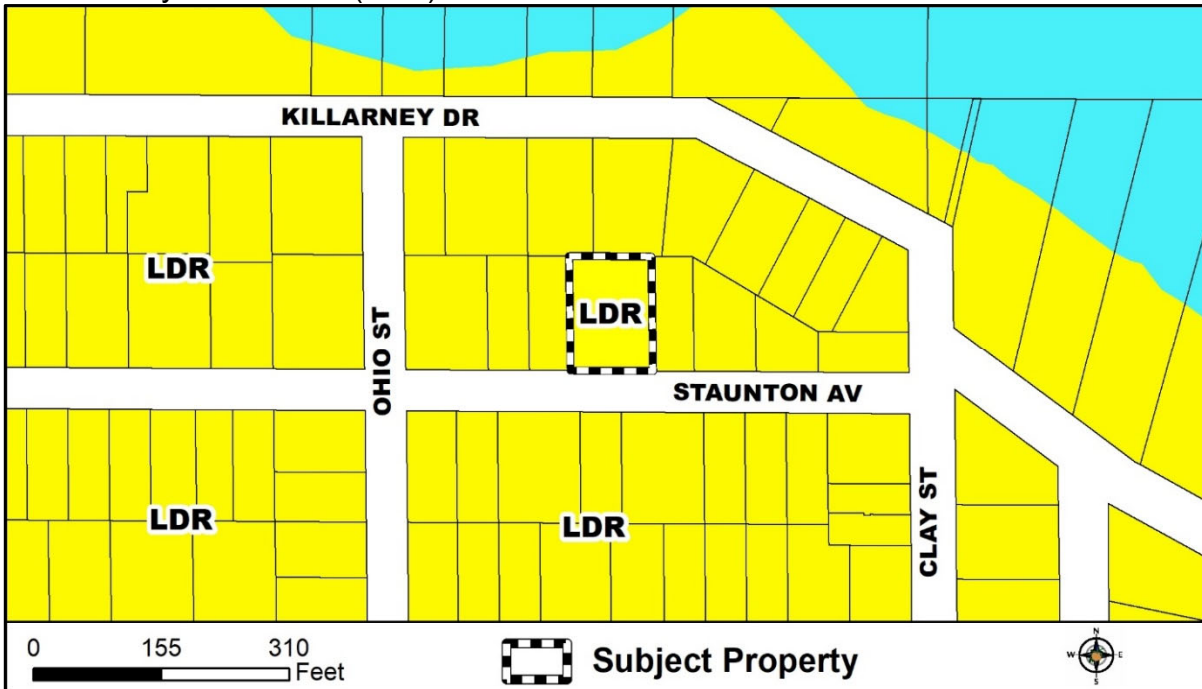


0 150 300 Feet



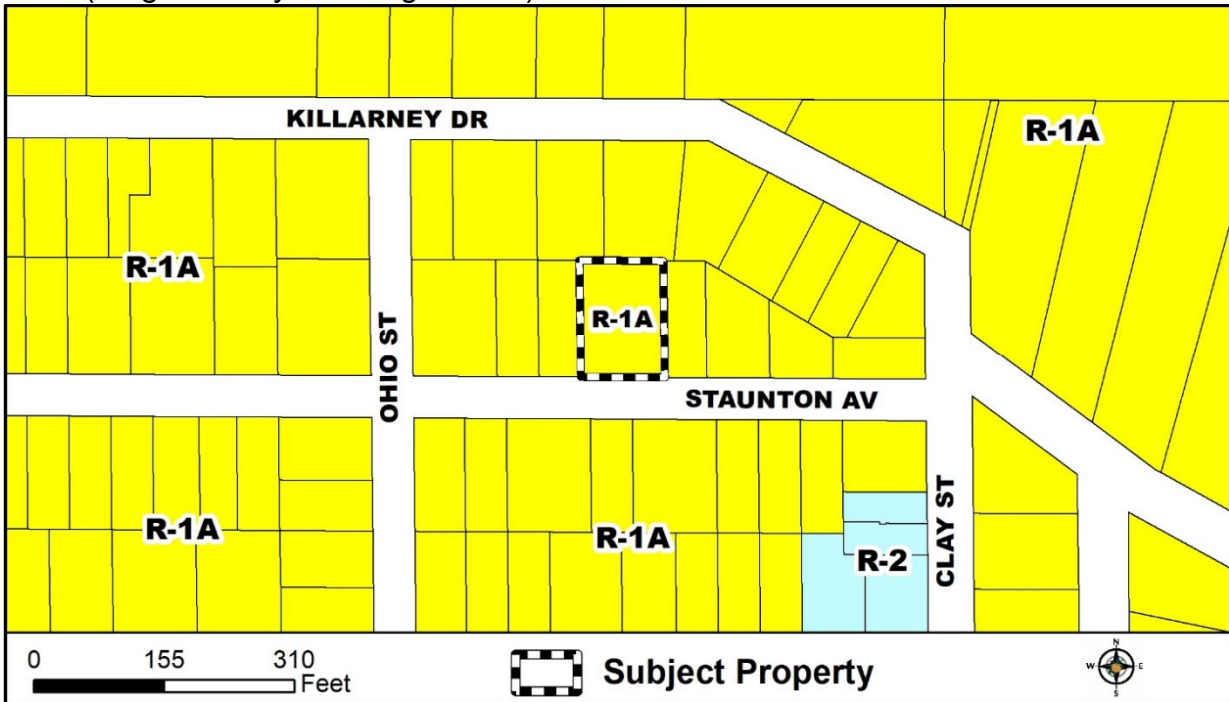
**FUTURE LAND USE**

Low Density Residential (LDR)



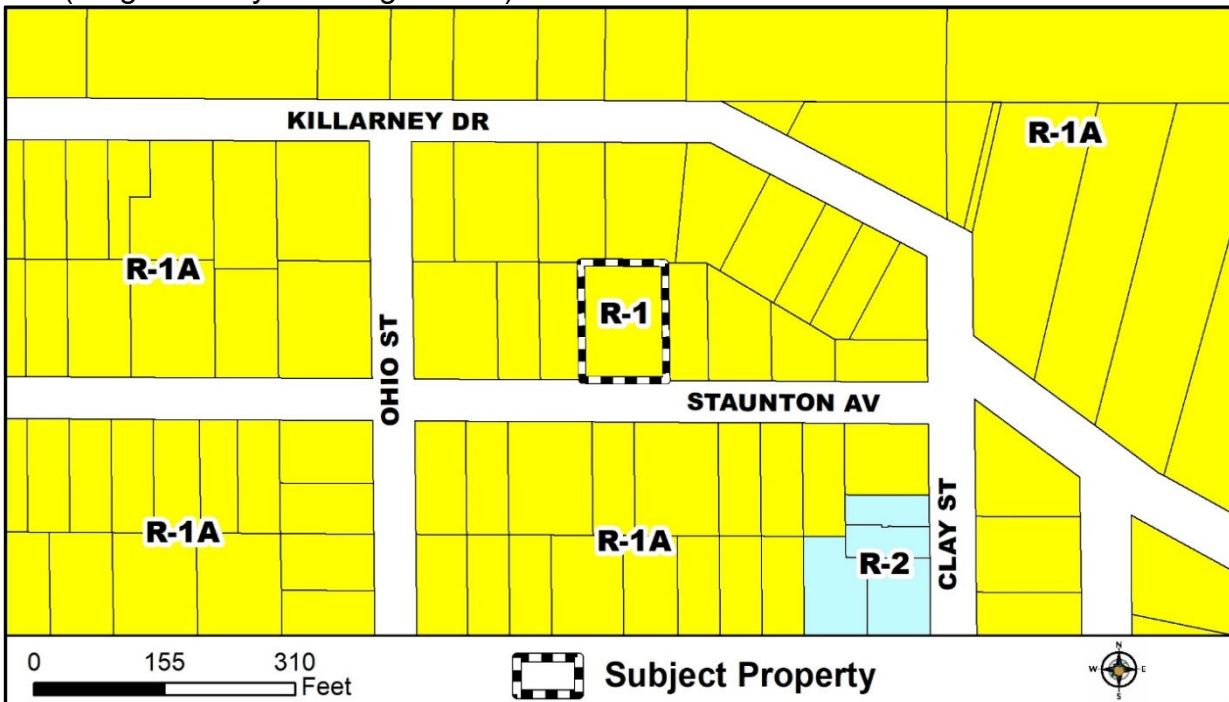
**ZONING – CURRENT**

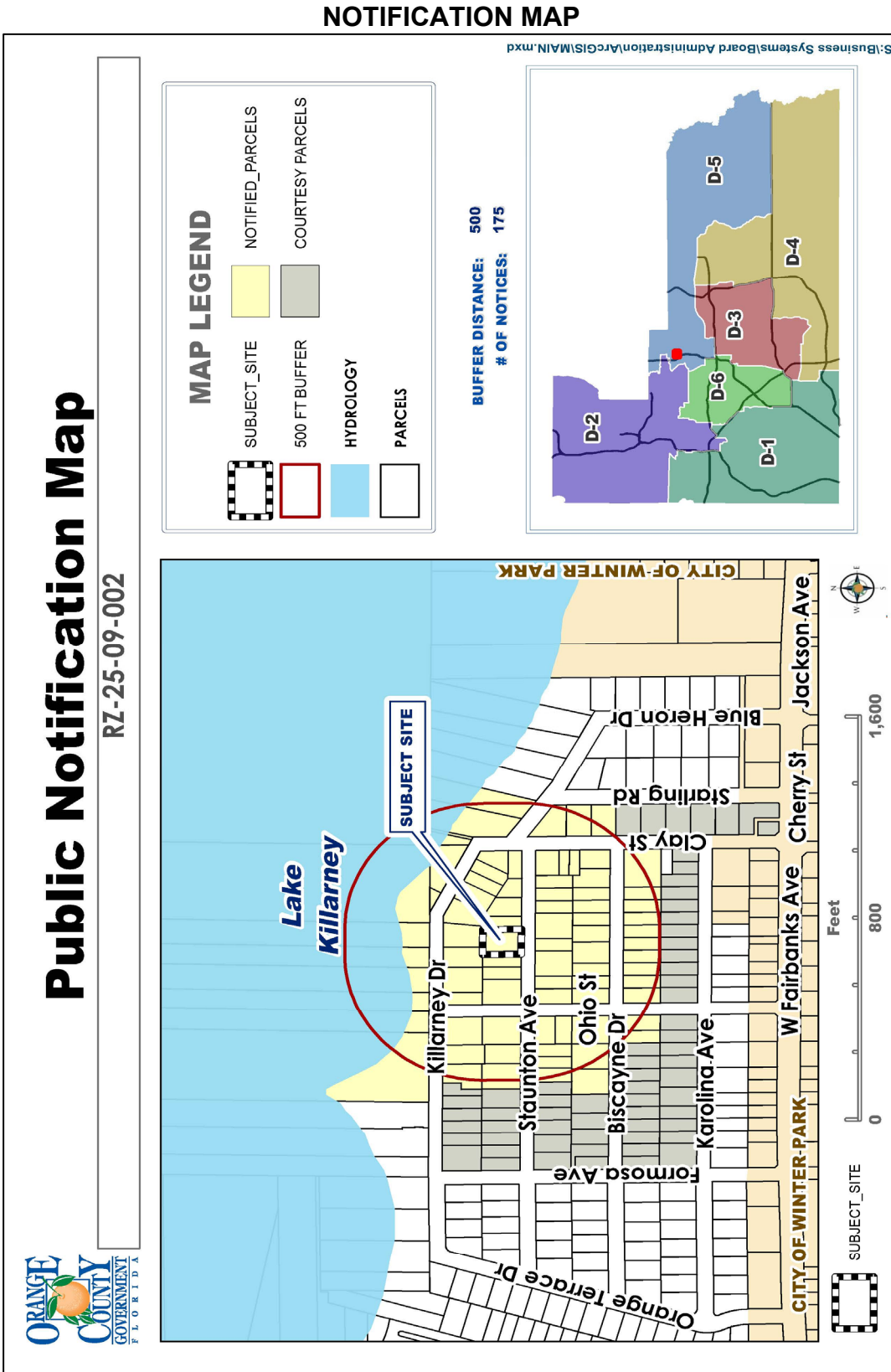
R-1A (Single-Family Dwelling District)



**ZONING – PROPOSED**

R-1 (Single-Family Dwelling District)





**CASE # RZ-25-10-011**

Commission District: #5

**GENERAL INFORMATION**

|                             |                                                                                                                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICANT:</b>           | Charles Zoebelein                                                                                                                                                                                                                   |
| <b>OWNER:</b>               | Charles Zoebelein                                                                                                                                                                                                                   |
| <b>HEARING TYPE:</b>        | Planning and Zoning Commission                                                                                                                                                                                                      |
| <b>REQUEST:</b>             | <b>R-1A</b> (Single-Family Dwelling District) <b>to R-1</b> (Single-Family Dwelling District)                                                                                                                                       |
| <b>LOCATION:</b>            | 1860 Staunton Ave; generally located north of Biscayne Dr., west of Clay St, and south of Staunton Ave                                                                                                                              |
| <b>PARCEL ID NUMBER:</b>    | 12-22-29-4076-02-060                                                                                                                                                                                                                |
| <b>SIZE/ ACREAGE:</b>       | 0.30- gross acre                                                                                                                                                                                                                    |
| <b>PUBLIC NOTIFICATION:</b> | 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 seventy-five (175) notices were mailed to those property owners in the surrounding area. |
| <b>COMMUNITY MEETING:</b>   | An in-person community meeting was held on September 23, 2025, and is summarized further in this report.                                                                                                                            |
| <b>PROPOSED USE:</b>        | Two Detached 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 to the following restrictions:**

- 1) Fill added beyond Orange County Code requirement shall not be allowed (i.e.- maximum of 18 inches above the road's crown elevation or 1 foot above the base flood elevation). Any alterations to the site's existing topography should not negatively affect neighboring properties. Efforts to retain stormwater on-site should be made, with directing runoff towards the street as a final option.
- 2) The side setbacks shall be 7.5' on the outer sides of the property (7.5' side setback adjacent to Lot 8 and Lot 5 of Block B of the Karolina on Killarney Plat).

## **SUBJECT PROPERTY ANALYSIS**

### **Overview**

The subject property was originally platted in 1926 as two 50-foot-wide lots and was rezoned to R-1A (Single-Family Dwelling District) in 1957, prior to the adoption of the Orange County Comprehensive Plan. Today, 1860 Staunton Avenue contains one detached single-family home. The current zoning designation of R-1A is consistent with the Future Land Use designation of Low Density Residential (LDR).

The applicant is requesting to rezone the property from R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District) to allow the construction of two detached single-family dwelling units on 0.15 gross acres, subject to a future lot split approval. A Future Land Use Map amendment is not required, as the request qualifies under the lot of record policy, which provides that the maximum density requirement of four (4) dwelling units per acre does not apply to legal lots of record with a Low Density Residential (LDR) designation, provided certain criteria are met. In this case, the subject property consists of two originally platted lots created prior to 1991 and recognized by the Zoning Division, and the proposed development is limited to detached single-family residential units consistent with surrounding development.

The surrounding area is predominantly developed with detached single-family homes, the majority of which are zoned R-1A (Single-Family Dwelling District), with some R-2 (Residential District) properties located to the southeast. Lot widths in the immediate area range from 50 feet to 100 feet. There are two R-1 Restricted zoned adjacent properties on the north side of Biscayne Drive approximately 1 block to the south and 1 block to the west of the subject property which were rezoned from R-1A to R-1 in 2015. The restriction on those properties is to provide a minimum 7.5 ft side setback on the eastern property line of the eastern lot. It was originally one lot that was rezoned to R-1 to allow for a lot split which has since occurred.

The proposed restrictions are provided to address flooding concerns of nearby neighbors expressed to staff at the community meeting on September 23<sup>rd</sup>. The concerns of flooding in the area appear to be due to existing infrastructure issues. The setback restriction is provided to allow for on-site rainwater retention as well as to match the existing setbacks of the R-1A district (R-1 allows for 6 foot side setbacks).

The subject property is within the Winter Park Wastewater service area; it will continue to rely on septic. It is also located within the Orange County Priority Vulnerability Area (PVA) and Basin Management Action Plan (BMAP) area. As such, the proposed development will be subject to the enhanced septic requirements.

### **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 located in the City of Winter Park 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 Density Residential (LDR). The proposed R-1 zoning is consistent with the LDR FLUM designation, therefore a comprehensive plan 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.

Furthermore, FLU 8.1.1 states that the maximum density requirement of four (4) units per acre shall not apply to a legal lot of record as recognized by the Zoning Division with a future land use designation of Low Density Residential (LDR) and which, as of December 4, 2021, is zoned R-1A, R-1, R-2, or R-T-1, or may be rezoned from one of those four zoning districts to another of those zoning districts in accordance with this policy, provided that each of the following criteria are met:

1. The subject property is located within the Urban Service Area;
2. The proposed density and/or lot sized are similar and compatible to those in the surrounding area and consistent with the pattern of surrounding development;
3. The subject lot of record, or each resulting lot of a lot split is proposed, is accessed by an open and maintained County-approved roadway;
4. The proposed minimum lot size and lot width requirements comply with the underlying zoning district, unless a variance or rezoning is obtained in accordance herewith;
5. Any proposed lot split would revert to the configuration of the originally platted lots or legally subdivided lots prior to 1991; if a parcel of land contains two (2) or more lots of record in their entirety, lot lines may be reconfigured, so long as

each resulting lot created is able to meet the minimum lot width and area requirements (Subject to obtaining a variance if needed), and so long as the total number of lots created does not exceed the number of lots of record contained within the parcel as originally platted or legally subdivided; and

6. For R-2 zoned properties, the proposed use is single-family detached residential.

Also, provided the existing infrastructure is sufficient to support the lots created under this policy, a Preliminary Subdivision Plan (PSP), or an additional PSP, as the case may be, will not be required.

A property that needs to be rezoned in order to benefit from this policy may do so, provided: (1) it is rezoned from one of the above-referenced zoning district to another of the above-referenced zoning districts, (2) the rezoning is necessary to ensure the proposed residential development of the property is consistent with the development pattern in the surrounding area, and (3) the Zoning Manager determines that any development, if built, would constitute a bona fide “urban infill” project in a manner consistent with the County’s policies to encourage compact urban development and discourage urban sprawl.

**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.

**FLU8.1.1** states that any proposed lot split can revert to the configuration of the originally platted or legally subdivided lots prior to 1991, and that the total number of lots created shall not exceed the number of lots of record as originally platted or legally subdivided.

## **SITE DATA**

|                           |                                                                                                                                                                                                      |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing Use</b>       | Detached Single-Family Home                                                                                                                                                                          |
| <b>Adjacent Zoning</b>    | N: R-1A (Single-Family Dwelling District) 1957<br>E: R-1A (Single-Family Dwelling District) 1957<br>W: R-1A (Single-Family Dwelling District) 1957<br>S: R-1A (Single-Family Dwelling District) 1957 |
| <b>Adjacent Land Uses</b> | N: Detached Single-Family Home<br>E: Detached Single-Family Home<br>W: Detached Single-Family Home<br>S: Detached Single-Family Home                                                                 |

### **R-1 Development Standards**

|                  |               |
|------------------|---------------|
| Min. Lot Area:   | 5,000 sq. ft. |
| Min. Lot Width:  | 50 feet       |
| Max. Height:     | 35 feet       |
| Min. Floor Area: | 1,000 feet    |

### **Building Setbacks**

|        |         |
|--------|---------|
| Front: | 20 feet |
| Rear:  | 20 feet |
| Side:  | 5 feet  |

### **Intent, Purpose, and Uses**

The R-1 (Single-Family Dwelling District) zoning district is composed of lands and structures used primarily for single-family residential areas with large lots and low population densities.

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**

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 a 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).



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 allow a lot split and build two single family detached homes 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](mailto:concurrency@ocfl.net) or 407-836-6110 for more information.

**Schools**

No comments.

**Parks and Recreation**

No further comments.

**Community Meeting Summary**

On September 23, 2025, a community meeting was held at Killarney Elementary School with 15 community members in attendance. Participants raised concerns related to infrastructure capacity, compatibility with the existing neighborhood, potential flooding impacts from additional development, unit sizes and reduced setbacks, as well as the potential for further intensification of the lots through accessory dwelling units (ADUs).

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

Water: Winter Park

Wastewater: Winter Park

Reclaim Water: Winter Park

**Detailed Utility Information:**

This property is within City of Winter Park Water and Wastewater Service Areas. The property will be reliant on septic tanks. It is also located within the Orange County Priority Vulnerability Area (PVA) and Basin Management Action Plan (BMAP) area. As such, the proposed development will be subject to the enhanced septic requirements.

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

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

**State of Florida Notice**

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County

for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

**Specific Project Expenditure Report and Relationship Disclosure Form**

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

**ACTION REQUESTED**

**Planning and Zoning Commission (PZC) Recommendation – October 16, 2025**

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

- 1) Fill added beyond Orange County Code requirement shall not be allowed (i.e.- maximum of 24 inches above the road's crown elevation or 1 foot above the base flood elevation). Any alterations to the site's existing topography should not negatively affect neighboring properties. Efforts to retain stormwater on-site should be made such as the use of swales, with directing runoff towards the street as a final option.
- 2) The side setbacks shall be 7.5' on the outer sides of the property (7.5' side setback adjacent to Lot 8 and Lot 5 of Block B of the Karolina on Killarney Plat).

**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 subject to two restrictions. The applicant was present and agreed with the staff recommendation. one member of the public appeared during the public comment portion of the hearing.

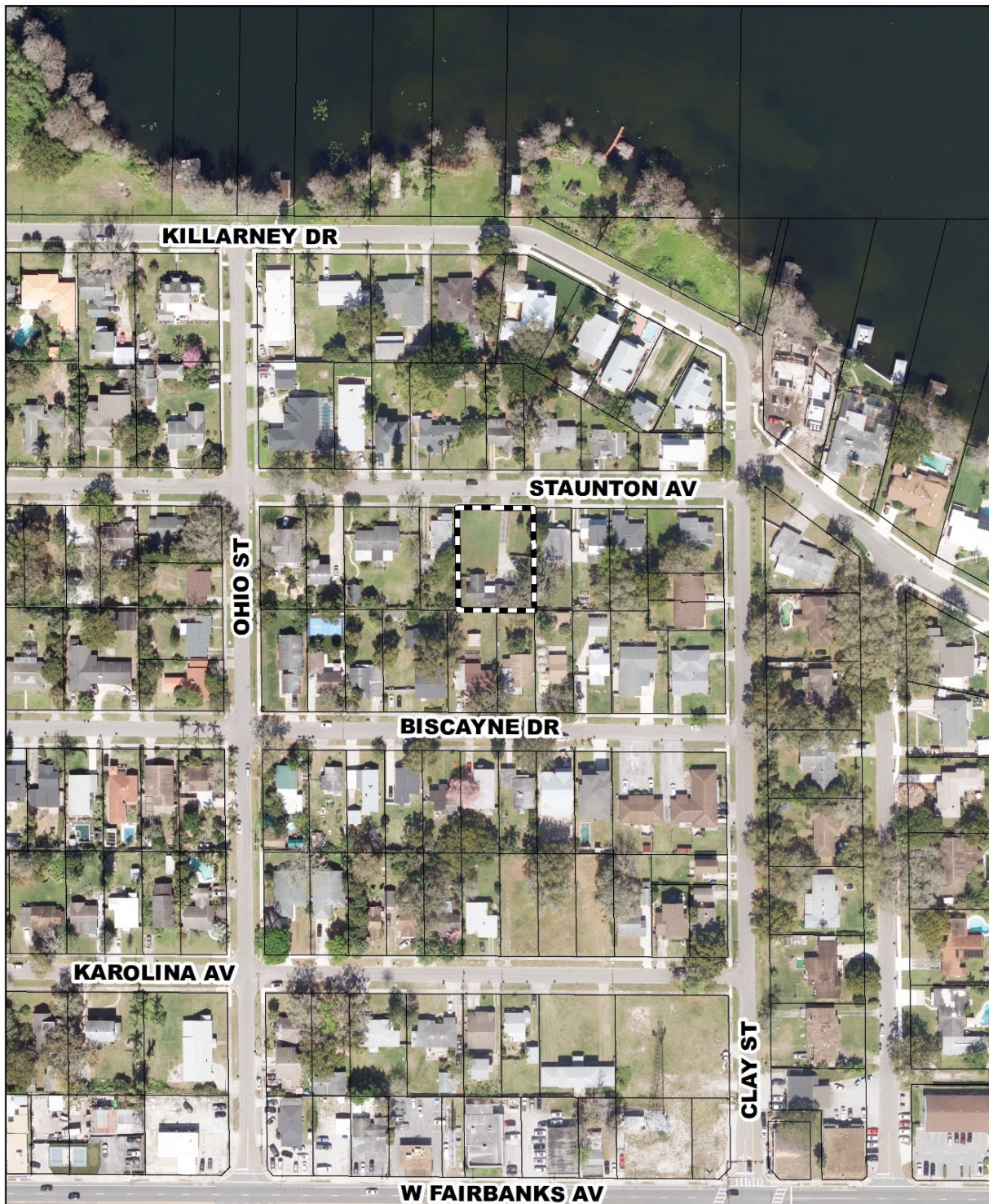
Staff indicated that one hundred seventy-eight (175) notices were sent to property owners and residents in a 500 ft radius surrounding the property, and that staff had received zero 1 response in favor, 1 response with conditional favor and 5 responses in opposition to the request.

A discussion occurred regarding setbacks, stormwater/drainage of the surrounding area, noting that this case was different than the rezoning across the street due it not having as much of a flooding issue. Eric Warren, Chief engineer at public works was there to speak to the stormwater issues expressed that these developments would be an opportunity to improve the grading an mitigate some of the issues.

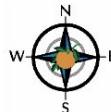
A motion was made by Commissioner Holt, and seconded by Commissioner Arrington to recommend APPROVAL of the requested R-1 (Single-Family Dwelling District) zoning subject to two restrictions. The motion carried unanimously.

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

RZ-25-10-011



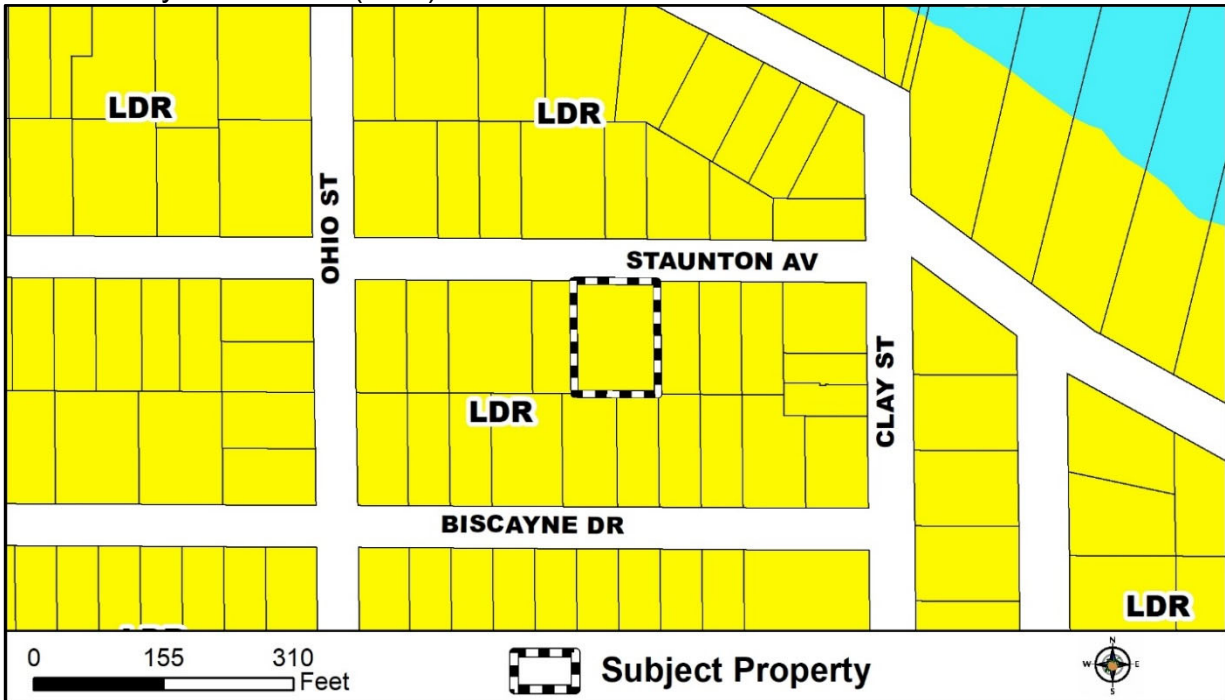
 Subject Property



0 150 300 Feet  


**FUTURE LAND USE – CURRENT**

Low Density Residential (LDR)



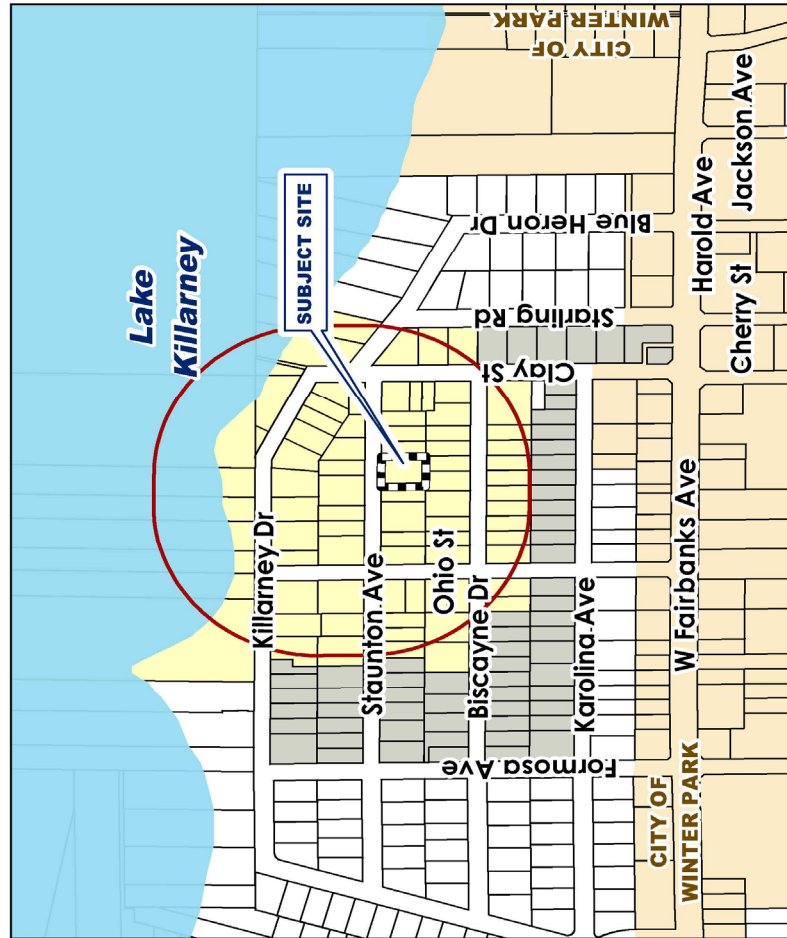




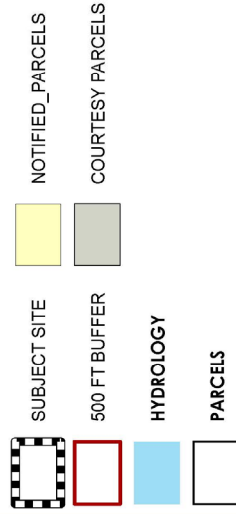


# Public Notification Map

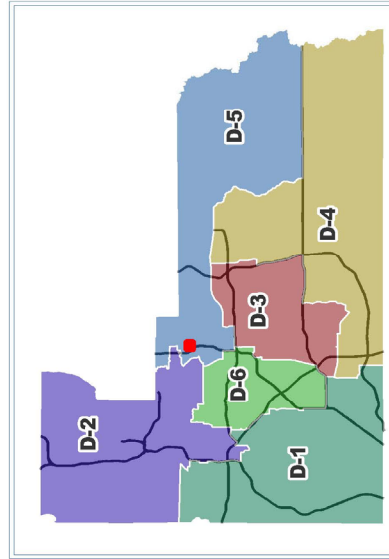
RZ-25-10-011



## MAP LEGEND



**BUFFER DISTANCE:** 500  
**# OF NOTICES:** 175



B:\Business Systems\Board Administration\2\_PZC\2025\10 - October\RZ-25-10-011\RZ-25-10-011.mxd

**CASE # RZ-25-10-003**

Commission District: #3

**GENERAL INFORMATION**

**APPLICANT:** Hoffner Auto Mall, Inc. (Edgardo Guzman)

**OWNER:** Hoffner Auto Mall, Inc.

**HEARING TYPE:** Planning and Zoning Commission

**REQUEST:** **A-2** (Farmland Rural District) **to**  
**I-1/I-5 Restricted** (Industrial District Light)

**LOCATION:** 6896 Hoffner Ave, 6874 Hoffner Ave, 4720 Pasco St; generally located west of South Goldenrod Rd, east of Patch Rd, south of Hoffner Ave, and north of Lee Vista Blvd.

**PARCEL ID NUMBERS:** 14-23-30-5240-13-040, 14-23-30-5240-13-047, 14-23-30-5240-13-043

**SIZE/ ACREAGE:** 1.44 - 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]. One hundred twenty-seven (127) notices were mailed to those property owners in the surrounding area.

**COMMUNITY MEETING:** An in-person community meeting was held on October 06, 2025, and is summarized further in this report.

**PROPOSED USE:** Automobile Sales and Display and Food Truck

**STAFF RECOMMENDATION**

**PLANNING**

**Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested I-1/I-5 Restricted (Industrial District Light) zoning, subject to the following restriction:**

1. Billboards and pole signs shall be prohibited.

**SUBJECT PROPERTY ANALYSIS**

**Overview**

The subject property was zoned A-2 (Farmland Rural District) in 1957 prior to the implementation of the Orange County Comprehensive Plan. The current zoning designation is inconsistent with the Future Land Use designation of Industrial (IND).



Through this request, the applicant is seeking to rezone from A-2 (Farmland Rural District) to I-1 / I-5 Restricted (Industrial District Light) for the development of automobile sales and display lot with a designated area for a food truck.

The immediate area is developed with industrial uses including storage yard and industrial condominiums with a variety of zoning designations including I-1 / I-5 Restricted (Industrial District Light), I-2/I-3 (Industrial District General), and A-2 (Farmland Rural District). The I-1 / I-5 Restricted property in the vicinity has a restriction prohibiting billboards and pole signs.

The subject property is within the Orange County Utilities Water, Wastewater, and Reclaimed Water Service Areas. Connection to water is available and required. Connection to wastewater is available and required. Reclaim water is considered unavailable and connection is not required.

The subject properties have three open code violations (one for each property) with the Zoning Division for unpermitted land clearing. These violations are enforced by the Zoning Division, so this information will not be included in code enforcement comments in this report. The applicant submitted a tree removal permit (TRP-25-09-136) to provide a restoration plan to mitigate the violation but at the time of writing this staff report, the application was deemed insufficient.

#### **Land Use Compatibility**

The I-1 / I-5 Restricted (Industrial District Light) zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

#### **Site Analysis**

##### **Rural Settlement**

The subject property is not located within a Rural Settlement.

##### **Joint Planning Area (JPA)**

The subject property is not located in a JPA.

##### **Overlay District Ordinance**

The subject property is not located within an Overlay District.

##### **Airport Noise Zone**

The subject property is located in Airport Noise Zone E, and is subject to the Airport Noise Zoning Ordinance (Ord. 2000-07). Any required sound mitigation will be required at the time of permitting.

##### **Code Enforcement**

No cases found.

#### **Comprehensive Plan (CP) Consistency**

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Industrial (IND). The proposed I-1 / I-5 Restricted (Industrial District Light) zoning is

consistent with the IND FLUM designation, therefore a CP amendment is not necessary. The proposed request is consistent with the following Comprehensive Plan provisions:

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

**FLU1.4.18** states that Orange County shall not approve industrial uses that produce or emit noises, significant vibrations or noxious / hazardous wastes / fumes resulting in adverse impacts to adjacent residential uses, unless such impacts area mitigated.

**FLU1.4.19** states that Orange County may require appropriate design controls for each industrial district such as, but no limited to, building setbacks, lot size building coverage ratios, impervious surface limitations and landscaping provisions to ensure industrial districts are compatible with surrounding areas.

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

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

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

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

## **SITE DATA**

|                        |                                                |
|------------------------|------------------------------------------------|
| <b>Existing Use</b>    | Vacant                                         |
| <b>Adjacent Zoning</b> | N: A-2 (Farmland Rural District) 1957          |
|                        | E: City of Orlando                             |
|                        | W: I-2/I-3 (Industrial District- General) 1996 |
|                        | S: I-2/I-3 (Industrial District- General) 1998 |

|                           |                              |
|---------------------------|------------------------------|
| <b>Adjacent Land Uses</b> | N: Manufactured Home         |
|                           | E: Big Box Commercial Retail |
|                           | W: Used Auto Sales           |
|                           | S: Office/Industrial Storage |

**I-1/I-5 (Industrial District Light) Development Standards**

|                  |                                                               |
|------------------|---------------------------------------------------------------|
| Min. Lot Area:   | NA                                                            |
| Min. Lot Width:  | NA                                                            |
| Max. Height:     | 50; or 35 within 100 feet of any residential use or district. |
| Min. Floor Area: | NA                                                            |

**Building Setbacks**

|        |                                                                 |
|--------|-----------------------------------------------------------------|
| Front: | 35 ft.                                                          |
| Rear:  | 25, or 50 ft. when abutting residential district <sup>N</sup>   |
| Side:  | 25, or 50 ft. when abutting residential district <sup>N/O</sup> |

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

**Intent, Purpose, and Uses**

The intent and purposes of the I-1/I-5 industrial district are as follows:

To provide areas for light manufacturing and industry. It is intended that this district will provide low intensity industrial development which will have minimal impact on the surrounding areas.

(2) To provide space for those industries which require locations accessible to major transportation facilities.

(3) To establish and maintain standards which will protect adjacent residential and commercial developments.

(4) To provide space for those industries and other uses of land which require a location in close proximity to airports.

(5) To provide locations for those industries which employ the processing of bulk material, and which require space for open storage of materials.

(6) To allow industrial uses where proximity to residential or commercial districts makes it desirable to limit the manner and extent of industrial operations.

(7) To establish and maintain standards which promote development of a wide variety of industrial and related activities.

A use shall be permitted in the I-1/I-5 district if the use is identified by the letter "P" in the use table set forth in section 38-77.

## **SPECIAL INFORMATION**

### **Staff Comments**

#### **Environmental**

Enhanced Septic/Sewer Requirement - This site is located within the Lake Okeechobee Basin Management Action Plan (BMAP) Area, a Reasonable Assurance Plan (RAP) Area, or a Pollution Reduction Plan (PRP) Area and must comply with the applicable requirements of Section 373.811 and Section 403.067, Florida Statutes, as amended; Within a BMAP Area, a RAP Area, or a PRP Area, the installation of new onsite sewage treatment and disposal systems (OSTDS) is prohibited where connection to a central wastewater system is available as defined in s. 381.0065(2)(a).

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 allow automotive operations consisting of outdoor display of vehicles for small automobile dealerships and a designated space for a food truck will require transportation capacity via a Capacity Encumbrance Letter (CEL) application. NOTE: Should this project be located near failing roadways then a traffic study will be required with the CEL application. Please contact the Concurrency Management Office at [concurrency@ocfl.net](mailto:concurrency@ocfl.net) or 407-836-6110 for more information.

#### **Schools**

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

### **Community Meeting Summary**

A community meeting was held on October 6<sup>th</sup> at McCoy Elementary School. No members of the community attended 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 – October 16, 2025**

**Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested I-1 / I-5 Restricted (Industrial District – Light) zoning, subject to the following restriction:**

1. 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 I-1/I-5 Restricted (Industrial District Light) 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 twenty-seven (127) notices were sent to property owners and residents extending beyond 1,200 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 allowing the previous property owner to explain the outstanding code violations with the Zoning Division for unpermitted land clearing. Commissioner Pena asked about the timeline and process of clearing these properties before the new owner took over. The previous owner confirmed he did not apply for any permits and did not receive any notice of violation before selling the property. Stefano Alvernia, Senior Arborist with the Zoning Division explained the process in which the applicant can rectify these violations through a restoration plan.

A motion was made by Commissioner Holt and seconded by Commissioner Arrington to recommend APPROVAL of the requested I-1/I-5 Restricted (Industrial District Light) zoning subject to one (1) restriction. The motion carried on a 6-0 vote.

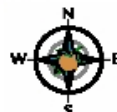
|                             |                                                                                                     |
|-----------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Motion / Second</b>      | 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



RZ-25-10-003



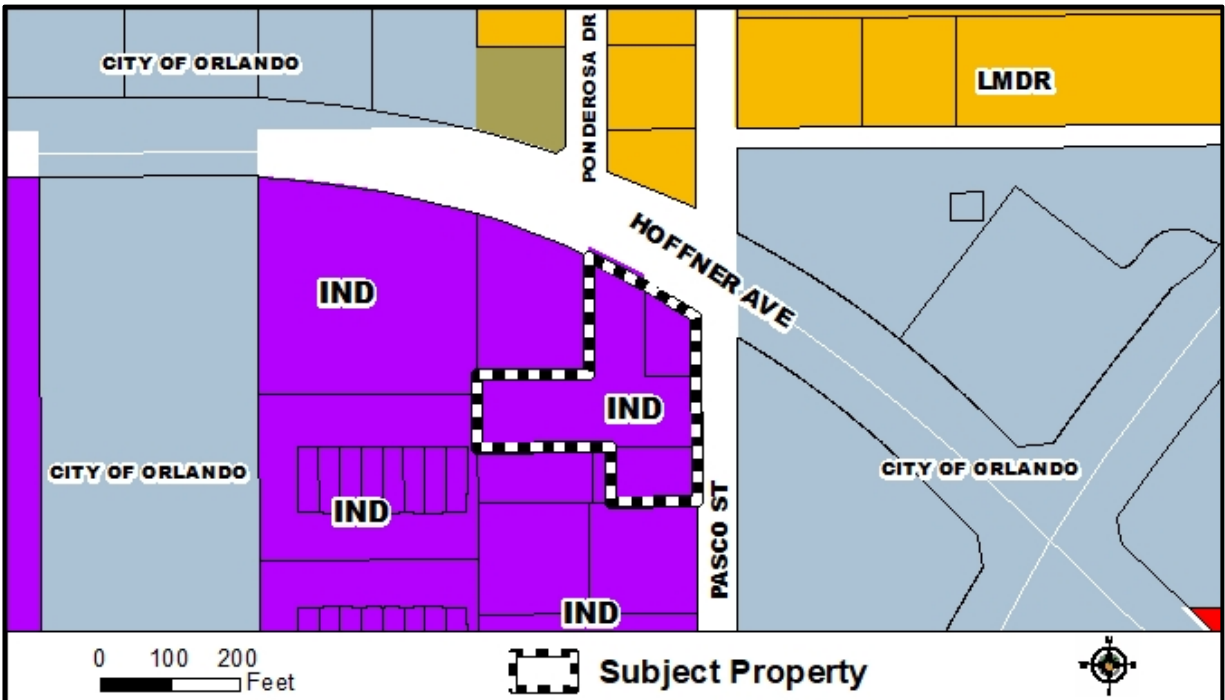
 Subject Property



0 30 60  
Feet

**FUTURE LAND USE – CURRENT**

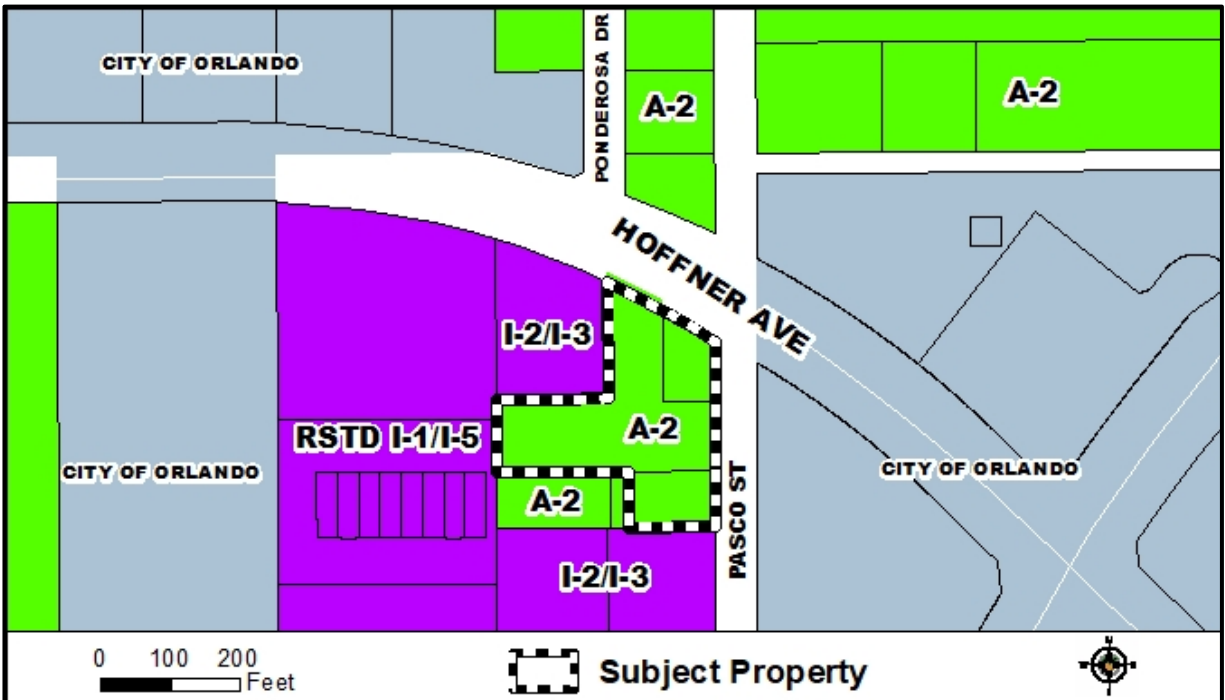
IND (Industrial)





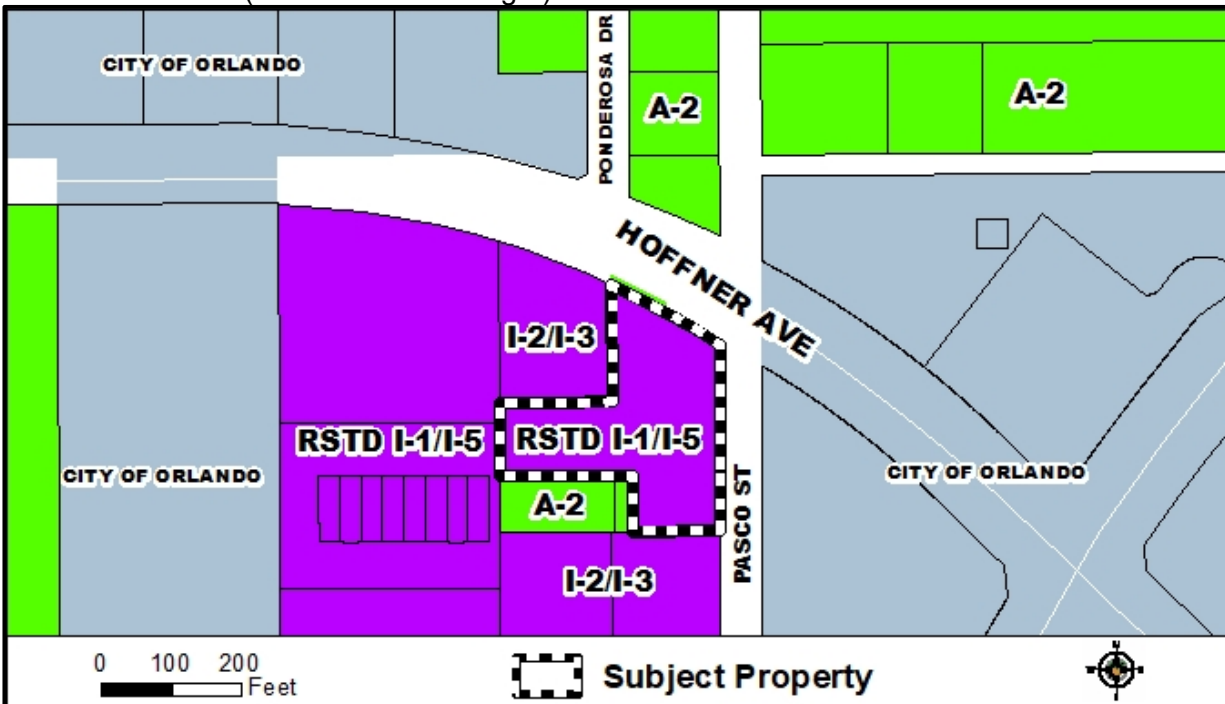
## ZONING – CURRENT

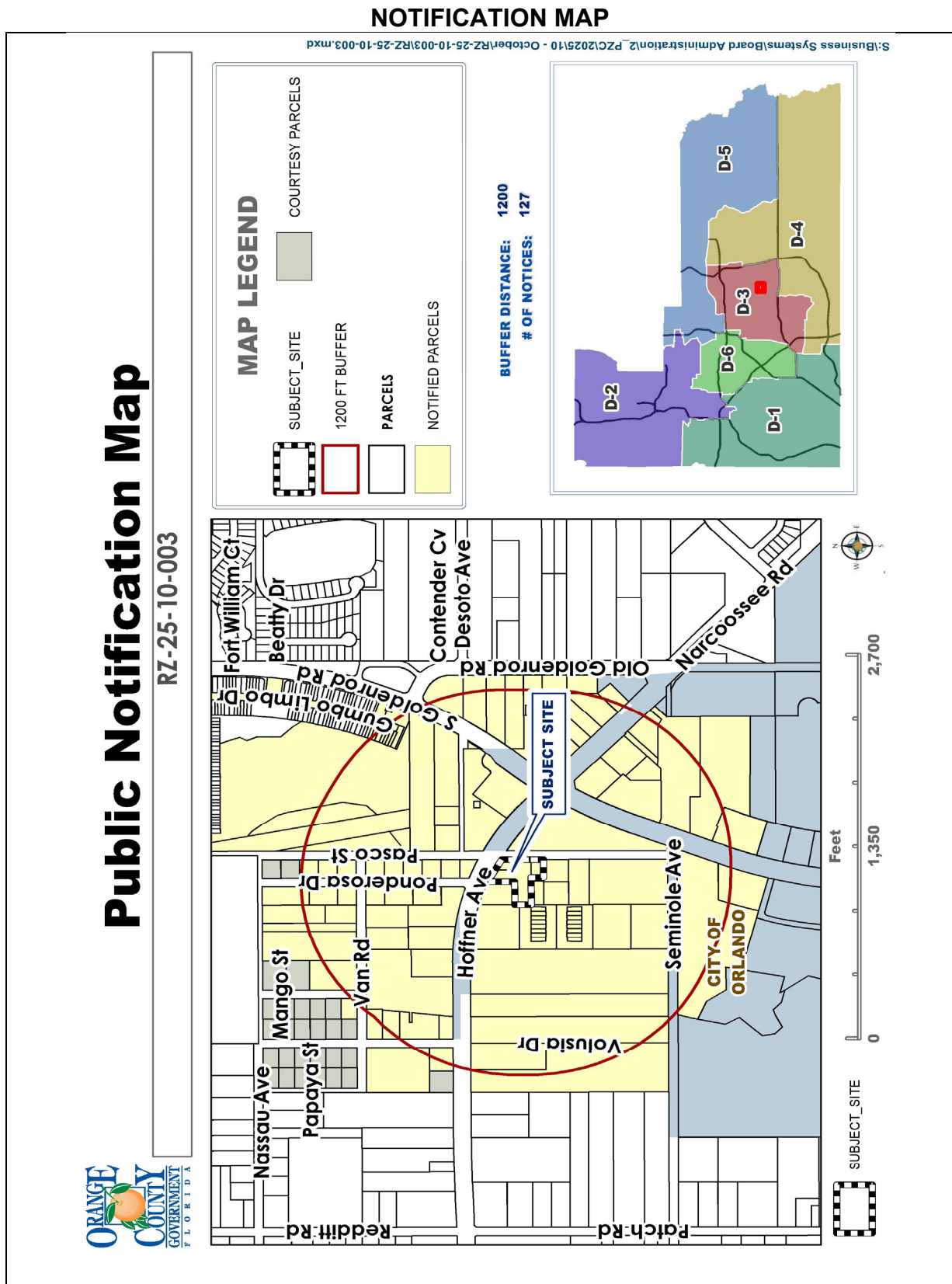
A-2 (Farmland Rural District)



## ZONING – PROPOSED

I-1 / I-5 Restricted (Industrial District Light)





*Case Planner:*  
Adriana Caamaño

**Rezoning Staff Report**  
**Orange County Planning Division**  
**PZC Hearing Date: October 16, 2025**

---

**CASE # RZ-25-10-005**

Commission District: #3

**GENERAL INFORMATION**

**APPLICANT:** Tim Robert Williams

**OWNER:** Kyle Mcleod

**HEARING TYPE:** Planning and Zoning Commission

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

A variance is also requested to allow a 40-foot lot width in lieu of the required 45 feet.

**LOCATION:** 2750 South Shine Ave; located south of East Michigan Street, west of South Shine Avenue, and north of East Illiana St.

**PARCEL ID NUMBER:** 01-23-29-3834-00-841

**SIZE / ACREAGE:** 0.32- gross acres

**PUBLIC NOTIFICATION:** The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred seventy-six (176) notices were mailed to those property owners in the surrounding area.

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

**PROPOSED USE:** Two 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-2 (Residential District) zoning.**

**SUBJECT PROPERTY ANALYSIS**

**Overview**

The subject property was originally zoned R-1A (Single-Family Dwelling District) in 1957, prior to adoption of the Orange County Comprehensive Plan. At present, the site contains one detached single-family residence located on the southern portion of the property. The existing R-1A zoning designation is consistent with the Future Land Use (FLU) designation of Low-Medium Density Residential (LMDR), which allows for consideration of up to ten (10) dwelling units per acre.

Through this application, the owner seeks to rezone the property from R-1A (Single-Family Dwelling District) to R-2 (Residential District) to allow construction of an additional dwelling unit on a 60-foot-wide lot. The existing R-1A zoning requires 75 ft wide lot whereas the R-2 district requires a 45 ft wide lot. A variance is also requested to permit a lot width of 40 feet for the existing home in lieu of the required 45 feet. This request is consistent with the established development pattern on adjacent properties to the west and south.

The immediate area is characterized by detached single-family homes. Surrounding zoning districts include R-1A (Single-Family Dwelling District), R-2 (Residential District), R-2 Restricted (limited to single-family and duplex units), and P-O (Professional Office). Lot widths in the area range from approximately 40 feet to 80 feet.

The subject property is within the City of Orlando wastewater service area. Connection to utilities is available and required.

#### **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 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). 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**

|                           |                                                                                                                                                          |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing Use</b>       | Single Family Detached Unit                                                                                                                              |
| <b>Adjacent Zoning</b>    | N: R-1A (Single-Family Dwelling District)<br>E: R-1A (Single-Family Dwelling District)<br>W: R-2 (Residential District)<br>S: R-2 (Residential District) |
| <b>Adjacent Land Uses</b> | N: Detached Single-Family Unit<br>E: Detached Single-Family Unit<br>W: Detached Single-Family Unit<br>S: Detached Single-Family Unit                     |

### **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:  
Front: 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**

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 a 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).

#### **Transportation / Access**

The proposed use to allow a detached single-family home 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](mailto:concurrency@ocfl.net) or 407-836-6110 for more information.

#### **Schools**

Two homes is de minimis.

#### **Parks and Recreation**

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

### **Community Meeting Summary**

A community meeting was not required for this request.

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

Water: OUC

Wastewater: City of Orlando

Reclaim Water: City of Orlando

### **Detailed Utility Information:**



This property is within Orlando Utilities Commission Water Service Area.

This property is within City of Orlando Wastewater and Reclaimed Water Service Area.  
Connection to utilities is 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 – October 16, 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 for Case RZ-25-10-005 was presented to the Planning and Zoning Commission (PZC) with a recommendation that the Commission find the request consistent with the Comprehensive Plan and recommend approval of the proposed R-1A zoning and variance to allow a 40 foot lot width in lieu of the required 45 feet. The applicant was present and indicated his agreement with staff's recommendation.

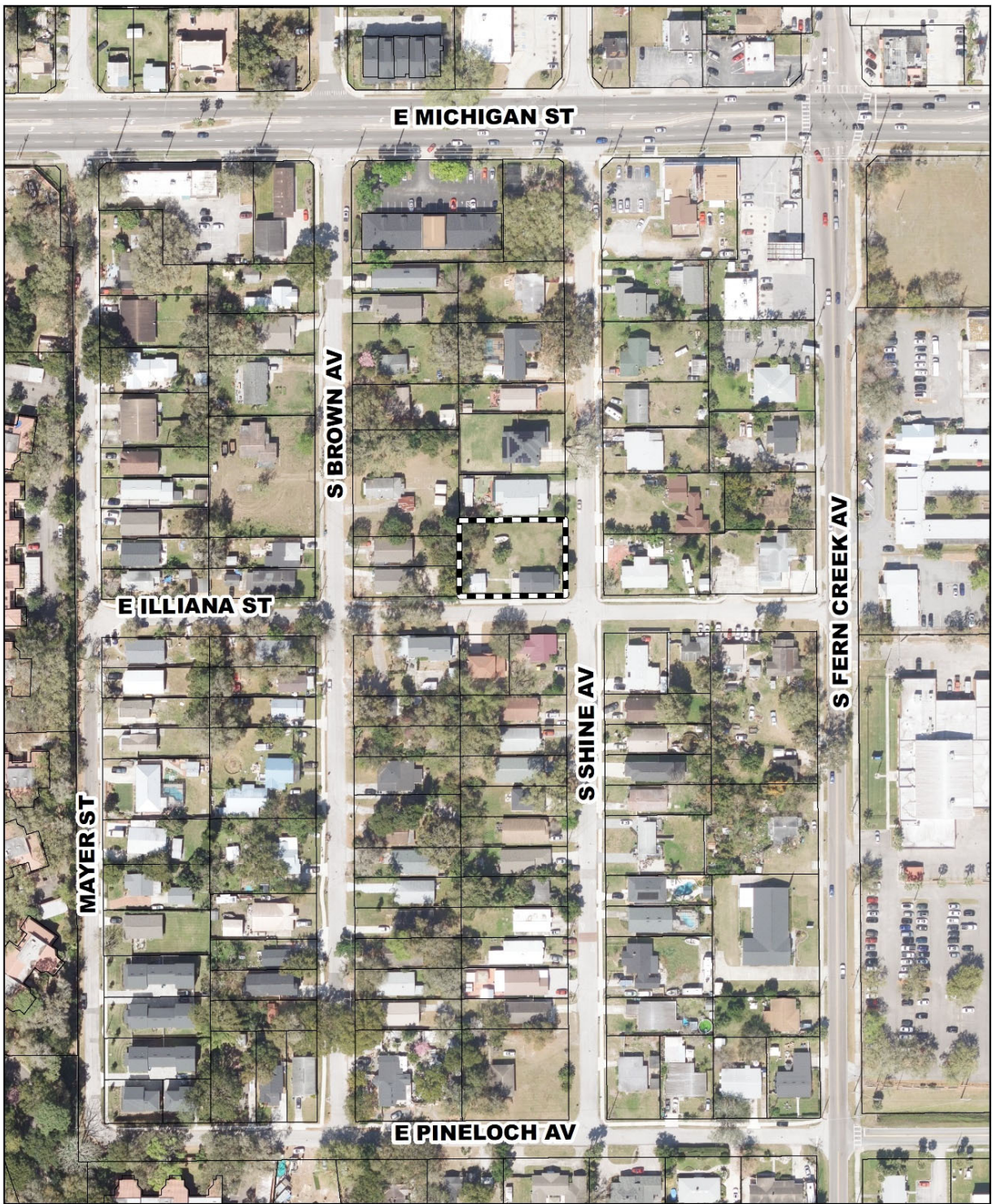
Staff reported that 176 notices were mailed to property owners within a 500-foot radius of the subject property. In response, staff received one (1) comment in support, one (1) in opposition. No members of the public spoke at the meeting.

A brief discussion occurred to confirm the availability of connection to wastewater.

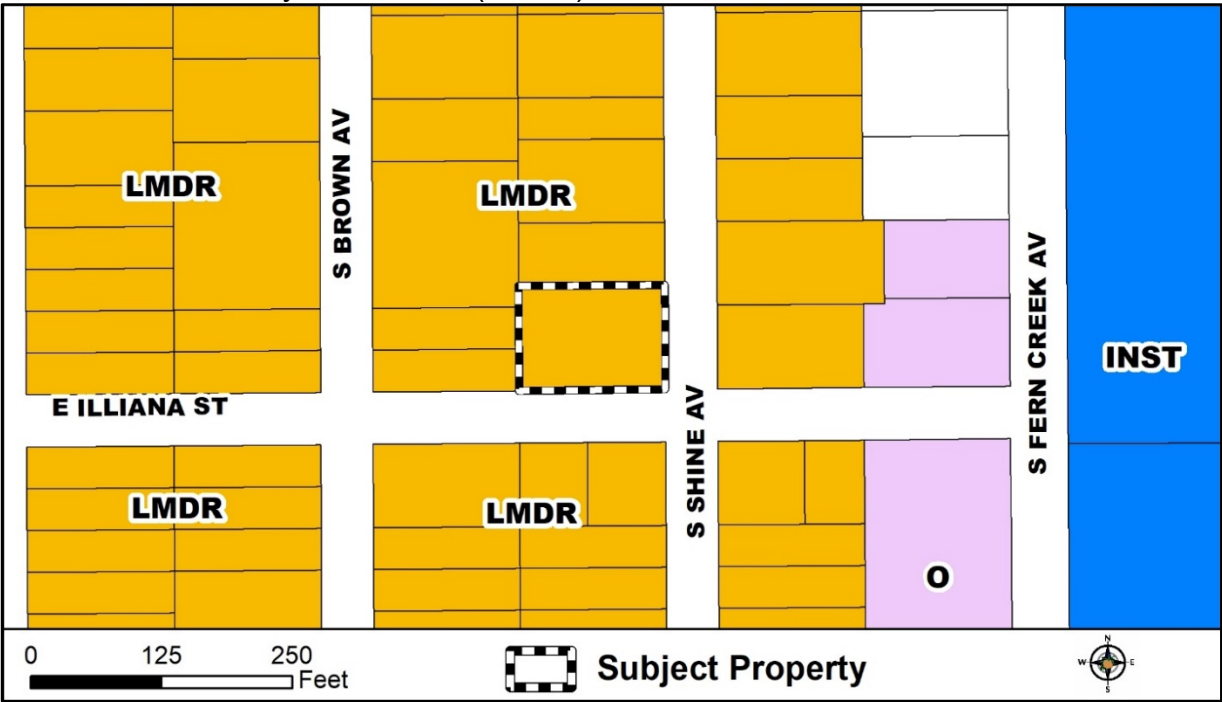
Following deliberation, Commissioner Arrington made a motion, seconded by Commissioner Cardenas, to recommend approval of the requested R-2 zoning and lot width variance.

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

RZ-25-10-005



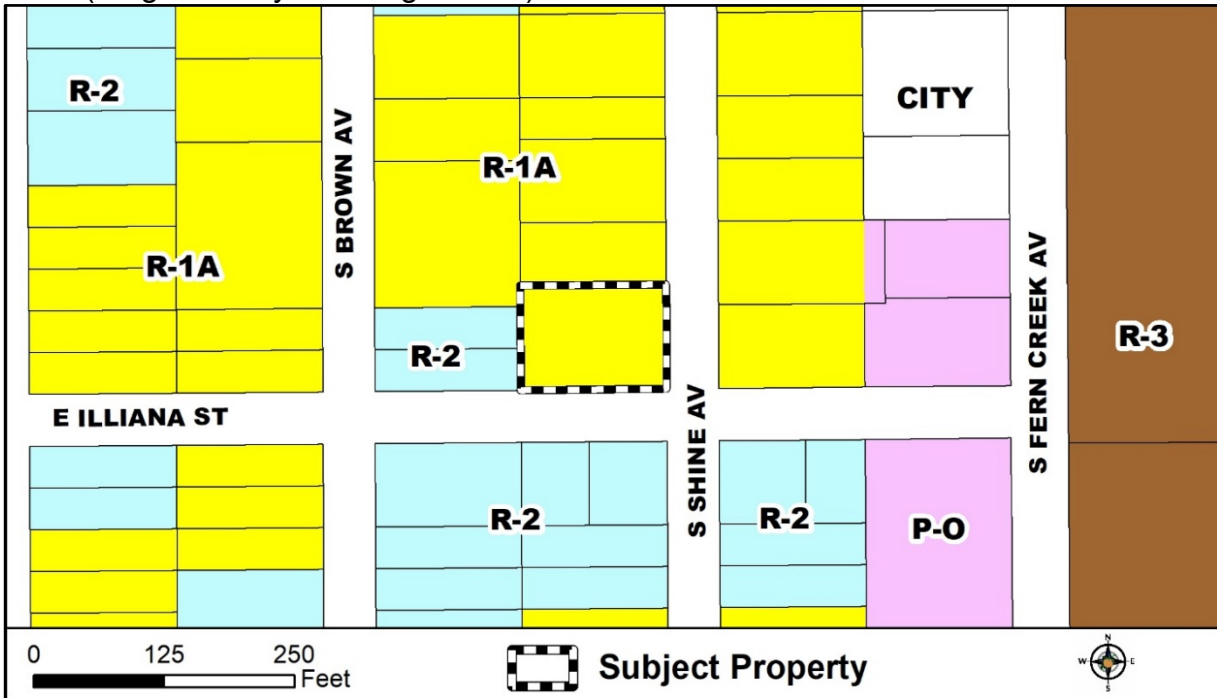
**FUTURE LAND USE – CURRENT**  
Low-Medium Density Residential (LMDR)





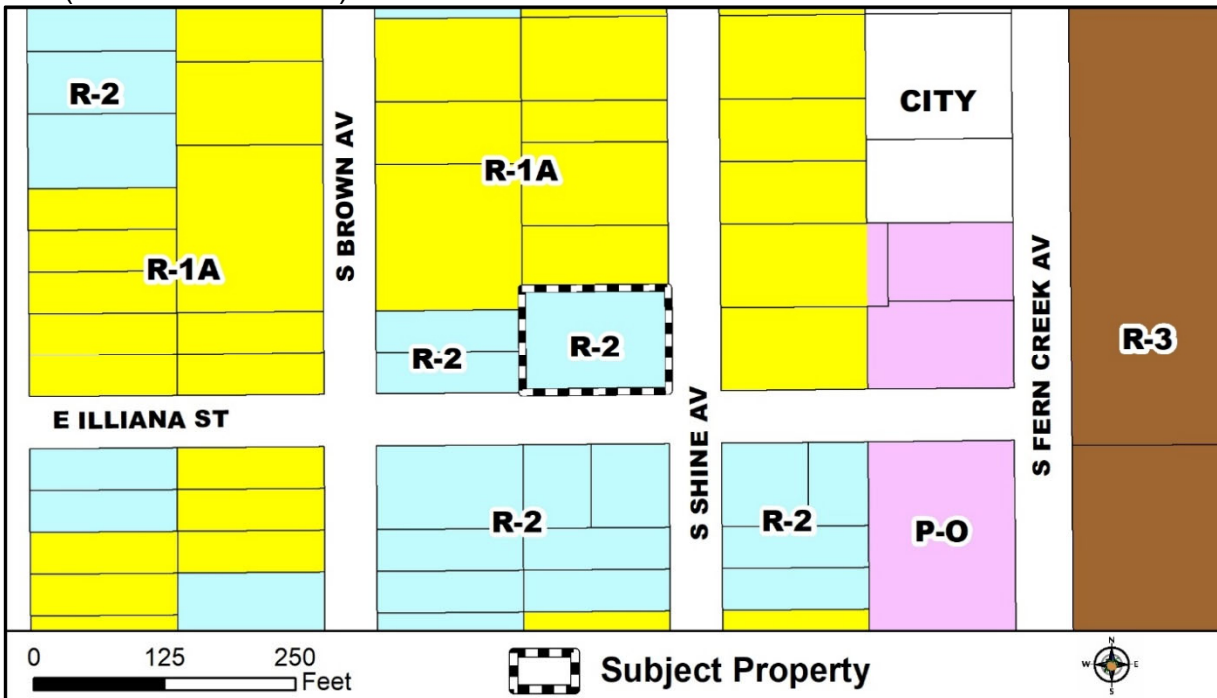
**ZONING – CURRENT**

R-1A (Single-Family Dwelling District)



**ZONING – PROPOSED**

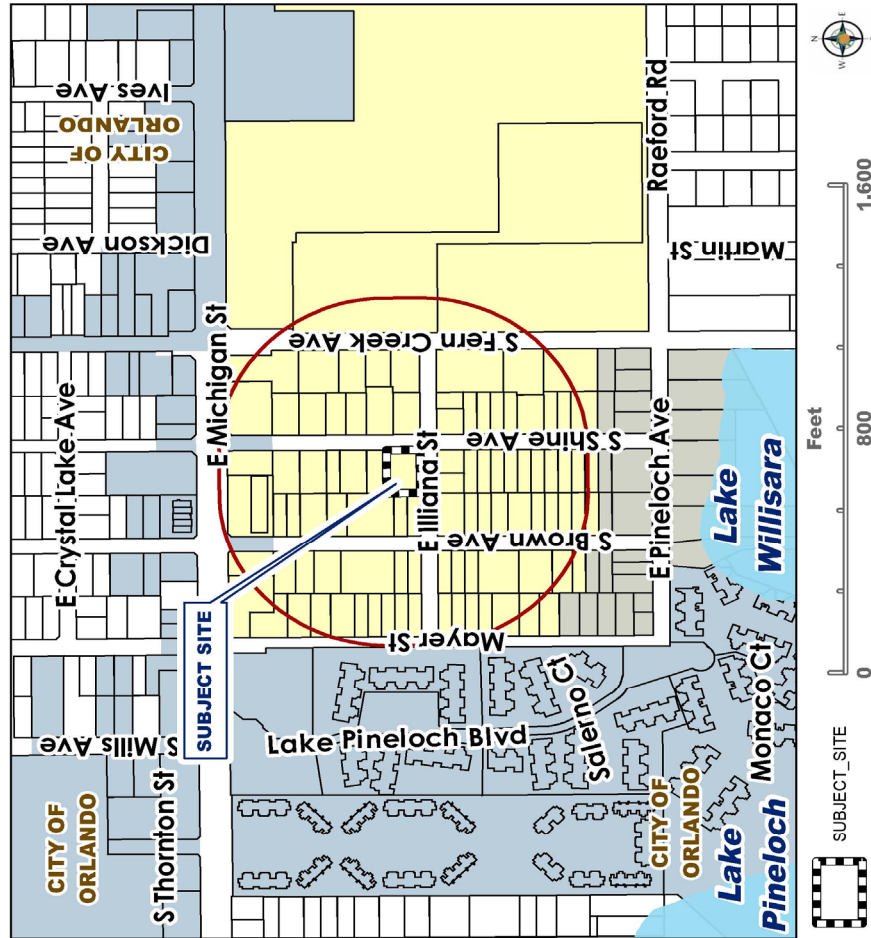
R-2 (Residential District)



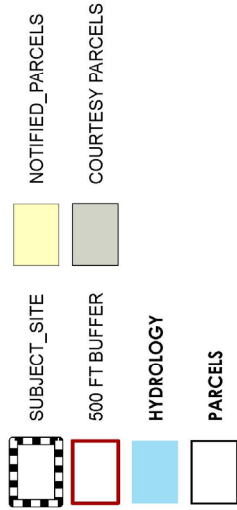


# Public Notification Map

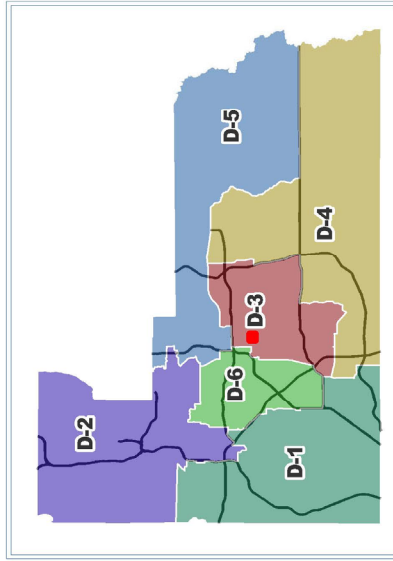
RZ-25-10-005



## MAP LEGEND



**BUFFER DISTANCE:** 500  
**# OF NOTICES:** 176



S:\Business Systems\Board Administration\2\_PZC\2025\10 - October\RZ-25-10-005\RZ-25-10-005.mxd



**CASE # RZ-25-10-006**

Commission District: #2

**GENERAL INFORMATION**

**APPLICANT:** AGM, LLC (Mario Velocci)

**OWNER:** AGM, LLC

**HEARING TYPE:** Planning and Zoning Commission

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

**LOCATION:** 7716 and 7724 N Apopka Blvd; generally located north of Beggs Road, west of N. Orange Blossom Trail, east of Overland Road, and south of W. Maitland Boulevard.

**PARCEL ID NUMBERS:** 30-21-29-0000-00-071, 30-21-29-0000-00-075

**SIZE / ACREAGE:** 0.69 - gross acres

**PUBLIC NOTIFICATION:** The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Forty-eight (48) notices were mailed to those property owners in the surrounding area.

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

**PROPOSED USE:** Warehousing and Storage

**STAFF RECOMMENDATION**

**PLANNING**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-2 / I-3 Restricted (Industrial District General) zoning, subject to the following restriction:**

1. Billboards and pole signs shall be prohibited.

**SUBJECT PROPERTY ANALYSIS**

**Overview**

The subject properties were zoned R-2 (Residential District) in 1957 and C-3 (Wholesale Commercial District) in 1980 prior to the implementation of the Orange County



---

Comprehensive Plan. The current zoning designations are inconsistent with the Future Land Use designation of Industrial (IND).

Through this request, the applicant is seeking to rezone from R-2 (Residential District) and C-3 (Wholesale Commercial District) to I-2 / I-3 Restricted (Industrial District General) to continue the current use of warehousing and storage. There are no new structures being proposed currently.

The immediate area is developed with industrial uses including warehouses, outdoor storage, and industrial flex space with a variety of zoning designations including I-2 / I-3 Restricted (Industrial District General), I-4 (Industrial District Heavy), and C-3 (Wholesale Commercial District). The I-2 / I-3 Restricted property in the vicinity has a restriction prohibiting billboards and pole signs.

The subject property is located within the Wekiva Study Area and is required to provide 25% open space, however the requirement can be waived due to the small size of the property.

The subject property is within the Orange County Utilities Water, Wastewater, and Reclaimed Water Service Areas. Connection to wastewater is available and required.

#### **Land Use Compatibility**

The I-2 / I-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 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**

No cases found.

#### **Comprehensive Plan (CP) Consistency**

The underlying CP Future Land Use Map (FLUM) designation of the subject property is IND (Industrial). The proposed I-2 / I-3 Restricted zoning is consistent with the IND FLUM designation, therefore a CP amendment is not necessary. The proposed request is consistent with the following Comprehensive Plan provisions:

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

**FLU1.4.17** states that the Future Land Use Map shall reflect a distribution of industrial areas throughout the Urban Service Area to reduce the journey to work, ensure efficient freight movement and operations, avoid large concentrations of freight traffic, provide adequate and sufficient locations for industrial uses – particularly in existing corridors and areas in proximity to Activity Centers – and provide a variety of locations with different transportation accessibility opportunities (such as arterials, limited-access highways, airports, and railroads).

**FLU1.4.18** states that Orange County shall not approve industrial uses that produce or emit noises, significant vibrations or noxious / hazardous wastes / fumes resulting in adverse impacts to adjacent residential uses, unless such impacts area mitigated.

**FLU1.4.19** states that Orange County may require appropriate design controls for each industrial district such as, but no limited to, building setbacks, lot size building coverage ratios, impervious surface limitations and landscaping provisions to ensure industrial districts are compatible with surrounding areas.

**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.

**OS1.3.6(H)** states that non-residential land uses within he Wekiva Study Area shall provide a minimum of 25% permanently protected open space. Non-residential sites too small to accommodate the above requirements – generally existing lots of record, may apply for a waiver from some or all of these open space requirements, provided that competent and sufficient evidence is provided documenting that fulfilling these requirements either is not physically possible or would constitute and undue hardship rendering the property unusable under the land use designation in effect on July 1, 2006.

## **SITE DATA**

|                           |                                                                                                                                                                                    |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing Use</b>       | Warehousing and storage                                                                                                                                                            |
| <b>Adjacent Zoning</b>    | N: I-2/I-3 (Industrial District- General) 1978<br>E: I-4 (Industrial District- Heavy) 1963<br>W: I-4 (Industrial District- Heavy) 1965<br>S: I-4 (Industrial District- Heavy) 1976 |
| <b>Adjacent Land Uses</b> | N: Industrial Storage<br>E: Industrial Warehousing<br>W: Industrial Warehousing<br>S: Industrial Flex Space                                                                        |

### **I-2 / I-3 Development Standards**

|                  |                                                               |
|------------------|---------------------------------------------------------------|
| Min. Lot Area:   | NA                                                            |
| Min. Lot Width:  | NA                                                            |
| Max. Height:     | 50; or 35 within 100 feet of any residential use or district. |
| Min. Floor Area: | NA                                                            |

### **Building Setbacks**

|        |                                                               |
|--------|---------------------------------------------------------------|
| Front: | 25 ft.                                                        |
| Rear:  | 10, or 60 ft. when abutting residential district <sup>P</sup> |
| Side:  | 15, or 60 ft. when abutting residential district <sup>P</sup> |

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

### **Intent, Purpose, and Uses**

The intent and purpose of the I-2/I-3 industrial district are as follows:

- (1) To provide space for those industries which require locations near compatible neighbors, good transportation facilities and utilities.
- (2) To establish and maintain regulations which will allow the continued development of certain existing industrially zoned property and certain lands adjacent thereto where there exist lots, structures and uses of land which were lawful before the adoption of this article but which may be prohibited by the requirements of the I-1A and I-1/I-5 industrial districts.
- (3) To establish and maintain standards that will promote the development of a wide variety of general industrial and related activities which require a pleasant environment, compatible surroundings, and intensive use of land.
- (4) To establish and maintain standards which will protect adjacent residential and commercial developments.

A use shall be permitted in the I-2/I-3 district if the use is identified by the letter "P" in the use table set forth in section 38-77.

## **SPECIAL INFORMATION**

### **Staff Comments**

#### **Environmental**

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

Solid Waste Management Facility Proximity - This site could be adversely impacted by existing solid waste management activities from Bert's Waste and Tire located 700 feet to the East of the project. Potential odor and noise disturbance to residents should be considered during design. Prospective property owners should be notified of this proximity. Reference OC Comprehensive Plan, Solid Waste Element SW1.7.4.

#### **Transportation / Access**

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](mailto:concurrency@ocfl.net) or 407-836-6110 for more information.

#### **Schools**

The applicant is proposing to utilize the property for industrial 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: 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 – October 16, 2025**

**Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested I-2 / I-3 Restricted (Industrial District General) zoning, subject to the following restriction:**

1. 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 I-2/I-3 Restricted (Industrial District General) 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 forty-eight (48) notices were sent to property owners and residents extending beyond 1,000 feet surrounding the property, and that staff had received one (1) response in favor and zero (0) responses in opposition to the request.

Discussion began with Commissioner Pena asking about the current development plans and business on the subject properties. Staff and the applicant explained the current zoning designations conflict with the Industrial future land use designation and there are no current plans to redevelop the property, but the owner may be looking to sell the property in the future. Commissioner Holt commented on the 25% Wekiva open space requirement, staff explained this requirement further and clarified that if they were to redevelop the property, the 25% open space would be required at that time.

A motion was made by Commissioner Wiggins and seconded by Commissioner Arrington to recommend APPROVAL of the requested I-2/I-3 Restricted (Industrial District General) zoning subject to one (1) restriction. The motion carried on a 6-0 vote.

**Motion / Second**                      *George Wiggins /*

**Voting in Favor**                      *Geroge Wiggins, \*

**Voting in Opposition**              *None*

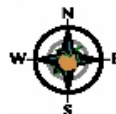
**Absent**                                      *Eddie Fernandez, David Boers, Camille Evans*



RZ-25-10-006



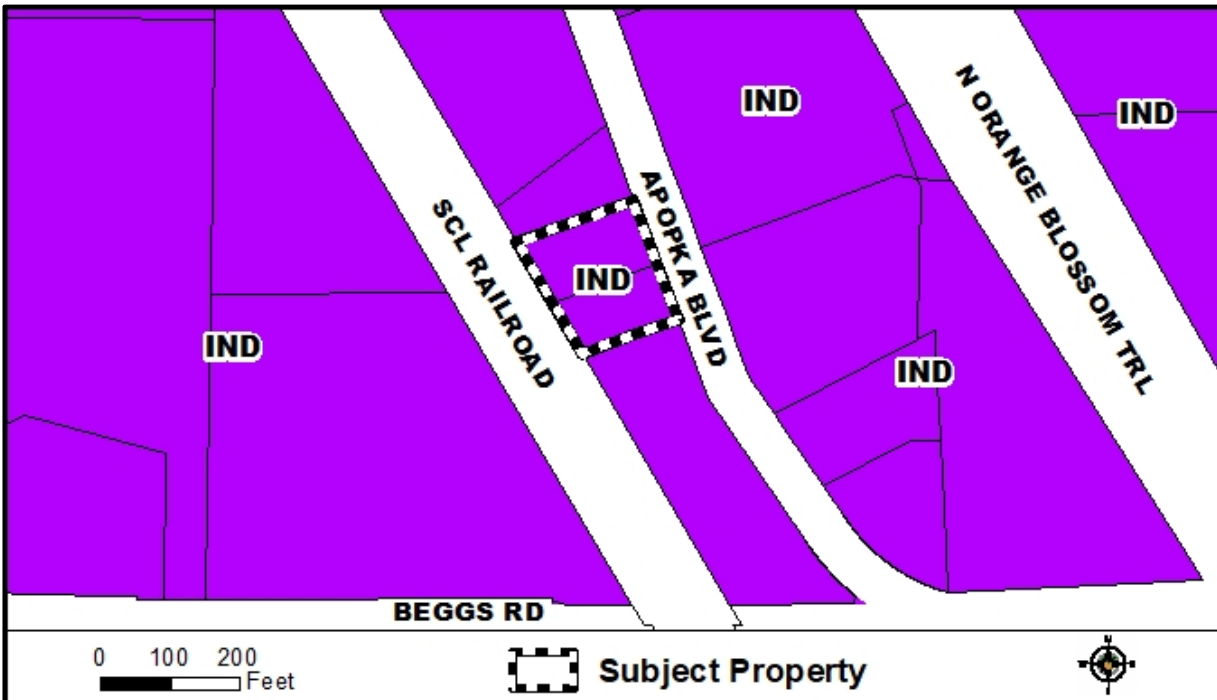
 Subject Property



0 60 120  
Feet

**FUTURE LAND USE – CURRENT**

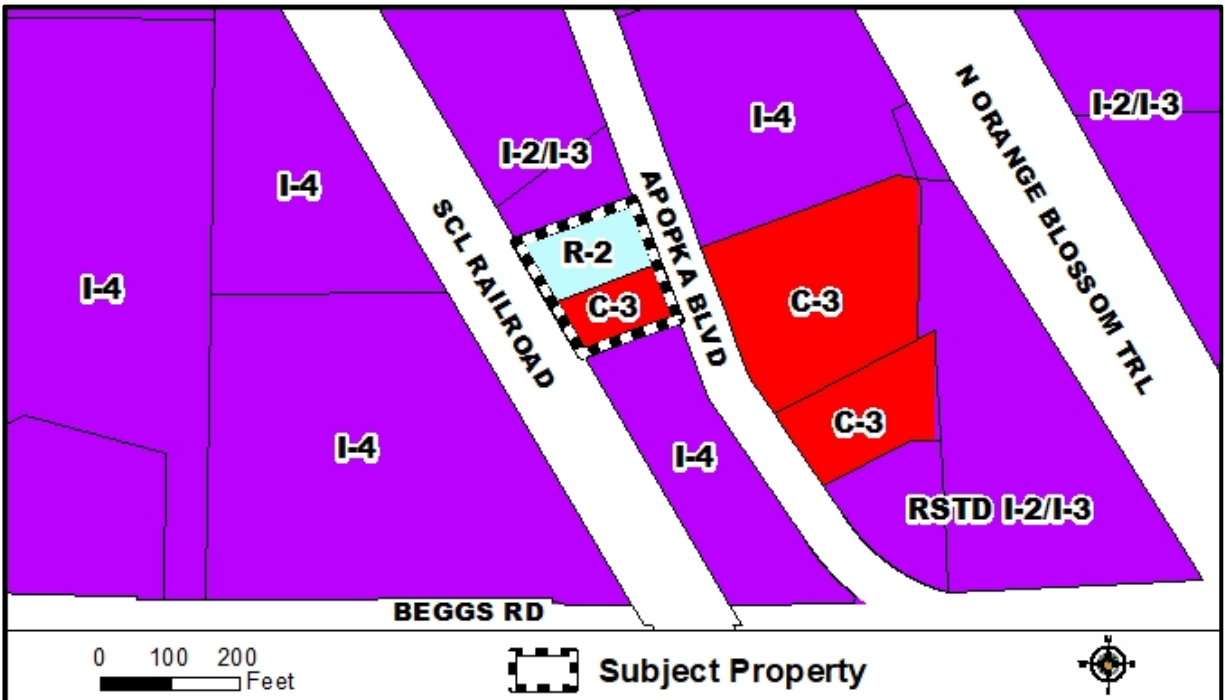
IND (Industrial)





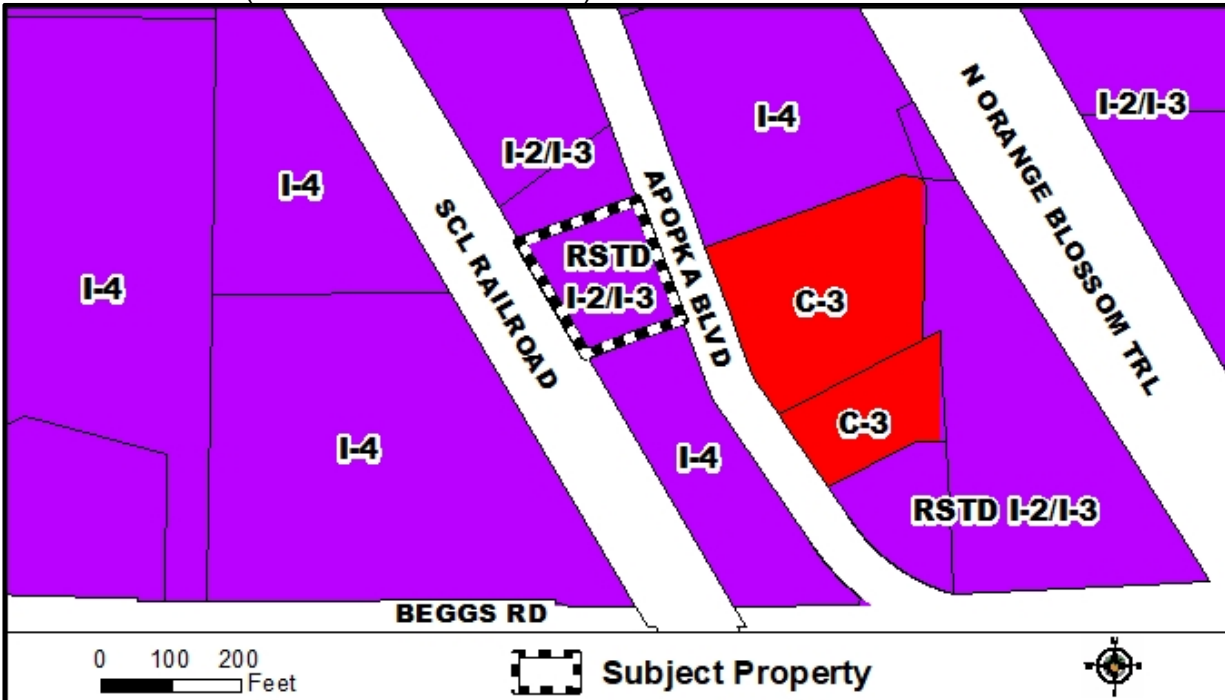
### ZONING – CURRENT

R-2 (Residential District), C-3 (Wholesale Commercial District)

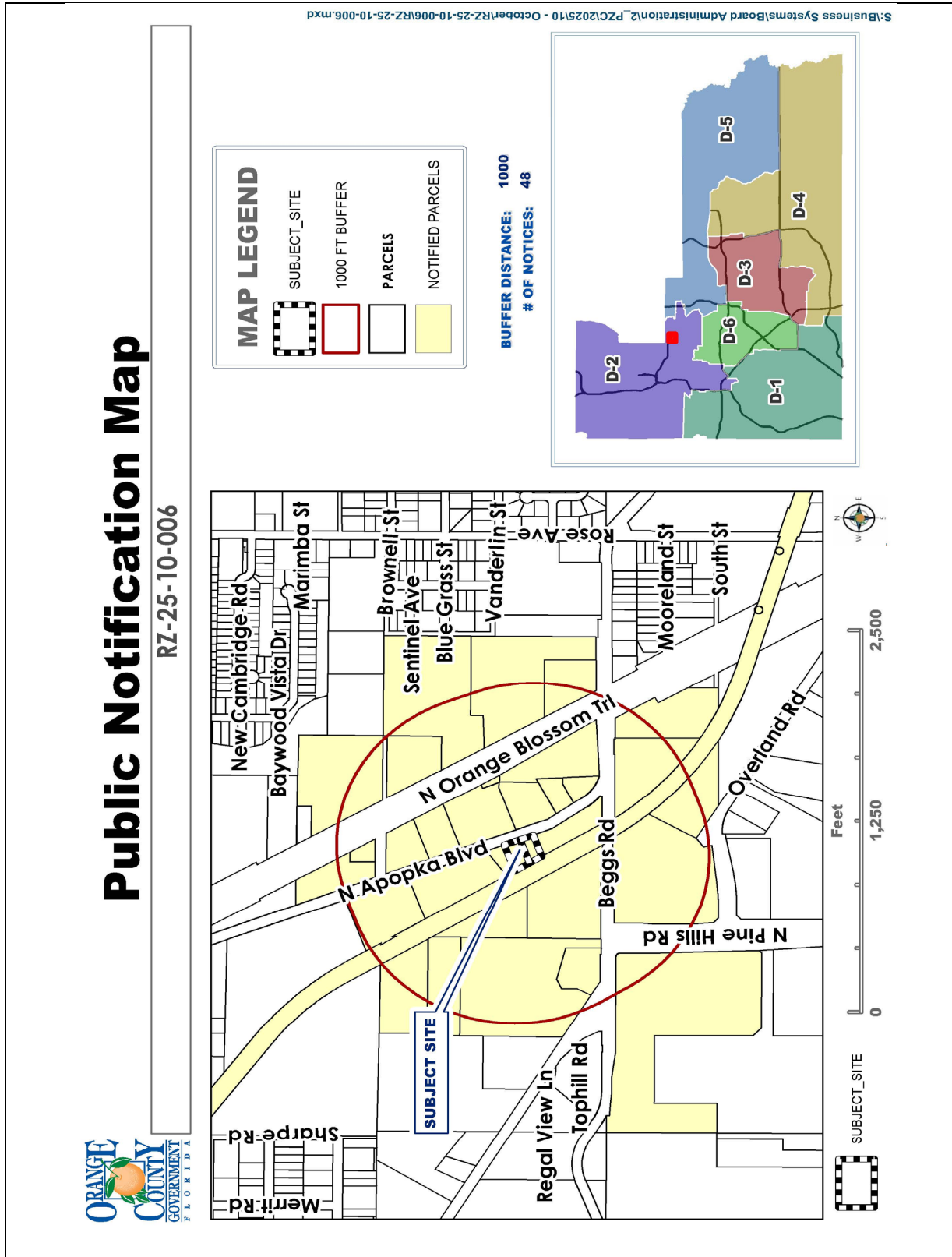


### ZONING – PROPOSED

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



NOTIFICATION MAP



*Case Planner:*  
Jason M. Cheberenchick

**Rezoning Staff Report**  
**Orange County Planning Division**  
**PZC Hearing Date: October 16, 2025**

---

**CASE # RZ-25-10-007**

Commission District: #5

**GENERAL INFORMATION**

**APPLICANT:** Ervin Alexander, Tiffaney Alexander

**OWNERS:** Ervin Alexander, Tiffaney Alexander

**HEARING TYPE:** Planning and Zoning Commission

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

**LOCATION:** 14615 and 14617 Bell Street; generally located north of Bell Street, east of Smith Street, south of Liberty Street, and west of Pilgrim Street.

**PARCEL ID NUMBER:** 24-22-31-1052-02-060, 24-22-31-1052-02-080

**SIZE / ACREAGE:** 0.46 - gross acres

**PUBLIC NOTIFICATION:** The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred sixty-one (161) 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 Detached 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 applicant is requesting to rezone from A-2 (Farmland Rural District) to R-1 (Single-Family Dwelling District) for both vacant properties due to two reasons. The first property (Parcel 24-22-31-1052-02-060 – a.k.a the “western parcel”) is 50’ feet wide and 6,747 square feet in size. The A-2 district requires 100 foot lot width and ½ acre lot size. The property does not qualify as a “Lot of Record” due to the ownership of the adjacent parcel. If it did qualify, the sub-standard A-2 zoned property could be built on with a home,

however the setbacks would be A-2 larger setbacks. The request to rezone to R-1 would accommodate the property size and width and with smaller setbacks.

The second property (Parcel 24-22-31-1052-02-080 – a.k.a the “eastern parcel”) is 50’ wide but extends the whole block, so it is 13,495 square feet in size. The applicant needs the R-1 district designation in order to split the lot into two lots.

In 2024, a rezoning from A-2 to R-T-1 on Liberty Street to the north was denied due to concerns over septic systems and compatibility. In 2017 and 2022, two other rezonings from A-2 to R-T-1 on Liberty Street were approved.

The subject property has limited options for connecting to utilities. There are no available water, wastewater, or reclaimed water mains in the vicinity. Therefore, development will be reliant on wells for potable water and septic tanks for wastewater disposal. The property is not located within a BMAP area so advanced septic tank criteria does not apply.

#### **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 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 the 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 LMDR (Low-Medium Density Residential) which allows consideration of up to 10 units per 1 net 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.

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

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

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

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

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

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

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

## **SITE DATA**

|                           |                                                                                                                                                                                                                         |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing Use</b>       | Vacant Lot                                                                                                                                                                                                              |
| <b>Adjacent Zoning</b>    | N: R-T-2 (Combination Mobile Home and Single-Family Dwelling District) and A-2 (Farmland Rural District)<br>E: A-2 (Farmland Rural District)<br>W: A-2 (Farmland Rural District)<br>S: C-1 (Retail Commercial District) |
| <b>Adjacent Land Uses</b> | N: Single Family Detached Unit / Mobile Home<br>E: Single Family Detached Unit<br>W: Single Family Detached Unit<br>S: Commercial Development                                                                           |

**R-1 Development Standards**

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

**Building Setbacks**

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

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

**Intent, Purpose, and Uses**

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

**SPECIAL INFORMATION**

**Staff Comments**

**Environmental**

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

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/c687e2915f9e4ba2987ab51afd0bcfbfbd>

**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](mailto: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 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: 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: There are no watermains in the vicinity of this property. Development on this property will be reliant on wells for potable water.

Wastewater: Wastewater is considered not available. Development on this property will be reliant on septic tanks for wastewater disposal. The property is not located within a BMAP area so advanced septic tank criteria does not apply.

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

Please coordinate with Orange County Public Works as the existing acreage does not appear to meet minimum lot size requirements for septic tanks per Chapter 37-539.

**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 – October 16, 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 (161) 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 Holt expressed concerns regarding three additional homes being on wells and regular septic while also in the Econlockhatchee River Protection Ordinance area. The option of one or two homes was suggested. Discussion focused on septic systems: both the lack of advanced septic system requirements in the subject property's area and the lack of enforcement mechanisms for any voluntary commitment. Commissioner Pena advocated for advanced septic and expanding the areas where it is required. The applicant agreed to research and consider using advanced septic systems.

A motion was made by Commissioner Holt to make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested R-1 (Single-Family Dwelling District) zoning. The motion was not seconded.

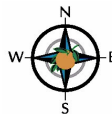
A second motion was made by Commissioner Gray and seconded by Commissioner Cardenas to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 (Single-Family Dwelling District) zoning. The motion carried on a 4-2 vote.

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

RZ-25-10-007

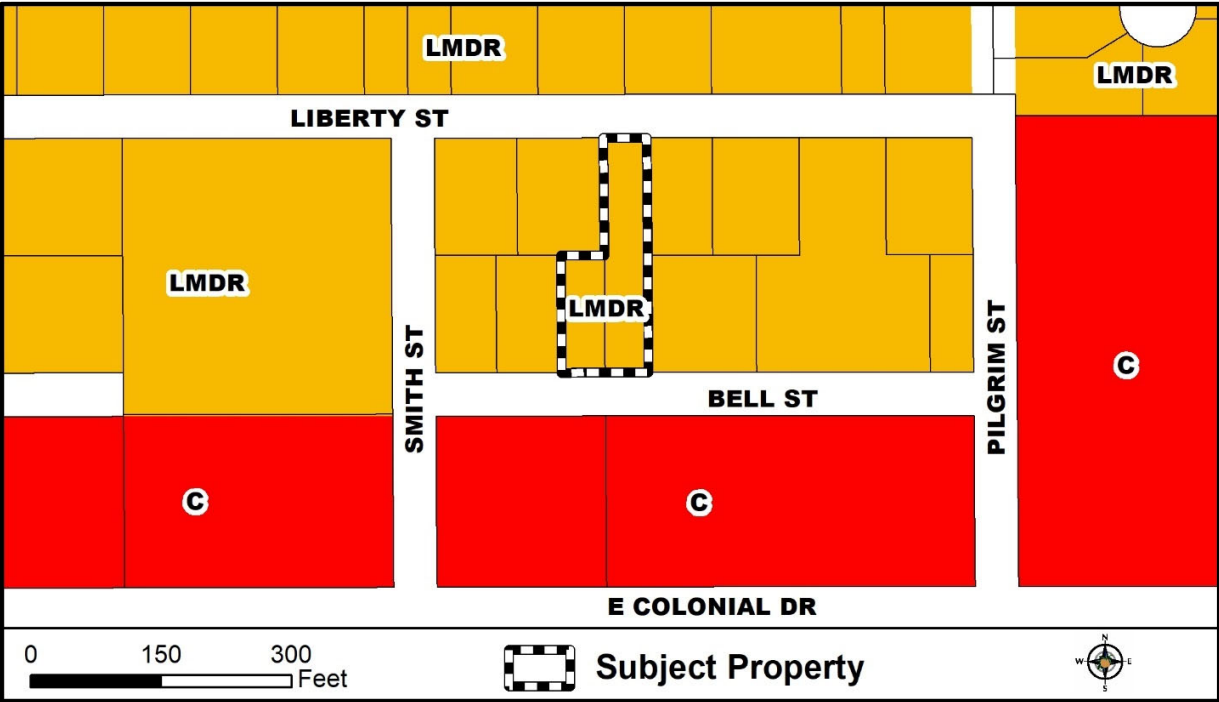


 Subject Property



0 90 180  
Feet

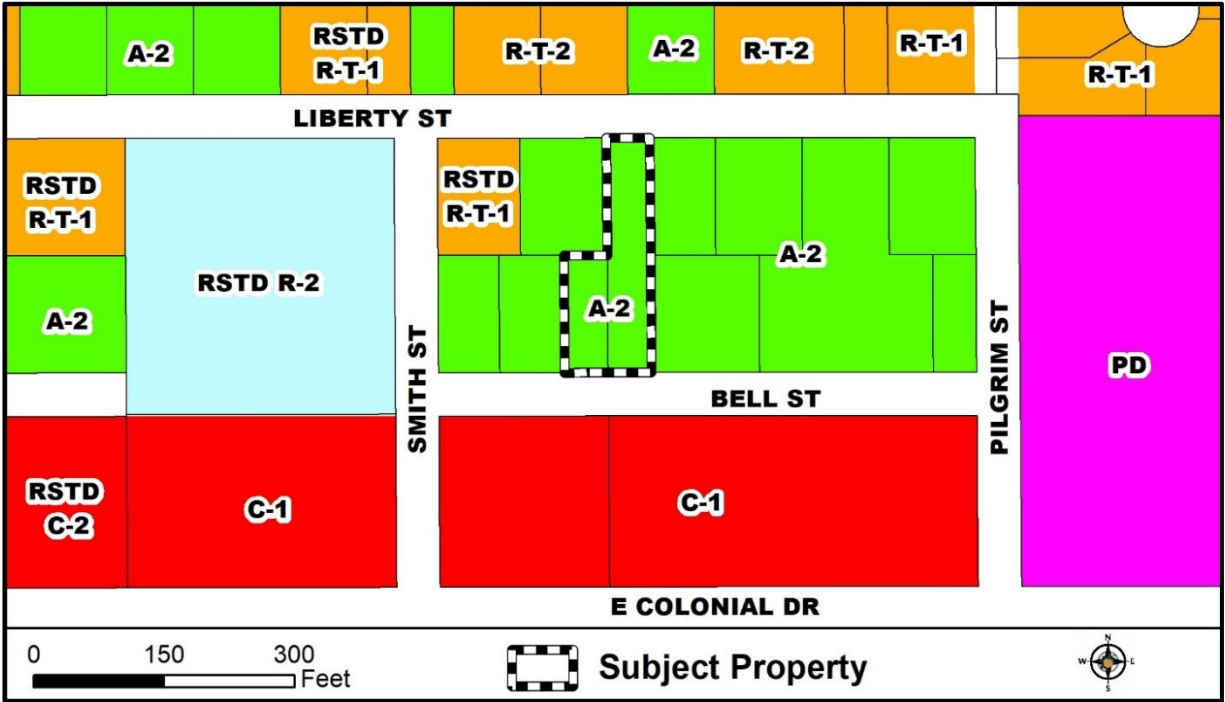
**FUTURE LAND USE – CURRENT**  
LMDR (Low-Medium Density Residential)





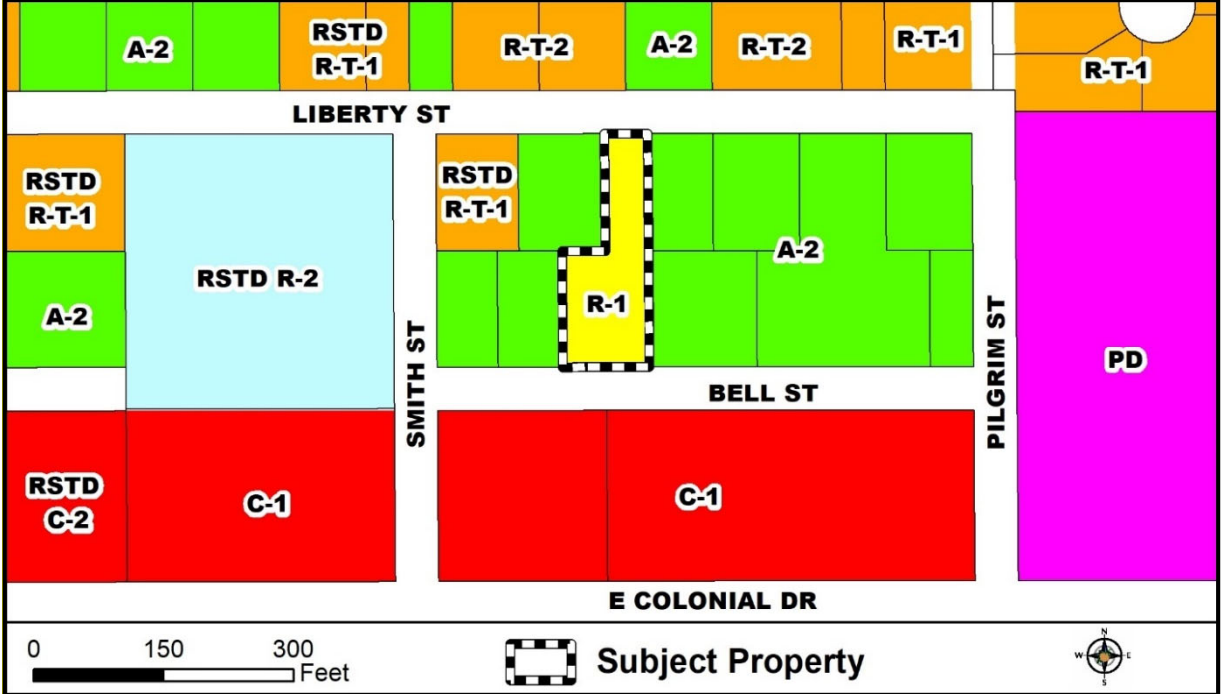
**ZONING – CURRENT**

A-2 (Farmland Rural District)



**ZONING – PROPOSED**

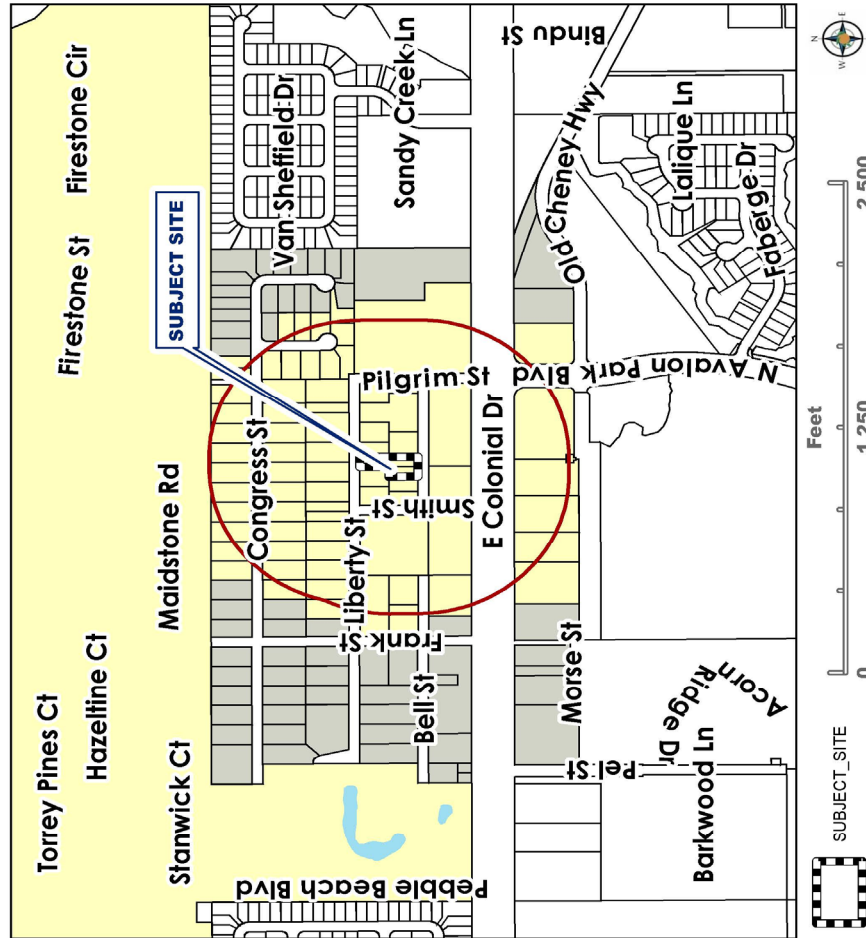
R-1 (Single-Family Dwelling District)



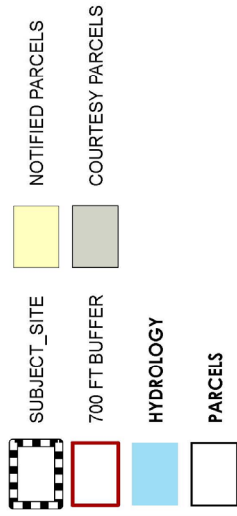


# Public Notification Map

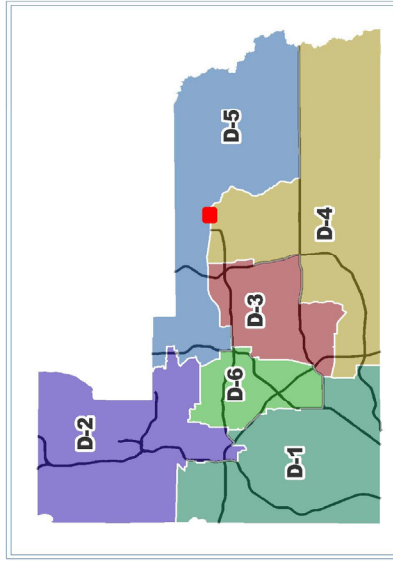
RZ-25-10-007



## MAP LEGEND



**BUFFER DISTANCE:** 700  
**# OF NOTICES:** 161



S:\Business Systems\Board Administration\2\_PZC\2025\10 - October\RZ-25-10-007\RZ-25-10-007.mxd

**CASE # RZ-25-10-008**

Commission District: #5

**GENERAL INFORMATION**

**APPLICANT:** Adel Gendy

**OWNER:** Gendy Awad

**HEARING TYPE:** Planning and Zoning Commission

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

**LOCATION:** 808 Herman Avenue; generally located north of Rixey Street, south of Roush Avenue, east of Jamajo Boulevard, and west of Herman Avenue

**PARCEL ID NUMBER:** 21-22-30-3932-19-090

**SIZE / ACREAGE:** 0.31 gross acres

**PUBLIC NOTIFICATION:** The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred seventy-two (272) 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 Additional Single-Family Home (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 applicant is seeking to rezone the subject property from R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District) to allow for a lot split and the subsequent development of an additional single-family home. The subject property is currently developed with one single-family residence. The property does not contain wetlands.

The minimum lot width for the R-1A district is 75 feet (or 150 feet for two lots) and the width of the subject property is 100 feet. To split the lot, a rezoning to R-1 is needed, which has a minimum lot width requirement of 50 feet.

A similar rezoning from R-1A to R-1 to enable a lot split and two residences was approved in 2021 on the same block, northwest of the subject property on Jamajo Blvd. Additionally, two separate rezonings from R-1A to R-1, located across the street on Herman Ave., were approved in 2023. The lots in the neighborhood were originally platted to be 50 feet wide, excluding the end lots.

The subject property is within the City of Orlando's wastewater service area, but it is unable to connect to sewer and must instead use septic systems for wastewater disposal.

#### **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 within a Rural Settlement.

##### **Joint Planning Area (JPA)**

The subject property is not located in a JPA.

##### **Overlay District Ordinance**

The subject property is not located within an Overlay District.

##### **Airport Noise Zone**

The subject property is located in Airport Noise Zone D, and is subject to the Airport Noise Zoning Ordinance (Ord. 2000-07). Any required noise mitigation will be required at the time of permitting.

##### **Code Enforcement**

No cases found.

#### **Comprehensive Plan (CP) Consistency**

The underlying CP Future Land Use Map (FLUM) designation of the subject property is LMDR (Low-Medium Density Residential). The proposed R-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.

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

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

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

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

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

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

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

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

## **SITE DATA**

|                           |                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing Use</b>       | Single-Family Detached Home                                                                                                                                                      |
| <b>Adjacent Zoning</b>    | N: R-1A (Single-Family Dwelling District)<br>E: R-1A (Single-Family Dwelling District)<br>W: R-1A (Single-Family Dwelling District)<br>S: R-1A (Single-Family Dwelling District) |
| <b>Adjacent Land Uses</b> | N: Single-Family Detached Home<br>E: Single-Family Detached Home<br>W: Single-Family Detached Home<br>S: Single-Family Detached Home                                             |

### **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 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**

Environmental Protection Division staff reviewed the request and did not identify any issues or concerns.

**Transportation / Access**

The proposed use to allow 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](mailto:concurrency@ocfl.net) or 407-836-6110 for more information.

**Schools**

Two homes is de minimis.

**Parks and Recreation**

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

**Community Meeting Summary**

A community meeting was not required for this request.

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

Water: OUC

Wastewater: City of Orlando

Reclaim Water: City of Orlando

**Detailed Utility Information**

This property is within Orlando Utilities Commission Water Service Area. Connection is required.

This property is within City of Orlando Wastewater and Reclaimed Water Service Area. However, sanitary sewer and reclaimed water connections are not available for the subject property. The property is not located within a BMAP area so advanced septic tank criteria does not apply.

**State of Florida Notice**

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

**Specific Project Expenditure Report and Relationship Disclosure Form**

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

**ACTION REQUESTED**

**Planning and Zoning Commission (PZC) Recommendation – October 16, 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 two hundred seventy-two (272) notices were sent to property owners and residents extending beyond 500 feet surrounding the property, and that staff had received one (1) response in favor and zero (0) responses in opposition to the request.

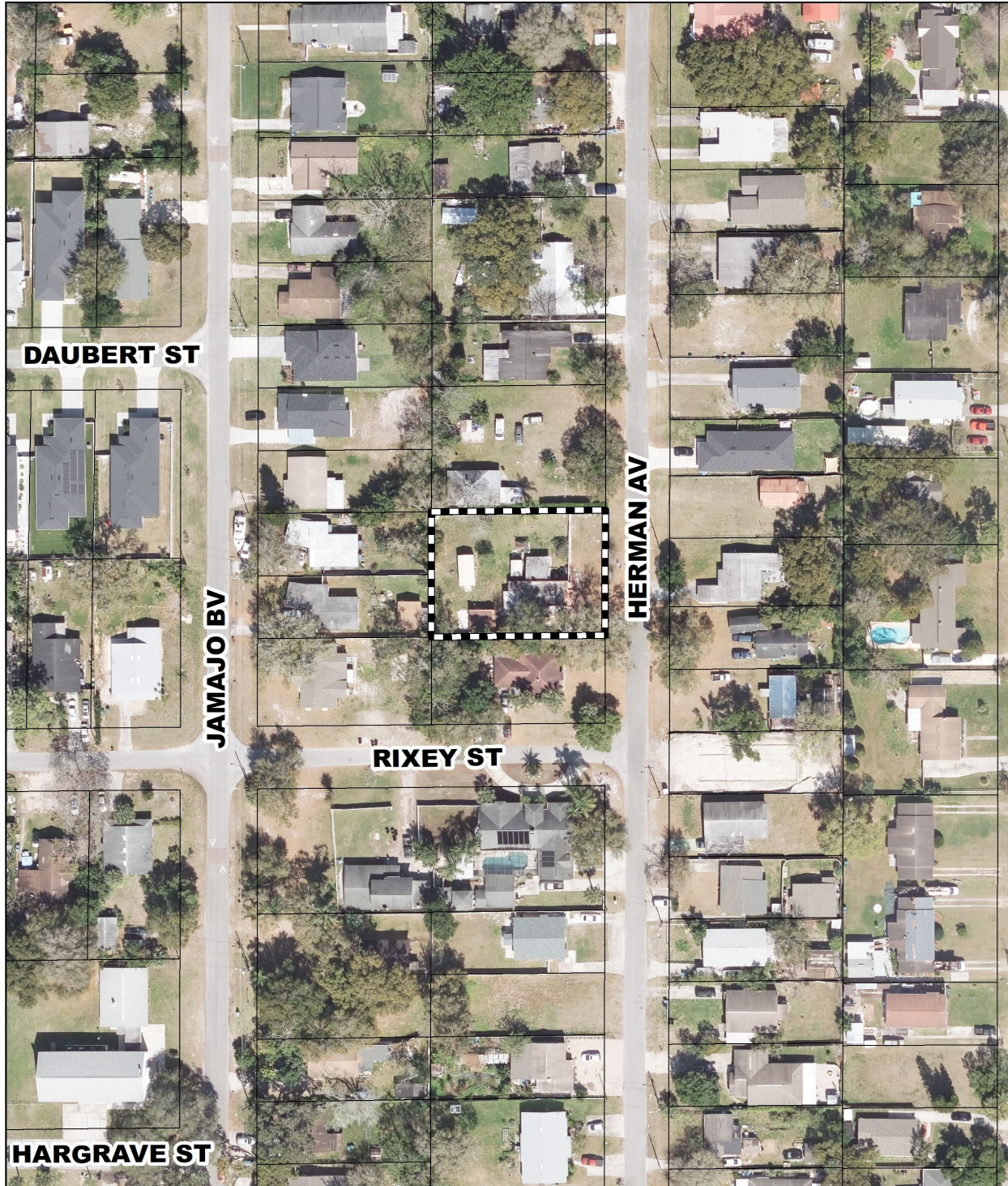
Commissioner Pena inquired about the applicant's development and septic system intentions. Commissioner Holt expressed frustration with the lack of advanced septic system requirements in the area and the lack of enforcement mechanisms for any voluntary commitment. The applicant expressed support for advanced septic and its environmental benefits.

A motion was made by Commissioner Holt and seconded by Commissioner Arrington to make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested R-1 (Single-Family Dwelling District) zoning. The motion failed on a 2-4 vote.

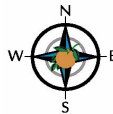
A motion was made by Commissioner Gray and seconded by Commissioner Wiggins to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 (Single-Family Dwelling District) zoning. The motion carried on a 4-2 vote.

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

RZ-25-10-008



Subject Property

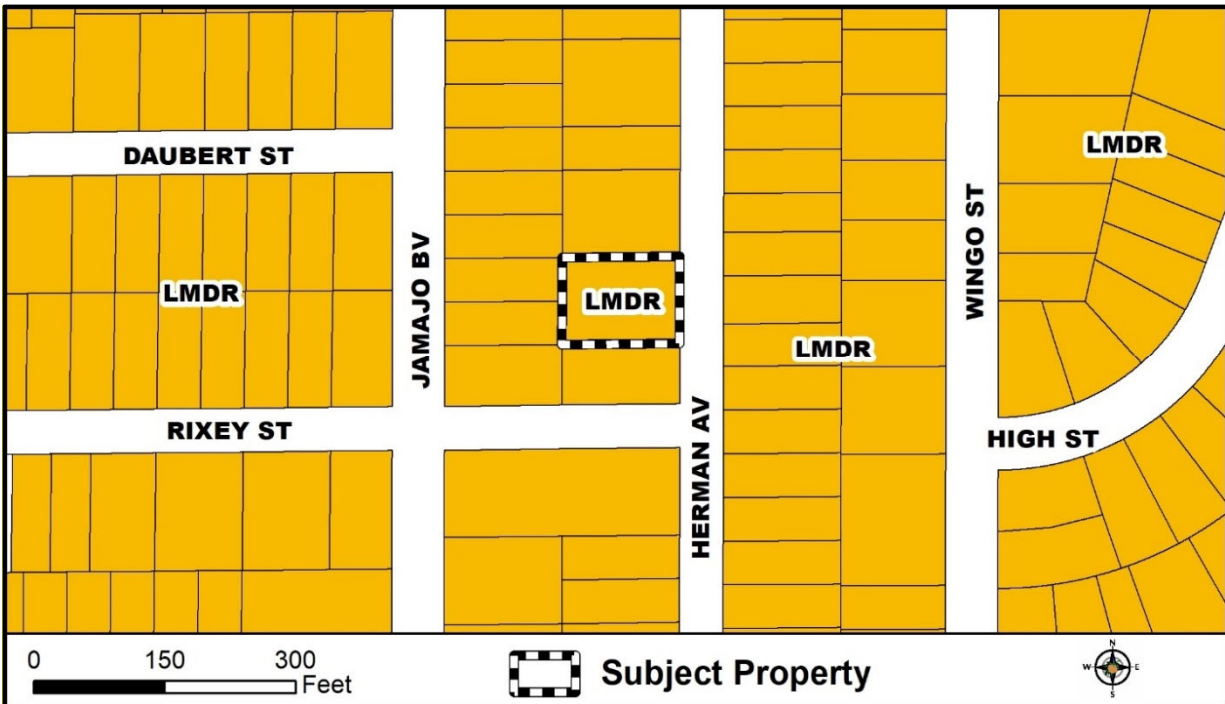


0 90 180  
Feet



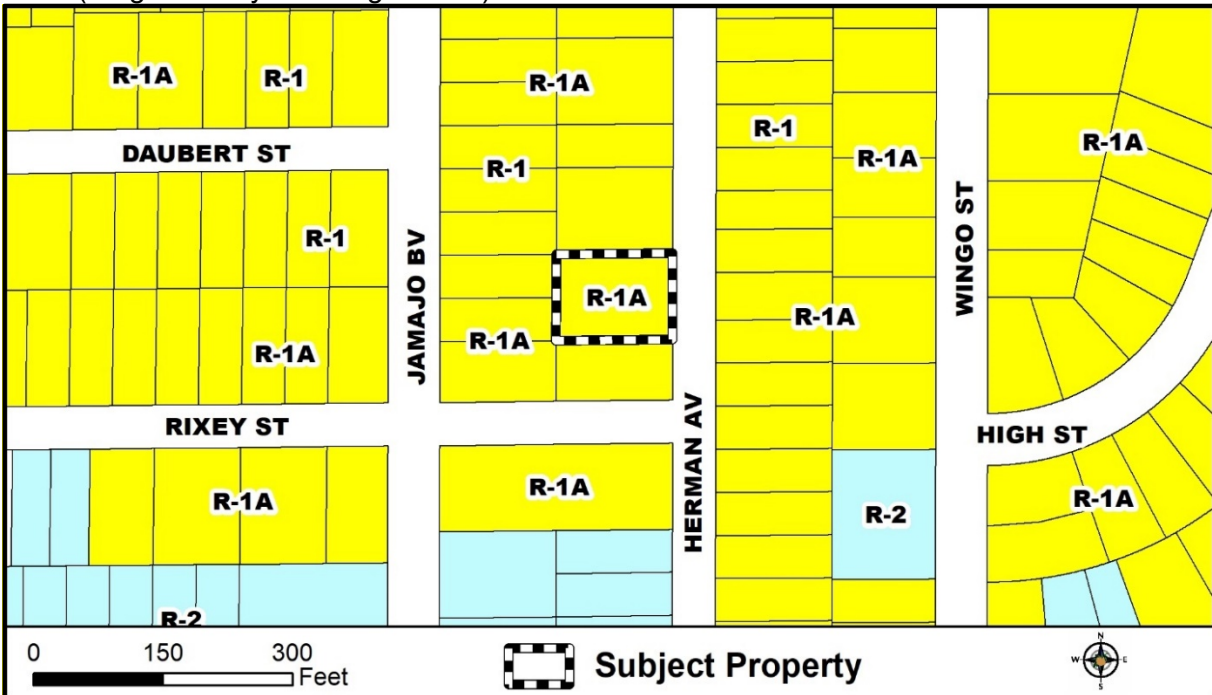
**FUTURE LAND USE – CURRENT**

LMDR (Low-Medium Density Residential)



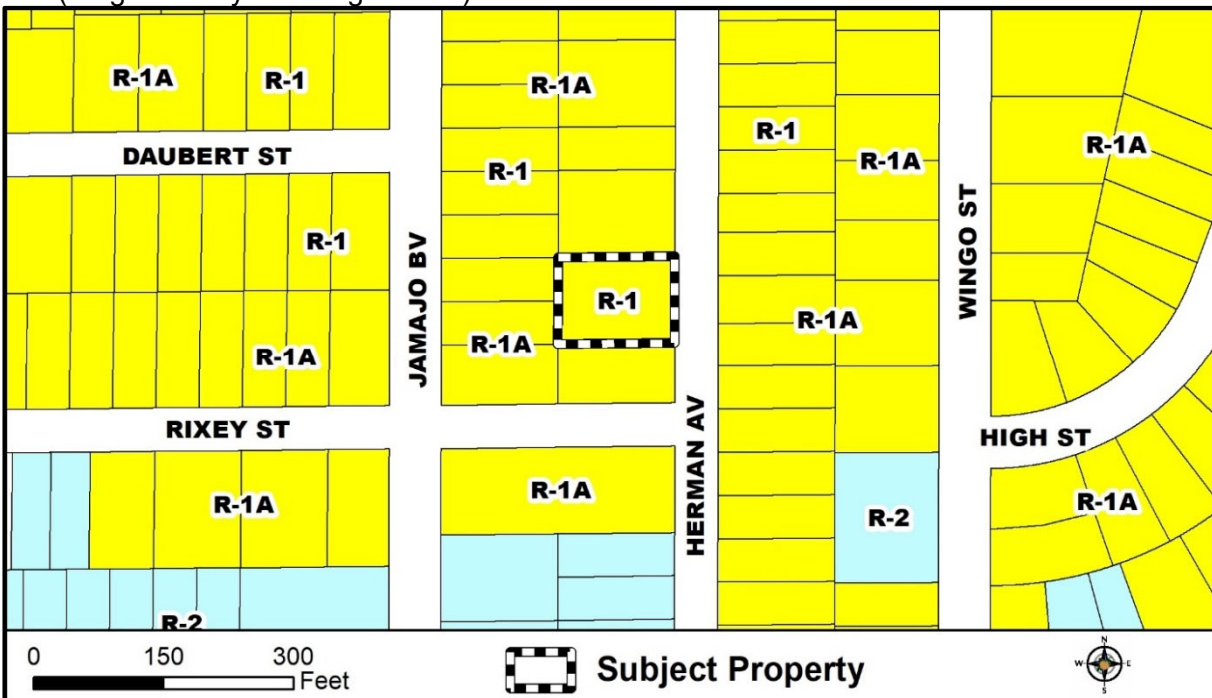
### ZONING – CURRENT

R-1A (Single-Family Dwelling District)



### ZONING – PROPOSED

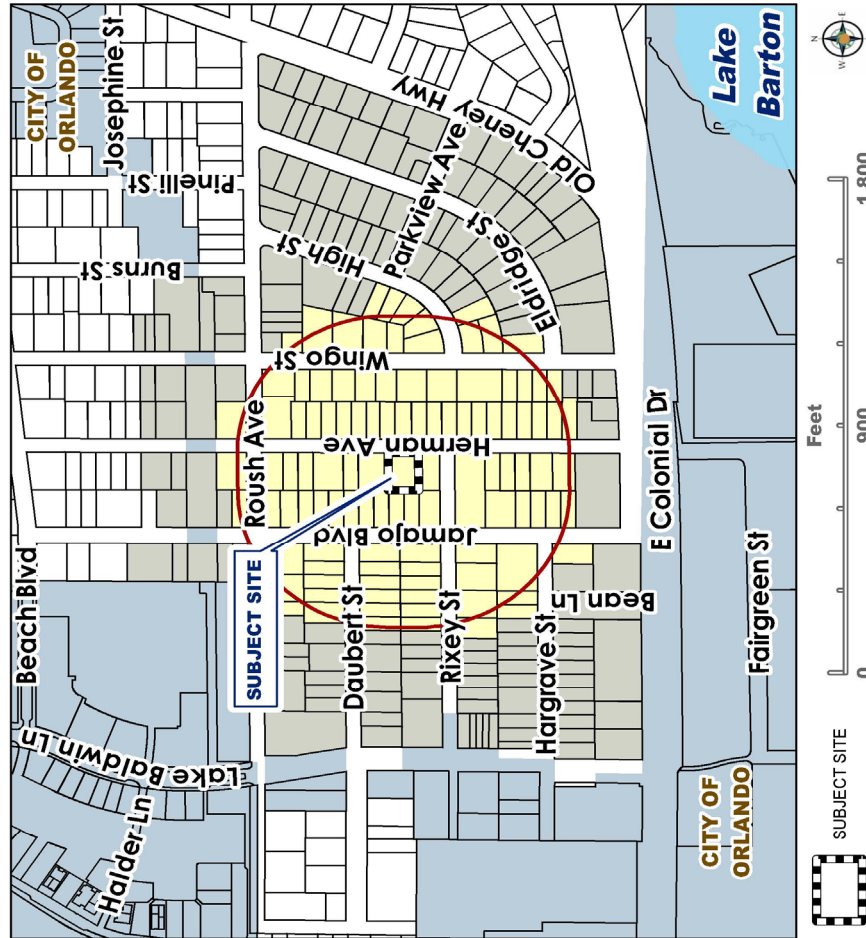
R-1 (Single-Family Dwelling District)



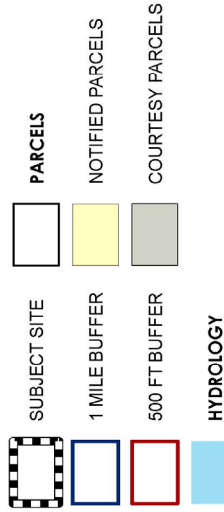


# Public Notification Map

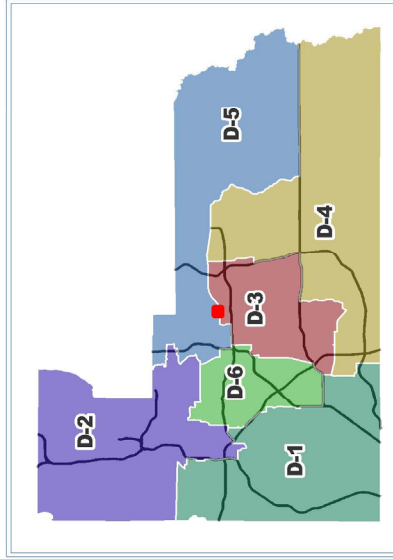
RZ-25-10-008



## MAP LEGEND



BUFFER DISTANCE: 500  
 # OF NOTICES: 272



S:\Business Systems\Board Administration\2 - PZC\2025\10 - October\RZ-25-10-008\RZ-25-10-008.mxd

*Case Planner:*  
Jason M. Cheberenchick

**Rezoning Staff Report**  
**Orange County Planning Division**  
**PZC Hearing Date: October 16, 2025**

---