

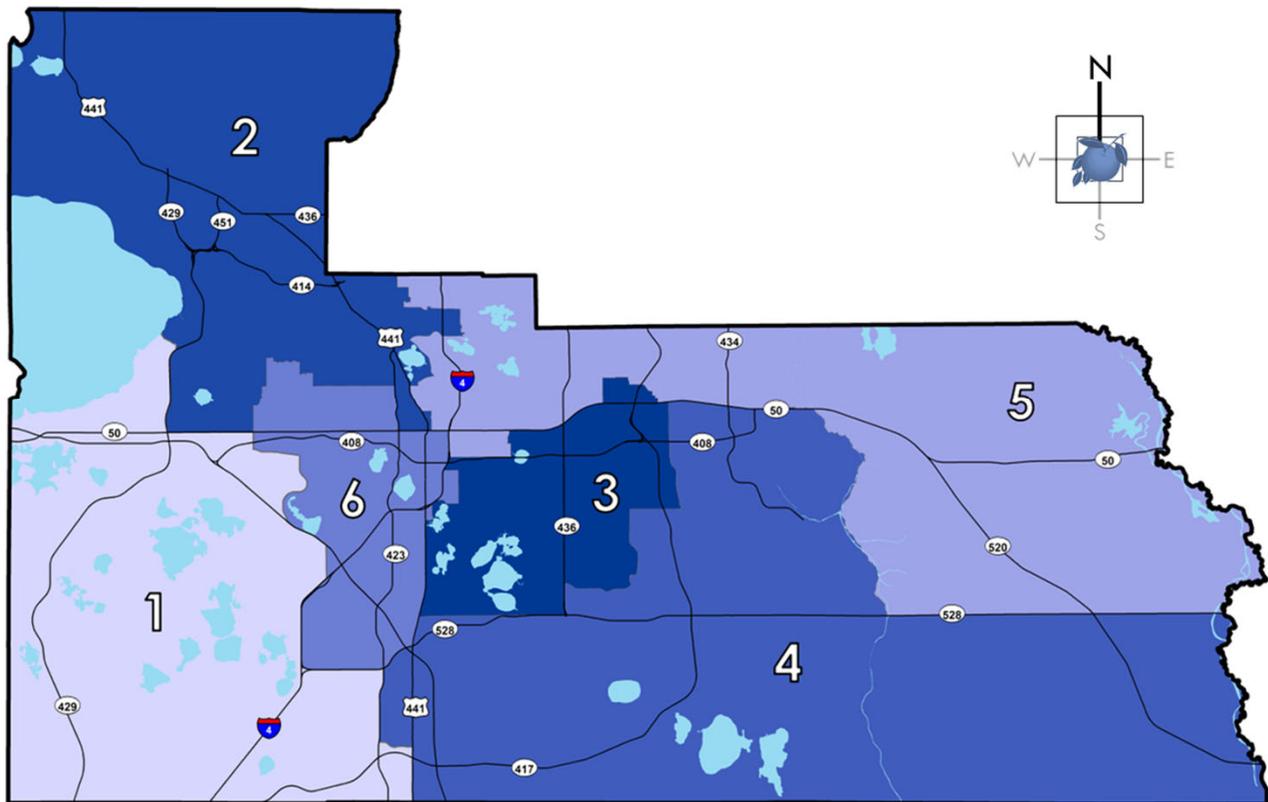


PLANNING AND ZONING COMMISSION

LOCAL PLANNING AGENCY

# REZONING RECOMMENDATIONS

FEBRUARY 19, 2026



PREPARED BY:

ORANGE COUNTY GOVERNMENT  
PLANNING DIVISION | CURRENT PLANNING SECTION

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

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**February 19, 2026**

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<b>I. Conventional Rezoning Hearing</b>					
RZ-26-02-042 Arthur Stagg	R-1A <b>to</b> R-1	5	Approval	Approval	No
RZ-26-02-044 Aldo Maldonado	A-2 <b>to</b> R-2 Restricted	5	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-02-046 Mohammad Rahman	A-2 <b>to</b> I-1/-5 Restricted	5	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-01-034 Duc Hien Nguyen	A-2 <b>to</b> R-2	3	Approval	Approval	No
RZ-26-01-038 Nghia Nguyen	R-T-2 <b>to</b> R-T-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> (sq. ft.)	Min. Living Area/ floor area (sq. ft.)	Min. Lot width (ft.)	<sup>A</sup> Min. Front yard (ft.)	<sup>A</sup> Min. Rear yard (ft.)	<sup>A</sup> Min. Side yard (ft.)	<sup>A</sup> Min. Side street Yard (ft.)	Max. Building Height (ft.)	NHWE Setback (ft.)	Max. FAR/ Density sq. ft./ du/ac	Additional Standards
A-1	SFR 21,780 (½ acre)	850	100	35	50	10	15	35	50 <sup>A</sup>	L	
	Mobile home 2 acres	850	100	35	50	10	15	35	50 <sup>A</sup>	L	
A-2	SFR 21,780 (½ acre)	850	100	35	50	10	15	35	50 <sup>A</sup>	L	
	Mobile home 2 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 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, 8,000/9,000	500/1,000 per dwelling 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 units, 11,250	500 per dwelling unit	85 <sup>I</sup>	20/25 <sup>H</sup>	30	10	15	35 <sup>E</sup>	50 <sup>A</sup>	L	38-456
	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 <sup>E</sup>	50 <sup>A</sup>	L	38-456; limited to 4 units per building
R-3	One-family 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, 8,000/9,000	500/1,000 per dwelling 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 units, 11,250	500 per dwelling unit	85 <sup>I</sup>	20/25 <sup>H</sup>	30	10	15	35 <sup>E</sup>	50 <sup>A</sup>	L	38-481
	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 <sup>E</sup>	50 <sup>A</sup>	L	38-481
R-L-D	N/A	N/A	N/A	10 for side entry garage, 20 for front entry garage	15	0 to 10 <sup>S</sup>	15	35 <sup>Q</sup>	50 <sup>A</sup>	L	38-605
R-T	7 spaces per gross acre	Park size min. 5 acres	Min. mobile home size 8 ft. x 35 ft.	7.5	7.5	7.5	15	35	50 <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	

District	Min. Lot Area <sup>M</sup> (sq. ft.)	Min. Living Area/ floor area (sq. ft.)	Min. Lot width (ft.)	<sup>A</sup> Min. Front yard (ft.)	<sup>A</sup> Min. Rear yard (ft.)	<sup>A</sup> Min. Side yard (ft.)	<sup>A</sup> Min. Side street Yard (ft.)	Max. Building Height (ft.)	NHWE Setback (ft.)	Max. FAR/ Density sq. ft./ du/ac	Additional Standards
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> (sq. ft.)	Min. Living Area/ floor area (sq. ft.)	Min. Lot width (ft.)	<sup>A</sup> Min. Front yard (ft.)	<sup>A</sup> Min. Rear yard (ft.)	<sup>A</sup> Min. Side yard (ft.)	<sup>A</sup> Min. Side street Yard (ft.)	Max. Building Height (ft.)	NHWE Setback (ft.)	Max. FAR/ Density sq. ft./ du/ac	Additional Standards
NC	Nonresidential and mixed use development, 8,000	500	50	0/10 maximum 60% of building frontage must conform to maximum setback	15,20 adjacent to single-family zoning district	10,0 if buildings are adjoining	15	65 feet	50 <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> (sq. ft.)	Min. Living Area/ floor area (sq. ft.)	Min. Lot width (ft.)	<sup>A</sup> Min. Front yard (ft.)	<sup>A</sup> Min. Rear yard (ft.)	<sup>A</sup> Min. Side yard (ft.)	<sup>A</sup> Min. Side street Yard (ft.)	Max. Building Height (ft.)	NHWE Setback (ft.)	Max. FAR/ Density sq. ft./ du/ac	Additional Standards
I-1/I-5	N/A	N/A	N/A	35	25, or 50 ft. when abutting residential district <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/I-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**

A	<p>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.</p> <p>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.</p>
B	Side setback is 30 feet where adjacent to single-family district.
C	For lots platted between 4/27/93 and 3/3/97 that are less than 45 feet wide or contain less than 4,500 sq. feet of lot area, or contain less than 1,000 square feet of living area shall be vested pursuant to Article III of this chapter and shall be considered to be conforming lots for width and/or size and/or living area.
D	For attached units (common fire wall and zero separation between units) the minimum duplex lot width is 80 feet, the minimum duplex lot size is 8,000 square feet, and the minimum living area is 500 square feet. For detached units, the minimum duplex lot width is 90 feet, the minimum duplex lot size is 9,000 square feet, and minimum living area is 1,000 square feet, with a minimum separation between units of 10 feet. Fee simple interest in each half of a duplex lot may be sold, devised or transferred independently from the other half. Existing developed duplex lots that are either platted or lots of record existing prior to 3/3/97 and are at least 75 feet in width and have a lot size of 7,500 square feet or greater, shall be deemed to be vested and shall be considered as conforming lots for width and/or size.
E	Multifamily residential buildings in excess of one story in height within 100 feet of the property line of any single-family dwelling district and use (exclusive of 2 story single family and 2 story two-family dwellings), requires a special exception.
F	Reserved.
G	Reserved.
H	For lots platted on or after 3/3/97, or unplatted parcels. For lots platted prior to 3/3/97, the following setbacks shall apply: R-1AA, 30 feet front, 35 feet rear; R-1A, 25 feet front, 30 feet rear; R-1, 25 feet front, 25 feet rear, 6 feet side; R-2, 25 feet front, 25 feet rear, 6 feet side for one (1) and two (2) dwelling units; R-3, 25 feet front, 25 feet rear, 6 feet side for two (2) dwelling units. Setbacks not listed in this footnote shall apply as listed in the main text of this section.

J	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.
K	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%.
L	Subject to the Future Land Use designation.
M	Developable land area.
N	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.
O	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.
P	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.
Q	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.
R	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.
S	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

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## Orange County Code Section 24-5.

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

### (a) **Buffer classifications:**

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

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

**CASE # RZ-26-02-042**

Commission District: #5

**GENERAL INFORMATION**

**APPLICANT:** Arthur Stagg

**OWNER:** Arthur Stagg

**HEARING TYPE:** Planning and Zoning Commission

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

**LOCATION:** 1111 Timor Ave; generally located north of West Fairbanks Ave, west of Adanson St, east of Fairview Ave, and south of Carlson Dr

**PARCEL ID NUMBER:** 03-22-29-8476-03-360

**SIZE / ACREAGE:** 0.15- 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 eighty-two (182) notices were mailed to those property owners in the surrounding area.

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

**PROPOSED USE:** One (1) Single-Family Home

**STAFF RECOMMENDATION**

**PLANNING**

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

**SUBJECT PROPERTY ANALYSIS**

**Overview**

The subject property, located at 1111 Timor Avenue, is currently zoned R-1A (Single-Family Dwelling District) and is developed with a single-family residence. The property has an underlying Low Density Residential (LDR) Future Land Use Map (FLUM) designation.

Through this request, the applicant seeks to rezone the subject property from R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District) to allow for the demolition and reconstruction of a single-family home.

The subject property is part of an original plat recorded on January 4, 1926, which established 50-foot-wide residential lots throughout the neighborhood. While the surrounding area is developed primarily with single-family residences zoned R-1A, many existing homes in the area are located on 50-foot-wide lots consistent with the original platted lot pattern. The R-1A zoning district requires a minimum lot width of 75 feet, whereas the R-1 zoning district allows for a minimum lot width of 50 feet. In addition, several nearby properties have been rezoned from R-1A to R-1 since 2000, reflecting the established development pattern within the neighborhood.

The property is within the Winter Park Utility service area. Connection to water is required. The property will be reliant on septic for wastewater. Advanced septic is required.

**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 an Airport Noise Zone.

**Code Enforcement**

No open cases.

**Comprehensive Plan (CP) Consistency**

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

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

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

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

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

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

**R-1 Development Standards**

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

**Building Setbacks**

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

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

**Intent, Purpose, and Uses**

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

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

**SPECIAL INFORMATION**

**Staff Comments**

**Environmental**

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

Enhanced Septic/Sewer Requirement - This site is located within the Wekiva River/Rock Springs Run Basin Management Action Plan (BMAP) Area and the Little Wekiva Canal Pollution Reduction Plan (PRP) Area and must comply with the applicable requirements of Section 373.811 and Section 403.067, Florida Statutes, as amended.

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

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

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

**Transportation / Access**

The proposed use to allow one (1) detached 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**

One home 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: Winter Park  
Wastewater: Winter Park  
Reclaim Water: Orange County Utilities

**Detailed Utility Information:**

This property is within Winter Park Water and Wastewater Service Areas. Connection to water is required. The property will be reliant on septic for wastewater. Advanced septic is required.

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 – February 19, 2026**

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

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

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

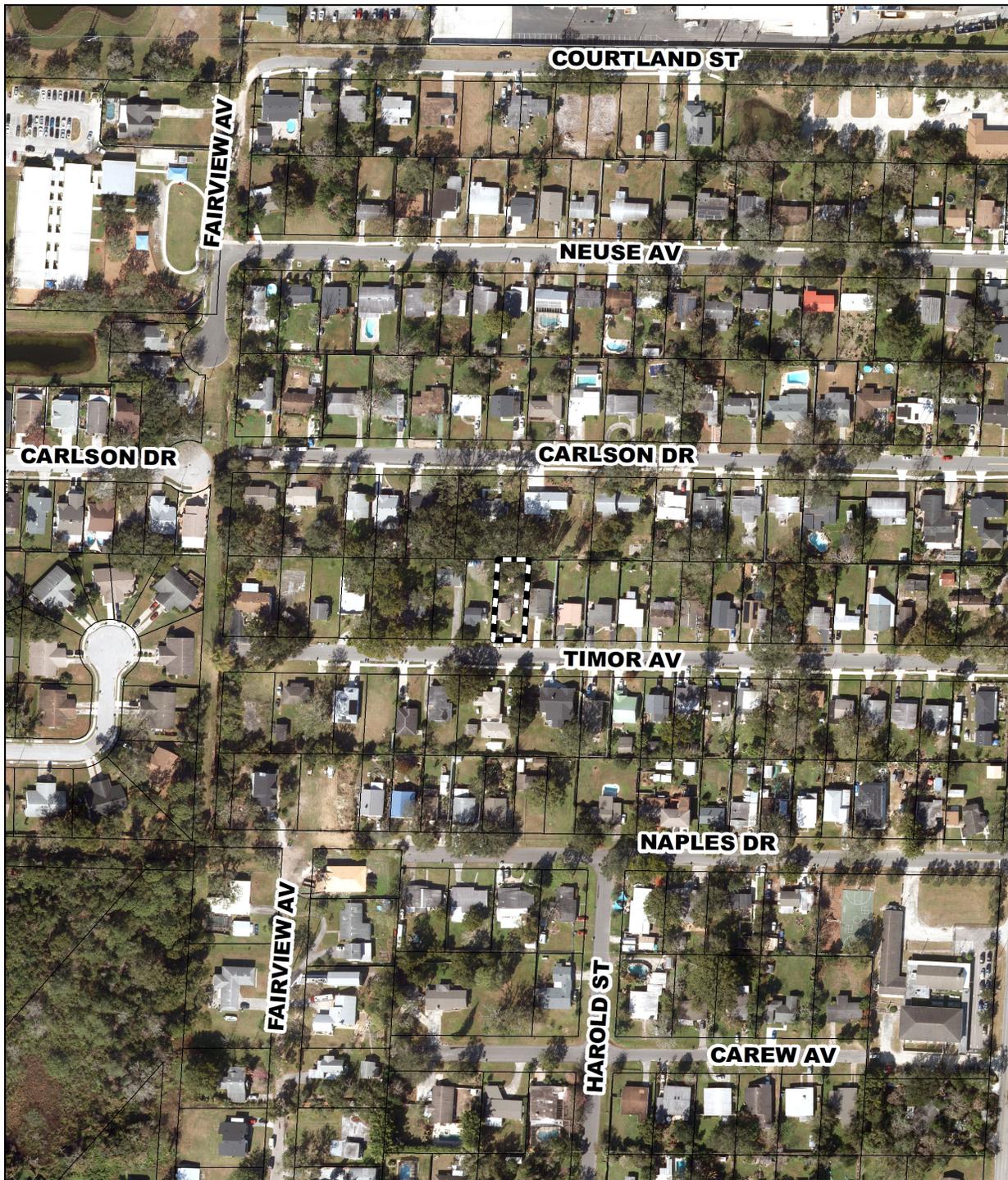
Staff indicated that one hundred and eighty-two (182) notices were sent to property owners and residents within the 500 feet surrounding the property and that one (1) response was submitted in support of the request.

Commissioner Wiggins inquired about the lot widths and the reason behind the need for the rezoning. Commissioner Holt voiced her support for the use of Advanced Septic.

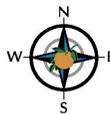
Commissioner Holt moved to recommend APPROVAL of the R-1 (Single-Family Dwelling District) zoning, and Commissioner Wiggins seconded the motion. The motion passed unanimously, 8–0.

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

RZ-26-02-042



 Subject Property

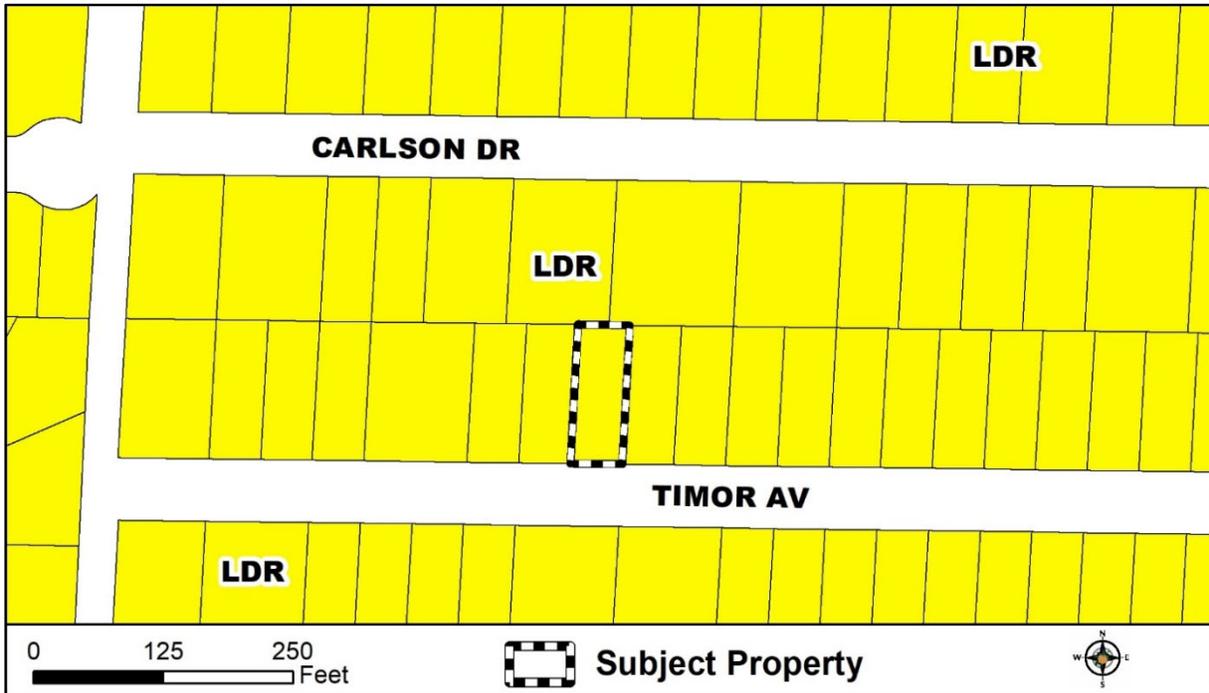


0 187.5 375 Feet



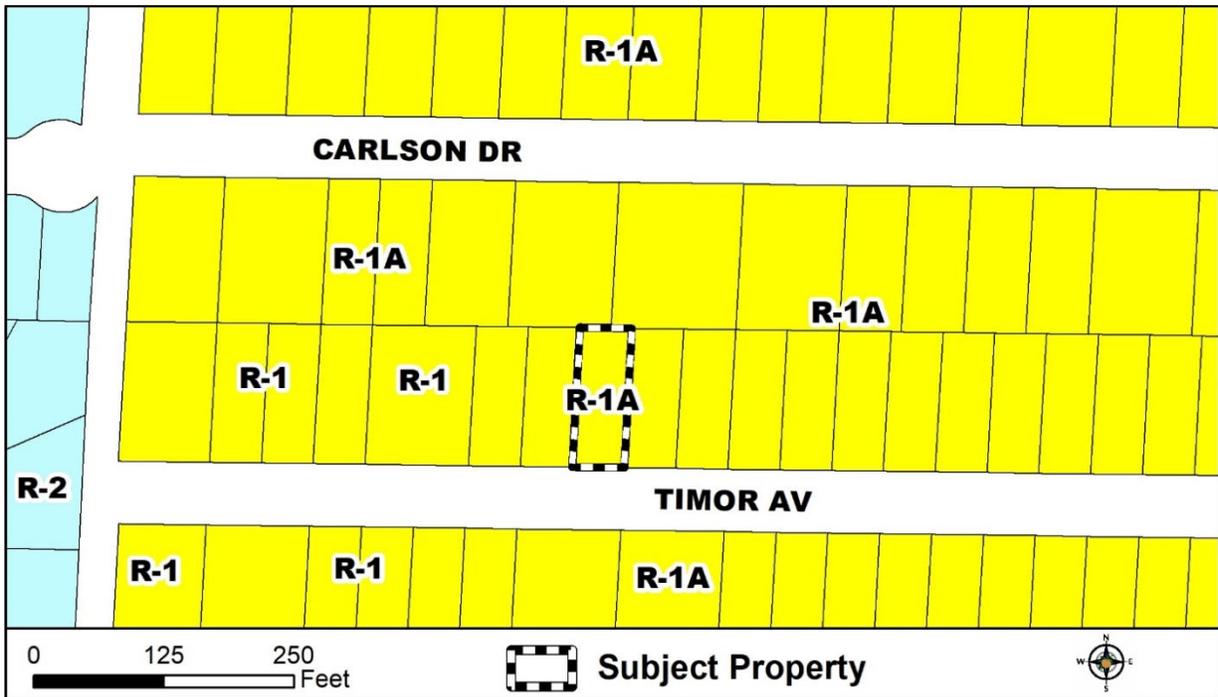
**FUTURE LAND USE – CURRENT**

Low Density Residential (LDR)



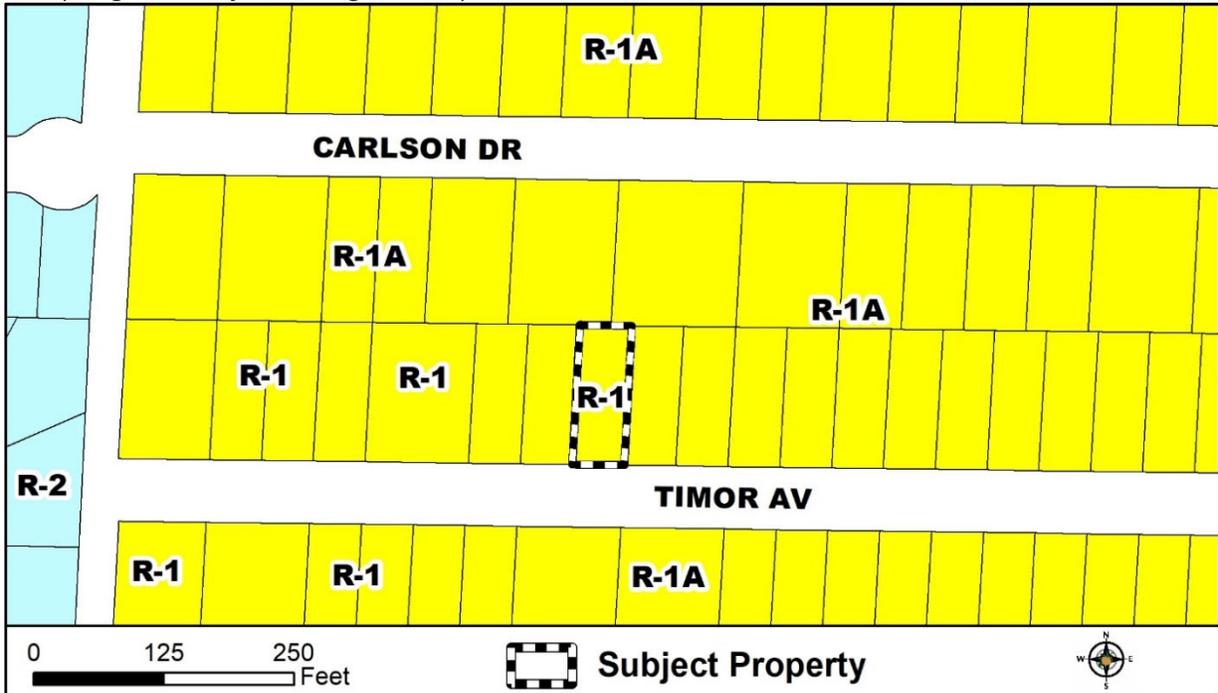
**ZONING – CURRENT**

R-1A (Single-Family Dwelling District)



**ZONING – PROPOSED**

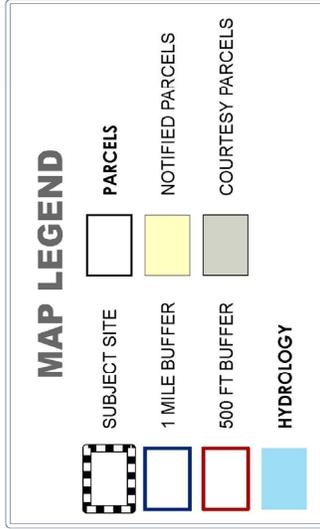
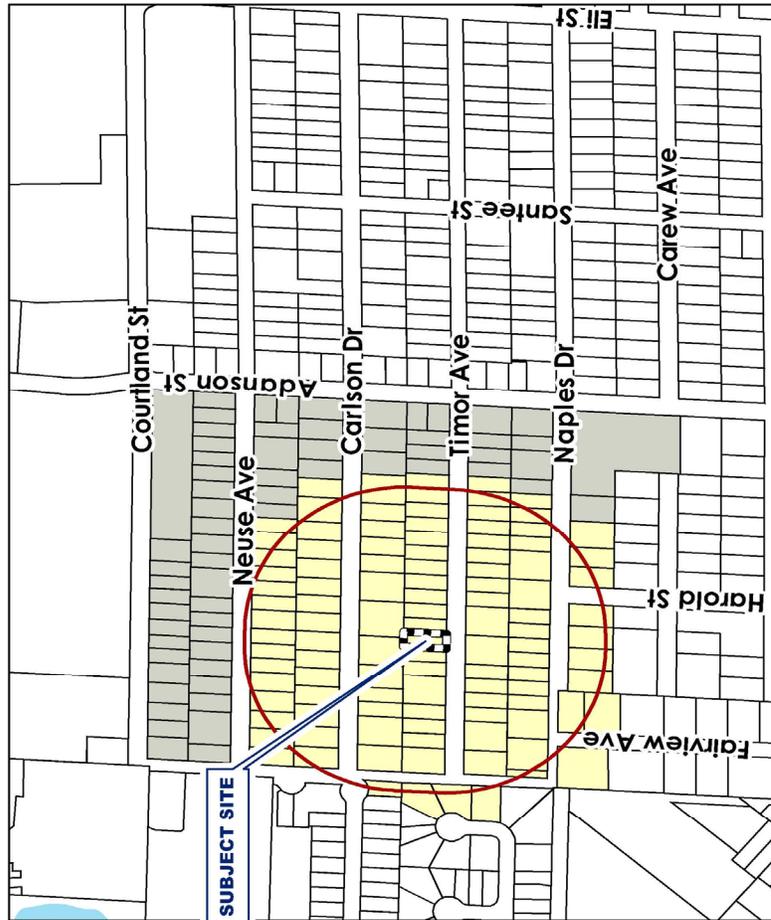
R-1 (Single-Family Dwelling District)



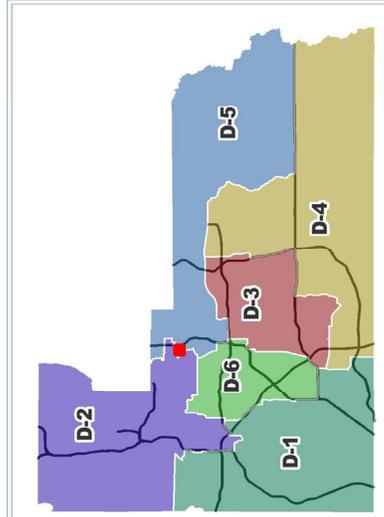
**NOTIFICATION MAP**

**Public Notification Map**

RZ-26-02-042



BUFFER DISTANCE: 500  
 # OF NOTICES: 182



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**CASE # RZ-26-02-044**  
Commission District: #5

**GENERAL INFORMATION**

**APPLICANT:** Edward Bharath

**OWNERS:** Aldo Maldonado and Maruthi Enterprise, LLC

**HEARING TYPE:** Planning and Zoning Commission

**REQUEST:** **A-2** (Farmland Rural District) **to**  
**R-2 Restricted** (Residential District)

**LOCATION:** 7409 and 7429 Restful Street; generally located north of Restful Street, south of University Boulevard, east of Wilde Avenue, and west of N. Goldenrod Road

**PARCEL ID NUMBER:** 11-22-30-0000-00-108, 11-22-30-0000-00-067

**SIZE / ACREAGE:** 1.96 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 (270) notices were mailed to those property owners in the surrounding area.

**COMMUNITY MEETING:** An in-person community meeting was held on February 11, 2026, and is summarized further in this report.

**PROPOSED USE:** Three (3) 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 Restricted (Residential District) zoning subject to the following restriction:**

1. Development shall be limited to three single-family lots.

**SUBJECT PROPERTY ANALYSIS**

**Overview**

The subject properties were zoned A-2 (Farmland Rural District) in 1957, prior to the adoption of the Orange County Comprehensive Plan. The parcels later received the Future Land Use Map designation of Medium Density Residential (MDR), which allows

consideration of up to 20 dwelling units per acre. The current zoning of A-2 is inconsistent with the MDR FLU.

The applicant is requesting a rezoning to R-2 Restricted (Residential District) to correct the FLU inconsistency and build three single-family homes, pending a lot split on the larger, eastern lot. The applicant can currently build one home on each lot without a rezoning.

The properties are currently vacant. The surrounding area consists of a mix of housing types and zoning districts, as well as commercial uses along N. Goldenrod Road and to the north along University Boulevard. The area has numerous apartment complexes and townhomes zoned R-3, including immediately to the north. Single-family homes on larger lots zoned A-2 and smaller lots zoned R-2 also populate the neighborhood. A restriction is proposed to limit development to three single-family lots since this is what is being requested. Without a restriction, the R-2 zoning and MDR FLU could potentially allow for townhome development at up to twenty units per acre.

The property is within the Winter Park utility service area. Connection to water and wastewater is 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 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 open cases.

**Comprehensive Plan (CP) Consistency**

The underlying CP Future Land Use Map (FLUM) designation of the subject property is MDR (Medium Density Residential). The proposed R-2 zoning is consistent with the MDR (Medium Density Residential) 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
<b>Adjacent Zoning</b>	N: R-3 (Residential District) 1985 and P-D (Planned Development) 2004 E: A-2 (Farmland Rural District) 1957 W: A-2 (Farmland Rural District) 1957 S: A-2 (Farmland Rural District) 1957
<b>Adjacent Land Uses</b>	N: Apartment complex and Target department store E: Vacant

W: Vacant

S: Single-family residence

**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**

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

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 two detached single family 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**

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

**Parks and Recreation**

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

**Community Meeting Summary**

A community meeting was held on February 11th at Glenridge Middle School with nine residents in attendance. The overall sentiment supported keeping the semi-rural feel of the street, with large lots and green space. There was also one resident in vocal opposition. The commissioner and applicant were in attendance.

**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 Winter Park Water and Wastewater Service Area. Connection to water and wastewater is required.

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

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

**State of Florida Notice**

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

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

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

**ACTION REQUESTED**

**Planning and Zoning Commission (PZC) Recommendation – February 19, 2026**

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

1. Development shall be limited to three single-family lots.

**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 Restricted R-2 Restricted (Residential District) zoning. The applicant was present for the hearing and agreed with staff's recommendation.

Staff indicated that two hundred seventy (270) notices were sent to property owners and residents within the 500 feet surrounding the property and that one (1) response was submitted in opposition to the request.

Commissioner Holt inquired about the consistency of lot widths with the neighboring parcels and viewed the ability to connect to Winter Park utilities positively. Commissioner Arrington supported single-family homes in this area and the restriction. Commissioner Rodriguez said the area around N. Goldenrod Road was suitable for further density and asked about the reasoning for the restriction. Commissioner Wiggins pointed out that the Winter Park city boundary is rather far from this point, but the city's utilities stretch much further. Commissioner Barrios supported maintaining the character of the neighborhood.

Commissioner Holt moved to recommend APPROVAL of the R-2 Restricted (Residential District) zoning, and Commissioner Arrington seconded the motion. The motion passed unanimously, 8–0.

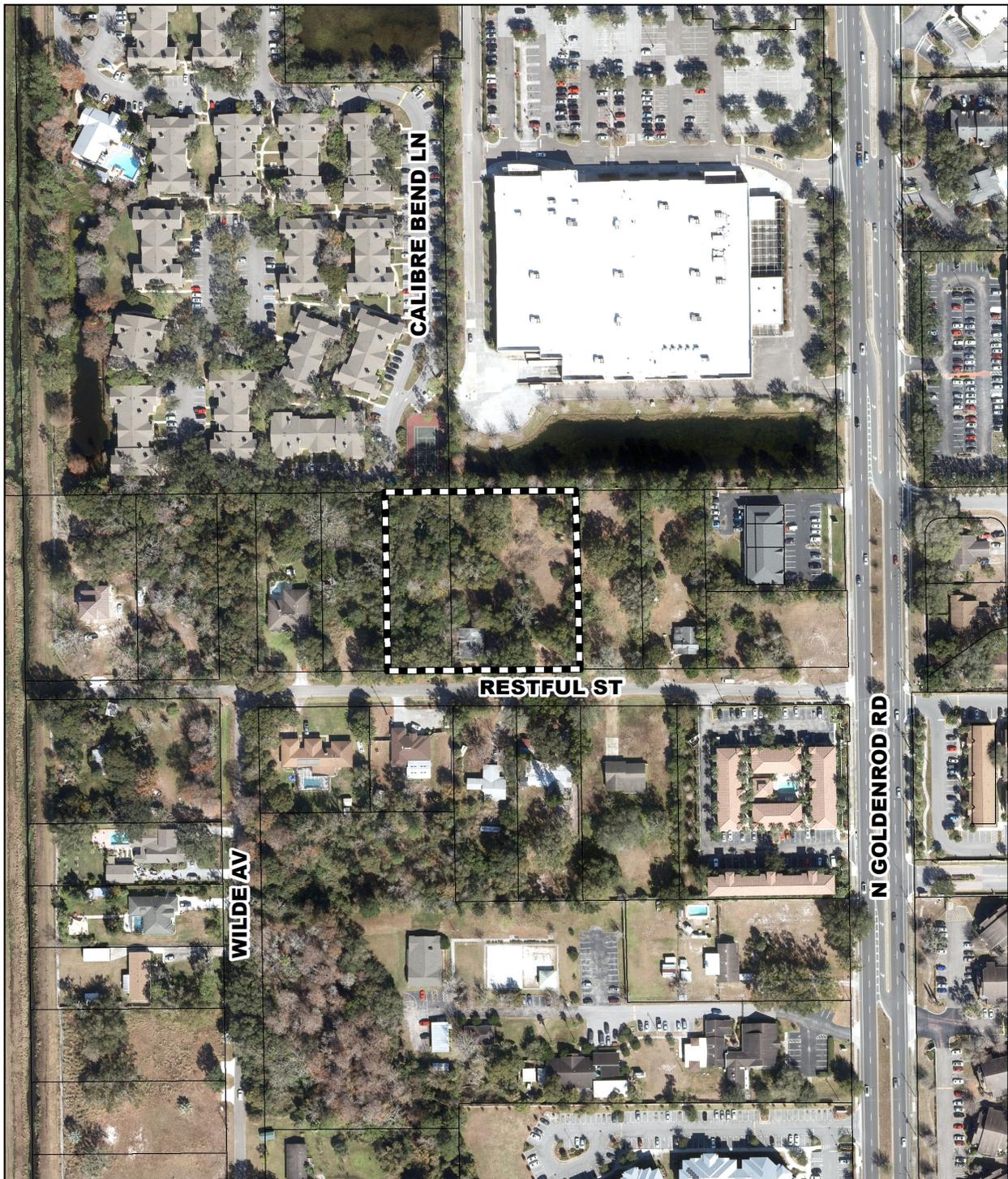
**Motion / Second** *Marjorie Holt / Michael Arrington*

**Voting in Favor** *Marjorie Holt, Michael Arrington, George Wiggins, Camille Evans, Giancarlo Rodriguez, Jorge L Berrios Trinidad, Eric Gray, and Eddie Fernandez*

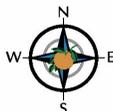
**Voting in Opposition** *None*

**Absent** *David Boers*

RZ-26-02-044



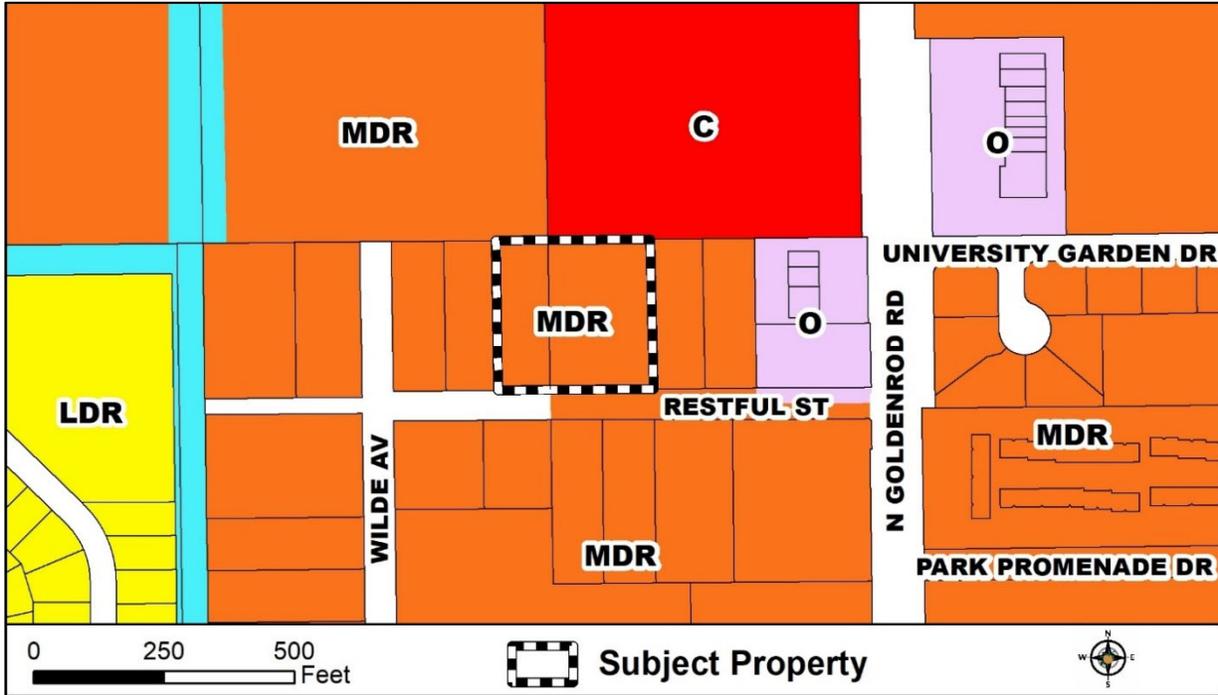
 Subject Property



0 150 300  
Feet

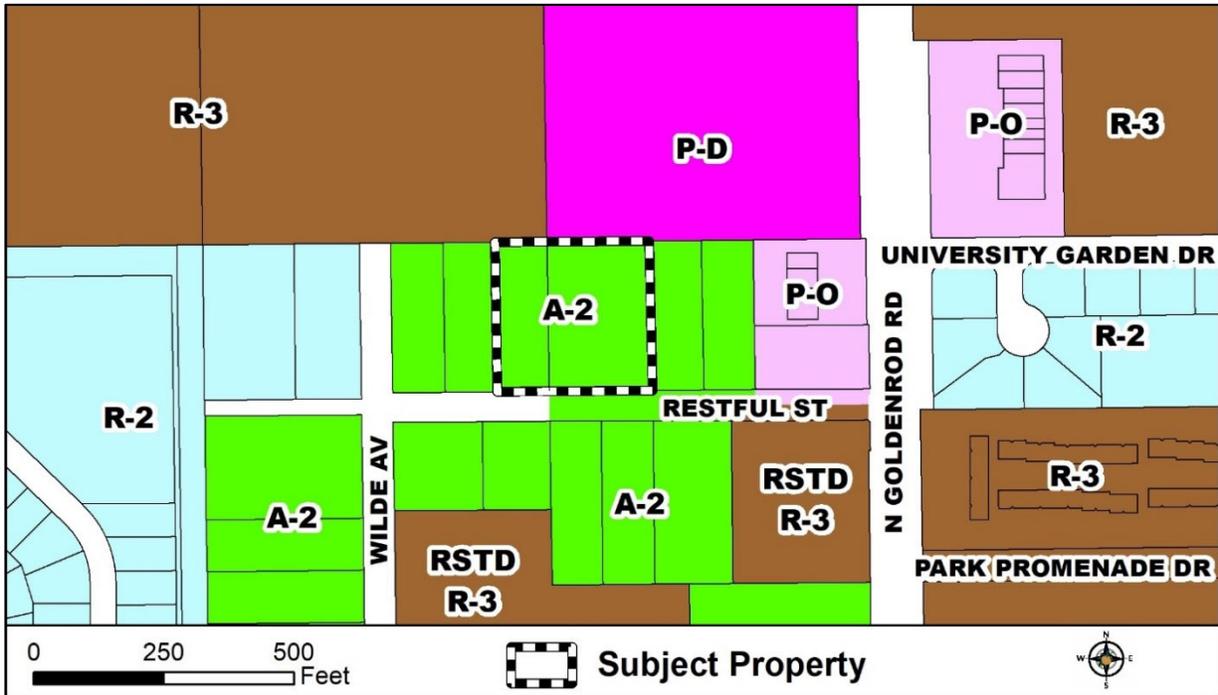
**FUTURE LAND USE – CURRENT**

MDR (Medium Density Residential)



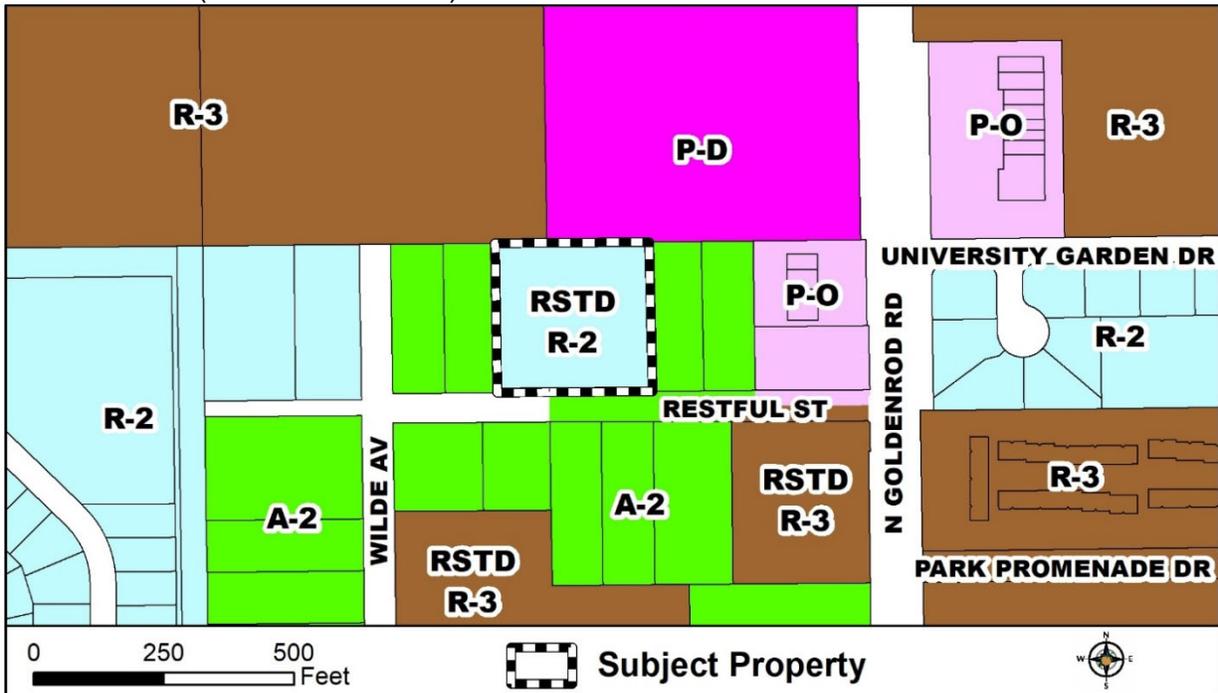
**ZONING – CURRENT**

A-2 (Farmland Rural District)



**ZONING – PROPOSED**

R-2 Restricted (Residential District)

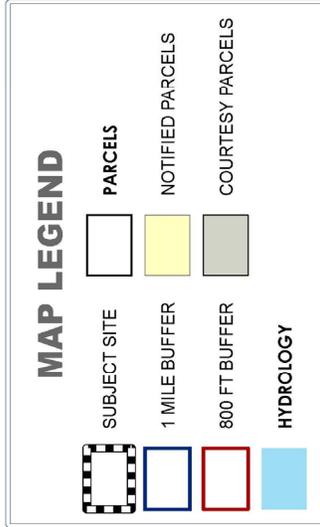


# Public Notification Map

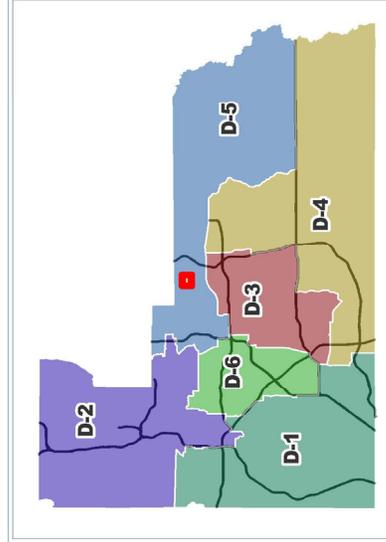
RZ-26-02-044



## NOTIFICATION MAP



BUFFER DISTANCE: 800  
 # OF NOTICES: 270



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*Case Planner:*  
Irina Pashinina

**Rezoning Staff Report**  
**Orange County Planning Division**  
**PZC Hearing Date: February 19, 2026**

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**CASE # RZ-26-02-046**

Commission District: #5

**GENERAL INFORMATION**

**APPLICANT:** Mohammad Sohel Rahman

**OWNER:** Mohammad Sohel Rahman

**HEARING TYPE:** Planning and Zoning Commission

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

**LOCATION:** 7152 Memory Lane; generally located south of Memory Ln, east of N. Forsyth Rd, west of Gresham Dr, and north of Partridge Ln.

**PARCEL ID NUMBER:** 14-22-30-0000-00-090

**SIZE / ACREAGE:** 0.38 gross acre

**PUBLIC NOTIFICATION:** The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred thirty-seven (137) notices were mailed to those property owners in the surrounding area.

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

**PROPOSED USE:** Auto repair and used car dealership

**STAFF RECOMMENDATION**

**PLANNING**

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

- 1) New billboards and pole signs shall be prohibited.

**SUBJECT PROPERTY ANALYSIS**

**Overview**

The subject property is currently zoned A-2 (Farmland Rural District) and is currently developed with an office and garage. Through this request the applicant is seeking to rezone from A-2 (Farmland Rural District) to I-1/I-5 Restricted (Industrial District - Light) in

order to bring the property into conformance with the underlying FLUM designation of Industrial and allow for auto repair and a used car dealership.

The area surrounding the subject property is intended for industrial uses, and mostly consists of warehousing, auto repair, car lots and other commercial developments. The property adjacent to the west of the subject site was rezoned to I-1/I-5 Restricted (Light Industrial District) in 2015, with the restriction that new billboards and pole signs are prohibited. Similarly, the property adjacent to the east was rezoned to I-1/I-5 Restricted in 2005 with the same restriction. Therefore, staff is proposing the same restriction be added to this rezoning of I-1/I-5 Restricted.

The subject property is located within the Winter Park Utilities. Wastewater is considered not available. The development of this property will be reliant on septic.

### **Land Use Compatibility**

The I-1/I-5 (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 in a Rural Settlement.

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

The subject property is not located in a JPA.

#### **Overlay District Ordinance**

The subject property is not located within an Overlay District.

#### **Airport Noise Zone**

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

#### **Code Enforcement**

No open cases.

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

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

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

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

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

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

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

**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>	Warehouse
<b>Adjacent Zoning</b>	N: I-1/I-5 (Industrial District- Light) 1984 E: I-1/I-5 Restr (Industrial District- Light) 2005 W: I-1/I-5 Restr (Industrial District- Light) 2015 S: I-1/I-5 (Industrial District- Light) 1982
<b>Adjacent Land Uses</b>	N: Car lot E: Contractor offices W: Plumbing contracting company S: Warehouse

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

Floor Area Ratio:	≤0.75
Max. Height:	50 ft. (35 ft. within 100 ft. of a residential zoning district)
Building Setbacks	

Front: 35 ft.  
Rear: 25 ft.  
Side: 25 ft.

**Intent, Purpose, and Uses**

The I-1/I-5 (Industrial District) zoning is composed of lands and structures used primarily for the operation of general industrial 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. Permitted uses include, but are not limited to, religious institutions, warehouses, offices, contractors storage and offices, food processing and packaging; wood chipping, mulching, and composting; textile manufacturing; garment manufacturing; manufacturing of furniture and fixtures; manufacturing of medicinal chemicals and botanical products; manufacturing of commercial and industrial machinery motor vehicle assembly; boat manufacturing; aluminum recycling collection drop-off sites; community correction centers; juvenile correction homes; etc

**SPECIAL INFORMATION**

**Staff Comments**

**Environmental**

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**

Prior to any building permit approval, a Concurrency Application through the Concurrency Management office may be required. NOTE: Should this project be located near failing roadways then a traffic study will be required via a Capacity Encumbrance Letter (CEL) application. Please contact the Concurrency Management Office at [concurrency@ocfl.net](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.

**Parks and Recreation**

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

**Community Meeting Summary**

A community meeting was not required for this request.

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

Water: Winter Park

Wastewater: Winter Park

Reclaim Water: Orange County Utilities

**Detailed Utility Information:**

This property is within Winter Park Water and Wastewater Service Areas. The subject property is located within the Winter Park Utilities. Wastewater is considered not available. The development of this property will be reliant on septic.

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

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

**State of Florida Notice**

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

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

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

**ACTION REQUESTED**

**Planning and Zoning Commission (PZC) Recommendation – February 19, 2026**

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

- 1) New billboards and pole signs shall be prohibited.

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

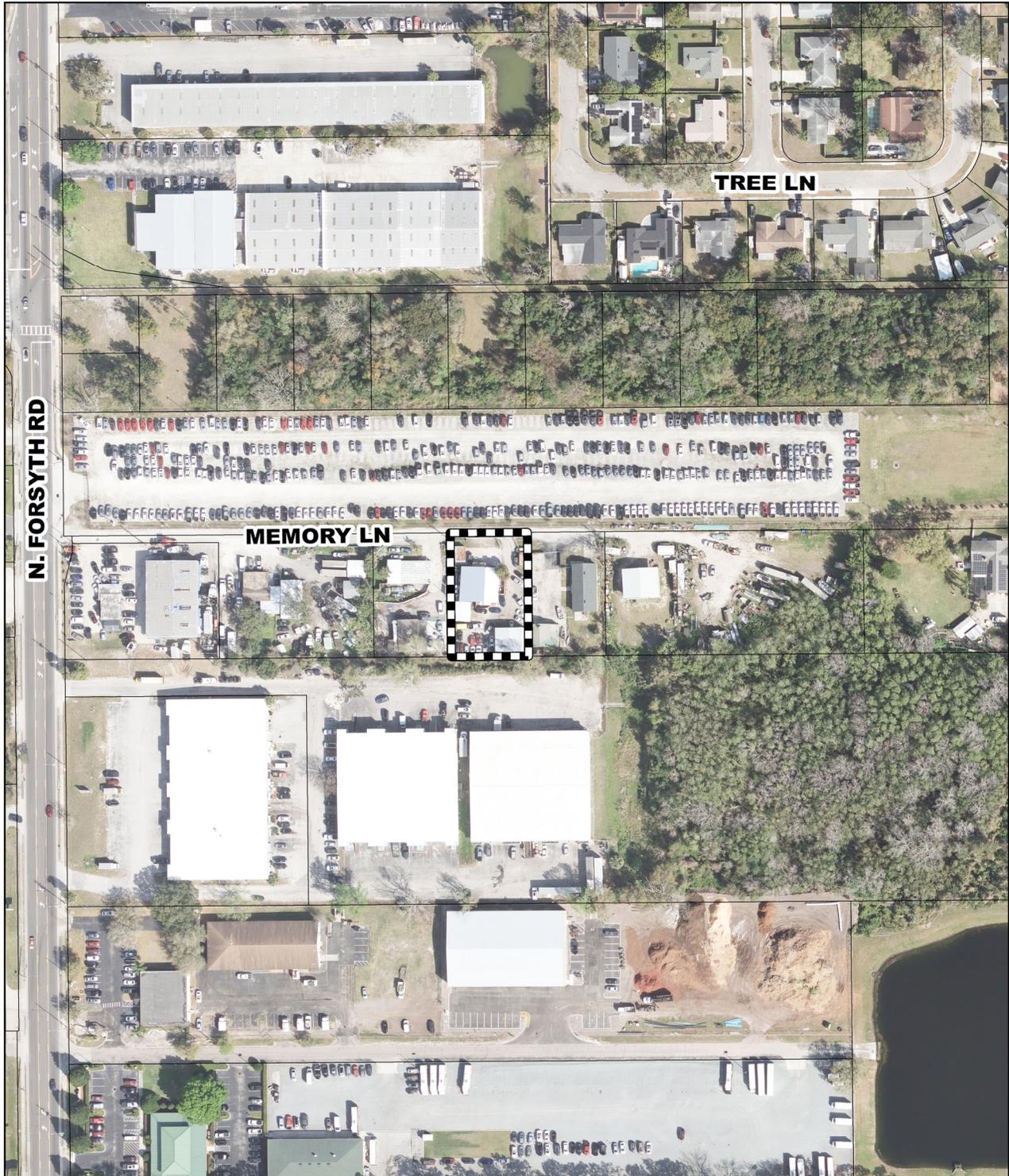
The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1/I-5 Restricted (Industrial District- Light). The applicant was present for the hearing and agreed with the staff's recommendation. No speakers were present to speak during the public comment.

Staff indicated that one hundred thirty-seven (137) notices were sent to the property owners and residents extending beyond 800 feet surrounding the property, and that staff had received one (1) response in favor and two (2) responses in opposition of the request.

After discussion regarding the current and proposed use and wastewater disposal, a motion was made by Commissioner Holt and seconded by Commissioner Gray to recommend APPROVAL of the requested I-1/I-5 Restricted (Industrial District- Light) zoning. The motion carried on a 8-0 vote.

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

RZ-26-02-046



 Subject Property

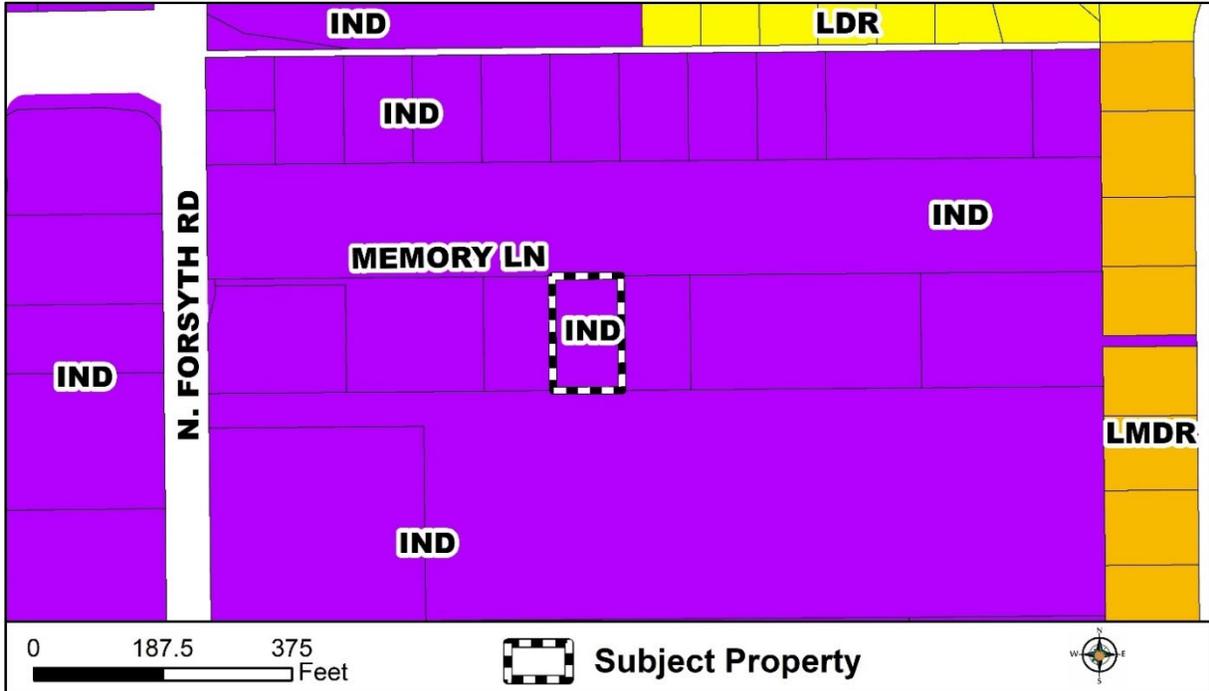


0 150 300 Feet



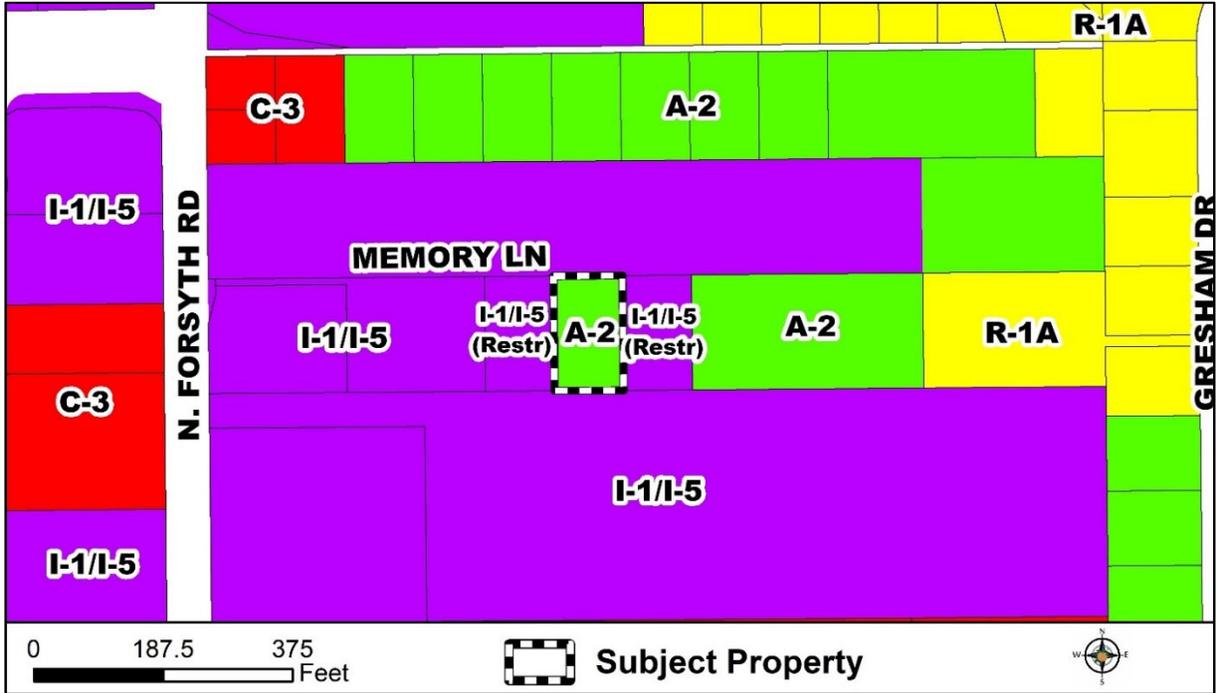
**FUTURE LAND USE – CURRENT**

IND (Industrial)



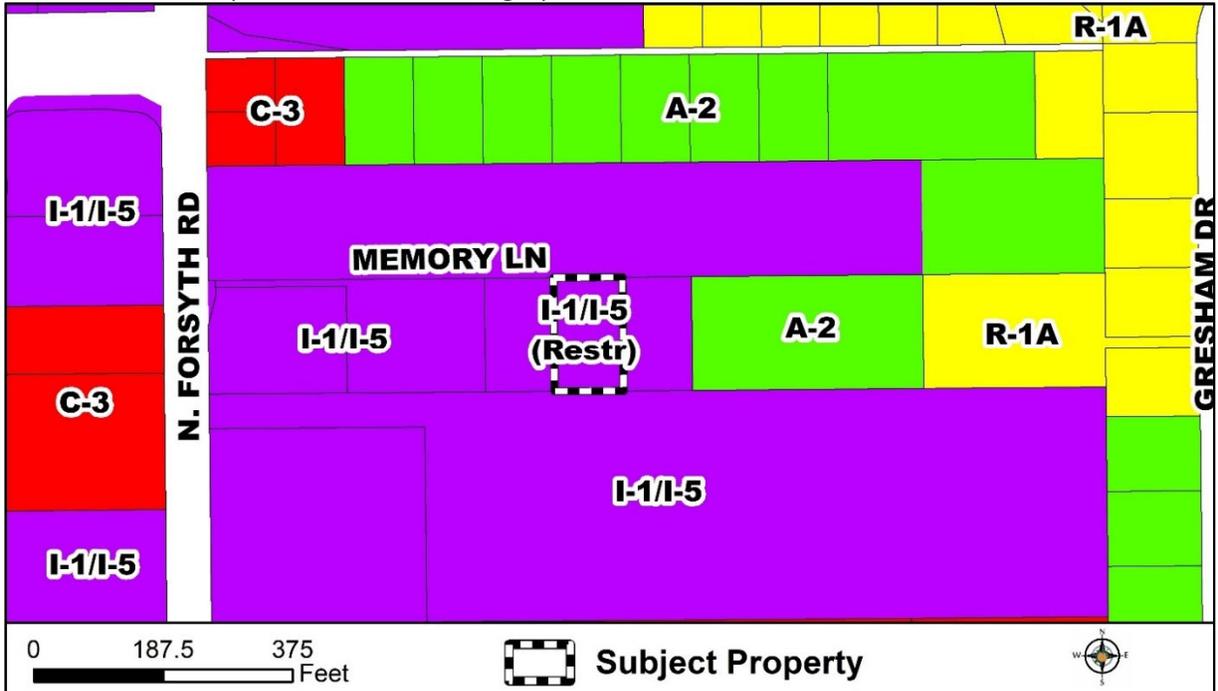
**ZONING – CURRENT**

A-2 (Farmland Rural District)



**ZONING – PROPOSED**

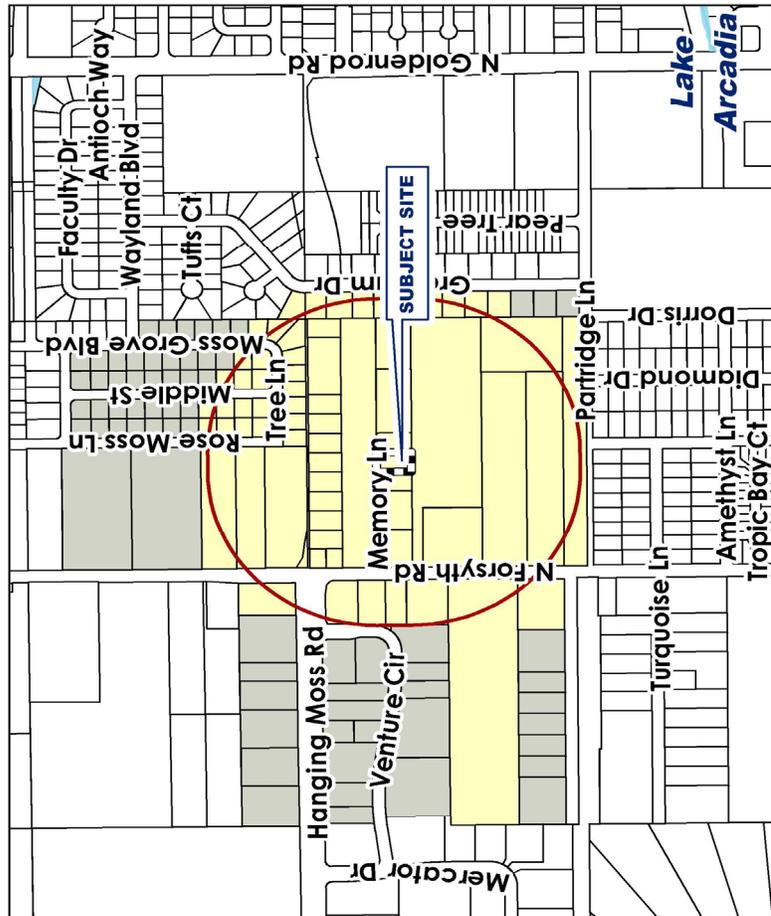
I-1/I-5 Restricted (Industrial District - Light)



NOTIFICATION MAP

Public Notification Map

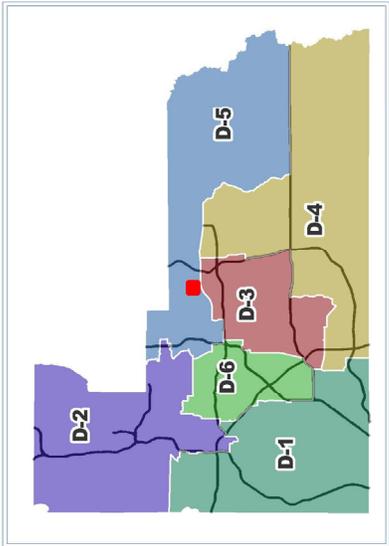
RZ-26-02-046



**MAP LEGEND**

	SUBJECT SITE		NOTIFIED PARCELS
	800_FT_BUFFER		COURTESY PARCELS
	HYDROLOGY		PARCELS

BUFFER DISTANCE: 800  
 # OF NOTICES: 137



S:\Business Systems\Board Administration\2\_PZC\2026\2-February\RZ-26-02-046\RZ-26-02-046.mxd

**CASE # RZ-26-01-034**

Commission District: #3

**GENERAL INFORMATION**

<b>APPLICANT:</b>	Duc Hien Nguyen
<b>OWNER:</b>	Tana Diep Nguyen
<b>HEARING TYPE:</b>	Planning and Zoning Commission
<b>REQUEST:</b>	<b>A-2</b> (Farmland Rural District) <i>to</i> <b>R-2</b> (Residential District)
<b>LOCATION:</b>	8206, 8224, and 8236 Curry Ford Road; generally located north of Pinar Elementary School, south of Curry Ford Road, east of Autumn Run Place, and west of Los Amigos Drive
<b>PARCEL ID NUMBERS:</b>	12-23-30-0000-00-057, 12-23-30-0000-00-054, and 12-23-30-0000-00-026
<b>SIZE / ACREAGE:</b>	3.82 acres
<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]. Three hundred sixty-six (366) notices were mailed to those property owners in the surrounding area.
<b>COMMUNITY MEETING:</b>	An in-person community meeting was held on January 20, 2026, and is summarized further in this report.
<b>PROPOSED USE:</b>	Thirty-eight (38) townhomes

**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 properties were zoned A-2 (Farmland Rural District) in 1968, prior to the adoption of the Orange County Comprehensive Plan. They were later given the Future Land Use Map designation of Low-Medium Density Residential (LMDR), which allows

consideration of up to 10 dwelling units per acre. The current zoning of A-2 is inconsistent with the LMDR Future Land Use.

Through this request the applicant is seeking to rezone the subject property to R-2 (Residential District) to develop townhomes and for consistency with the LMDR FLU. The application originally proposed thirty-eight (38) townhomes, but the applicant reduced this to 36 units (nine buildings with four units each) at the community meeting.

Two of the parcels are currently undeveloped and the third, largest parcel contains a single-family home. The surrounding area consists of a mix of zoning districts with the most common use being single-family residences. The parcel to the west is undeveloped, and on the other side of it are subdivisions of single-family homes zoned R-2. There are larger-lot single-family homes and a tree farm zoned A-2 to the east and north. Both sides of Curry Ford Road also contain large-lot single-family homes zoned R-1A and R-CE. Further down along Curry Ford Road there are manufactured homes, townhomes, and apartments. The intersection of Curry Ford Road and S. Chickasaw Trail contains retail, restaurants, and a gas station, with either C-1 or Planned Development (PD) zoning.

Connection to wastewater and water utilities is 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 located in Airport Noise Zone E, and is subject to the Airport Noise Zoning Ordinance (Ord. 2000-07).

##### **Code Enforcement**

No open cases.

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

The underlying CP Future Land Use Map (FLUM) designation of the subject property is LMDR (Low-Medium Density Residential). The proposed R-2 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 and Single-Family Residence
<b>Adjacent Zoning</b>	N: Restricted R-2 (Residential District) 2018 E: A-2 (Farmland Rural District) 1968 W: A-2 (Farmland Rural District) 1968 S: A-2 (Farmland Rural District) 1968
<b>Adjacent Land Uses</b>	N: Single-family residence E: Single-family residence

W: Vacant

S: Elementary school

**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**

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

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

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

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

**Transportation / Access**

Based on the Concurrency Management database (CMS) dated 12/10/2025, there are multiple failing roadway segments within the project's impact area. This information is dated and subject to change. Prior to any building permit approval, a Concurrency Application through the Concurrency Management office will be required. A traffic study may be required at this time.

**Schools**

A school capacity determination was approved by Orange County Public Schools.

**Parks and Recreation**

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

**Community Meeting Summary**

A community meeting was held on January 20<sup>th</sup> at Ventura Elementary School. The applicant attended and shared slides with details including a concept plan and renderings. One member of the community attended with no comments on the 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** – February 19, 2026

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

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

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

Staff indicated that three hundred sixty-six (366) notices were sent to property owners and residents within the 500 feet surrounding the property and that one (1) response was received in support of the request and two (2) were received in opposition.

Commissioner Fernandez expressed concern about the proximity to single-family homes to the east and the need for a buffer if development continues to spread. Commissioner Gray expressed concern about the demand on the road network and emergency vehicle accessibility and inquired about southward connections. Mirna Barq from Transportation Planning explained that a concurrency analysis is required prior to receiving a building permit and shared traffic counts. She stated that there are two failing roadways in the area – S. Chickasaw Trail and S Econlockhatchee Trail – and if the project impacts those roadways they will have to either mitigate the impacts or pay. Commissioner Wiggins inquired about the lot dimensions and expressed concern about traffic and the narrowness of the lot limiting the development to one access point. Commissioner Evans expressed support for the affordable housing and infill development, but echoed some concerns. Commissioner Holt inquired about the road structure, townhome price point, and Lynx bus access, as well as expressing skepticism about the compatibility, accessibility, and density. Chief Planner Sorensen explained that fire truck accessibility and road stubs to connect to future neighboring developments would be reviewed during the Preliminary Subdivision Plan process.

Commissioner Berrios Trinidad made a motion to add a restriction to reduce the density to seven (7) dwelling units per acre. Commissioner Wiggins seconded the motion. The motion failed, 2-6.

**Motion / Second**

*Jorge L Berrios Trinidad / George Wiggins*

**Voting in Favor**

*Jorge L Berrios Trinidad and George Wiggins*

**Voting in Opposition**                      *Marjorie Holt, , Eric Gray, Michael Arrington, Camille Evans, Eddie Fernandez, and Giancarlo Rodriguez*

**Absent**    *David Boers*

Commissioner Fernandes moved to recommend APPROVAL of the R-2 (Residential District) zoning, and Commissioner Arrington seconded the motion. The motion passed unanimously, 7-1.

**Motion / Second**                              *Eddie Fernandez / Michael Arrington*

**Voting in Favor**                              *Marjorie Holt, Jorge L Berrios Trinidad, Eric Gray, Michael Arrington, Camille Evans, Eddie Fernandez, and Giancarlo Rodriguez*

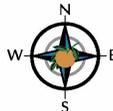
**Voting in Opposition**                      *George Wiggins*

**Absent**    *David Boers*

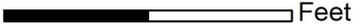
RZ-26-01-034



 Subject Property

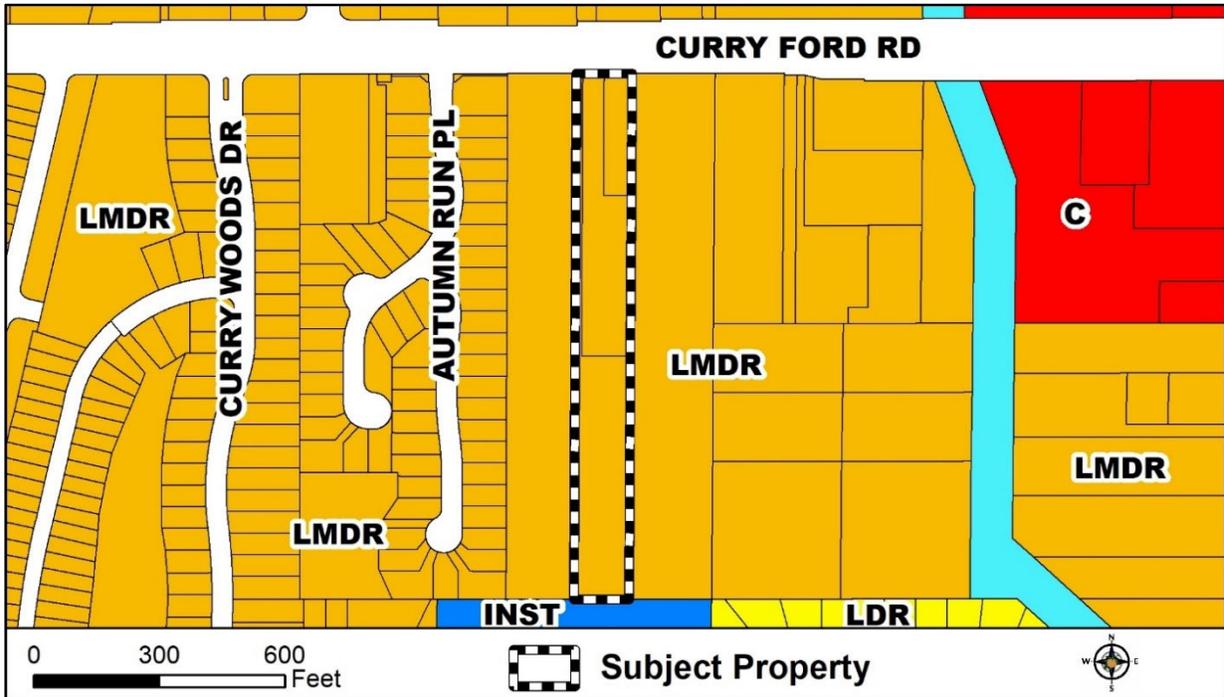


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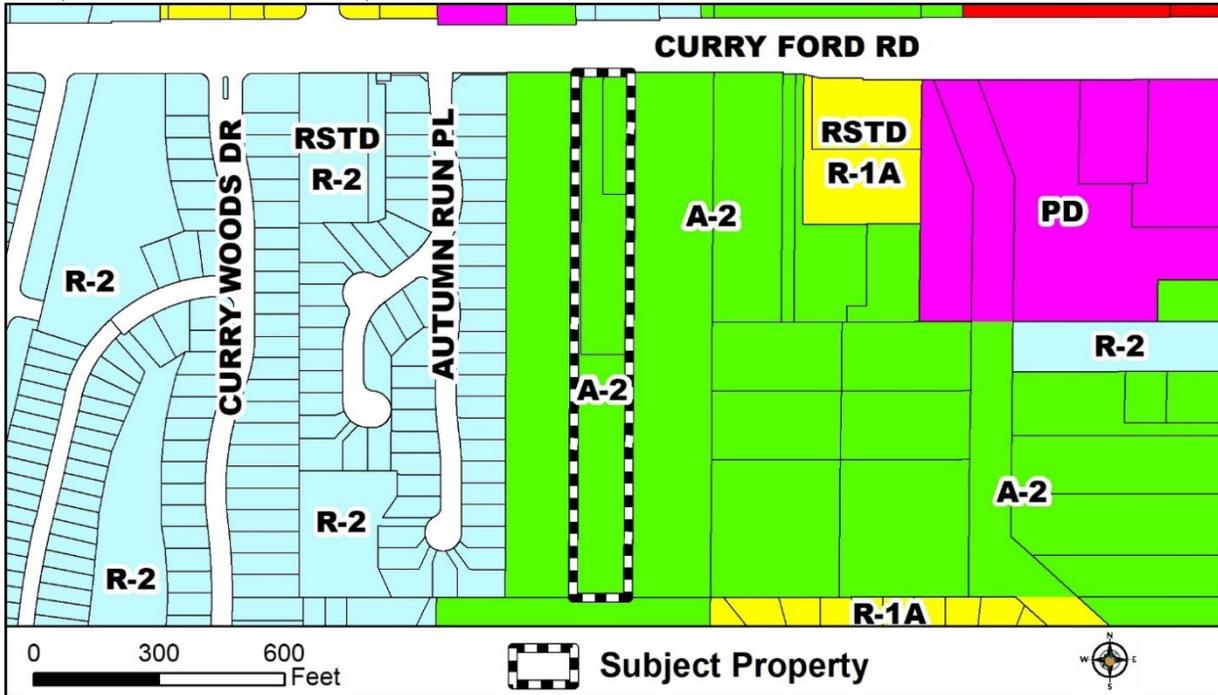
**FUTURE LAND USE – CURRENT**

LMDR (Low-Medium Density Residential)



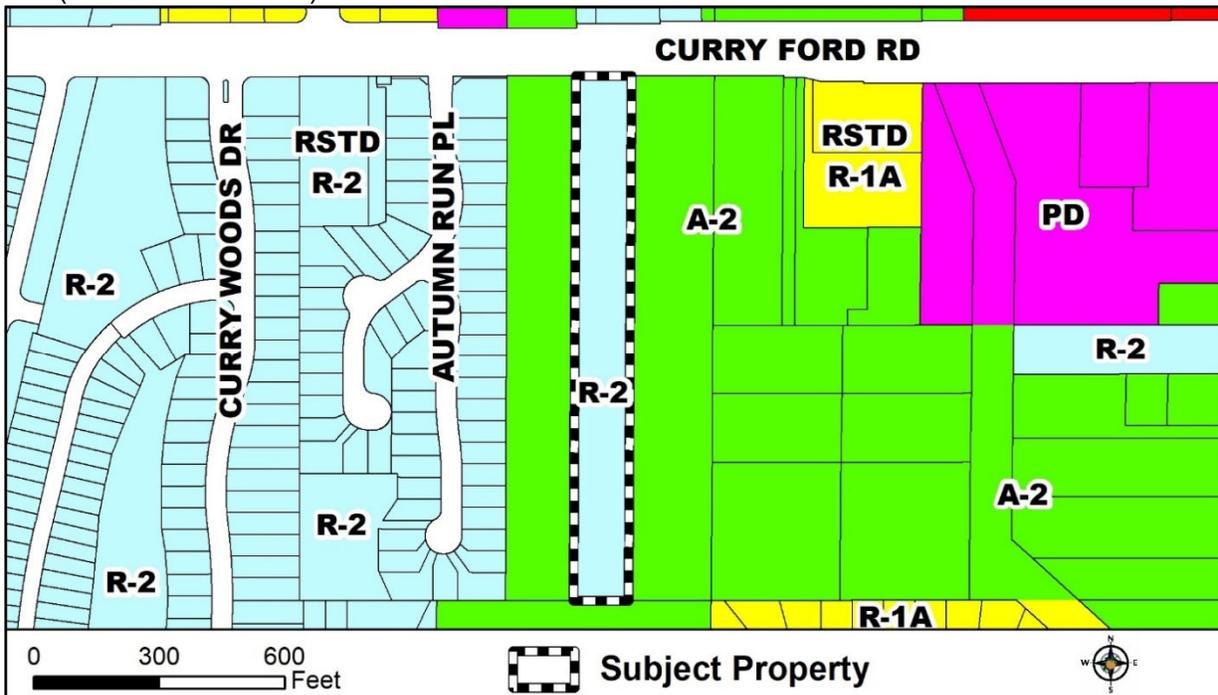
**ZONING – CURRENT**

A-2 (Farmland Rural District)

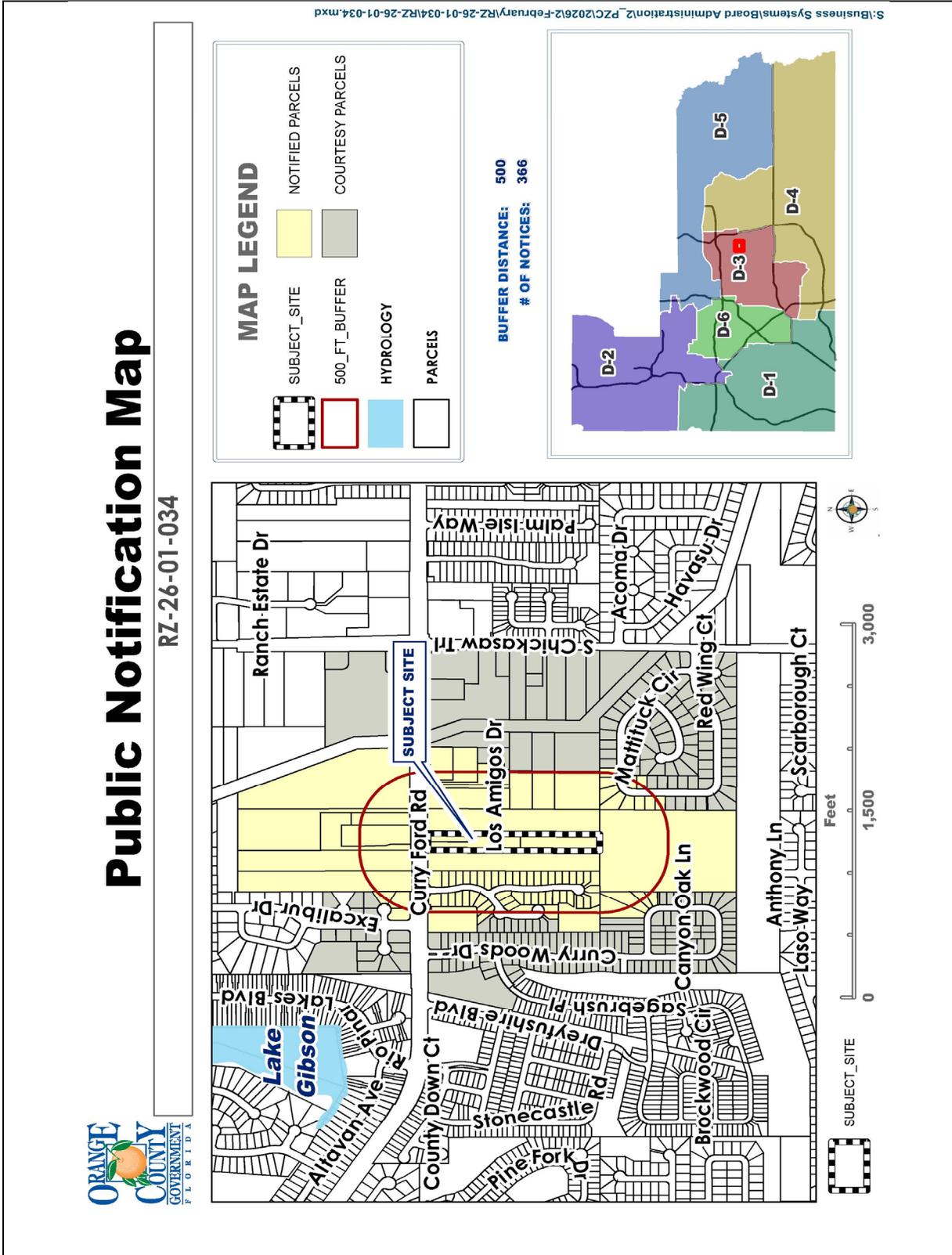


**ZONING – PROPOSED**

R-2 (Residential District)



**NOTIFICATION MAP**



*Case Planner:*  
Sara M. Haid

**Rezoning Staff Report**  
**Orange County Planning Division**  
**PZC Hearing Date: February 19, 2026**

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**CASE # RZ-26-01-038**

Commission District: 5

**GENERAL INFORMATION**

**APPLICANT:** Nghia Nguyen

**OWNER:** Ho Van Ho

**HEARING TYPE:** Planning and Zoning Commission

**REQUEST:** **R-T-2** (Combination Mobile Home and Single-Family Dwelling District) **to**  
**R-T-1** (Mobile Home Subdivision District)

**LOCATION:** 526 and 538 Shepard Road; generally located north of Mercury Road, east of Story Partin Road, west of S County Road 13, and south of E Colonial Drive.

**PARCEL ID NUMBER:** 21-22-32-2337-01-530 and 21-22-32-2337-01-540

**SIZE / ACREAGE:** 0.62- gross acre

**PUBLIC NOTIFICATION:** The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One thousand eight hundred sixty four (1864) notices were mailed to those property owners in the surrounding area.

**COMMUNITY MEETING:** An in-person community meeting was held on January 08, 2026, and is summarized further in this report.

**PROPOSED USE:** Two (2) Mobile Homes (one on each lot)

**STAFF RECOMMENDATION**

**PLANNING**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-T-1 (Mobile Home Subdivision District) zoning.**

**SUBJECT PROPERTY ANALYSIS**

**Overview**

The subject properties were platted in 1962 and zoned R-T-2 (Combination Mobile Home and Single-Family Dwelling District) in 1977 when the Town of Bithlo was dissolved and assigned Orange County zoning designations. There is currently a mobile home on each subject property, the owner has applied for demolition permits to remove the existing mobile homes. This property is within the Bithlo Rural Settlement.

Through this request, the applicant is seeking to rezone the subject property from R-T-2 (Combination Mobile Home and Single-Family Dwelling District) to R-T-1 (Mobile Home Subdivision District) to develop 2 mobile homes, one on each property.

The R-T-2 zoning district requires a minimum lot area of 0.5 acres. Both subject properties are approximately 0.31 acres and are therefore considered substandard lots. Under the current zoning of R-T-2, a variance for the lot area is required to permit a mobile home, or the applicant could combine the properties to create one conforming lot, which would only allow for one mobile home. The applicant has chosen instead to rezone the properties.

The immediate area is developed with detached single-family homes, mobile homes, and warehouses. The surrounding properties are zoned R-T-2 (Combination Mobile Home and Single-Family Dwelling District), C-3 Restricted (Wholesale Commercial District), and A-2 (Farmland Rural District).

The proposed development is within the Orange County Water and Wastewater service area; wastewater service is considered unavailable; these properties will be reliant on septic. The availability and requirement to connect to the potable water system will be assessed during Final Engineering/Construction Plan Permitting.

**Land Use Compatibility**

The R-T-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 in the Bithlo Rural Settlement.

**Joint Planning Area (JPA)**

The subject property is not located in a JPA.

**Overlay District Ordinance**

The subject property is not located within an Overlay District.

**Airport Noise Zone**

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

**Code Enforcement**

No open cases.

**Comprehensive Plan (CP) Consistency**

The underlying CP Future Land Use Map (FLUM) designation of the subject property is LDR (Low Density Residential). The proposed R-T-1 zoning is consistent with the LDR (Low Density Residential) 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.

**FLU8.2.2** 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 Analysis:**

	<b>Yes</b>	<b>No</b>	<b>Information</b>
Joint Planning Area (JPA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overlay District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Rural Settlement*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Located in the Bithlo Rural Settlement
Rural Service Area*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Urban Service Area expansion*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

***\*Requires a Fiscal Sustainability Analysis addendum per FLU1.2.8***

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**SITE DATA**

<b>Existing Use</b>	Mobile Home
<b>Adjacent Zoning</b>	N: R-T-2 (Combination Mobile Home and Single-Family Dwelling District) 1977 E: A-2 (Farmland Rural District) 1977 W: R-T-2 (Combination Mobile Home and Single-Family Dwelling District) 1977 S: R-T-2 (Combination Mobile Home and Single-Family Dwelling District) 1977
<b>Adjacent Land Uses</b>	N: Manufactured Home E: Detached Single-Family W: Manufactured Home S: Manufactured Home

**R-T-1 Development Standards**

Min. Lot Area:	4,500 sq. ft.
Min. Lot Width:	45 ft.
Max. Height:	35 ft.
Min. Living Area:	8 ft. x 35 ft. (minimum mobile home size)
Min. Living Area:	1,000 sq. ft. (minimum SFR size)
Building Setbacks:	
<i>Front:</i>	25 / 20 ft.
<i>Rear:</i>	25 / 20 ft.
<i>Side:</i>	5 ft.

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

**Intent, Purpose, and Uses**

The R-T-1 (Mobile Home Subdivision District) zoning district is composed of lands and structures where it is desirable to attain a low-medium density residential area consisting of mobile homes and single-family dwellings on single lots under individual ownership.

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**

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.

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

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

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.

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

#### **Transportation / Access**

The proposed use to develop 2 mobile 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**

Two homes is de minimis.

**Parks and Recreation**

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

**Community Meeting Summary**

A community meeting was held on January 22, 2026, at East River High School. Five residents were in attendance. The concerns expressed at the meeting related to property values and compatibility of the proposed zoning district.

**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.

Potable Water: The availability and requirement to connect to the potable water system will be assessed during Final Engineering/Construction Plan Permitting.

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

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 – February 19, 2026**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-T-1 (Mobile Home Subdivision 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-T-1 (Mobile Home Subdivision District) zoning. The applicant was present for the hearing and agreed with staff's recommendation. No speakers were present during the public comment portion.

Staff indicated that one thousand eight hundred and sixty-four (1,864) notices were sent to property owners and residents extending beyond 500 feet surrounding the property, and that staff had received two (2) responses in favor and three (3) responses in opposition to the request. The main concerns shared were that the lots were too small to have a mobile home, and concerns that this was a proposal for a mobile home park.

Discussion began with Commissioner Holt clarifying the request and the uses of the adjacent properties. She also inquired about the existing septic system. The applicant explained they would not be replacing the existing septic system at this time. Commissioner Gray asked about the location of the subject property and the concentration of mobile homes in Rural Settlements. Staff explained this property is within the Bithlo Rural Settlement and mobile homes are common in the surrounding area. Assistant County Attorney, Desmond Morell, explained the use of the Fiscal Tool, which is to be used for informational purposes. Commissioner Holt inquired about the foundation of the manufactured homes, the applicant explained that he is planning on using compacted sand instead of laying a concrete slab.

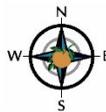
A motion was made by Commissioner Holt and seconded by Commissioner Arrington to recommend APPROVAL of the requested R-T-1 (Mobile Home Subdivision District) zoning. The motion carried on a 7-0 vote.

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

RZ-26-01-038



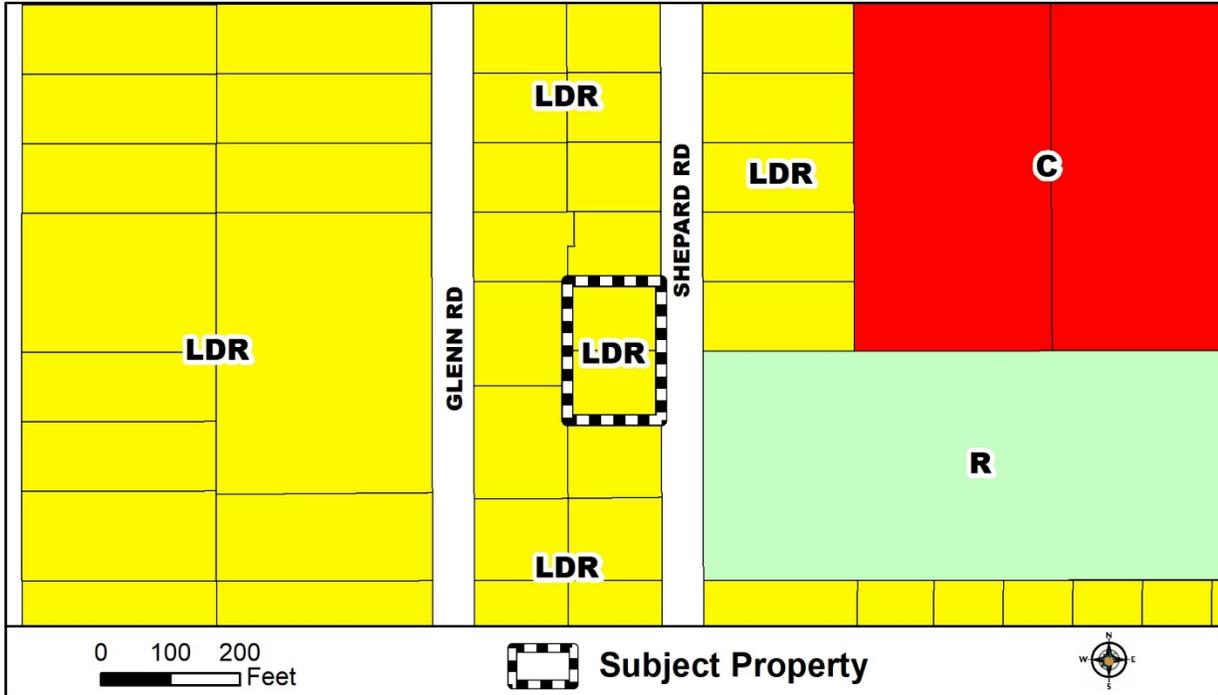
 Subject Property



0 100 200  
Feet

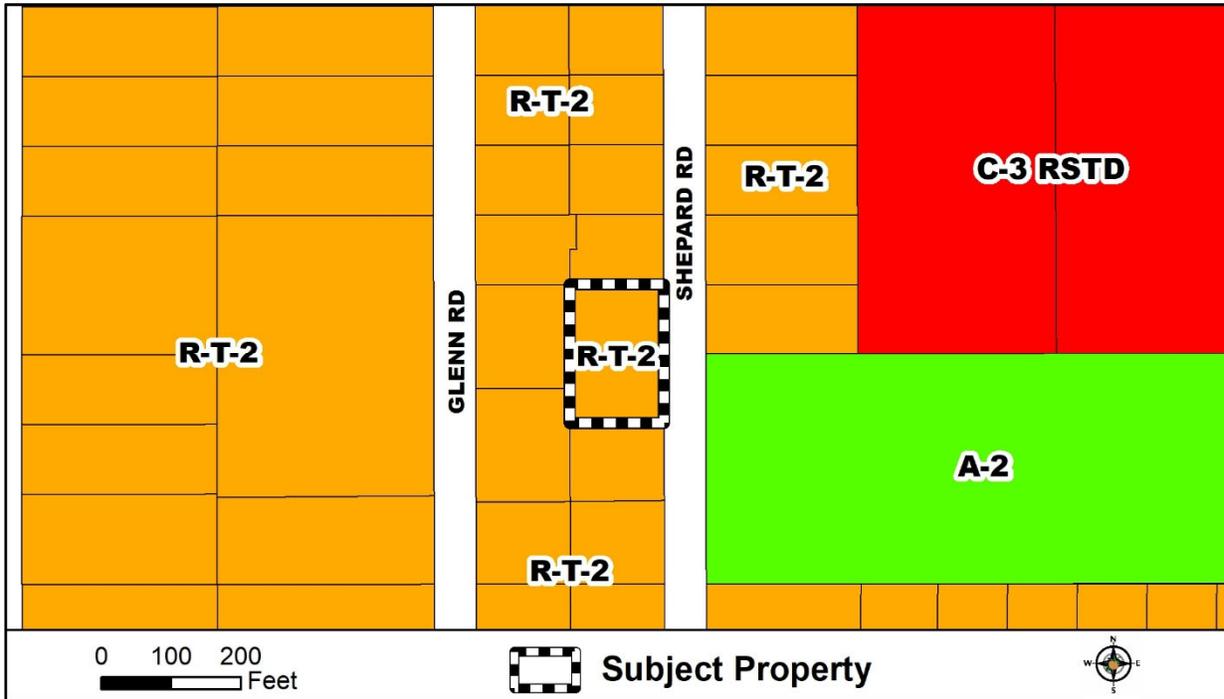
**FUTURE LAND USE – CURRENT**

LDR (Low Density Residential)



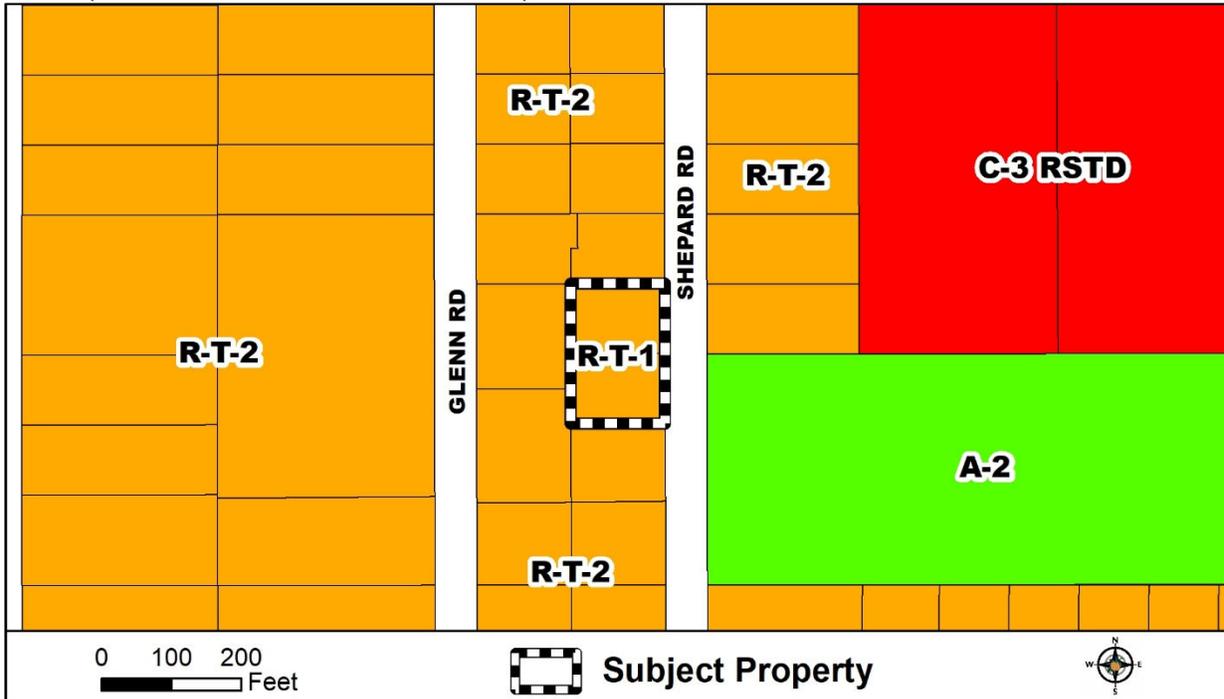
**ZONING – CURRENT**

R-T-2 (Combination Mobile Home and Single-Family Dwelling District)



**ZONING – PROPOSED**

R-T-1 (Mobile Home Subdivision District)



**Site Details**

Name: 526 and 538 Shepard Road  
 Rezoning  
 Case #: RZ-26-01-038  
 Addresses: 526 SHEPARD RD, 538 SHEPAI

**Proposal Details**

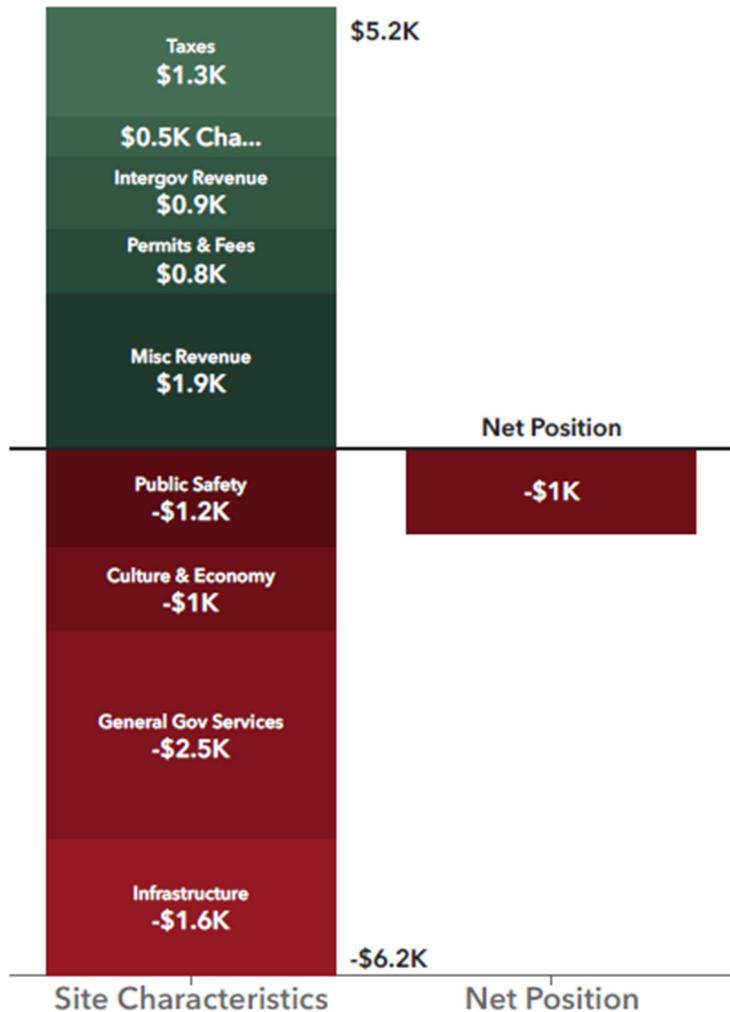
Acres: 0.62  
 Single Family Units: 2  
 Value Per SF: \$88.41

**Totals**

Per Acre Revenue: \$8.4K  
 Per Acre Cost: \$10K  
 Annual Net Fiscal Impact: -\$1K  
 Annual Impact per Acre: -\$1.6K

**Annual Fiscal Impact**

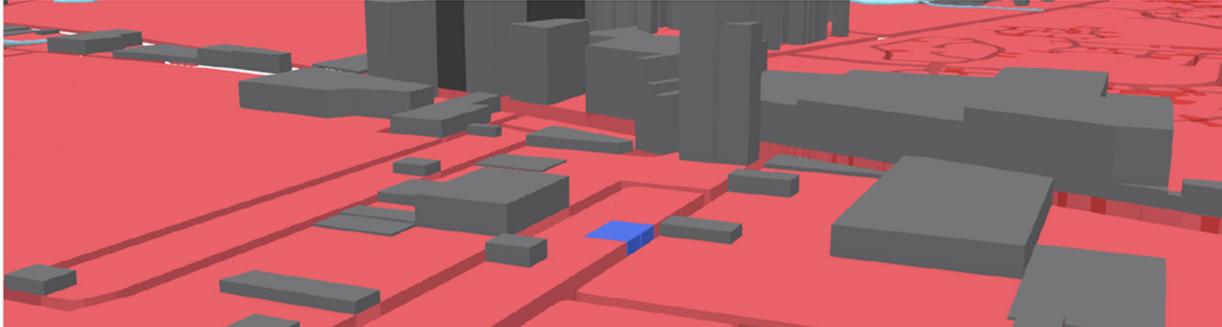
Proposal Annual Estimate



Revenues		Costs	
Property Tax	\$1.3K	\$1.2K	Public Safety
Sales Tax	\$0K	\$1K	Culture & Economy
Charges for Service	\$0.5K	\$2.5K	General Government Services
Intergovernmental Revenue	\$0.9K	\$1.2K	Road Costs
Permits & Fees	\$0.8K	\$0.1K	Stormwater Costs
Misc Revenue	\$1.9K	\$0.3K	Water & Sewer Costs
	<b>-\$1K</b>		<b>Net Fiscal Position</b>

### Net Revenue Impact per Acre by Parcel

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**Key:**

- Net Negative
- Net Positive
- Subject Property

**Revenue and Cost per Acre Summary:**

The fiscal tool estimates that a development program of two mobile homes at 526 and 538 Shepard Road will result in a negative annual net fiscal impact of \$1,000 each year than the County receives in revenues from these properties. This projection is consistent with much of the low-density residential development in the surrounding area and throughout the county. Commercial development along E. Colonial Drive and the denser mobile home park on Glenn Road are nearby examples of parcels with positive net fiscal positions that may fiscally balance out this neighborhood.

**Assumptions:**

The square footage of the proposed mobile homes was assumed to be 750 square feet for the tool's calculations.

**Disclaimer:**

A Fiscal Sustainability Analysis is required per Comprehensive Plan Policy FLU 1.2.8 and Section 507 of the Orange County Charter if a development proposes an expansion of the Urban Service Area or if it is located in a Rural Settlement or the Rural Service Area. If required, this analysis estimates the revenues Orange County will receive from the proposed development via property tax, sales tax, and other sources, and compares it to the costs the County will incur from infrastructure, public safety, and other expenditures. This analysis is based on limited information and assumptions regarding the future development program, and does not factor in the social value of other public objectives, such as housing affordability or environmental protection.

NOTIFICATION MAP

