

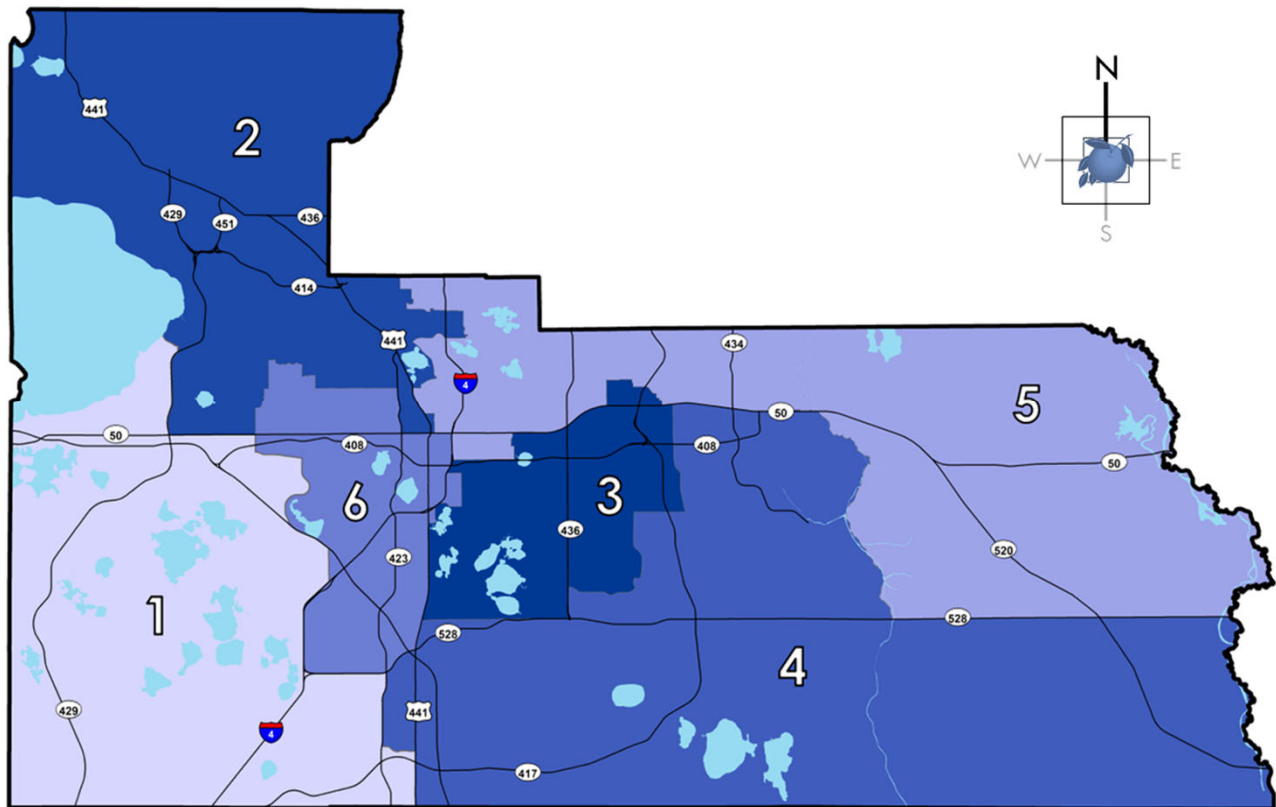


PLANNING AND ZONING COMMISSION

LOCAL PLANNING AGENCY

REZONING RECOMMENDATIONS

MAY 21, 2026



PREPARED BY:

ORANGE COUNTY GOVERNMENT
PLANNING DIVISION | CURRENT PLANNING SECTION

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

David Boers District #1

George Wiggins District #2
Vice Chairperson

Eddie Fernandez District #3

Eric Gray District #4

Marjorie Holt District #5

Camille Evans District #6
Chairman

Michael Arrington At Large

Giancarlo Rodriguez At Large

Jorge Berrios Trinidad At Large

TABLE OF CONTENTS
Planning and Zoning Commission
May 21, 2026

Table of Contents.....viii

Table of Hearings.....ix

Site and Building Requirements.....ix

Buffer Yard Requirements.....x

CONVENTIONAL & PLANNED DEVELOPMENT REZONING PUBLIC HEARINGS

RZ-25-01-065
District 2.....1

RZ-26-04-026
District 3.....13

RZ-26-05-030
District 2.....25

RZ-26-05-033
District 3.....35

RZ-26-05-034
District 5.....45

TABLE OF HEARINGS
Planning and Zoning Commission
May 21, 2026

<u>Case #</u> <u>Applicant</u>	<u>Request</u>	<u>Commission</u> <u>District</u>	<u>Recommendations</u> <u>Staff</u>	<u>PZC</u>	<u>BCC Hearing</u> <u>Required</u>
I. Conventional Rezoning Hearing					
RZ-25-01-065 Imran Mohamed	PD to R-1A Restricted	2	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-04-026 Jean Paul Cohen	C-1 to C-2 Restricted	3	Approval with one (5) restrictions	Approval with one (5) restrictions	No
RZ-26-05-030 Arthur Caleb	A-1 to R-1AA Restricted	2	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-05-033 Jose IsidroSalazar Cabrera	A-2 to R-1A	3	Approval	Approval	No
RZ-26-05-034 Megan Willbur	R1-A to R-1	5	Approval	Approval	No

SITE & BUILDING REQUIREMENTS

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

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

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

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

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

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

FOOTNOTES

A	<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

Orange County Code Section 24-5.

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

(a) **Buffer classifications:**

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

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

CASE # RZ-25-01-065

Commission District: #2

GENERAL INFORMATION

APPLICANT:	Imran Mohamed
OWNERS:	Donna Mohamed and Imran Mohamed
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	PD (Planned Development District) to R-1A Restricted (Single-Family Dwelling District)
LOCATION:	4609 N Hiawassee Rd; generally located east of N. Hiawassee Rd, south of Hiawassee Meadows Dr, north of Nestor St.
PARCEL ID NUMBERS:	01-22-28-5844-01-113 and 01-22-28-5844-01-112
SIZE / ACREAGE:	4.5 gross acres
PUBLIC NOTIFICATION:	The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred ninety-five (295) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	A community meeting was not required for this application.
PROPOSED USE:	Three (3) Single-Family Detached Homes (pending lot split approval)

STAFF RECOMMENDATION

PLANNING

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

- 1) Development shall be limited to three residential units; two on parcel 01-22-28-5844-01-112, pending lot split approval, and one on parcel 01-22-28-5844-01-113.

SUBJECT PROPERTY ANALYSIS

Overview

Through this request, the applicant is seeking to rezone the subject property consisting of two (2) parcels from PD (Planned Development District) to R-1A Restricted (Single-Family Dwelling District) in order to allow three (3) single-family dwelling units (pending lot split approval) on 4.5 gross acres. The subject property was reconfigured out of platted lots 112

and 111, within the Willis R. Munger S Land subdivision. The plat was recorded on June 8, 1910. The property is located within the Urban Service Area. Parcel ending in -112 measures 159.9 feet in width and 98,302 sq. ft. in lot size, and parcel ending in -113 measures 162.91 feet in width and 97,789 sq. ft. in lot size.

The current zoning district of the subject property is PD (Planned Development District), within the Horseshoe Lake Estates PD which is a designation that was received in 2007. The PD allows for thirteen (13) single-family units with minimum lot width of 85 feet, lot size of 8,500 sq. ft. and minimum living area of 1,600 sq. ft. The Horseshoe Lake Estates PD was approved with four (4) conditions of approval, listed below:

1. The development shall conform to Horseshoe Lake Estates PD/Land Use Plan (LUP), dated "Received October 25, 2006," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such LUP, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval of this zoning and the LUP, dated "Received October 25, 2006," the condition of approval shall control the extent of such conflict or inconsistency.
2. The project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners (BCC) at the public hearing where this development was approved, where such promise or representation, whether oral or written, was relied upon by the BCC in approving the development, or could have reasonably induced or otherwise influenced the BCC to approve the development. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the BCC by the applicant (or authorized agent) if it was expressly made to the BCC at a public hearing where the development was considered or approved.
3. The developer shall comply with all provisions of the Public Education Agreement (PEA) entered into with the Orange County School Board as of September 26, 2006. The developer has a signed Capacity Enhancement Agreement (CEA #06-019) with Orange County Public Schools (OCPS) executed on December 15, 2006, and is on file with the Orange County Planning Division.
 - Upon the County's receipt of written notice from OCPS that the developer is in default or breach of the PEA, the County shall immediately cease issuing building permits for any residential units in excess of the 1 residential unit allowed under the zoning existing prior to the approval of the PD zoning. The County shall again begin issuing building permits upon OCPS' written notice to the County that the developer is no longer in breach or default of the PEA. The developer and its successor or assign under the PEA shall indemnify and hold the County harmless from any third party

claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.

- The developer or its successor or assign under the PEA agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions is illegal, improper, unconstitutional, or a violation of the developer's property rights.
- Orange County shall be held harmless by the developer and its assigns under the PEA in any dispute between the developer and OCPS over any interpretation or provision of the PEA.
- At the time of platting, documentation shall be provided from OCPS that this project is in compliance with the CEA.

4. The developer shall obtain water, wastewater, and reclaimed water from Orange County Utilities.

The subject property has a Future Land Use Map (FLUM) designation of Low Density Residential (LDR) which allows for consideration of up to four (4) units per one (1) net developable acre. A rezoning is required to do a lot split and dissolve the Horseshoe Lake Estates PD. The northern property is currently developed with one single-family home that will remain. An additional home is proposed for the northern lot, pending lot split approval.

The immediate area is developed with single-family residential dwelling units on large lots. The surrounding area is predominantly zoned A-1 and R-1A, which requires a minimum of 100- and 75-foot lot width for A-1 and R-1A.

The subject property is within the Wekiva Study Area. Open space of 35% is required but only if a Preliminary Subdivision Plan (PSP) is required for development. In this case, the applicant is proposing a lot split so a PSP is not required therefore the dedicated 35% open space is not required.

The subject property is within the Orange County wastewater service area and connection is required.

Land Use Compatibility

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

Site Analysis

Rural Settlement

The subject property is not located in a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located in a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

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

Code Enforcement

No cases found.

Comprehensive Plan (CP) Consistency

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

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

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

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

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

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

SITE DATA

Existing Use	Single-Family Residential
Adjacent Zoning	N: A-1 (Citrus Rural District) 1957 E: R-1A (Single-Family Dwelling District) 1983 W: A-1 (Citrus Rural District) 1957 S: A-1 (Citrus Rural District) 1957
Adjacent Land Uses	N: Single-Family Residential E: Single-Family Residential W: Single-Family Residential

S: Single-Family Residential

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

Min. Lot Area: 7,500 sq. ft.
Min. Lot Width: 75 ft.
Max. Height: 35 ft.
Min. Floor Area: 1,200 sq. ft.

Building Setbacks

Front: 20 ft.
Rear: 25 ft.
Side: 7.5 ft.

Intent, Purpose, and Uses

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

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

SPECIAL INFORMATION

Staff Comments

Environmental

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

Wekiva Priority Focus Area and BMAP Enhanced Septic/Sewer Requirement - This site is located within the Wekiwa/Rock Springs and Wekiva River Basin Management Action Plan (BMAP) Areas and must comply with the applicable requirements of Section 373.811 and Section 403.067, Florida Statutes, as amended;

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

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

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

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.

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).

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 single family residences is a de minimis impact on the roadways. For the purposes of transportation analysis, a project is considered de minimis if its impacts are less than a total p.m. peak of five (5) peak hour trips on the roadways within the area of influence. Prior to any building permit approval, a Concurrency Application through the Concurrency Management office may be required, concurrency@ocfl.net.

Schools

Three homes is de minimis.

Parks and Recreation

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

Community Meeting Summary

A community meeting was not required for this request.

Utilities Service Area (Availability of services may vary)

Water: 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.

This site is located within an Orange County Priority Vulnerability Area (PVA). The PVA is identified as an area where groundwater quality is more vulnerable to nutrient pollutant discharges from conventional onsite sewage treatment and disposal systems (OSTDS). On November 19, 2024, the BCC approved changes to the septic tank and sewer connection policies. These policies are effective March 1, 2025:

1. Increased sewer connection requirements (Wekiwa PFA and Orange County PVAs) so that:
 - Wastewater flows up to 2 equivalent residential units (ERUs) must connect to fronting gravity or force main.
 - Wastewater flows greater than 2 ERUs have an increased pipeline extension criteria from 100 feet to 600 feet.
2. Enhanced septic systems (minimum 65% nitrogen reduction) are required where sewer is not available:
 - For new systems on lots - 1 acre in Orange County PVAs.
 - For new systems with less than 150-foot setback to any waterbody countywide.

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 – May 21, 2026

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

1. Development shall be limited to three residential units; two on parcel 01-22-28-5844-01-112, pending lot split approval, and one on parcel 01-22-28-5844-01-113.

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-1A (Single-Family Dwelling District) zoning, subject to one restriction. The applicant was present for the hearing and agreed with staff's recommendation.

Staff indicated that two hundred ninety-five (295) notices were sent to property owners and residents within the 600 feet surrounding the property and that no responses were received regarding this request.

Commissioner Holt inquired about the tree canopy and the connection to Orange County Utilities. Commissioner Wiggins raised questions regarding the proposed lot split. Commissioner Rodrigues asked whether the subject property is located within the Wekiva Study Area and further questioned the proposed lot split.

Commissioner Wiggins moved to recommend APPROVAL of the R-1A Restricted (Single-Family Dwelling District) zoning, subject to the restriction that the development shall be limited to three residential units; two on parcel 01-22-28-5844-01-112, pending lot split approval, and one on parcel 01-22-28-5844-01-113, and Commissioner Gray seconded the motion. The motion passed unanimously, 7–0.

Motion / Second

George Wiggins / Eric Gray

Voting in Favor

George Wiggins, Eric Gray, Eddie Fernandez, Marjorie Holt, Camille Evans, David Boers, and Giancarlo Rodriguez

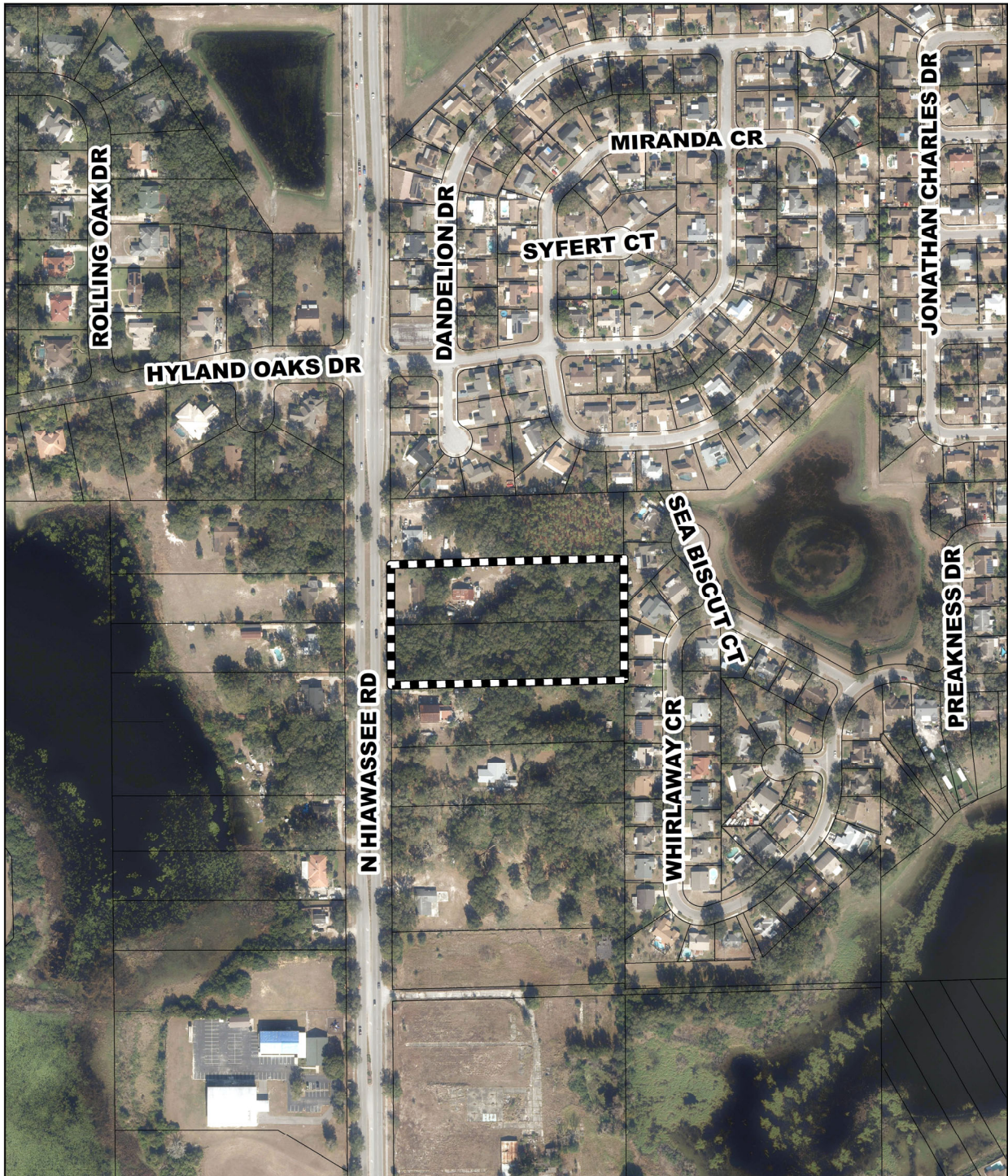
Voting in Opposition

None

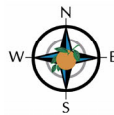
Absent

Jorge L Berrios Trinidad and Michael Arrington

RZ-25-01-065



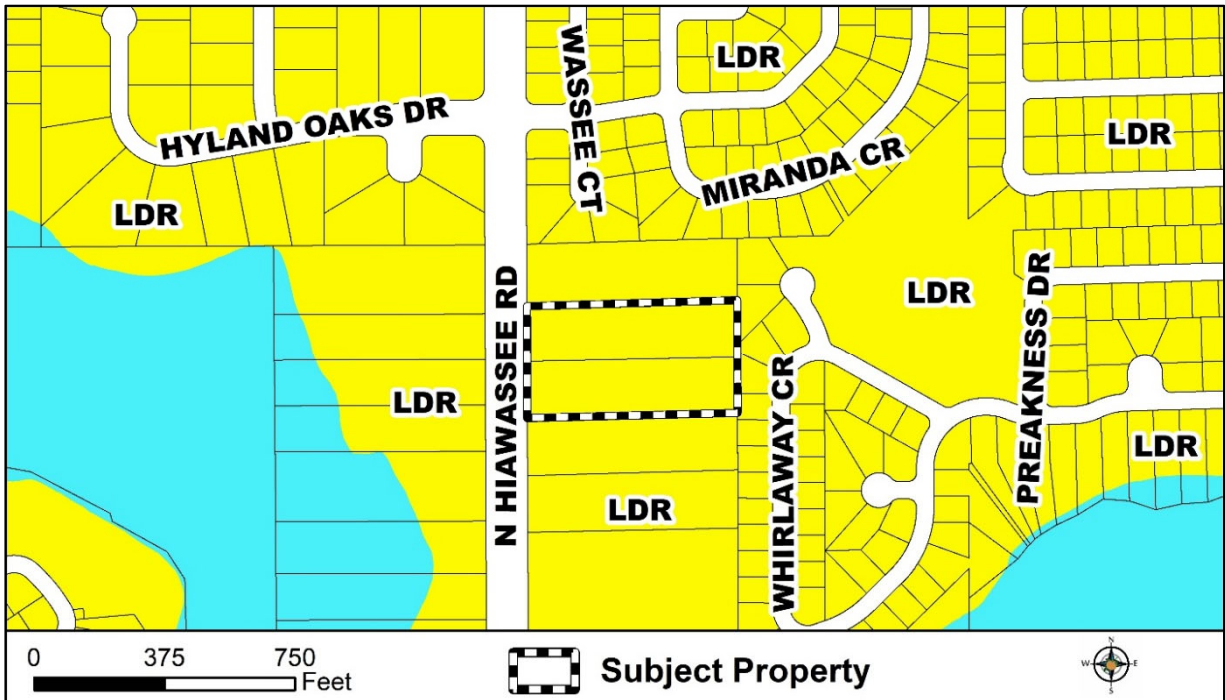
 Subject Property



0 300 600 Feet

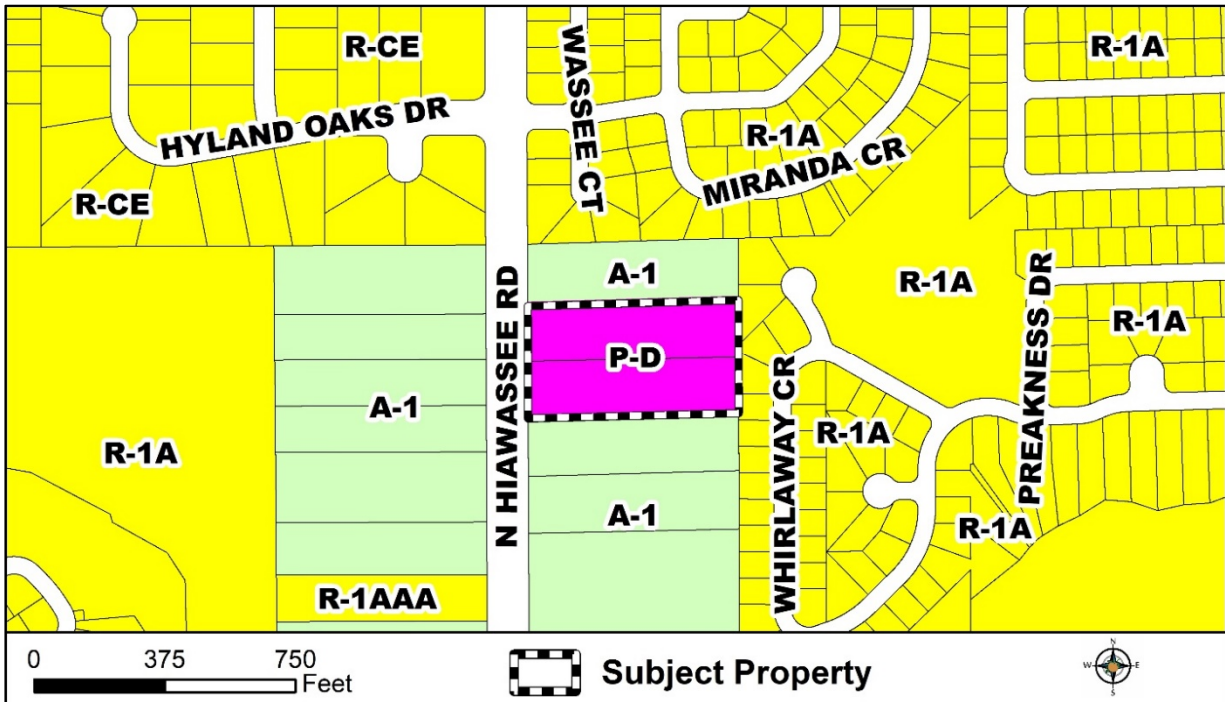
FUTURE LAND USE – CURRENT

LDR (Low Density Residential)



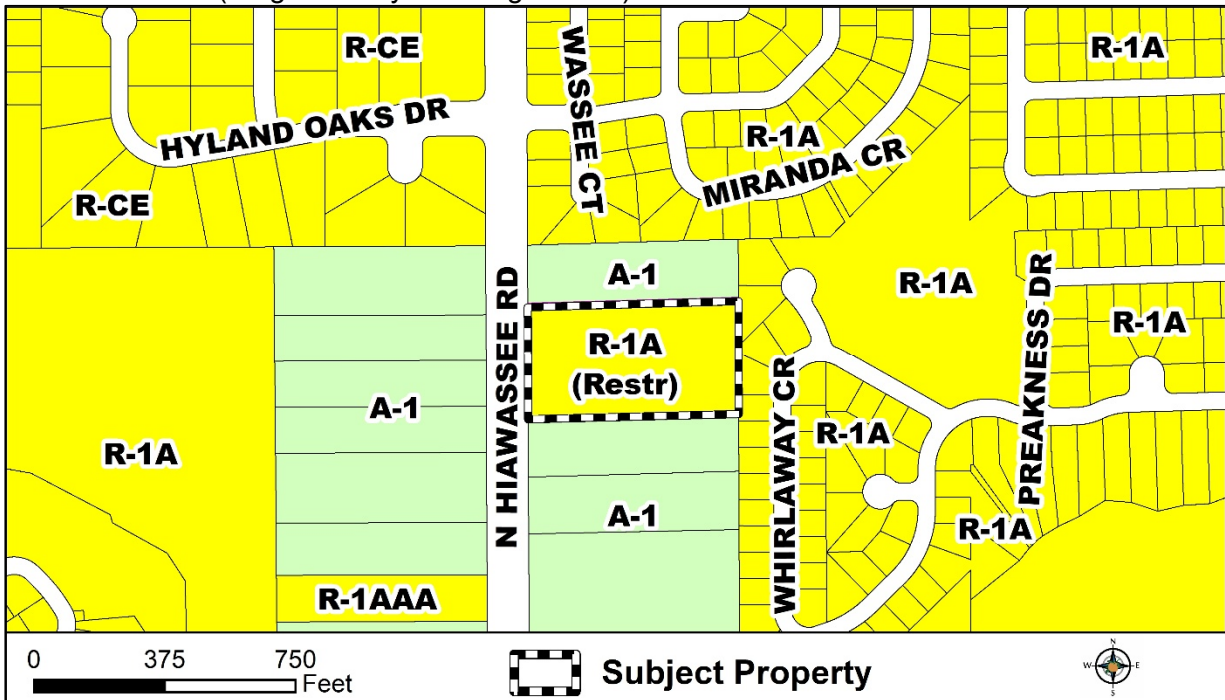
ZONING – CURRENT

PD (Planned Development District)



ZONING – PROPOSED

R-1A Restricted (Single-Family Dwelling District)



CASE # RZ-26-04-026

Commission District: #3

GENERAL INFORMATION

APPLICANT:	Jean Paul Cohen
OWNER:	Jomah Trading, Inc.
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	C-1 (Retail Commercial District) to C-2 Restricted (General Commercial District)
LOCATION:	575 N. Semoran Boulevard; Generally located south of Oleander Drive, north of Hibiscus Road, east of SR 436, west of Norma Drive.
PARCEL ID NUMBER:	27-22-30-3504-02-050
SIZE / ACREAGE:	0.67 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 four (104) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on May 19, 2026, and is summarized further in this report.
PROPOSED USE:	C-2 Uses including an Automobile Dealership

STAFF RECOMMENDATION

PLANNING

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

- 1) New billboards and pole signs shall be prohibited;
- 2) Vehicular access to Norma Drive shall be prohibited;
- 3) A seven foot landscape strip with irrigation shall be provided on the western boundary adjacent to Semoran Blvd and planted with vegetation in accordance with Orange County Code Sec.24-4(a)(1);
- 4) A Type "B" buffer shall be provided on the eastern edge of the property in accordance with Orange County Code Section 24-5; and,

- 5) The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate C-2 uses.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property is located at 575 N. Semoran Boulevard, approximately 1,700 feet south of E. Colonial Drive. It was originally platted in 1952 as part of the Hewett Heights residential subdivision. The existing single-family residential community to the east of the subject property was developed as part of the same subdivision.

The current structure on the property was built in 1961 and is currently classified as an Auto Repair Garage by the Orange County Property Appraiser. Through this request, the applicant is seeking to rezone the subject property from C-1 (Retail Commercial District) to C-2 Restricted (General Commercial District) to use the property for automobile sales.

The neighborhood surrounding the subject property has a mix of uses, ranging from offices to automobile-centered businesses to single-family neighborhoods. The eastern side of Semoran Boulevard (SR 436) consists of businesses with C-1 and C-2 uses, many built before 1960. The western side of Semoran Boulevard has Professional Office uses of varying lot sizes with some commercial zoning.

In order to increase compatibility of the proposed use with the residential neighborhood to the east, staff is recommending that a Type B buffer be maintained on the rear of the property adjacent to Norma Drive in accordance with Orange County Code Section 24-5 which requires that the 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.

Additionally, staff is recommending a restriction to provide an irrigated seven foot landscape strip along Semoran Blvd. in accordance with Orange County Code Section 24-4(a)(1) which states the following:

- a. A landscape strip at least seven (7) feet in width. Groundcover shall be used on this landscape strip; however, turf, turf grass or sod shall not be permitted for use on this landscape strip.
- b. One (1) shade tree for each forty (40) lineal feet, or fraction thereof;
- c. A continuous hedge at least thirty (30) inches high at planting of a species capable of growing to at least thirty-six (36) inches in height within eighteen (18) months, which hedge shall be maintained at a height not less than thirty-six (36) inches. The height of the hedge shall be measured from parking lot grade; and

- d. Where wheel stops are not used, the required plantings shall not be planted within two (2) feet of the curb, to allow for vehicle overhang.
- e. Reasonable breaks in landscaping in vehicular use areas shall be made to allow pedestrian access through parking areas to points of destination.

Connection to wastewater is not available, however advanced septic is required.

Land Use Compatibility

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

Site Analysis

Rural Settlement

The subject property is not located in a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located in a JPA.

Overlay District Ordinance

The subject property is located in the S.R. 436/S.R. 50 Corridor Overlay District. The proposed use associated with this rezoning is compliant with this overlay. The overlay prohibits the following uses:

- a) Labor pools and labor halls, as defined by F.S. § 448.22(1) and (3), respectively;
- b) Any business in which a material part of its services includes loans secured by vehicle titles (often known as "car-title loans"), but not including financial institutions such as banks, credit unions, trust companies, consumer finance and retail installment lenders;
- c) Any business commonly known as "check cashing," or any business in which a material part of its services includes future employment wages or other compensation (often known as "payday loans," or "pay day advances"), but not including retail businesses which provide a check cashing service as an incidental part of their business and financial institutions such as banks, credit unions, and trust companies;
- d) Tattoo, body art, or body piercing businesses;
- e) Pawnshops, as defined by F.S. § 539.001(2)(1);
- f) Bail bond agencies, as defined by F.S. § 648.25(1);
- g) Flea markets, except for those operating in conjunction with not-for-profit functions;
- h) Fortune tellers, tarot card readers, palm readers, psychics, and similar businesses; and
- i) Bottle clubs, as defined by this chapter.

Airport Noise Zone

The subject property is located in Airport Noise Zone D and is subject to the Airport Noise Zoning Ordinance (Ord. 2000-07). The proposed use is permitted within this zone. An aviation easement or waiver of claim may be needed and executed with the Greater Orlando Aviation Authority.

Code Enforcement

No open cases.

Comprehensive Plan (CP) Consistency

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

FLU1.4.1 states Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

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

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

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

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

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

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

SITE DATA

Existing Use	Tire Sales and Installation
Adjacent Zoning	N: C-2 (General Commercial District) (1994) E: R-1A (Single-Family Dwelling District) (1957) W: P-O (Professional Office District) (2019) S: C-2 (General Commercial District) (1973)
Adjacent Land Uses	N: Automobile Dealership E: Single-Family Residential W: Undeveloped Office S: Restaurant

C-2 (General Commercial District) Development Standards

Min. Lot Area:	8,000 sq. ft.
Min. Lot Width:	100 ft. (on major streets, see Article XV) 80 ft. (on all other streets)
Max. Height:	50 ft. (35 ft. within 100 ft. of all residential districts)
Min. Floor Area:	500 sq. ft.
Building Setbacks:	
<i>Front:</i>	25 ft.
<i>Rear:</i>	15 ft. (20 ft. when abutting residential)
<i>Side:</i>	5 ft. (25 ft. when abutting residential)

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

Intent, Purpose, and Uses

The intent and purpose of the C-2 zoning district is to provide for the retailing of commodities and the furnishing of several major services, selected trade shops and automotive repairs. This district is encouraged at locations along minor arterial and major arterial roads where general commercial uses would be compatible with the surrounding neighborhood, yet not adjacent to residential uses. This district typically occupies an area larger than that of the retail commercial district, serves a considerably greater population, and offers a wider range of services. This district is only promoted within the urban service area where uses of this intensity have already been established.

Specific uses shall be identified by the letter "P" in the use table set forth in Section 38-77 of the Orange County Code and include new and used automobile sales; car rental and leasing; auto painting and body shops; special trade contractors' offices (storage, equipment yards, and offices with outdoor storage); automobile parking lots and parking garages; outdoor storage and display of equipment, products, and merchandise; landscaping and irrigation businesses; commercial kennels; caterers; etc.

SPECIAL INFORMATION

Staff Comments

Environmental

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

Transportation / Access

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

Schools

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

Parks and Recreation

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

Community Meeting Summary

A community meeting was held on Tuesday, May 19, 2026, at Azalea Park Elementary School with one (1) community member in attendance. No opinions were given either in support or in opposition to the request.

Utilities Service Area (Availability of services may vary)

Water:	OUC
Wastewater:	City of Orlando
Reclaim Water:	Orlando

Detailed Utility Information:

This property is within Orlando Utilities Commission Water Service Area.

This property is within City of Orlando Wastewater and Reclaimed Water Service Area. Connection to wastewater is not available and therefore the property will be reliant on septic.

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 – May 21, 2026

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

1. New billboards and pole signs shall be prohibited;
2. Vehicular access to Norma Drive shall be prohibited;
3. A seven foot landscape strip with irrigation shall be provided on the western boundary adjacent to Semoran Blvd and planted with vegetation in accordance with Orange County Code Sec.24-4(a)(1);
4. A Type “B” buffer shall be provided on the eastern edge of the property in accordance with Orange County Code Section 24-5; and,
5. The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to C-2 uses.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the Planning and Zoning Commission (PZC) with a recommendation that the Commission make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested C-2 Restricted (General Commercial District) zoning, subject to five (5) restrictions. The applicant was present at the hearing and agreed with staff’s recommendation.

Staff indicated that one hundred four (104) notices were sent to property owners within a 500-foot buffer of the subject property. Staff has received one (1) comment in opposition, citing too many auto dealerships in the immediate area.

No members of the public spoke during the public comment portion of the hearing.

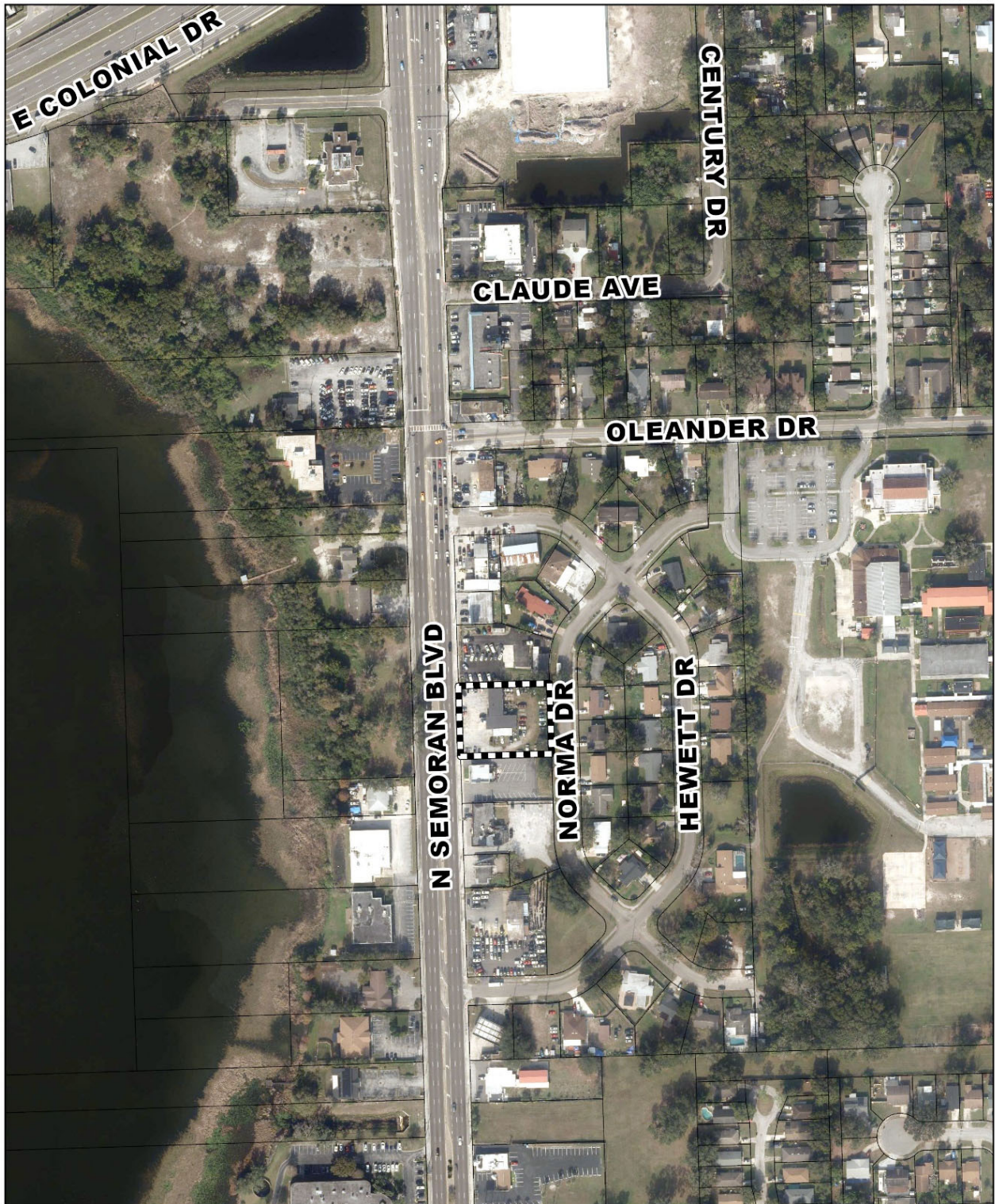
Discussion followed, during which the Commission discussed the proposed restrictions and sewer availability. It was suggested to modify the fifth proposed restriction to better address the intent that the site and landscaping standards be brought to current requirements only when C-2 uses are applied. The applicant agreed with the revised restriction.

Commissioner Fernandez made a motion to make a finding of consistency with the Comprehensive Plan and recommended APPROVAL of the requested C-2 Restricted (General Commercial District) zoning with five restrictions as amended.

The motion was seconded by Commissioner Wiggins. The motion carried on a 7-0 vote.

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

RZ-26-04-026



 Subject Property

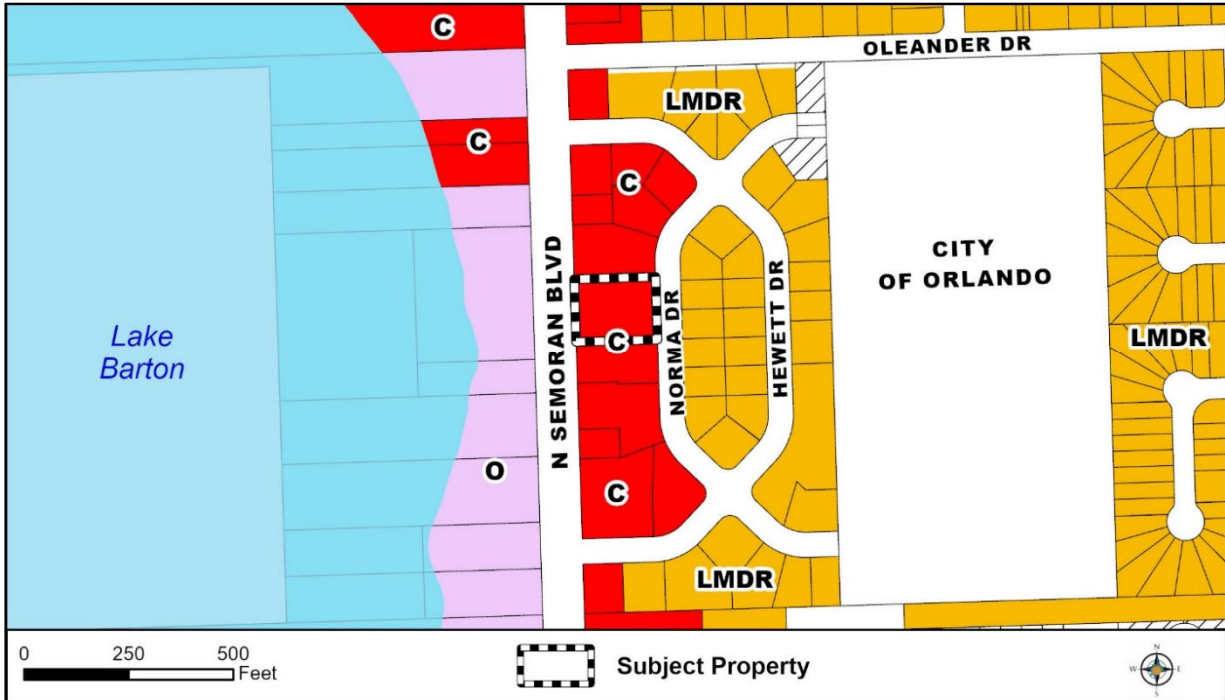


0 250 500
Feet



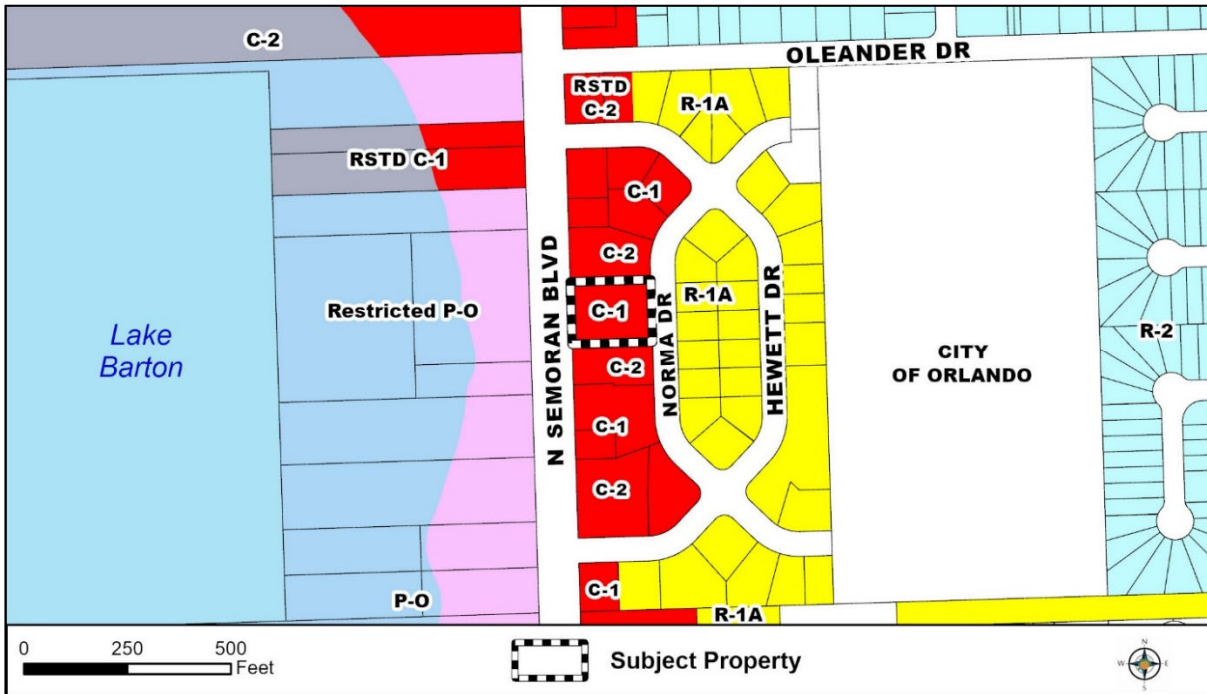
FUTURE LAND USE – CURRENT

C (Commercial)



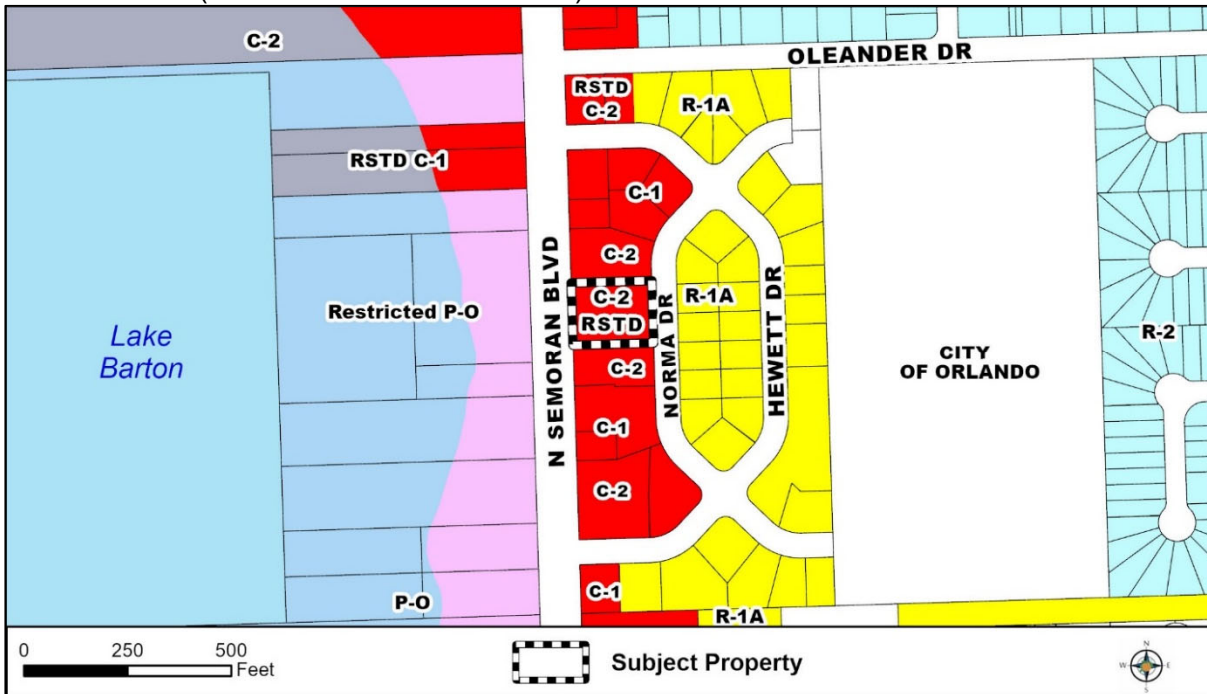
ZONING – CURRENT

C-1 (Retail Commercial District)



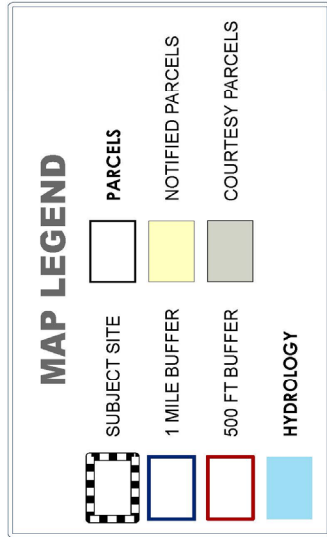
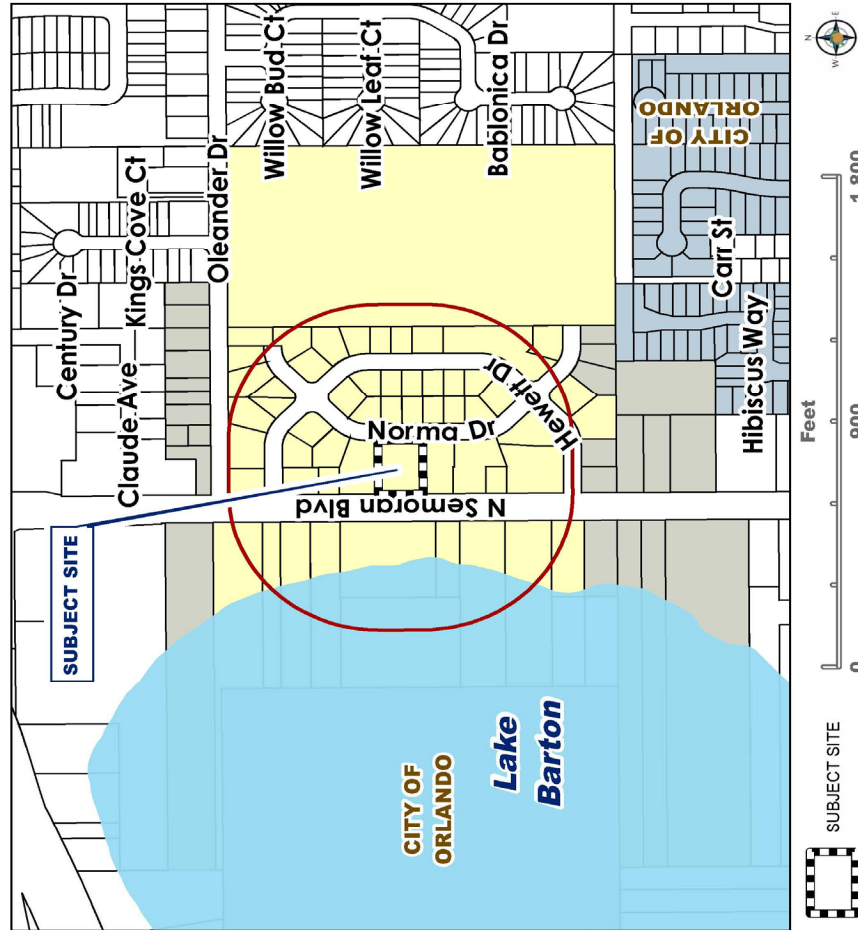
ZONING – PROPOSED

C-2 Restricted (General Commercial District)

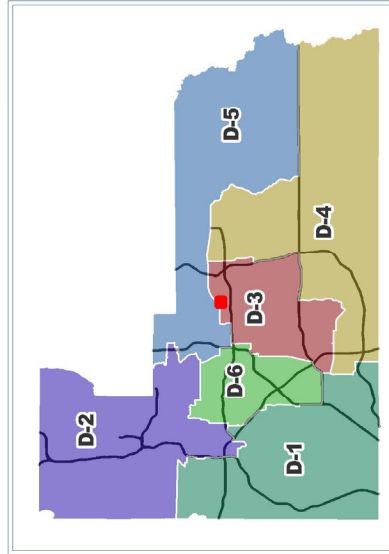


Public Notification Map

RZ-26-04-026



BUFFER DISTANCE: 500
 # OF NOTICES: 104



B:\Business Systems\Board Administration\2_PZC\2026\4-Apr\11\RZ-26-04-026\RZ-26-04-026.mxd

CASE # RZ-26-05-030

Commission District: #2

GENERAL INFORMATION

APPLICANT:	Arthur Caleb
OWNERS:	Jasmine Caleb and Benedict Caleb
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	A-1 (Citrus Rural District) to R-1AA Restricted (Single-Family Dwelling District)
LOCATION:	705 Busbee Avenue; generally located south of E. Semoran Boulevard, east of Suggs Road, west of S. Lake Pleasant Road, north of Red Bird Lane.
PARCEL ID NUMBER:	14-21-28-0000-00-094
SIZE / ACREAGE:	2.11-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-nine (189) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	A community meeting was not required for this application.
PROPOSED USE:	One (1) additional Single-Family Dwelling (pending lot split approval)

STAFF RECOMMENDATION

PLANNING

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

1. Development shall be limited to two residential units.

SUBJECT PROPERTY ANALYSIS

Overview

This subject property is located on the east side of Busbee Avenue, approximately 1,260 feet south of E. Semoran Boulevard. Currently the 2.11 acre lot is developed with one single-family dwelling. Through this request the applicant proposes to construct an additional single-family dwelling unit pending approval of a lot split.

The property's Future Land Use (FLU) is designated Low Density Residential (LDR), with a maximum density of 4 dwelling units per 1 net acre. The zoning was established as A-1 (Citrus Rural District) in 1957, prior to the adoption of the Orange County Comprehensive plan. However, the A-1 zone is inconsistent with the LDR FLU designation. In order to allow for a lot split and construction of a single-family home on the new lot, the Zoning and FLU designation must be consistent.

As for the subdivision of the subject property, according to Orange County Zoning records a split of the original parcel occurring in 1989 (Case # 89-94). A second lot split was approved in 1992 (Case # 92-109) but was withdrawn prior to filing with the Orange County Comptroller's Office. The 2nd lot split therefore was never completed and the property can still apply for an additional lot split under Orange County Code without being considered a subdivision.

The subject property is within the City of Apopka's Water and Wastewater service area. Should wastewater be considered unavailable, advanced septic will be required. The availability and requirement to connect to the potable water and wastewater systems will be assessed during Final Engineering/Construction Plan Permitting.

The immediate area can be characterized as developed, with a mixture of single-family detached dwelling units on varying lot sizes. The residential district predominately consists of A-1 (Citrus Rural District) zoning which allows for 100-foot-wide lots. The subject property is within the Wekiva Study Area and is part of the Apopka Joint Planning Area.

Staff is proposing a restriction to limit development to two homes to align with the applicant's request.

Land Use Compatibility

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

Site Analysis

Rural Settlement

The subject property is not located in a Rural Settlement.

Joint Planning Area (JPA)

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

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

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

Code Enforcement

No 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-1AA (Single-Family Dwelling District) zoning is consistent with the LDR FLUM designation, therefore a CP amendment is not necessary. The proposed request is consistent with the following Comprehensive Plan provisions:

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

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

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

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

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

SITE DATA

Existing Use	Single-Family Residential Unit
Adjacent Zoning	N: R-2 (Residential District) (1957) E: A-1 (Citrus Rural District) (1957) W: A-1 (Citrus Rural District) (1957) S: A-1 (Citrus Rural District) (1957)
Adjacent Land Uses	N: Single Family Residential E: Single Family Residential W: Single Family Residential S: Single Family Residential

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

Min. Lot Area:	10,000 sq. ft.
Min. Lot Width:	85 feet
Max. Height:	35 feet
Min. Floor Area:	1,200 feet

Building Setbacks

Front:	25 feet
Rear:	30 feet
Side:	7.5 feet

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

Intent, Purpose, and Uses

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

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

SPECIAL INFORMATION

Staff Comments

Environmental

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.

Transportation / Access

Prior to any building permit approval, an approved Concurrency Application through the Concurrency Management Office may be required.

NOTE: Should this project be located near failing roadways then a traffic study (segment analysis) will be required via a Capacity Encumbrance Letter (CEL) application. Please contact the Concurrency Management Office at concurrency@ocfl.net or 407-836-6110 for more information. Visit the webpage below regarding concurrency information: <http://www.orangecountyfl.net/PlanningDevelopment/ConcurrencyManagement.aspx>

Schools

Two homes is a de minimus impact to OCPS. A capacity determination is not required.

Parks and Recreation

Park and Recreation staff 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: City of Apopka

Wastewater: City of Apopka

Reclaim Water: City of Apopka

Detailed Utility Information:

This property is within City of Apopka Water Service Area.

This property is within City of Apopka Wastewater and Reclaimed Water Service Area.
Should wastewater be considered unavailable, advanced septic will be 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 – May 21, 2026

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

1. Development shall be limited to two (2) residential units.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

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

Staff indicated that one hundred and eighty-nine (189) notices were sent to property owners within a 500-foot buffer of the subject property. Staff has received one (1) comment in opposition, citing concerns over changing the existing rural character of the community.

No members of the public spoke during the public comment portion of the hearing. Discussion amongst the PZC members followed, during which the Commission discussed the proposed lot split and sewer availability. Commissioner Wiggins made a motion to make a finding of consistency with the Comprehensive Plan and recommended APPROVAL of the requested R-1AA Restricted (Single-Family Dwelling District) zoning. The motion was seconded by Commissioner Rodriguez. The motion carried on a 7-0 vote.

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


RZ-26-05-030



 Subject Property

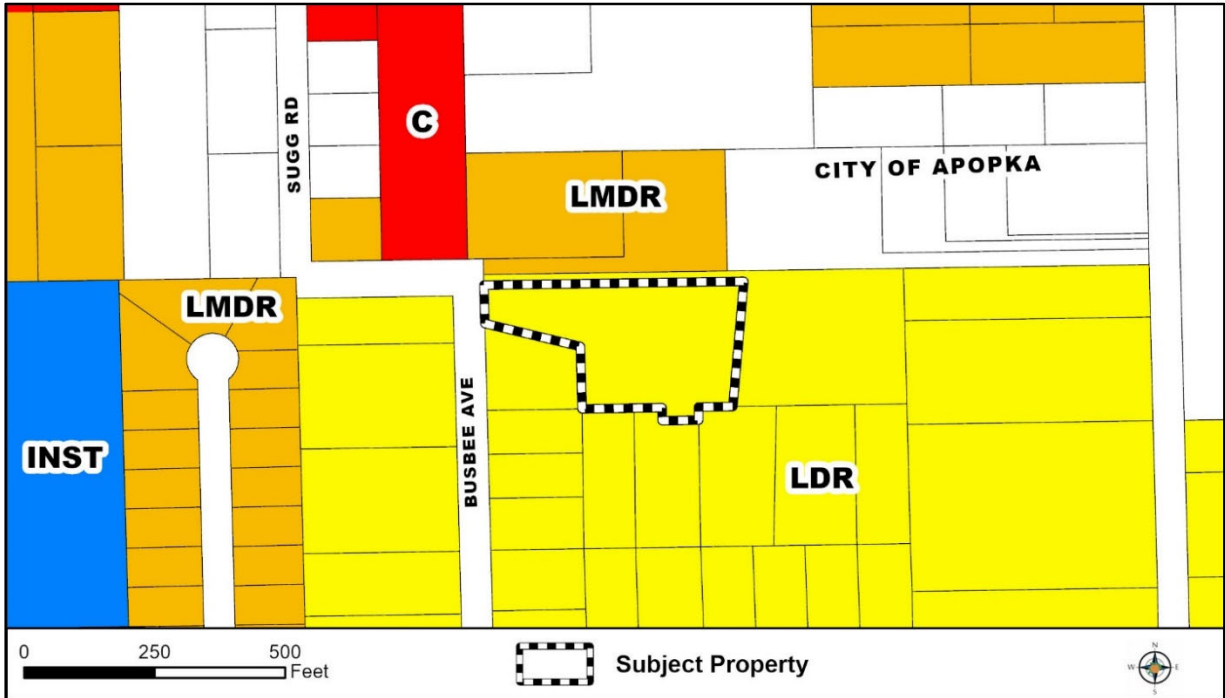


0 300 600 Feet



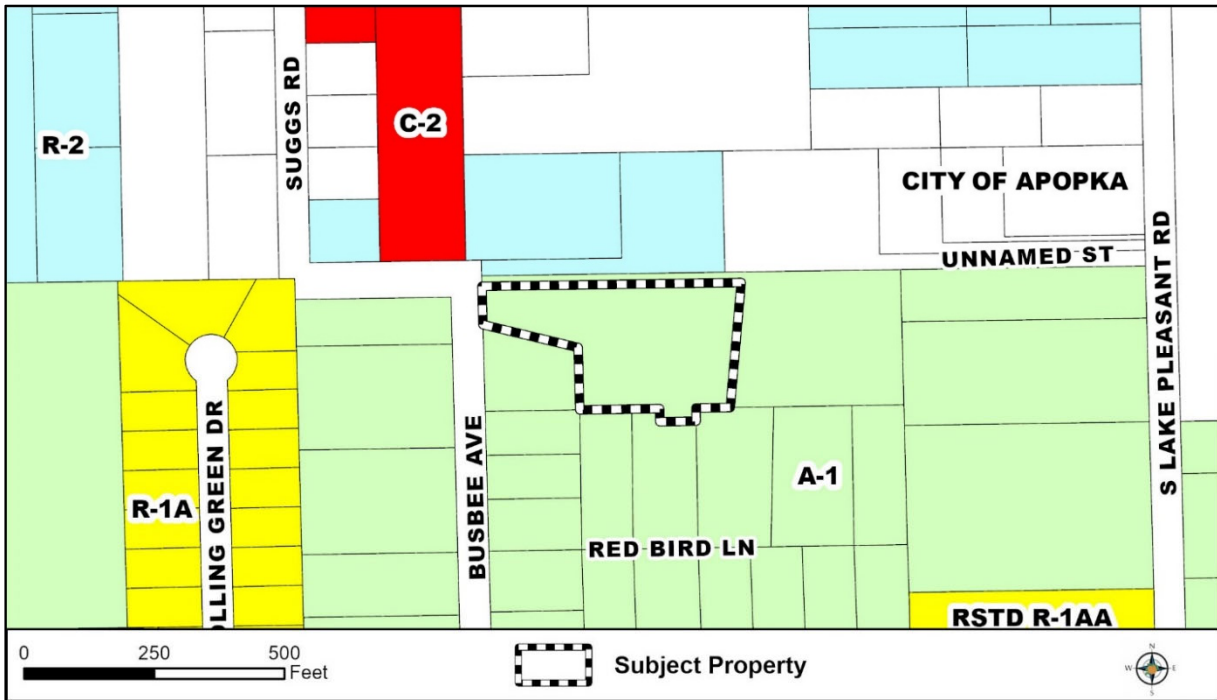
FUTURE LAND USE – CURRENT

Low Density Residential (LDR)



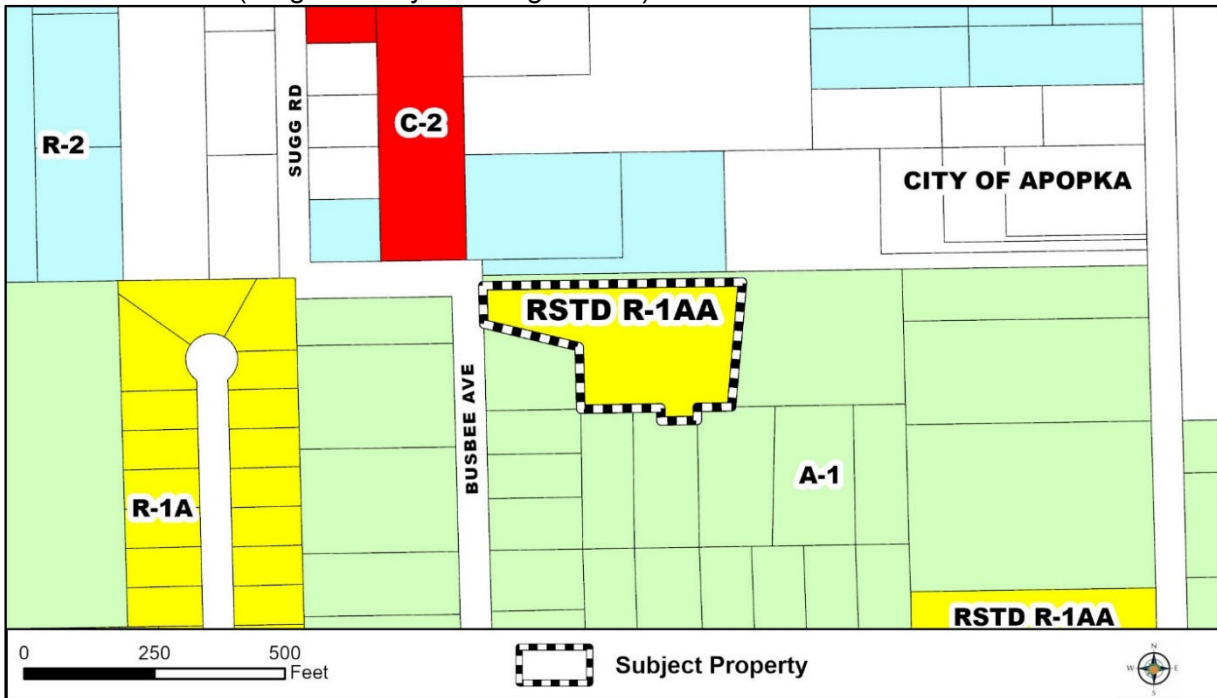
ZONING – CURRENT

A-1 (Citrus Rural District)



ZONING – PROPOSED

R-1AA Restricted (Single-Family Dwelling District)



CASE # RZ-26-05-033

Commission District: #3

GENERAL INFORMATION

APPLICANT: Jose Isidro Salazar Cabrera

OWNERS: Jose Salazar and Wendy Solis

HEARING TYPE: Planning and Zoning Commission

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

LOCATION: 1390 Renee Avenue Orlando; generally located north of Millinocket Ln., West of Renee Ave., south of E. Colonial Dr., and east of Little Brook Trl.

PARCEL ID NUMBER: 24-22-30-8068-01-160

SIZE / ACREAGE: 0.34 - gross acre

PUBLIC NOTIFICATION: The notification area for this public hearing was 800 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred fifty-seven (257) 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 Single-Family Home

STAFF RECOMMENDATION

PLANNING

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

SUBJECT PROPERTY ANALYSIS

Overview

The subject property, located at 1390 Renee Avenue, is currently zoned A-2 (Farmland Rural District) and is a vacant lot. The property as an underlying Low-Medium Density Residential (LMDR) Future Land Use Map (FLUM) designation which allows consideration of up to 10 units per net acre.

Through this request the applicant is seeking to rezone from A-2 (Farmland Rural District) to R-1A (Single-Family Dwelling District) to achieve consistency with the Low-Medium

Density Residential (LMDR) Future Land Use Map designation and to develop one detached single-family home.

The Orange County Zoning Division has determined this lot to not be a substandard Lot of Record and therefore Comprehensive Plan policy FLU8.2.5.1 does not apply. This policy would have allowed for the construction of one home despite the inconsistency between zoning and FLU if the property was a Lot of Record.

The subject property is part of an original plat recorded March 18th, 1957, which established mostly 100 foot wide lots and some 50 foot wide lots. Many of the surrounding properties are single-family residential homes zoned A-2 or are a part of the R-T (Mobile Home Park District) zoned Shadow Hills community.

The subject property measures 14,810 square feet. The R-1A district has a minimum requirement of 7,500 square feet. Two homes would require a lot split and a lot size of 15,000 square feet. Only one lot is possible with the R-1A district, which is the applicant's request.

Development on this property will be reliant on septic tanks for wastewater disposal. Advanced septic is not required.

Land Use Compatibility

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

Site Analysis

Rural Settlement

The subject property is not located in a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located in a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

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

Code Enforcement

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

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Low-Medium Density Residential (LMDR). The proposed R-1A 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:

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

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

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

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

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

SITE DATA

Existing Use	Vacant Lot
Adjacent Zoning	N: A-2 (Farmland Rural District) E: A-2 (Farmland Rural District) W: R-T (Mobile Home and Single-Family Dwelling District) S: A-2 (Farmland Rural District)
Adjacent Land Uses	N: Single-Family Home E: Single-Family Home W: Mobile Home S: Single-Family Home

R-1A Development Standards

** 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.*

The areas included within R1-AA and R1-A single-family dwelling districts are intended to be single-family residential areas with large lots and low population densities. Certain structures and uses required to serve educational, religious, utilities and non-commercial recreational needs of such areas are permitted within the districts as special exceptions.

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

Min. Lot Area: 7,500 sq. ft.

Min. Lot Width: 75 ft.
Max. Height: 35 ft.
Min. Floor Area: 1,200 sq. ft.

Building Setbacks

Front: 20 ft.
Rear: 25 ft.
Side: 7.5 ft.

Intent, Purpose, and Uses

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

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

SPECIAL INFORMATION

Staff Comments

Environmental

No Enhanced Septic Requirement - This property is not currently located within a delineated Priority Vulnerability Area (PVA) as outlined in Orange County Code Chapter 37, nor in a Basin Management Action Plan (BMAP) Area, a Reasonable Assurance Plan (RAP) Area, or a Pollution Reduction Plan (PRP) Area as defined in Florida Statutes.

Transportation / Access

The proposed development program of constructing one single-family homes has a DeMinimis impact on the roadways. For the purposes of transportation analysis, a project shall be classified as DeMinimis if its impacts are less than a total p.m. peak of five (5) hour trips on the roadways within the area of influence. Prior to any building permit approval, a Concurrency Application through the Concurrency Management Office may be required. Please contact the Concurrency Management Office at concurrency@ocfl.net or 407-836-6110 for more information. Visit the webpage below regarding concurrency information & to obtain a DeMinimis application: <http://www.orangecountyfl.net/PlanningDevelopment/ConcurrencyManagement.aspx>

Schools

One home is de minimis.

Parks and Recreation

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

Community Meeting Summary

A community meeting was not required for this request.

Utilities Service Area (Availability of services may vary)

Water: 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: Wastewater is considered not available. Development on this property will be reliant on a septic tank for wastewater disposal. Advanced septic criteria does not apply.

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

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 – May 21, 2026

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

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

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

To date, staff has received one letter in opposition of the rezoning. One member of the public spoke during the public comment portion of the hearing, generally opposed to the rezoning of the subject property but was supportive of building a single-family home.

Commissioner Fernandez clarified the purpose of the request and the proposed use with staff.

Commissioner Fernandez made a motion to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the R-1A (Single-Family Dwelling District) zoning, subject to one restriction. The motion was seconded by Commissioner Wiggins and carried on a 7-0 vote.

Motion / Second

Eddie Fernandez / George Wiggins

Voting in Favor

Eddie Fernandez, George Wiggins, Eric Gray, Marjorie Holt, Camille Evans, David Boers, and Giancarlo Rodriguez

Voting in Opposition

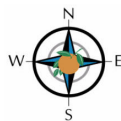
None


Absent

Jorge L Berrios Trinidad and Michael Arrington

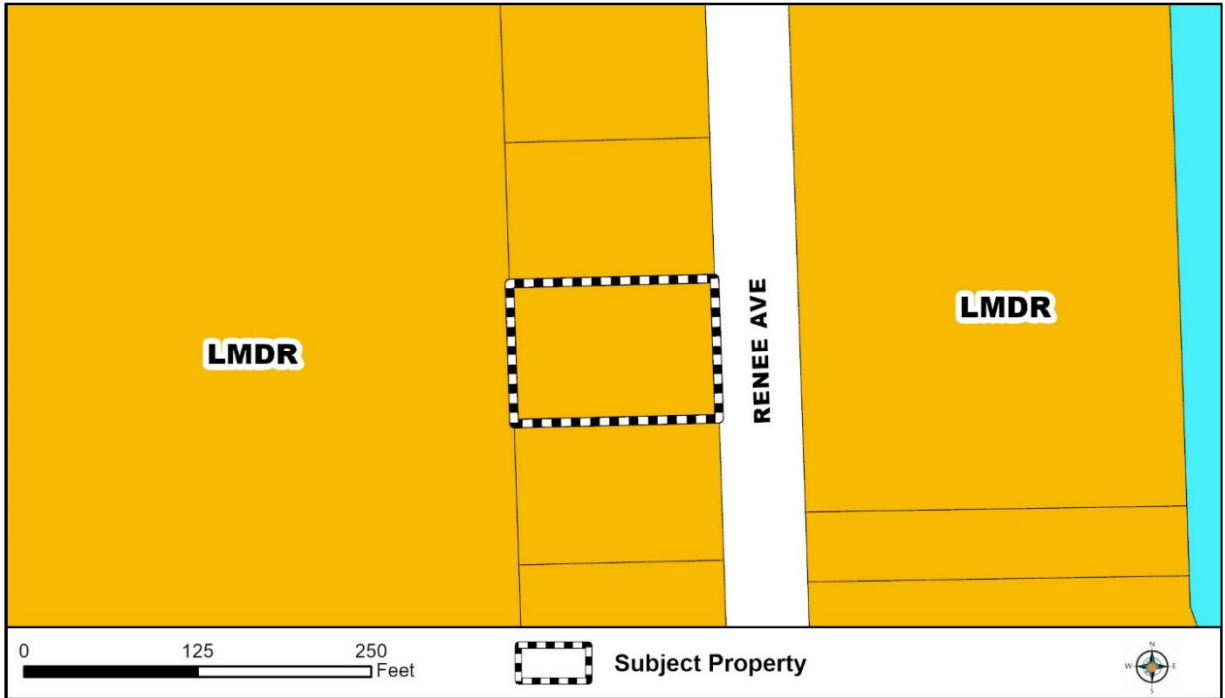


 Subject Property



0 80 160 Feet


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



ZONING – CURRENT

A-2 (Farmland Rural District)



ZONING – PROPOSED

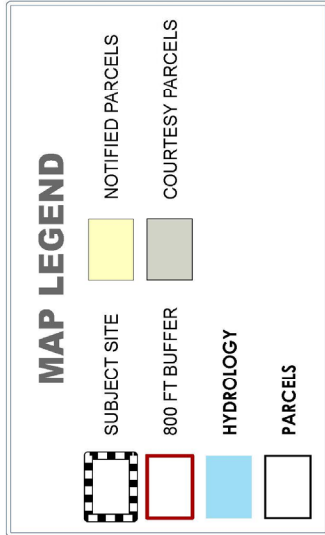
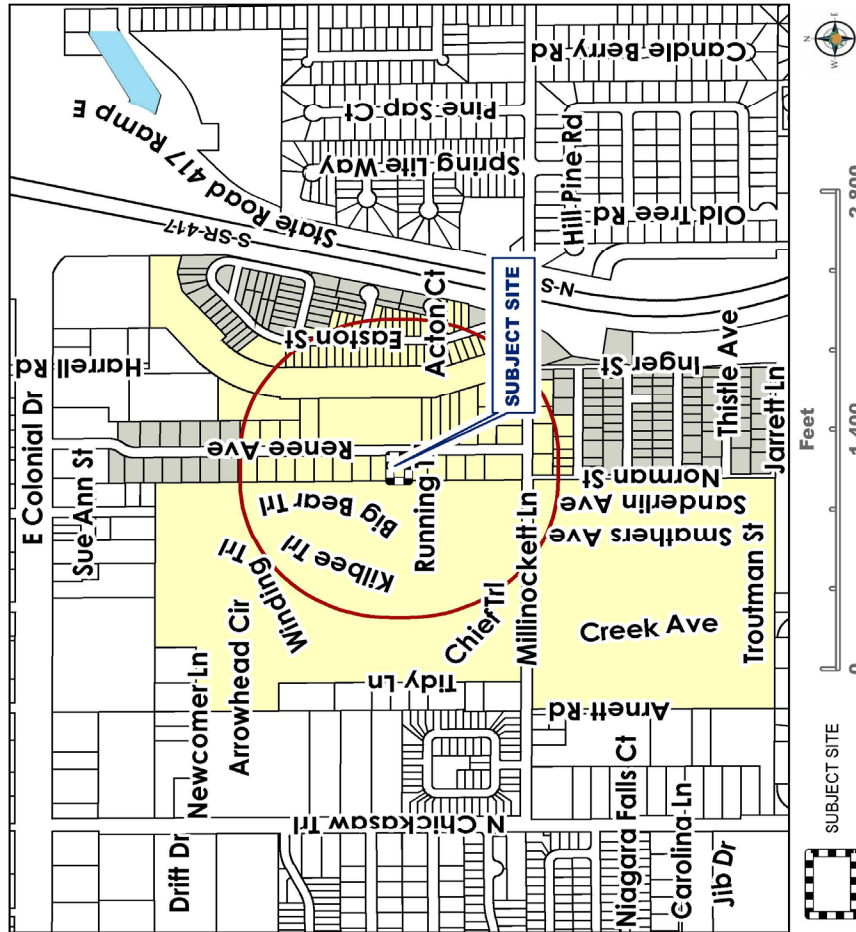
R-1A (Single-Family Dwelling District)



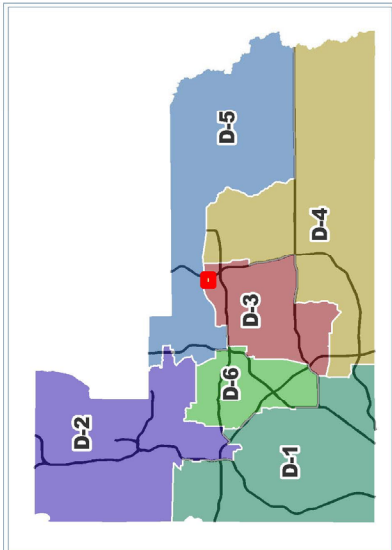
NOTIFICATION MAP

Public Notification Map

RZ-26-05-033



BUFFER DISTANCE: 800
 # OF NOTICES: 257



S:\Business Systems\Board Administration\ArcGIS\MAIN (Planning).mxd

CASE # RZ-26-05-034

Commission District: #5

GENERAL INFORMATION

APPLICANT: Megan Willbur

OWNER: Redi Core II Grantor Trust I

HEARING TYPE: Planning and Zoning Commission

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

LOCATION: 1104 Timor Avenue; generally located west of Adanson Street, north of Naples Drive, west of Fairview Ave, south of Timor Ave

PARCEL ID NUMBER: 03-22-29-8476-04-150

SIZE / ACREAGE: 0.30 gross acre

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

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

PROPOSED USE: Two (2) Single-Family Detached Homes

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 1104 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 that allows consideration of up to four units per net developable acre.

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 of the current home and construction of two single-family homes, pending approval of reversion of the property to the original plat of 50-foot wide lots.

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 in a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located in a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

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

Code Enforcement

No open cases.

Comprehensive Plan (CP) Consistency

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

FLU8.1.1 states that the maximum density requirement of four (4) units per acre shall not apply to a legal lot of record as recognized by the Zoning Division with a future land use designation of Low Density Residential (LDR) and which, as of December 4, 2021, is zoned R-1A, R-1, R-2, or R-T-1, or may be rezoned from one of those four zoning districts to another of those zoning districts in accordance with this policy, provided that each of the following criteria are met:

1. The subject property is located within the Urban Service Area;

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

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

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

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

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

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

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

FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and

its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

SITE DATA

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

R-1 Development Standards

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

Building Setbacks

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

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

Intent, Purpose, and Uses

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

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

SPECIAL INFORMATION

Staff Comments

Environmental

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.

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. 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).

Enhanced Septic/Sewer Requirement - This site is located within 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 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 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 development program of constructing two single-family homes has a DeMinimis impact on the roadways. For the purposes of transportation analysis, a project shall be classified as DeMinimis if its impacts are less than a total p.m. peak of five (5) hour trips on the roadways within the area of influence. Prior to any building permit approval, a Concurrency Application through the Concurrency Management Office may be required. Please contact the Concurrency Management Office at concurrency@ocfl.net or 407-836-6110 for more information. Visit the webpage below

regarding concurrency information & to obtain a DeMinimis application:
<http://www.orangecountyfl.net/PlanningDevelopment/ConcurrencyManagement.aspx>

Schools

Two homes is de minimis.

Parks and Recreation

Parks and Recreation reviewed this request and did not find 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: Winter Park

Detailed Utility Information:

This property is within Winter Park Water Service Area.

This property is within Winter Park Wastewater Service Area. 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 – May 21, 2026

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

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

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

No members of the public spoke during the public comment portion of the hearing, and there were no questions or discussion from the Commission.

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

Motion / Second

Marjorie Holt / Giancarlo Rodriguez

Voting in Favor

Marjie Holt, Giancarlo Rodriguez, George Wiggins, Eric Gray, Camille Evans, and David Boers

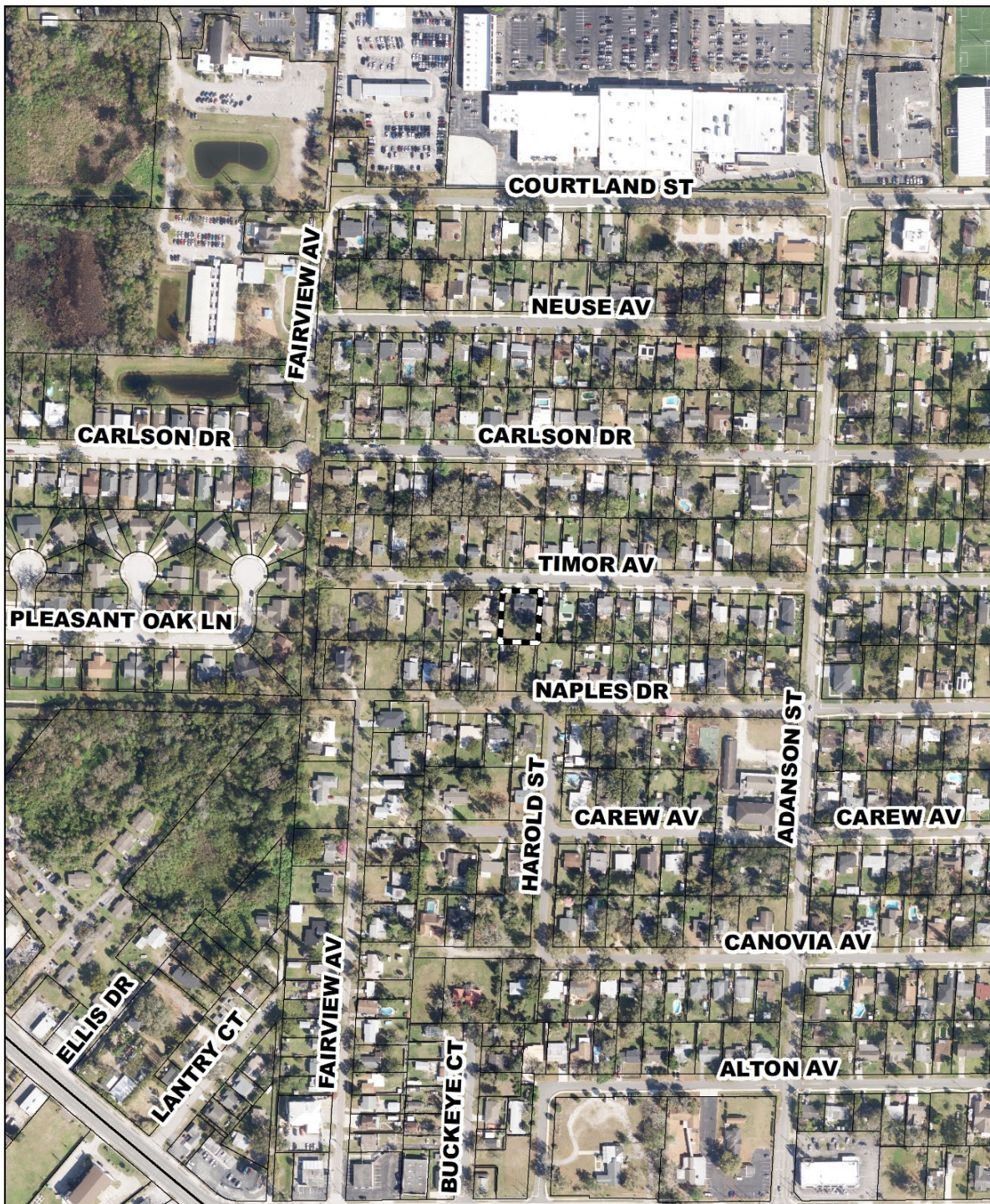
Voting in Opposition

None

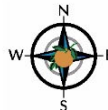
Absent

Jorge L Berrios Trinidad Michael Arrington, and Eddie Fernandez

RZ-26-05-034



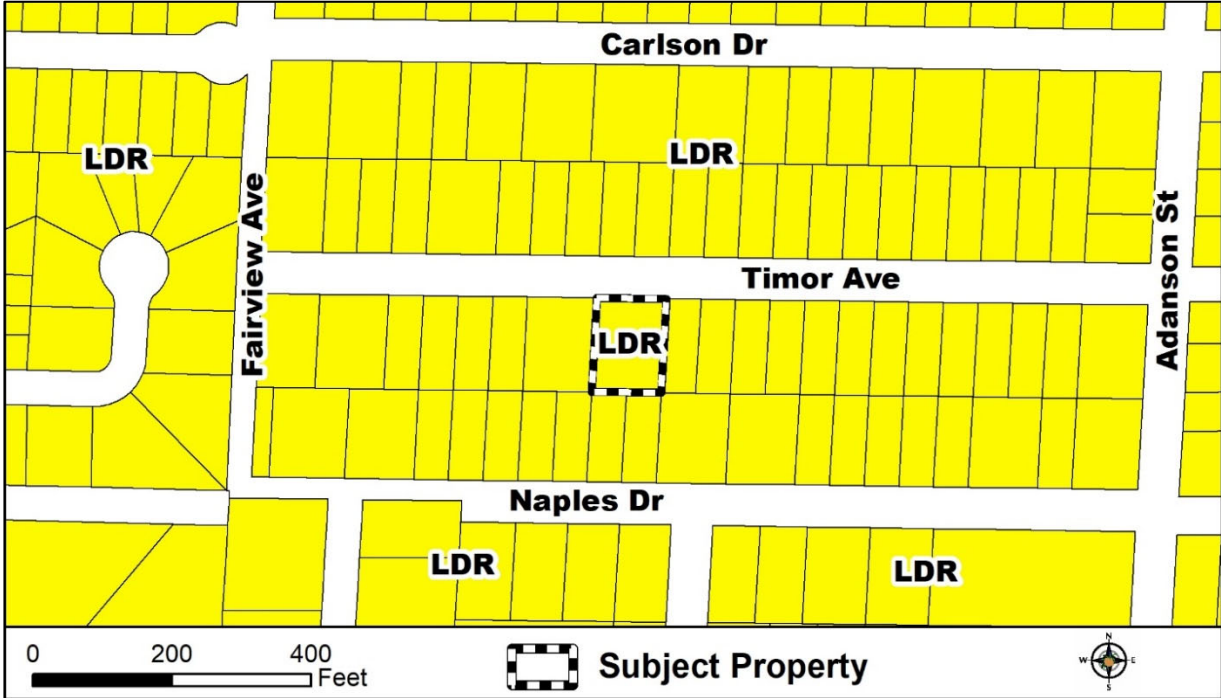
 Subject Property



0 300 600 Feet

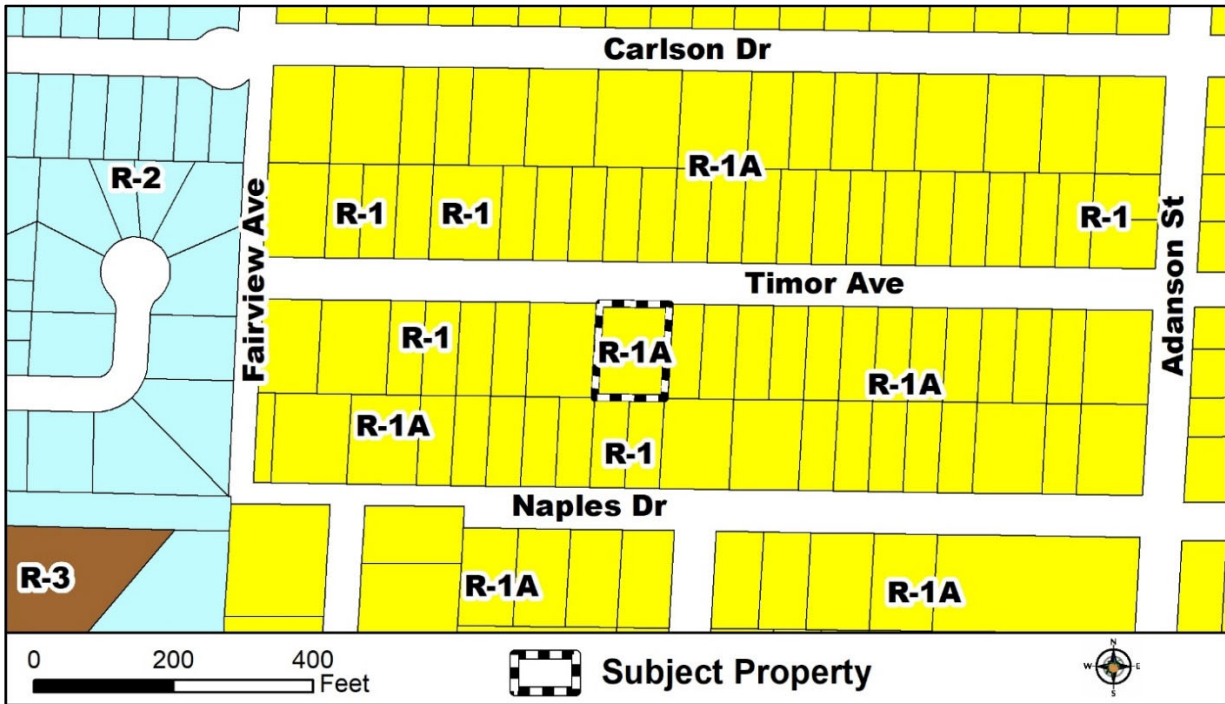
FUTURE LAND USE – CURRENT

LDR (Low Density Residential)



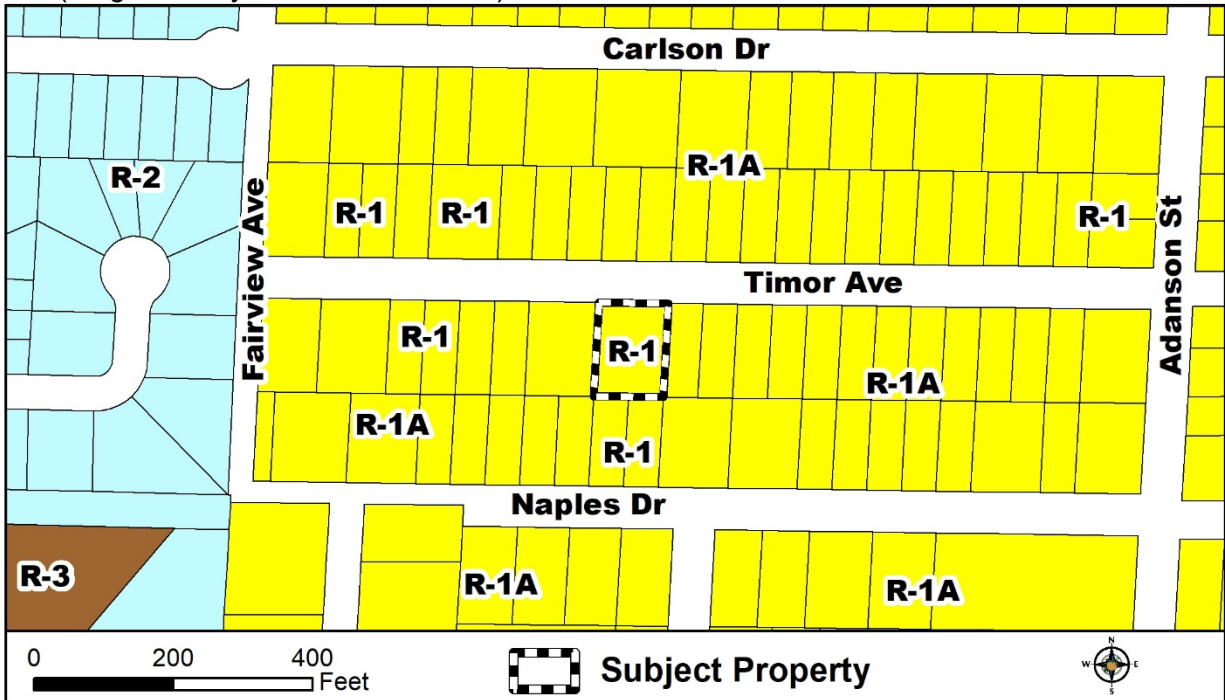
ZONING – CURRENT

R-1A (Single-Family Residential District)



ZONING – PROPOSED

R-1 (Single-Family Residential District)



NOTIFICATION MAP

