



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32802-1393

## Decision Letter

### Board of County Commissioners

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Tuesday, November 19, 2024

2:00 PM

County Commission Chambers

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24-1460

√Case # SE-24-08-065

Robert Ziengenfuss for Rex Groves RV Park, September 5, 2024; District 1

**Consideration:** Appeal of the recommendation of the Board of Zoning Adjustment on a request by applicant for a Special Exception and Variances in the A-1 zoning district as follows: 1) Special Exception to allow an RV Park with 249 campsites 2) Variance to allow an accessory building (northern most restroom building) to be 43.8 ft. from campsites in lieu of 75 ft. 3) Variance to allow an accessory building (southeastern most restroom building) to be 51.3 ft. from campsites in lieu of 75 ft. 4) Variance to allow an accessory building (southwestern most restroom building) to be 30.5 ft. from campsites in lieu of 75 ft.

**Location:** District 1; property located at 5872 Rex Drive, Winter Garden, Florida, 34787; Orange County, Florida (legal property description on file at Zoning Division)

New Conditions of Approval as proposed by the applicant:

1. Exit lanes from the property shall be right out only, and 6-inch-tall curbing shall be installed.
2. A 6-foot tall opaque fence shall be installed along the entire western boundary
3. The quiet pool and associated amenities shall be set back 50 feet from the western property boundary.
4. The dog park must be fenced with double gated access.
5. The property owner shall keep an updated record regarding the length of stays. The maximum length of stay shall be no more than 28 consecutive days and shall not exceed 56 total days within a 12-month period. Permanent residents shall be prohibited.
6. The RV Park amenities and facilities usage and events shall be limited to guests that reside as overnight guests of the RV Park.
7. There shall be staff on-site 24 hours a day, and there shall be a secure method for after-hours entry.

8. No full facility PA system shall be permitted. The Sound Level Limit shall not exceed 55 dB between 10 pm and 8 am consistent with the County's maximum allowable sound level limits for Residential Area as noted between the hours 10:01 pm and 6:59 a.m. in Sec. 15-182. All other provisions of Article 5- Noise Pollution Control, Sec. 15 shall apply.

9. The use of fireworks and sparklers shall be prohibited.

10. Use of off-road vehicles and ATVs by guests within the RV park shall be prohibited.

11. Use of golf carts within the RV park is allowed but shall be prohibited on Rex Drive or any other public roads. Signage stating "No golf carts beyond this point" shall be required at the Rex Dr. access point.

12. Check-in to the RV Park shall be no earlier than 10 am.

13. The pine forest and citrus grove areas and agritourism activities as presented in the renderings and site plan must be maintained in good condition.

Based upon input from District Commissioner and accepted by the applicant, the Special Exception request to allow an RV Park with 249 campsites was reduced to 199 campsites.

Discussion ensued regarding the request by the applicant for variances. Based upon input by County Staff, and accepted by the applicant, the request is an approval of a Special Exception to allow for an RV Park with 199 campsites and no variances; further, approval of existing conditions of approval #1 through #5; and further, approval of newly added conditions of approval #1 through #13 renumbered as conditions of approval #6 through #18.

Based upon input from County Staff, Condition of Approval # 1 was modified as follows:

1. Development shall be in accordance with the site plan dated July 22, 2024, and elevations dated May 14, 2024, as modified to reduce the number of units to 199, removing the variance requests, and relocate the quiet pool referenced in Condition of Approval # 8, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).

A motion was made by Commissioner Wilson, seconded by Commissioner Uribe, to approve the request for a Special Exception to allow for an RV Park with 199 campsites with no variances; subject to five (5) conditions of approval under the Board of Zoning Adjustment Recommendation in the Staff Report dated October 21, 2024; further, approve modified Condition of Approval #1; and further, approve new Conditions of Approval # 6 through # 18. The motion carried by the following vote:

**Aye:** 6 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Scott

**Absent:** 1 - Commissioner Bonilla

THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 3RD DAY OF DECEMBER 2024.



*Ken*   
DEPUTY CLERK  
BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

*Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.*  
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