

**Small-Scale Amendment and Rezoning Staff Report
Orange County Planning Division
BCC Adoption Hearing Date: June 2, 2026**

**CASE # SS-26-03-045
RZ-26-03-045**

Commission District: #5

GENERAL INFORMATION

APPLICANT: Phaneendra Katta

OWNER: AK Family Holdings, LLC

FLUM REQUEST: **Low Density Residential (LDR) to Office (O)**

ZONING REQUEST: **R-1A (Single-Family Dwelling District) to P-O Restricted (Professional Office District) with lot size variance**

LOCATION: 862 Courtland Street; generally located on the southeast corner of Courtland Street and Adanson Street, north of Neuse Avenue, and west of Eli Street.

PARCEL ID NUMBER: 02-22-29-8472-02-111

SIZE / ACREAGE: 0.17 gross acres / 0.17 net developable 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 fifty-three (153) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: A community meeting was held Thursday, March 5, 2026, in the College Park Middle School media center, with one member of the public in attendance.

PROPOSED USE: A professional office is proposed to be developed on the site.

STAFF RECOMMENDATIONS

PLANNING

Future Land Use Map Amendment

Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the requested Office (O) Future Land Use Map designation.

Rezoning

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested P-O Restricted (Professional Office District) zoning classification, subject to the following restrictions:

1. Billboards and pole signs shall be prohibited.

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the following variances:

1. A variance of 2,491 square feet (SF) to the required minimum lot size of 10,000 SF, resulting in a 7,509 SF lot.

SUBJECT PROPERTY ANALYSIS

Overview

The applicant, Phaneendra Katta, is seeking to change the Future Land Use Map (FLUM) designation of the 0.17-acre subject property, currently vacant residential, from Low Density Residential (LDR) to Office (O). In conjunction with this requested amendment, the applicant is proposing to rezone the property from R-1A (Single-Family Dwelling District) to P-O Restricted (Professional Office District), including a variance of 2,491 square feet (SF) to the required minimum lot size of 10,000 SF, resulting in a 7,509 SF lot. If the FLUM Amendment and rezoning petitions are granted, it is the property owner's intent to develop the site for a professional office, with up to 9,386.25 SF in professional office space.

Existing FLUM Development Program

The current Future Land Use Map (FLUM) designation of Low Density Residential (LDR) of the subject property via the July 1, 1991, adoption of the Orange County Comprehensive Plan, which includes development of single-family residential development at a maximum density of four (4) dwelling units per net acre. The current R-1A (Single-Family Dwelling District) zoning classification since October 7, 1957, provides for the development of single-family detached dwelling units. Portions of the property was originally platted as part of the Sunshine Gardens subdivision in 1925. However, the property has been vacant since at least 1981, according to the Orange County Property Appraiser.

Proposed FLUM Development Program

The requested Office (O) FLUM designation allows for the consideration of office development at a maximum density of 1.25 FAR (up to 9,386.25 SF). The requested P-O Restricted (Professional Office District) zoning classification provides for the development of office space. The applicant is seeking to develop the subject property with an office if the FLUM Amendment and request is approved.

The subject property is located within the County's Urban Service Area and lies within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section

369.316, F.S. Staff notes that due to the subject property's location within the Wekiva Study Area and the Urban Service Area, a minimum of 25% permanently-protected open space shall be provided within the project boundary, as mandated by **Open Space Element Policy OS1.3.6 H**. This open space shall meet the standards established in **Open Space Element Objective OS1.3** and its related policies, including **Policy OS1.3.2**, which defines the concept of open space within the Wekiva Study Area and establishes the criteria for fulfilling the minimum open space requirement. To help ensure that the project meets the intent of **Objective OS1.3**, which states that Orange County shall protect the Wekiva Springshed and its natural resources by maximizing preserved open space within the Wekiva Study Area, staff recommends a rezoning restriction that reads, "In accordance with Open Space Element Policy OS1.3.6 of the Comprehensive Plan, a minimum of twenty-five percent (25%) permanently-protected open space shall be provided, due to the subject property's location within the Wekiva Study Area and the Urban Service Area. This open space shall meet the standards established in Open Space Element Objective OS1.3 and its related policies."

Consistency

If approved, the O FLUM designation and P-O Restricted zoning classification would allow the property for the consideration of up to 9,386.25 SF in professional office space within the County's Urban Service Area that has remained vacant for nearly 45 years.

As illustrated on the aerial map provide later in the report, the subject property is located in an area characterized by a variety of residential and non-residential uses including suburban residential development (Sunshine Gardens), an religious insitutional use, commercial, and office uses. While the neighboring residences are primarily single-family detached homes, there is a concentration of existing office development as shown on the future land use and zoning maps in this report, east of the subject property, possessing the P-O zoning classification since 1981. There is only one neighboring single-family residence (5115 Adanson Street) directly abutting the property to the south, but that property currently has an O FLUM designation (1991) and a P-O zoning classification (1986). Those residential sites to the west and further south have the same LDR FLUM designation and R-1A zoning classification that is currently found on this property. The properties to the north have C FLUM designation and C-2 zoning classification. The neighboring single-family homes to the south only share their northern portions of their property abutting office uses. This property is unique to the surrounding area, in that it shares all portions of their property line, not separated by a road, with either an existing office, or with a property that has an existing O FLUM designation and P-O zoning classification. Changing this use to an office would improve consistency within the direct area.

Staff views the subject property as an infill site within the County's Urban Service Area (USA). Staff finds the proposed FLUM amendment, associated rezoning petition, consistent with **Future Land Use Element Goal FLU2**, which states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options. This request is also consistent with **Future Land Use Element Objective FLU2.1**, which establishes that Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

Staff further finds the two applications consistent with **Future Land Use Element Policy FLU1.1.5**, which encourages mixed-use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The redevelopment of the subject property for up to **9,386.25 SF in professional office space** would use infrastructure that is either planned or already in place. Per Orange County Utilities (OCU), potable water and wastewater service will be provided by City of Winter Park, with connection points to be established during Final Engineering/Construction Plan permitting. Furthermore, the proposed office use would utilize the existing area transportation network, which serves pedestrians and bicyclists, in addition to automobile drivers. Sidewalks are in place along both sides of the abutting segment of Courtland Street and Adanson Street, and a network of sidewalks extends through the surrounding neighborhood to help ensure the safety of pedestrians.

Land Use Compatibility

The proposed O FLUM designation and P-O Restricted zoning classification would allow for development that appears to be **compatible** with the character of the surrounding area and would not adversely impact adjacent properties.

Future Land Use Element Objective FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with existing development and development trends in the area. However, **Policy 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 of the Comprehensive Plan. Since the proposed change on this property is from residential to office, staff must review this request for compliance related to **Policy FLU 1.4.6**, which states that the County shall consider the following criteria when evaluating, on a case-by-case basis, whether conversion of residential use to non-residential use may be permitted:

A. There has been a significant change in area land use character;

When the original Sunshine Gardens subdivision was created, it was all residential in character. That changed when the properties to the east (1981) and south (1986) received their P-O zoning classification, causing significant change in the original single-family residential area land use character of that portion of the Sunshine Gardens subdivision. The abutting property (850 Courtland Street) of the subject property to the east, built an office building in 1982, according to Orange County Property Appraiser. The property further east (832 Courtland Street), sharing the same road, converted an existing single-family building, built in 1959, as an office use. The property abutting to the south (5115 Adanson Street), currently is being used as a single-family home, however it has had a zoning classification of P-O since 1986 and an Office FLU since 1991. The property owner of 5115 Adanson Street could redevelop the site with a permitted office use without requesting a future land use change or a rezoning. The property further south (5103 Adanson Street) abutting 5155 Adanson Street is also in the same situation. Due to the changes made to the immediate surrounding area as outlined above, there has been significant change in this section of the single-family residential subdivision (Sunshine Gardens), satisfying criteria A.

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- B. The adjacent road satisfies one or more of the following: is a major street, as identified in the Land Development Code; provides access to an existing mix of residential and non-residential uses; or will support a compatible mix of uses based on existing conditions;

While Courtland Street and Adanson Street are not considered major streets, they provide access to an existing mix of residential and non-residential and will support a compatible mix of uses based on existing conditions, satisfying criteria B.

- C. The site satisfies one or more of the following: is adjacent to commercial or office uses that are consistent with the Comprehensive Plan and Land Development Code; adjoins an intersection of two streets; or adjoins wetlands, stormwater facilities or other features that serve to buffer the use from adjacent residential uses;

The property is bounded by an office directly to the east, with properties designated with an O FLUM and P-O zoning classification directly south, is adjoined at the intersection of two streets (Courtland Street & Adanson Street), satisfying criteria C.

- D. Sufficient land area is available to support the land use intensity increase, such as the need for parking, stormwater retention, on-site maneuvering, and meeting minimum site and building standards of the requested zoning district;

At this stage, staff cannot determine if the 7,502 SF land area is sufficient for the land use increase, since a land use plan is not required for submittal and that the applicant has requested a variance from the min lot size requirement of 10,000 SF. However, the applicant believes that the site is developable for an office use and therefore has requested an amendment. Due to the variance request of the min lot size, staff does not believe the property meets Criteria D.

- E. The converted use shall be compatible with adjacent land use;

Staff believe that the converted use is compatible with the existing office space to the east, and potential future office space to the south, commercial use to the north across the street, and institutional use across the street to the west. Since there is no residential directly abutting the subject property, the use is compatible, satisfying Criteria E.

- F. The conversion would provide a commercial or office use that has the potential to serve the neighborhood in which it is located;

While the applicant hasn't stated in their justification statement that the office use will serve the neighborhood in which it is located, staff believes it could be a use in which the surrounding neighborhood could easily walk to, to access services provided by future tenants, satisfying Criteria F.

- G. Outside traffic resulting from the converted use would not adversely affect the residential neighborhood;

As referenced in the special comments section further below, Orange County Transportation staff have determined that Lee Road will be the only impacted segment, which is north of the subject property. The applicant may have to contribute to possible proportionate share payment to mitigate any transportation deficiencies. If contribution is determined to be required and is made by the applicant, criteria G would be satisfied.

H. All other applicable policies detailed for non-residential use shall be met; and Future Land Use Element FLU-21 I. A mix of uses shall be encouraged. Office use, on a residential scale and character, may be considered to be a transitional use between commercial and residential uses. (Policy 3.6.5-r; Amended 6/12, Ord. 2012-14)

While no conceptual plans were submitted related to the land use amendment and rezoning, the applicant provided a conceptual elevation at the community meeting which showed a two-story building. The P-O zoning classification has a max height restriction of 35 feet, which is the same as the surrounding residential R-1, R-1A, and R-2 zoning classification. Due to the limited size of the subject property, and the limit in height for the proposed office space, the office space will be in residential scale and nature, satisfying Criteria H.

Staff believes that the construction of office space on an infill property within the Urban Service Area would further the County's larger goals of promoting infill and compact urban form within the Urban Service Area, providing additional economic and employment opportunities for the County's citizens, and efficiently using existing and planned infrastructure. Office uses can be considered as a transitional use between the commercial uses to the north and residential uses to the south/west. Staff, therefore, recommend adoption of this requested amendment and the associated rezoning petition, subject to the one (1) variance and one (1) restriction listed in this report.

Site Analysis

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a Joint Planning Area.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

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

Environmental

The subject property is located within the Wekiva Study Area.

Comprehensive Plan (CP) Consistency

The proposed future land use change to Office (O) is consistent with the proposed concurrent rezoning to P-O Restricted (Professional Office District). The proposed request appears to be consistent with the following Comprehensive Plan provisions:

Future Land Use Element

Goal FLU2 – URBAN STRATEGIES. Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

OBJ FLU1.1 Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development. The Urban Service Area shall be the area for which Orange County is

responsible for providing infrastructure and services to support urban development. (Added 12/00, Ord. 00-25-r, Obj. 1.1)

FLU1.1.1 – Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

FLU1.1.5 states that the County shall encourage mixed-use development, infill development and transit oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area.

FLU1.4.1 states that 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.

FLU1.4.6 The County shall consider the following criteria when evaluating, on a case-by-case basis, whether conversion of residential use to non-residential use may be permitted:

- A. There has been a significant change in area land use character;
- B. The adjacent road satisfies one or more of the following: is a major street, as identified in the Land Development Code; provides access to an existing mix of residential and non-residential uses; or will support a compatible mix of uses based on existing conditions;
- C. The site satisfies one or more of the following: is adjacent to commercial or office uses that are consistent with the Comprehensive Plan and Land Development Code; adjoins an intersection of two streets; or adjoins wetlands, stormwater facilities or other features that serve to buffer the use from adjacent residential uses;
- D. Sufficient land area is available to support the land use intensity increase, such as the need for parking, stormwater retention, on-site maneuvering, and meeting minimum site and building standards of the requested zoning district;
- E. The converted use shall be compatible with adjacent land use;
- F. The conversion would provide a commercial or office use that has the potential to serve the neighborhood in which it is located;
- G. Outside traffic resulting from the converted use would not adversely affect the residential neighborhood;
- H. All other applicable policies detailed for non-residential use shall be met; and Future Land Use Element FLU-21 I. A mix of uses shall be encouraged. Office use, on a residential scale and character, may be considered to be a transitional use between commercial and residential uses. (Policy 3.6.5-r; Amended 6/12, Ord. 2012-14)

OBJ FLU2.1 – INFILL. Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

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

FLU8.2 – Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies shall guide regulatory decisions that involve differing land uses.

FLU8.2.10 To ensure land use compatibility with nearby residential zoned areas and protection of the residential character of those areas, office and commercial uses within residential neighborhoods shall be subject to strict performance standards, including but not limited to the following:

- A. Building height restrictions;
- B. Requirements for architectural design compatible with the residential units nearby;
- C. Floor area ratio (FAR) limitations;
- D. Lighting type and location requirements;
- E. Tree protection and landscaping requirements including those for infill development; and
- F. Parking design. (Policy 3.1.33-r)

FLU8.2.11 – 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.

Open Space Element

OBJ OS1.3 – Orange County shall protect the Wekiva Springshed and its natural resources by maximizing preserved open space within the Wekiva Study Area

OS1.3.6. H. Non-residential land uses in the Urban Service Area

New non-residential uses permitted in the Wekiva Study Area within the Urban Service Area shall be consistent with Goals, Objectives and Policies of the Comprehensive Plan and specifically with the Policies FLU1.4.3 through FLU1.4.25. Non-residential land uses within the Wekiva Study Area shall provide a minimum of 25% permanently protected open space. (Added 6/10, Ord. 10-07; Amended 10/10, Ord. 2010-13.

SITE DATA

Existing Use

Vacant Residential land

Adjacent	FLUM	Zoning
North	Commercial (C)	C-2 (District) (1958)
East	Office (O)	P-O (Professional Office District) (1981)
West	Low Density Residential (LDR)	R-1A/R-2 (Single-Family Dwelling District) (1957)
South	Low Density Residential (LDR) and Office (O)	P-O (Professional Office District) (1981) R-1A/R-2 (Single-Family Dwelling District) (1957 & 1968)

Adjacent Land Uses N: Business Center- Industrial Flex Space
 E: Low-Rise Office (AK Family Holdings LLC)
 W: Religious Institution
 S: Single-family homes

P-O Development Standards

Professional Office

Min. Lot Area:	10,000 sq. ft.	
Min. Lot Width:	85 ft.	
Max. Height:	35 ft.	
Min. Living Area:	500 sq. ft.	
Building Setbacks:		
<i>Front:</i>	25 ft.	
<i>Rear:</i>	30 ft.	
<i>Side:</i>	10 ft. for one- and two-story bldgs., plus 2 ft. for each add. story	
<i>Side Street:</i>	15 ft.	

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

Permitted Uses

The intent and purpose of the P-O professional office district is to provide for and encourage development of a wide variety of high quality functional and attractive professional office centers in accordance with adopted county development plans and policies. To establish standards which will promote high quality site development of individual office structures and larger office centers, both of which are properly oriented towards arterial roads and compatible with adjoining properties. To encourage the provision of professional services at the neighborhood and community levels, and to provide sites large enough to permit landscaped open spaces and off-street parking facilities. To recognize the growing importance of the county as a regional service center and the need to accommodate the increasing service demands of the resident and tourist populations.

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

	Yes	No	Information
Environmental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See comments below table.
Transportation / Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See comments below table.
Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Parks and Recreation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Sheriff's Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fire Rescue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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.

Dust Control - No person shall cause, let, suffer, allow, or permit the emissions of unconfined particulate matter from any activity, including vehicular movement; transportation of materials; construction, alteration, demolition or wrecking; or industrially related activities, such as loading, unloading, storing, or handling; without taking reasonable precautions to prevent such emissions including but not limited to application of water, dust suppressants, planting of vegetation, point of activity controls (hoods, filters, etc.) and other measures. Reference OC Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 2 Rules, Section 89.1 Air Pollution Prohibited, Subsection B.

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

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

On lots of one acre or less within a BMAP Area, a RAP Area, or a PRP Area where a central wastewater system is not available, the installation of enhanced nutrient-reducing OSTDS that achieve at least 65 percent overall nitrogen reduction is required. Contact the Florida Department of Health (FDOH) for individual determination and details of this enhanced OSTDS. Contact the utility provider regarding options to connect to sewer.

Transportation / Access

The applicant is requesting to change ~0.17 acres from Low Density Residential (LDR) to Office (O). The subject property is located at 862 Courtland Street. Analysis of the project trips under the currently approved LDR Future Land Use Map (FLUM) designation versus the proposed O FLUM designation indicates that the proposed development will result in an increase of 39 pm peak trip and, therefore, will impact the area roadways. Based on the Concurrency Management System (CMS) database dated December 10, 2025, Lee Road (from Wymore Road to Orlando Avenue) currently operates at Level of Service (LOS) F and capacity is not available to be encumbered. All other roadway segments within the project impact area operate at acceptable levels of service. This information is dated and is subject to change.

Roadway Capacity Analysis

A Traffic Study was not submitted with the case for review and comment. Final permitting of any development on this site will be subject to review and approval under capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

Utility Service Area (availability of services may vary)

Water: Winter Park

Wastewater: Winter Park

Reclaimed Water: Orange County Utilities

Detailed Utility Information:

This property is within City of Winter Park 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.

Community Meeting Summary

A community meeting for this requested amendment and rezoning will be held Thursday, March 5, 2026, at 6:00 p.m. in the College Park Middle School media center. Staff from the Planning Division, along with the applicant, provided short presentations. One resident appeared at the meeting and provided no comments.

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 – April 16, 2026

Future Land Use Map Amendment

Make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the requested Office (O) Future Land Use Map designation.

Rezoning

Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested P-O Restricted (Professional Office District) zoning classification, subject to the following restrictions:

1. Billboards and pole signs shall be prohibited.

Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the following variances:

1. A variance of 2,491 square feet (SF) to the required minimum lot size of 10,000 SF, resulting in a 7,509 SF lot.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the LPA/PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the requested Office (O) Future Land Use designation along with a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the request P-O Restricted (Professional Office District), as well as recommend **APPROVAL** of a variance of 2,491 square feet (SF) to the required minimum lot size of 10,000 SF, resulting in a 7,509 SF lot. The applicant was present and accepted the staff recommendation.

Staff indicated that one hundred fifty-three (153) notices were mailed to those property owners in the surrounding area, extending 500 feet from the subject property. Staff received one written documentation of support for the request. No members of the public spoke to this request at the hearing.

Commissioner George Wiggins made a motion, seconded by Commissioner David Boers, to recommend to the Board of County Commissioners **ADOPTION** of Amendment SS-26-03-045 and **APPROVAL** of Rezoning RZ-26-03-045 with the lot size variance. The motion carried by a 5-0 vote.

Future Land Use Map Amendment and Rezoning

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


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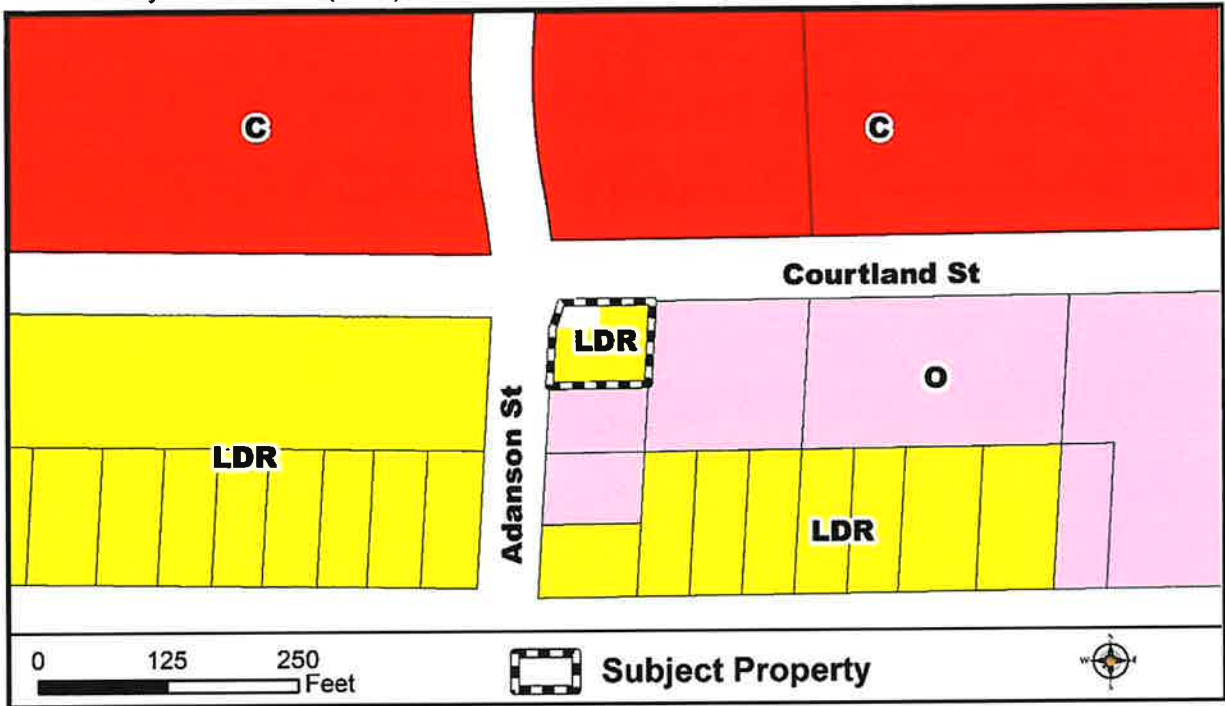
 Subject Property



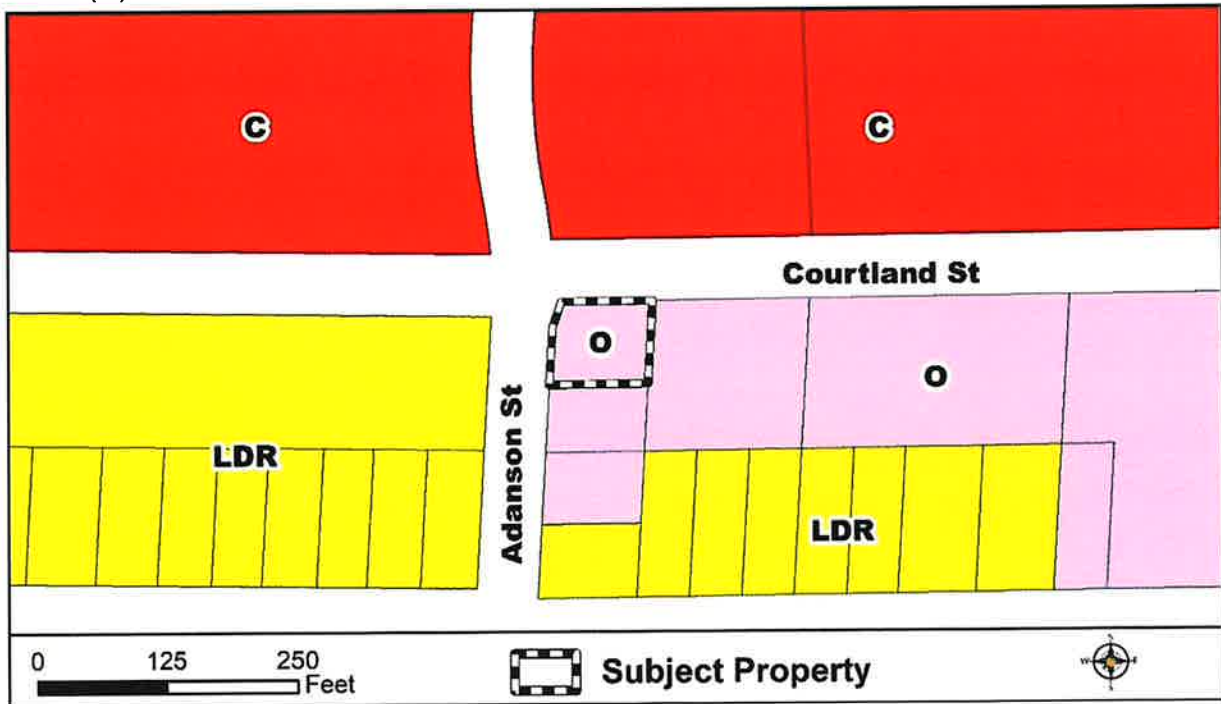
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FUTURE LAND USE – CURRENT
Low Density Residential (LDR)

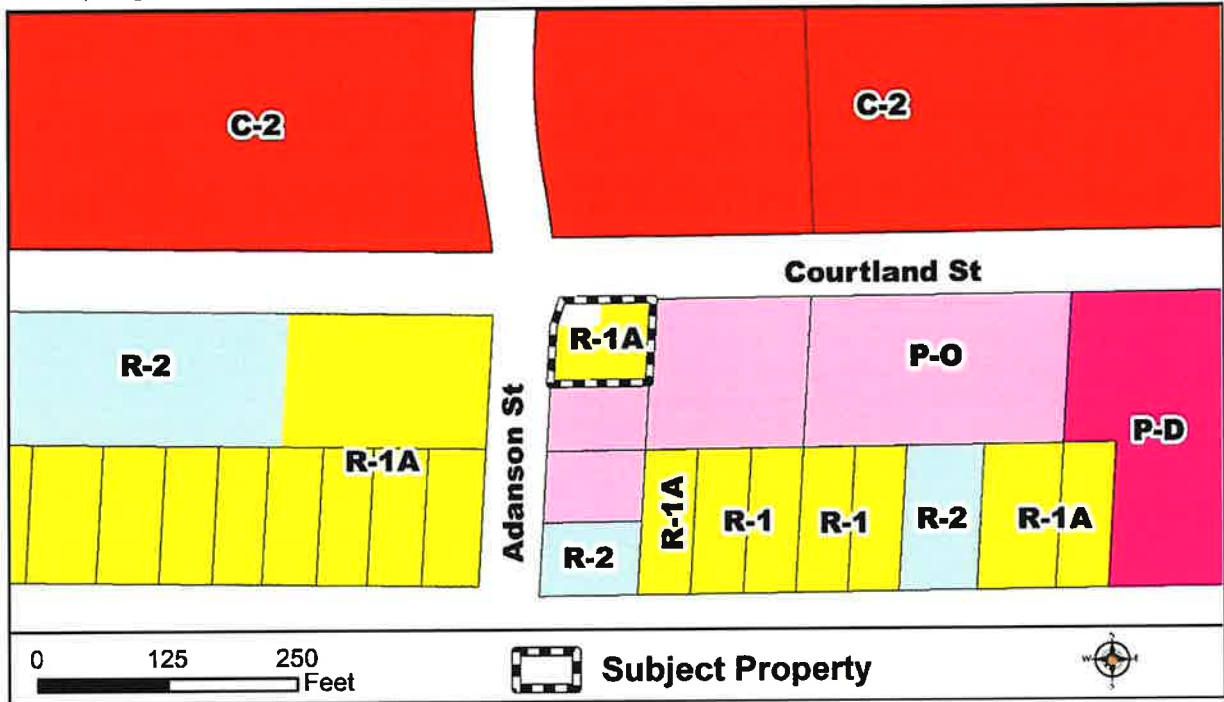


FUTURE LAND USE – PROPOSED
Office (O)



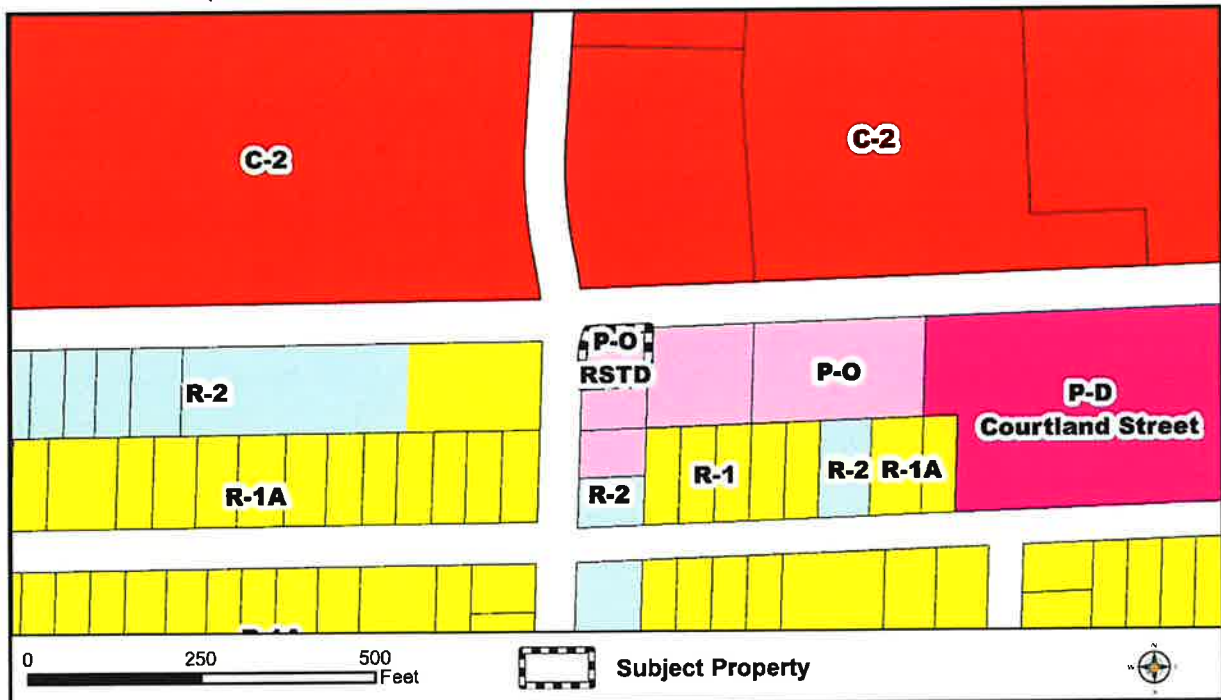
ZONING – CURRENT

R-1A (Single-Family Dwelling District)



ZONING – PROPOSED

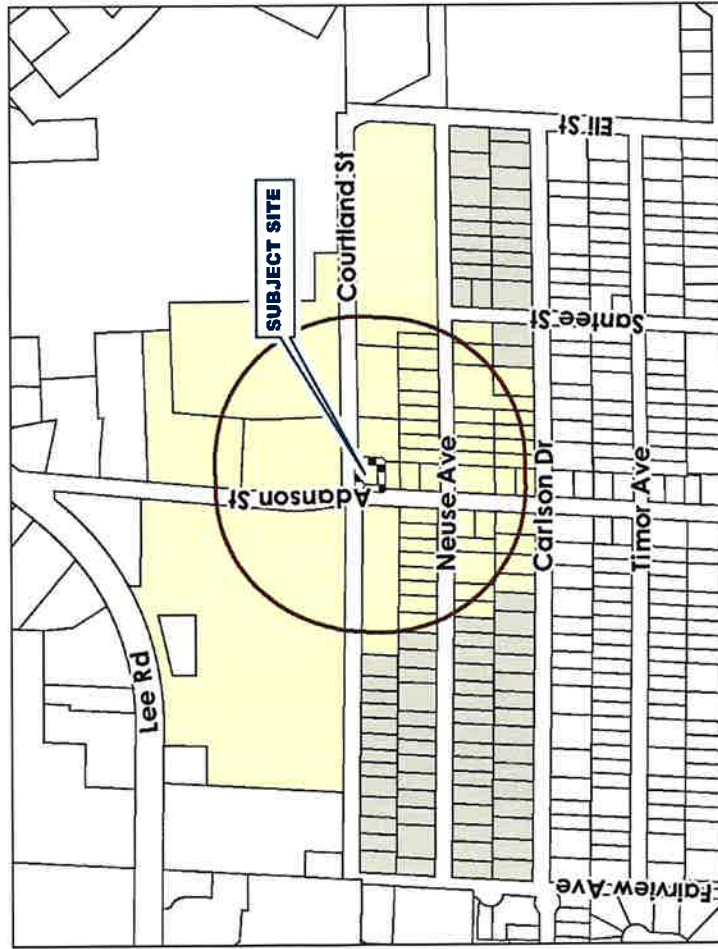
P-O Restricted (Professional Office District)








NOTIFICATION MAP

Public Notification Map

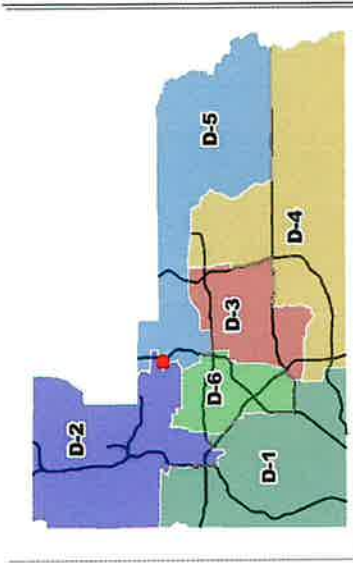
SS-26-03-045 & RZ-26-03-045



MAP LEGEND

-  SUBJECT SITE
-  500_FT_BUFFER
-  PARCELS
-  NOTIFIED PARCELS
-  COURTESY PARCELS

BUFFER DISTANCE: 500
OF NOTICES: 153



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ORDINANCE NO. 2026-_____

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING A SMALL SCALE DEVELOPMENT AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Legislative Findings, Purpose, and Intent.

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of Part II of Chapter 163, Florida Statutes, for amending Orange County’s 2010-2030 Comprehensive Plan; and

c. On June 2, 2026, the Board of County Commissioners held a public hearing on the adoption of the proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to adopt it.

Section 2. Authority. This ordinance is adopted in compliance with and pursuant to Part II of Chapter 163, Florida Statutes.

Section 3. Amendment to Future Land Use Map. The Comprehensive Plan is hereby amended by amending the Future Land Use Map designation as described at **Appendix “A,”**

31 attached hereto and incorporated herein.

32 * * *

33 ***Section 4. Effective Dates for Ordinance and Amendment.***

34 (a) This ordinance shall become effective as provided by general law.

35 (b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development
36 amendment adopted in this ordinance may not become effective until 31 days after adoption.
37 However, if an amendment is challenged within 30 days after adoption, the amendment that is
38 challenged may not become effective until the Department of Commerce or the Administration
39 Commission issues a final order determining that the adopted amendment is in compliance.

40 (c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning
41 changes approved by the Board are contingent upon the related Comprehensive Plan amendment
42 becoming effective. Aside from any such concurrent zoning changes, no development orders,
43 development permits, or land uses dependent on this amendment may be issued or commence
44 before the amendment has become effective.

45 ADOPTED THIS 2ND DAY OF JUNE, 2026.

46 **ORANGE COUNTY, FLORIDA**
47 By: Board of County Commissioners

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49
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51 By: _____
52 Jerry L. Demings
53 Orange County Mayor

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55 ATTEST: Phil Diamond, CPA, County Comptroller
56 As Clerk to the Board of County Commissioners

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60 By: _____
61 Deputy Clerk

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APPENDIX "A"

FUTURE LAND USE MAP AMENDMENT

<i>Appendix A*</i>		
<i>Privately Initiated Future Land Use Map Amendment</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
SS-26-03-045	Low Density Residential (LDR)	Office (O)
*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.		

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