



May 05, 2025

TO: Mayor Jerry L. Demings
Commissioner Christine Moore, District 2
Commissioner Mayra Uribe, District 3
Commissioner Maribel Gomez Cordero, District 4
Commissioner Kelly Martinez Semrad, District 5
Commissioner Michael “Mike” Scott, District 6

FROM: Commissioner Nicole Wilson, District 1

SUBJECT: Request for Board Discussion Item: Zoning Ordinance to Address Parking of Buses, Trailers, and Other Mobile Structures Supporting Homeless Shelters and Transitional Service Providers

Dear Mayor, Commissioners, and Administration,

I am requesting that the Board consider placing a discussion item on an upcoming Board of County Commission meeting to explore the development of a zoning ordinance specifically to address parking accommodations for buses, trailers, and other moveable structures used by homeless shelters and related transitional service providers.

As part of Orange County’s ongoing efforts to support vulnerable populations and uphold the dignity and efficiency of service delivery, it has become increasingly necessary to evaluate how and where we allow parking for mobile structures used for serving individuals experiencing homelessness. These structures are often essential to shelter operations, connecting homeless individuals with shelter, medical services, and other vital resources. However, current zoning regulations may not adequately address or permit their accommodation in a manner that is both accessible and consistent with community standards.

I propose that the Board explore the creation of a zoning ordinance that would allow designated parking for these mobile structures on qualifying parcels, provided the landowner submits a request and the property meets specific minimum lot size criteria. This ordinance would help



ensure that such uses are appropriately located while balancing the needs of service providers and neighboring communities.

I respectfully request the opportunity to present this issue to the Board and seek possible direction to staff to develop or amend an ordinance that includes recommended minimum lot sizes, zoning districts for eligibility, and any relevant operational standards.

Thank you for your consideration and continued commitment to addressing housing instability and homelessness in Orange County.

Please do not reply to this memo to stay in accordance with Sunshine Law.

Sincerely,

A handwritten signature in blue ink that reads 'Nicole Wilson'.

Commissioner Nicole Wilson
Orange County Commissioner, District 1