

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

CASE # SS-26-01-032

RZ-26-01-032

Commission District: #3

GENERAL INFORMATION

APPLICANT: Tina Demostene

OWNER: Palm Property Partners-Haymaker LLC

FLUM REQUEST: **Low Density Residential (LDR) to
Low-Medium Density Residential (LMDR)**

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

LOCATION: 8868 and 8890 Curry Ford Road; generally located on the south side of Curry Ford Road, west of Econlockhatchee Trail, east of S. Chickasaw Trail, and north of Cimarron Drive.

PARCEL ID NUMBERS: 12-23-30-0000-00-005, 12-23-30-0000-00-006

SIZE / ACREAGE: 9.72 gross acres / 6.35 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]. Four hundred thirty-eight (438) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: Community meetings were held on January 26, 2026, and April 6, 2026. A summary is provided further in this report.

PROPOSED USE: Forty-four (44) fee simple single-family attached (townhome) units.

STAFF RECOMMENDATION

PLANNING

Future Land Use Map Amendment

Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the requested Low-Medium Density Residential (LMDR) Future Land Use Map designation.

Rezoning

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

1. Development shall be limited to a maximum of twenty-six (26) single-family detached dwelling units.

SUBJECT PROPERTY ANALYSIS

Overview

The applicant, Tina Demostene, is seeking to change the Future Land Use Map (FLUM) designation of the 9.72- gross acre subject property, formerly the site of a single-family home, from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR), with a maximum allowable density of ten (10) dwelling units per net developable acre. In conjunction with this requested amendment, the applicant is proposing to rezone the property from A-2 (Farmland Rural District) to R-2 Restricted (Residential District).

The subject property is located within the County's Urban Service Area and is generally located on the south side of Curry Ford Road, west of Econlockhatchee Trail, and east of S. Chickasaw Trail. It has possessed its A-2 zoning classification since December 9, 1968, and has an LDR FLUM designation, with a maximum allowable density of four (4) dwelling units per net developable acre, assigned via the July 1, 1991, adoption of the Orange County Comprehensive Plan. The demolition of the single-family home that previously occupied the site was completed July 22, 2025 (Case # B25013099) and the site currently remains vacant.

Immediately west of the subject site is a single-family residential subdivision with a Low-Medium Density Residential (LMDR) FLUM designation that has possessed R-2 (Residential District) zoning since February 20, 1992. To the south of the subject site is a single-family residential development with a Low Density Residential (LDR) FLUM designation that has possessed an R-1A (Single-Family Dwelling District) zoning classification since December 21, 1971. Located directly north of the subject property, across the street on Curry Ford Road, are single-family lots that have largely remained consistent with the Low Density Residential (LDR) Future Land Use designation and are zoned A-2 (Farmland Rural District). Recently approved for development (Case #CDR-25-06-160) is Oasis Reserve, a single-family residential development located directly east of the subject site with a Low Density Residential (LDR) FLUM designation and an R-1 (Single-Family Dwelling District) zoning classification as of December 18, 2018. Northeast of the subject property is The Iglesia Pentecostal La Hermosa, which shares its east border with the Walmart Neighborhood Market at the intersection of Econlockhatchee Trail and Curry Ford Road. Additional commercial development is also about a third of a mile west of the subject property that includes office uses, a car wash, and a shopping center at the intersection of Curry Ford Road and S. Chickasaw Trail.

Of the surrounding single-family residential properties, each of the subdivisions along Curry Ford Road to the east, west, and north of the subject site is served by a single entry/exit access point to and from Curry Ford Road. All provide full access, except for The Island subdivision to the west and the Oasis Reserve subdivision directly to the east, both of which are limited to right-in/right-out access. The larger single-family residential

development directly south of the subject site also is served by a single entry/exit point to and from S. Chickasaw Trail. This segment of S. Chickasaw Trail, however, has no available capacity to be encumbered, and currently operates at Level of Service (LOS) F.

An Orange County Wetland Determination, CAD-23-10-165, was issued by the Environmental Protection Division (EPD) on May 10, 2024, for the subject property. The Wetland Determination identified 4.312 acres of upland and 5.413 acres of Class II wetlands. This determination expires on May 10, 2029. To achieve the intended forty-four (44) fee simple single-family attached dwelling units (townhomes), there are intended impacts to the 5.413-acres of Class II wetlands. An Orange County Natural Resource Impact Permit (NRIP) SP-24-07-003 was issued on March 16, 2026, allowing 2.04 acres of wetlands and 1.07 acres of upland buffer to be impacted. With the approved NRIP, the subject property has 6.532 net developable acres. If the LMDR FLUM Amendment and R-2 rezoning requests are granted, permitted development could yield up to 63 dwelling units. However, it is the property owner's intent to develop the site for a residential subdivision with up to forty-four (44) fee simple single-family attached dwelling units (townhomes) which is about 6.7 dwelling units per acre. Any future development within this site will comply with all related permit conditions of approval. A modification to the Natural Resource Impact Permit (NRIP) permit will be required if there are changes to the plan that was originally approved in the permit. The NRIP expires on March 16, 2031.

A restriction is proposed to limit development to twenty-six single-family dwelling units as this was a concession offered by the applicant at the second community meeting.

Existing FLUM Development Program

The current Future Land Use Map (FLUM) designation of the subject property is Low Density Residential (LDR), which includes single-family attached and townhome development. At present, the subject property's LDR FLUM designation and A-2 zoning are inconsistent, which precludes development.

Proposed FLUM Development Program

If approved, the requested Low-Medium Density Residential (LMDR) Future Land Use Map designation and R-2 Restricted (Residential District) zoning classification will allow the applicant to develop up to sixty-three (63) dwelling units at a maximum build-out of ten (10) dwelling units per net developable acre subject to the compliance of the issued NRIP. The applicant is proposing to construct forty-four (44) two-story, fee simple single-family attached dwelling units (townhomes), about 6.7 dwelling units per acre.

Land Use Compatibility

The Low-Medium Density Residential (LMDR) FLUM designation would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties. As illustrated on the aerial map, the subject property is located in an area characterized primarily by suburban residential developments of single-family detached homes on lots generally between 0.12-acre and 0.18-acre. The future land use and zoning maps in this report show that many of the parcels to the south and east of the subject property possess an LDR FLUM designation and an R-1 or R-1A zoning classification. However, those to the west have the same LMDR FLUM designation and R-2 zoning classification as requested by the applicant. Additionally, the residential De Valk Planned Development (PD) located to the west of the subject property

possesses an LMDR FLUM desingation and a density of six (6) dwelling units per acre. The Hawks Landing Subdivision, about a quarter mile west of the subject property, is comprised of duplexes.

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. Additionally, **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. Although the subject property is bounded by single-family detached homes to the north, east, south, and west, other housing types and similar development densities are present in the immediate vicinity of the site, as noted above.

Site Analysis

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overlay District Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The subject property is located in Airport Noise Zone E and is subject to the Airport Noise Zoning Ordinance (Ord. 2000-07).
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No cases were found.

Comprehensive Plan (CP) Consistency

Approval of the requested future land use change to Low-Medium Density Residential (LMDR) and a concurrent rezoning to R-2 Restricted (Residential District) would allow for the development of a townhome subdivision that staff views as **consistent** with the following Comprehensive Plan provisions:

Future Land Use Element

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

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 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.

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 – 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.

FLU8.2.1 – Future land use changes shall be required to be compatible with the existing development and development trends 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.

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.

Housing Element

GOAL H1 – Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

OBJ H1.1 – The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

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

SITE DATA

Existing Use: Vacant land

Adjacent	FLUM	Zoning
North	Low Density Residential (LDR)	A-2 (Farmland Rural District) (1970)
East	Low Density Residential (LDR)	R-1 (Residential District) (2018)
West	Low-Medium Density Residential (LMDR)	R-2 (Single-Family Dwelling District) (1992)
South	Low Density Residential (LDR)	R-1A (Single-Family Dwelling District) (1971)

Adjacent Land Uses

- N: Single-family residential
- E: Oasis Reserve (single-family residential subdivision)
- W: Bradfordt Park (single-family residential subdivision)
- S: Chickasaw Woods (single-family residential subdivision)

R-2 (Residential District) Development Standards

One-Family Dwelling

Min. Lot Area: 4,500 sq. ft.
 Min. Lot Width: 45 ft.
 Max. Height: 35 ft.
 Min. Living Area: 1,000 sq. ft.
 Building Setbacks:
Front: 20 ft.
Rear: 20 ft.
Side: 5 ft.
Side Street: 15 ft.

Two Dwelling Units

8,000 sq. ft. / 9,000 sq. ft.
 Min. Lot Area:
 Min. Lot Width: 80 ft. / 90 ft.
 Max. Height: 35 ft.
 Min. Living Area: 500 sq. ft. / 1,000 sq. ft.
 Building Setbacks:
Front: 20 ft.
Rear: 20 ft.
Side: 5 ft.
Side Street: 15 ft.

Three Dwelling Units

11,250 sq. ft.
 Min. Lot Area:
 Min. Lot Width: 85 ft. (attached units only)
 Max. Height: 35 ft.
 Min. Living Area: 500 sq. ft. per dwelling unit
 Building Setbacks:

Front: 20 ft.
Rear: 30 ft.
Side: 10 ft.
Side Street: 15 ft.

Four or More Dwelling Units

Min. Lot Area: 15,000 sq. ft.
Min. Lot Width: 85 ft.
Max. Height: 35 ft.
Min. Living Area: 500 sq. ft. per dwelling unit
Building Setbacks:
Front: 20 ft.
Rear: 30 ft.
Side: 10 ft. (30 ft. where adjacent to single-family)
Side Street: 15 ft.

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

Intent, Purpose, and Uses

The R-2 (Residential District) zoning district is composed of lands and structures used primarily for the construction of detached and attached single-family dwelling units, containing a maximum of four (4) units per building and associated residential uses.

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

SPECIAL INFORMATION

Staff Comments

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	See comments below table.
Parks and Recreation	<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

WD Complete - An Orange County Wetland Determination CAD-23-10-165 was completed with a certified survey of the wetland boundary approved by the

Environmental Protection Division (EPD) on 05/10/2025. The WD identified 5.4 acres of Class II wetlands within the subject property boundaries.

NRIP Approved- An Orange County Natural Resource Impact Permit (NRIP) SP-24-07-003 was approved on 03/16/2026 for 2.04 acres of direct wetlands/surface waters impacts, 1.07 acres of upland buffer impacts, and 2.19 acres of secondary wetland impacts. Any future development within this site will comply with all related permit conditions of approval.

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 for determining the presence of these concerns and verifying and obtaining, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Transportation / Access

The Applicant is requesting to change 9.725 gross (~6.352 net developable) acres from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR) and rezone the property from A-2 (Farmland Rural District) to R-2 Restricted (Residential District). Analysis of the project trips under the currently approved future land use versus the proposed use indicates that the proposed development will result in an increase of 37 PM peak hour trips, resulting in impacts to area roadways. Based on the Concurrency Management System (CMS) database dated December 10, 2025, Chickasaw Trail (from Cascade Road to Curry Ford Road) and Econlockhatchee Trail (from Curry Ford Road to Lake Underhill Road) currently operate at Level of Service (LOS) F, and no available capacity remains to be encumbered. All other roadway segments within the project's impact area operate at acceptable levels of service. Please note that this information is based on the referenced CMS data and is subject to change.

Roadway Capacity Analysis

A Traffic Study was submitted with the case for review and comment. Final permitting of any development on this site will be subject to review and approval under the 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 Plan.

Schools

A School Capacity Determination (OC-25-0320) was completed on March 27, 2026. It is determined that capacity for the WT Curry Townhomes development is available. This determination expires July 5, 2026.

Parks and Recreation

Orange County Parks and Recreation has reviewed this request and did not comment on this case.

Utilities Service Area (Availability of services may vary)

Water: Orange County Utilities
Wastewater: Orange County Utilities
Reclaimed 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, the following shall apply:

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, therefore, is not required.

Community Meeting Summary

A community meeting was held on Monday, January 26, 2026, at 6:00 p.m. in the Deerwood Elementary School media center, with approximately 13 residents in attendance. The primary concerns raised were related to stormwater management and flooding, with residents expressing that the proposed development could exacerbate existing drainage issues. Several residents from the Bradfordt Park subdivision noted concerns regarding the deterioration of the wetlands within the subject property, which they attributed to inadequate upland buffers, and indicated that this has contributed to increased flooding on their properties during significant storm events. Additional concerns were raised regarding the nearby Orange County Rio Pinar canal and the functional importance of the remaining wetlands on the subject property in helping to absorb floodwater. Residents expressed strong opposition to any impacts to these wetland areas.

Traffic-related concerns were also discussed, including the potential need for U-turn movements to access the subject site in the absence of a median opening, as well as existing issues with construction vehicles utilizing subdivision access points to maneuver.

Finally, residents expressed concerns that the proposed housing type may not be compatible with the surrounding neighborhood character.

A second community meeting for the requested amendment was held on Monday, April 6, 2026, at 6:00 p.m. in the Deerwood Elementary School media center, with approximately 15 residents in attendance. It was noted by the residents that the most significant modification since the last meeting was that the developer reduced the number of dwelling units proposed from forty-eight (48) to forty-four (44).

Concerns regarding the proposed townhome housing type and stormwater drainage were consistent with those previously expressed. Residents reiterated ongoing “bottom of the bowl” drainage issues, attributed to long-term wetland degradation, increased development in the area, and flooding associated with the Rio Pinar Canal and outdated stormwater infrastructure. It was noted that the Bradfordt Park subdivision’s retention outfall along Curry Ford Road is currently conveyed south through the Bradfordt Park wetlands/conservation tract and into the existing wetlands on the subject property. The development team confirmed that, through the approval and final engineering processes, the proposed project will be designed to improve the existing drainage system, accommodating both current flows onto the subject property and additional runoff generated by the requested development.

Residents also discussed preservation of existing wetlands and the trees within the upland area that could be impacted by construction access or easements needed during development. It was noted that the proposed development will not impact or remove any trees in the preserved wetland area as noted on the approved Natural Resource Impact Permit (NRIP)(SP-24-07-003) plan provided by Environmental Protection Division (EPD) staff. Specific requests were made to preserve historically significant trees along the property lines of the adjacent residential properties, including a request from the owner of 3055 Birmingham Boulevard to preserve a particular tree on their shared property line with the subject property. The developer indicated that, depending on location and any conflicts with drainage improvements, the tree will be evaluated for preservation to the greatest extent practicable. It was also noted that the residents in the southeast corner of the Bradfordt Park subdivision would mostly maintain their view of the wetland area along with the proposed retention.

Concerns were raised regarding potential destabilization near the proposed dry retention area shown at the rear (southwest corner) of the site. The owner of 3067 Birmingham Boulevard, whose home is located approximately five feet from the property boundary, expressed concern about potential long-term impacts to the stability of his house. The developer noted that they intend to meet current codes and include a requirement for soil stability analysis for the pond bank.

Traffic patterns and subdivision access along Curry Ford Road were also discussed. Some subdivisions lack full access and require U-turn movements, which residents noted have become more challenging due to ongoing construction in the area. While traffic and access will be further evaluated during subsequent stages of review and development, these concerns were acknowledged by the development team.

Toward the end of the meeting, in an effort to build consensus, the developer presented a potential modification to reduce the intensity of the project from forty-four (44) fee simple single-family attached (townhome) units to a maximum of twenty-six (26) single-family detached dwelling units, representing a substantial reduction. Most residents responded positively to this proposal. For this reason, staff recommends the restriction that development of the subject property shall be limited to a maximum of twenty-six (26) single-family detached dwelling units.

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

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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 Low-Medium Density Residential (LMDR) Future Land Use Map designation.

Rezoning

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

1. Development shall be limited to a maximum of twenty-six (26) single-family detached dwelling units.

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 ADOPTION of the requested Low-Medium Density Residential (LMDR) Future Land Use Designation, and APPROVAL of the R-2 Restricted (Residential District) zoning, subject to the restriction listed above. The applicant was present and agreed with the staff recommendation.

Staff indicated that four-hundred thirty-eight (438) notices were mailed to property owners in the mailing area of the surrounding property, and that staff received six commentaries in opposition. During public comments, three members of the public spoke in opposition to the requests. Their concerns focused mainly on the proximity of the stormwater system to existing houses, the proposed housing type, size and height of structures, wetland depletion, stormwater management, and the lack of pedestrian oriented roadways in the area. There was also request to the applicant to amend the rezone request to R-1 (Single-Family Dwelling District) in lieu of R-2 (Residential District). Additionally, residents requested a continuance to provide residents with an opportunity to see the updated plan for single-family detached proposal.

Commissioner George Wiggins confirmed with staff that this segment of Curry Ford Road is currently operating within the adopted level of service (LOS) standards and is not failing. Staff also indicated that the proposed twenty-six (26) single-family detached units would generate approximately one (1) peak-hour PM trip per dwelling unit.

Chair Camille Evans confirmed with staff that the revised development proposal must comply with the approved Natural Resource Impact Permit (NRIP) and would require an updated plan reflecting the reduction to twenty-six (26) single-family detached units. At the Chair's request, the applicant presented the proposed plan to the Commission and stated that, while no substantial

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changes to infrastructure are anticipated, the plan will be updated in subsequent submittals to reflect the revised unit count.

A motion was made on the Future Land Use Map Amendment by Commissioner Michael Arrington and seconded by Commissioner Giancarlo Rodriguez to recommend **ADOPTION** of the requested Low-Medium Density Residential (LMDR) Future Land Use Map designation and **APPROVAL** of the requested R-2 Restricted (Residential District) zoning, subject to the restriction. The motion carried on a 7-0 vote.

Motion / Second

Michael Arrington / Giancarlo Rodriguez

Voting in Favor

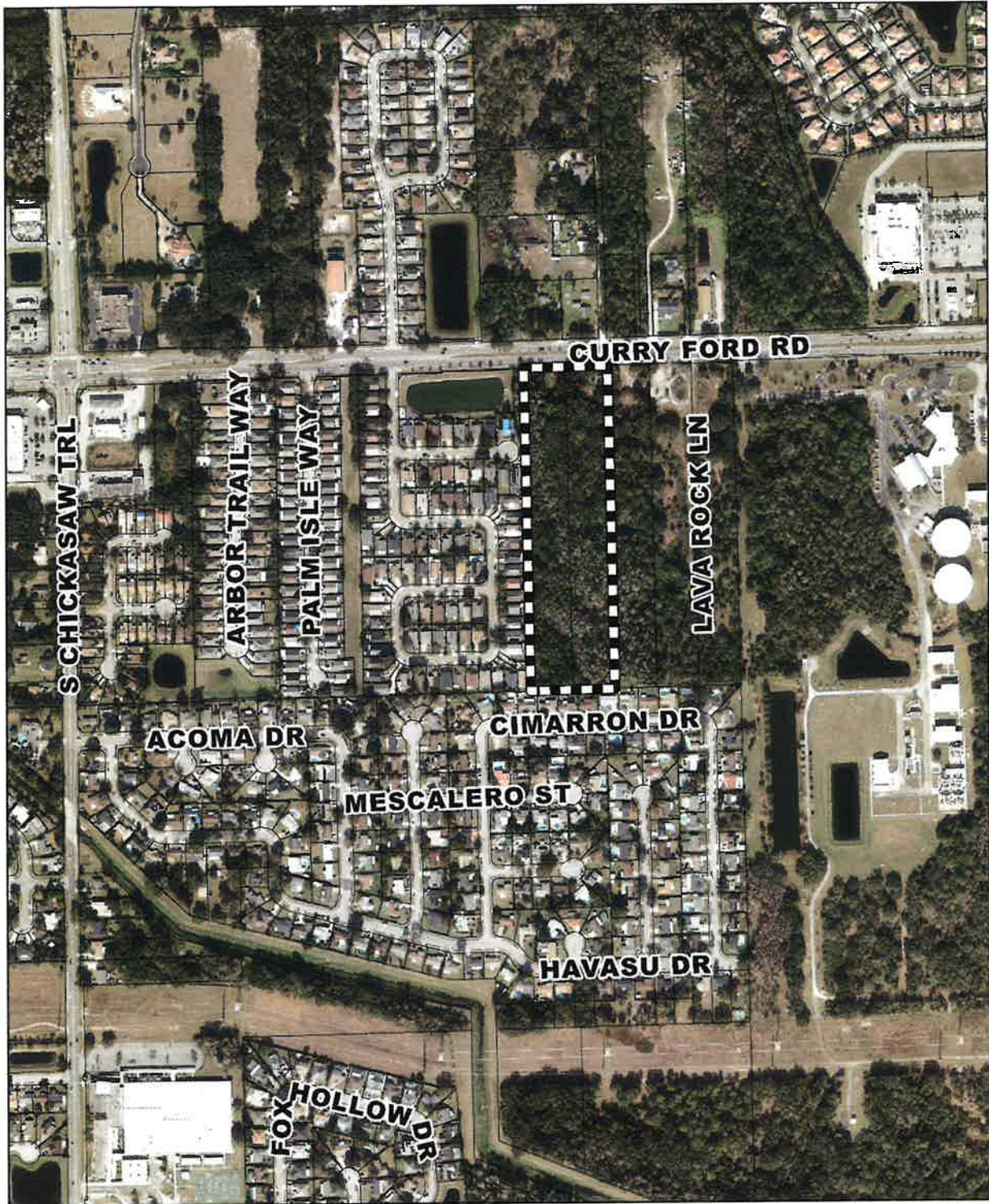
Michael Arrington, Giancarlo Rodriguez, George Wiggins, Camille Evans, David Boers, Eddie Fernandez, and Jorge Berrios Trinidad

Voting in Opposition

None

Absent

Eric Gray, Marjorie Holt



 Subject Property

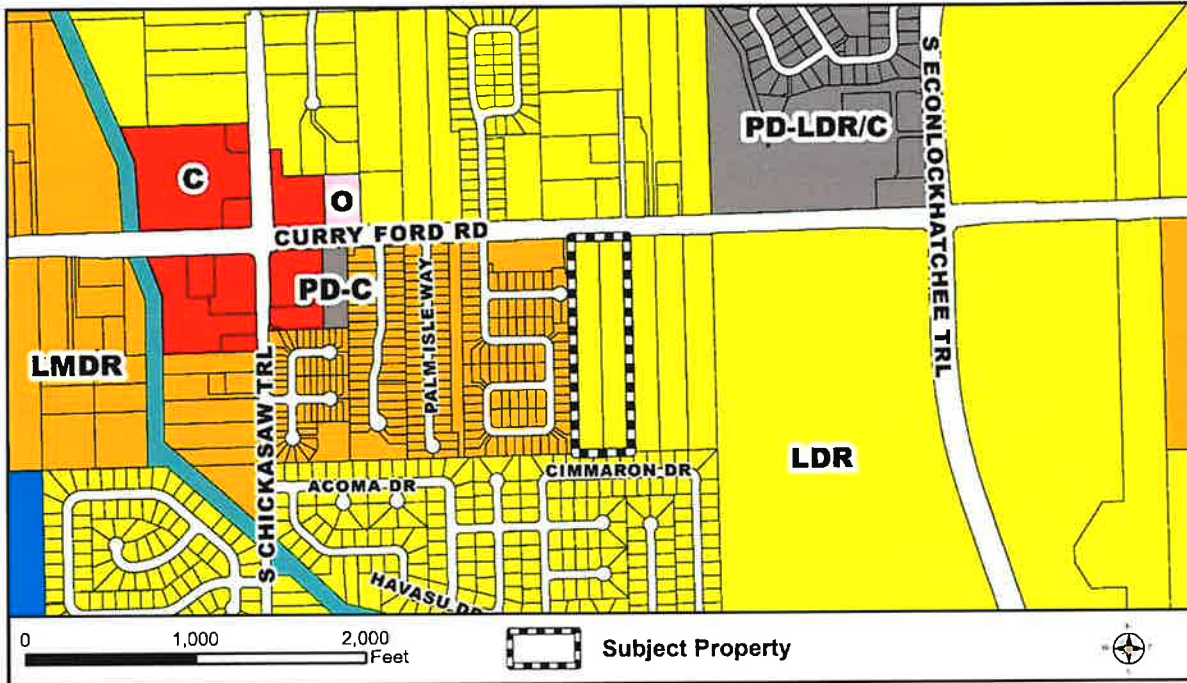


0 500 1,000 Feet

A horizontal scale bar with markings at 0, 500, and 1,000 feet.

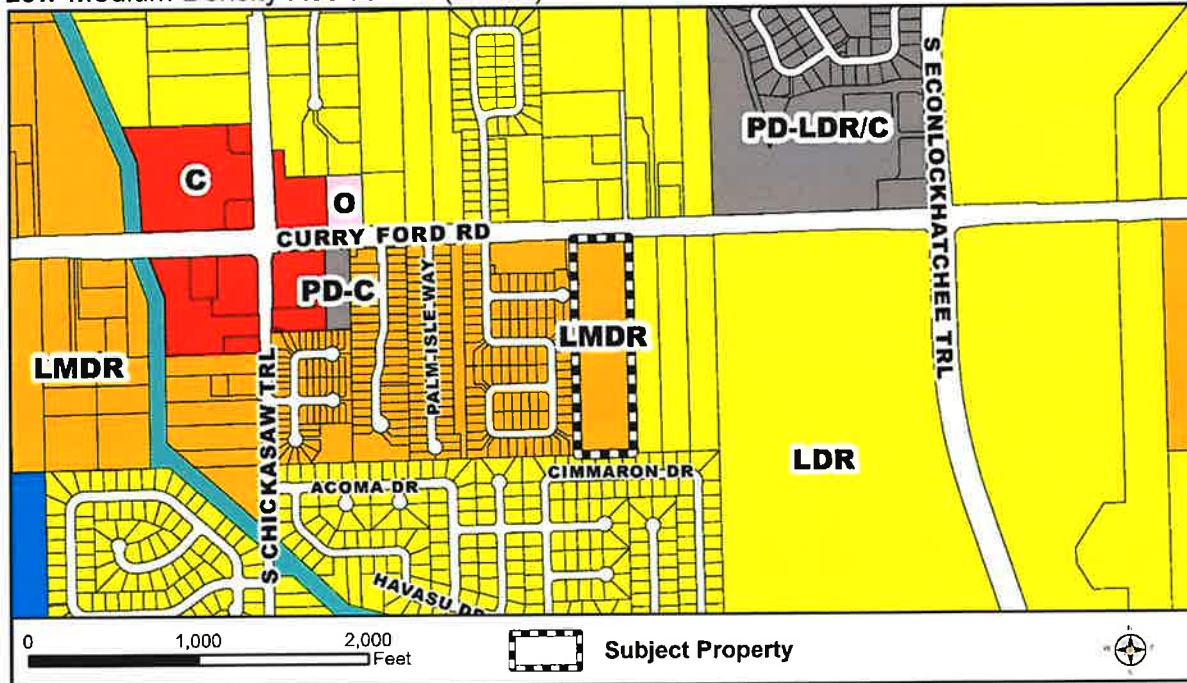
FUTURE LAND USE – CURRENT

Low Density Residential (LDR)



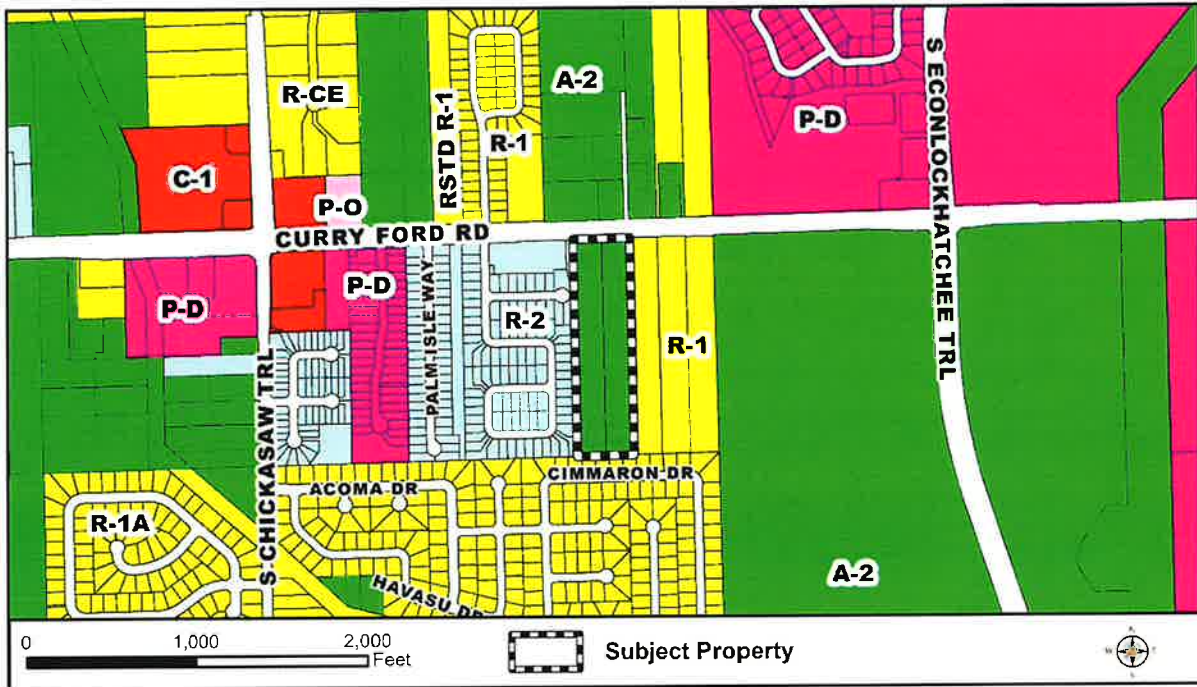
FUTURE LAND USE – PROPOSED

Low-Medium Density Residential (LMDR)



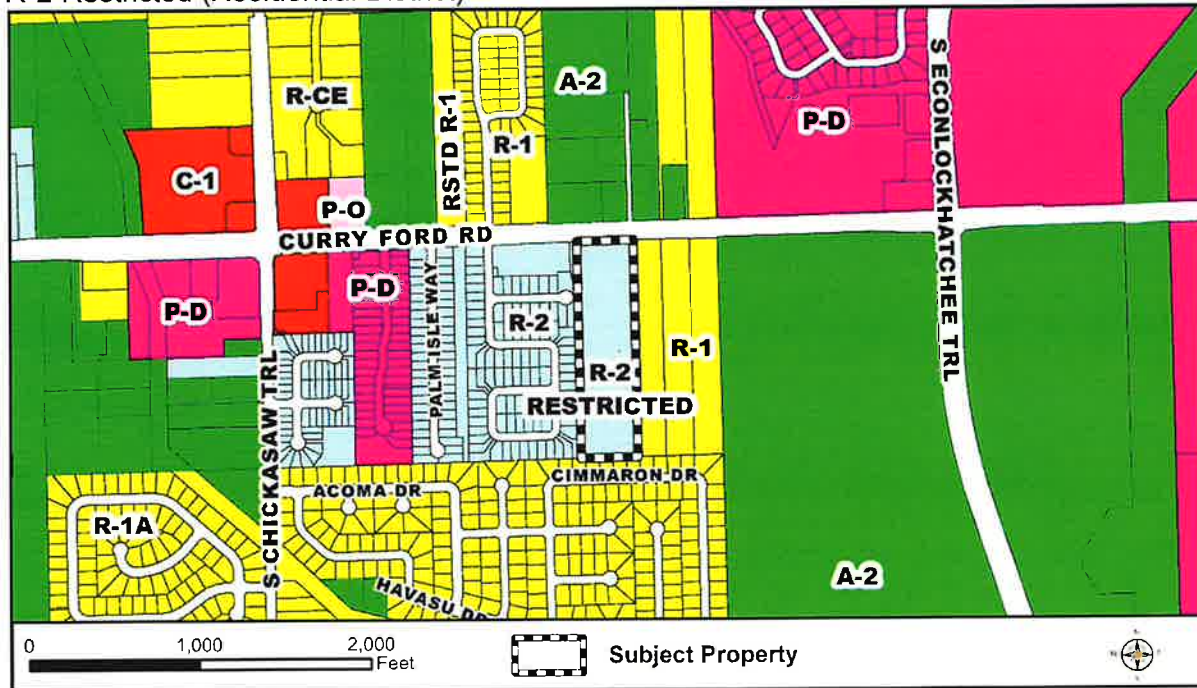
ZONING – CURRENT

A-2 (Farmland Rural District)



ZONING – PROPOSED

R-2 Restricted (Residential District)



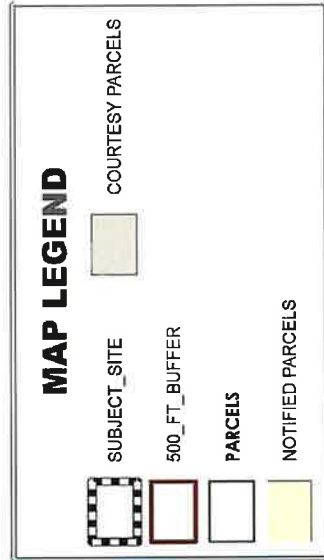
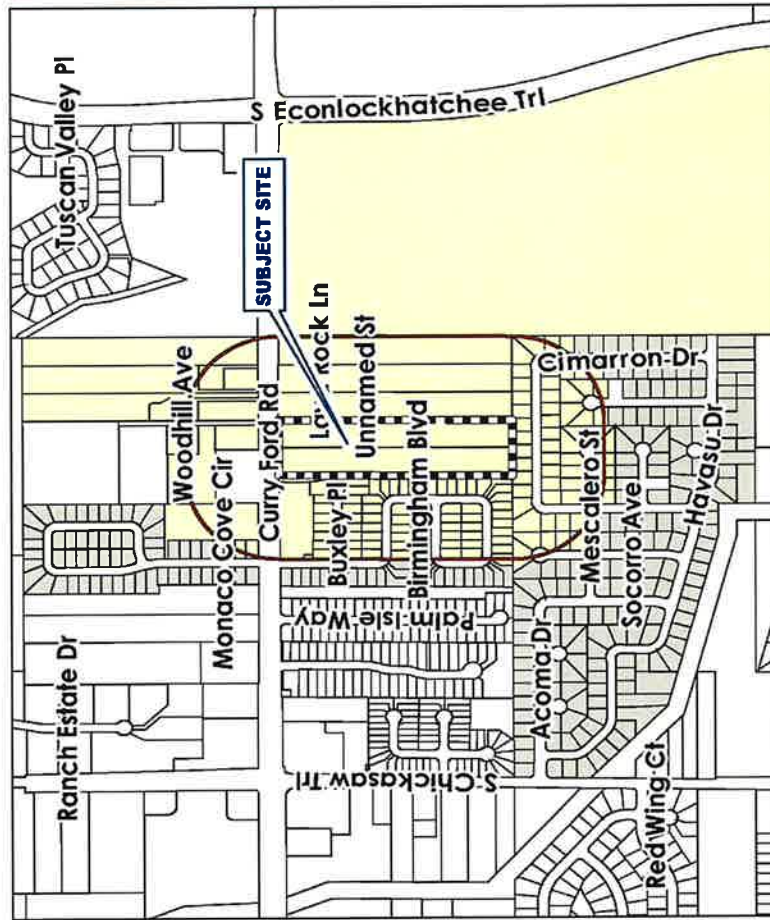
NOTIFICATION MAP



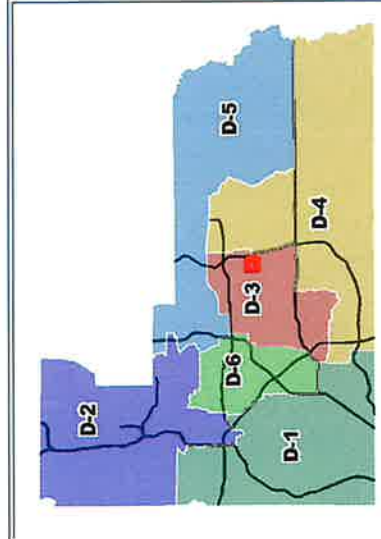
Public Notification Map

SS-26-01-032 & RZ-26-01-032

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BUFFER DISTANCE: 500
OF NOTICES: 438



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

48
49
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51 By: _____
52 Jerry L. Demings
53 Orange County Mayor

54
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-26-01-032	Low Density Residential (LDR)	Low-Medium Density Residential (LMDR)
*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.		

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