

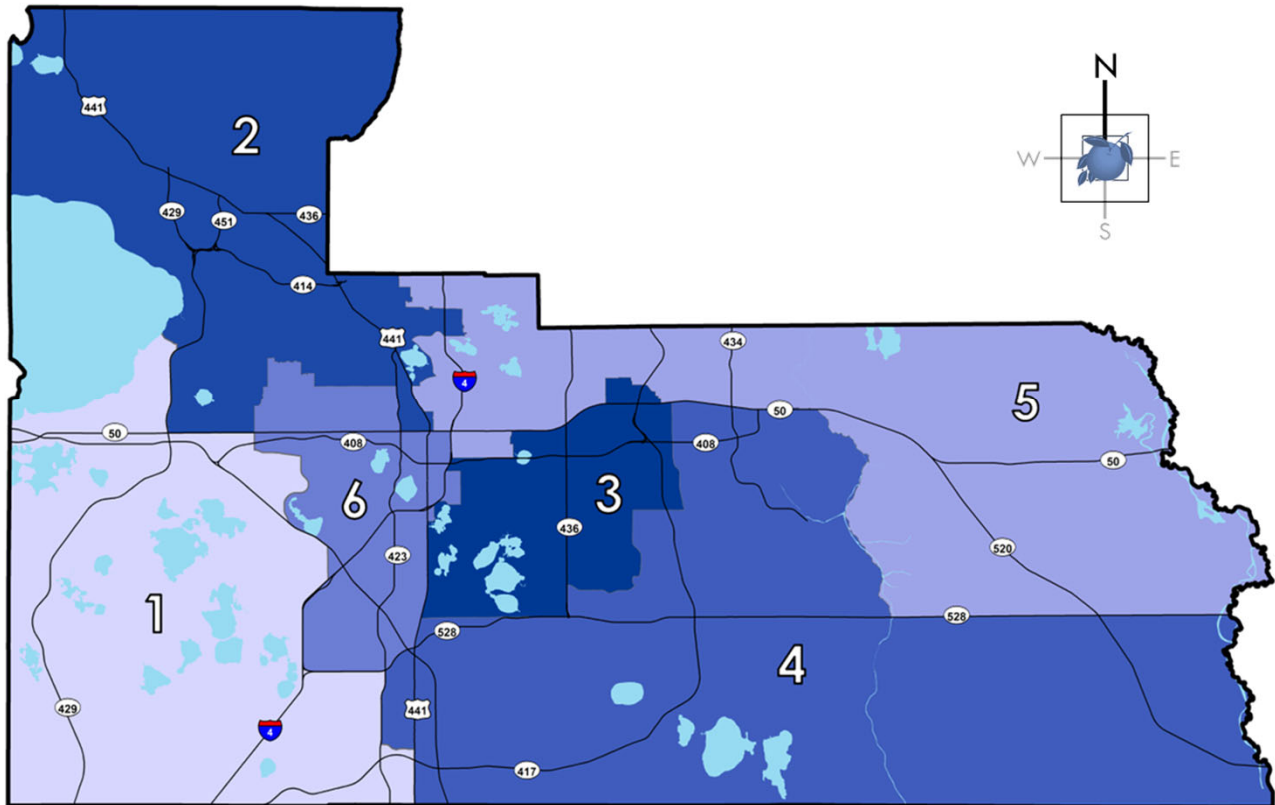


PLANNING AND ZONING COMMISSION

LOCAL PLANNING AGENCY

REZONING RECOMMENDATIONS

JUNE 18, 2026



PREPARED BY:
ORANGE COUNTY GOVERNMENT
PLANNING DIVISION | CURRENT PLANNING SECTION

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

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June 18, 2026

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TABLE OF HEARINGS

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<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-26-04-028 Petitpapa Peterson	R-1A and C-1 to NAC	6	Approval	Approval	No
RZ-26-05-032 Oscar Arcentales	C-1 to C-2 Restricted	3	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-05-035 Yougraj Beharry	A-1 to R-2 Restricted	6	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-05-036 Joao Bosco Meira	A-1 to R-1AAA	6	Approval	Approval	No
RZ-26-05-037 Joao Bosco Meira	R-1 to P-O Restricted	6	Denial	Approval with two (2) restrictions	No
RZ-26-06-041 Mark Bergeron	A-1 to R-1AAA Restricted	2	Continue to July 17 th PZC Hearing	Continue to July 17 th PZC Hearing	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-2/1-3	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 ^J	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	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. 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.
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.

<i>J</i>	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.
<i>K</i>	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%.
<i>L</i>	Subject to the Future Land Use designation.
<i>M</i>	Developable land area.
<i>N</i>	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.
<i>O</i>	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.
<i>P</i>	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.
<i>Q</i>	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.
<i>R</i>	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.
<i>S</i>	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-26-04-028

Commission District: #6

GENERAL INFORMATION

APPLICANT: Petitpapa Peterson

OWNER: Petitpapa Peterson

HEARING TYPE: Planning and Zoning Commission

REQUEST: **R-1A** (Single-Family Dwelling District) and **C-1** (Retail Commercial District) **to** **NAC** (Neighborhood Activity Corridor District)

LOCATION: 1424 and 1426 29th Street; generally located east of S. Rio Grande Avenue, north of I-4, west of Hwy 17, south of W. Michigan Street.

PARCEL ID NUMBERS: 03-23-29-0180-73-080 and 03-23-29-0180-73-090

SIZE / ACREAGE: 0.38-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 thirty-three (133) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: An in-person community meeting was held on May 18, 2026, and is summarized further in this report.

PROPOSED USE: NAC Uses (No development program is proposed at this time.)

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested NAC (Neighborhood Activity Corridor District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

Through this request, the applicant is seeking to rezone the two (2) subject properties from C-1 (Retail Commercial District) and R-1A (Single-Family Dwelling District) to NAC (Neighborhood Activity Corridor District). In order for any development to occur, the Zoning and Future Land Use Map (FLUM) designation must be consistent. The applicant has indicated a desire for auto sales however auto sales is not a permitted use within the

NAC district. The applicant has been made aware of this and is moving forward with the rezoning.

The surrounding neighborhood can be characterized as developed. The Holden Heights Overlay district allows for a mixture of land uses along main roadways. Uses within the NAC district would allow for mixed-used developments including single-family, townhome, and multi-family residential, and neighborhood scale non-residential. The proposed developments are considered in-fill developments and are consistent with the surrounding area.

The NAC FLUM Designation allows for a density of up to 25 units per acre. However, the combined lot size would allow for only 9 residential units, which is considered de minimis for School Capacity Determination purposes.

Land Use Compatibility

The NAC (Neighborhood Activity Center 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 Holden Heights 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 Neighborhood Activity Corridor (NAC). The proposed NAC (Neighborhood Activity Corridor District) zoning is consistent with the NAC 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.

GOAL FLU2 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.

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.

FLU8.3.4 states Orange County will reinforce the residential character of the Holden Heights neighborhood by encouraging the planning and design of new development to complement the architectural design and features with existing neighborhood character. New development or redevelopment will be conditioned upon Crime Prevention Through Environmental Design (CPTED) and limited expansion of demonstrated nuisance-generated uses.

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	N: C-1 (Retail Commercial District) (1967) E: C-1 (Retail Commercial District) (1957) W: C-1 (Retail Commercial District) (1966) S: NAC Restricted (Neighborhood Activity Center) (2021) & R-1A (Single-Family Dwelling District) (1957)
Adjacent Land Uses	N: Religious Institution

E: Office
W: Retail
S: Vacant Commercial

NAC (Neighborhood Activity Center) Development Standards

**Non-Residential and
Mixed Use Development**

Min. Lot Area: 6,000 sq. ft.
Min. Lot Width: 50 ft.

Max. Height: 50 ft.
Min. Living Area: 500 sq. ft.
Building Setbacks:
 Front: 0 ft., 10 ft. maximum (60% of building frontage must
conform to maximum setback)
 Rear: 15 ft. (20 ft. adjacent to single-family zoning district)
 Side: 10 ft. (0 ft. if buildings are adjoining)

One Dwelling Unit

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.

Two Dwelling Units

Min. Lot Area: 11,250 sq. ft.
Min. Lot Width: 80 ft.

Max. Height: 35 ft.
Min. Living Area: 500 sq. ft.
Building Setbacks:
 Front: 20 ft.
 Rear: 20 ft.
 Side: 5 ft.

Three Dwelling Units

Min. Lot Area: 11,250 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: 20 ft.

Side:	10 ft.
<u>Four or More Dwelling Units</u>	
Min. Lot Area:	1,000 sq. ft. plus 2,000 per dwelling unit
Min. Lot Width:	85 ft.
Max. Height:	50 ft. (65 ft. with ground level retail)
Min. Living Area:	500 sq. ft. per dwelling unit
<u>Building Setbacks:</u>	
Front:	20 ft.
Rear:	20 ft.
Side:	10 ft.
<u>Townhouse</u>	
Min. Lot Area:	1,800 sq. ft.
Min. Lot Width:	20 ft.
Max. Height:	40 ft.
Min. Living Area:	750 sq. ft. per dwelling unit
<u>Building Setbacks:</u>	
Front:	25 ft., 15ft. for rear entry driveway
Rear:	20 ft., 15 ft. for rear entry garage
Side:	0 ft. (10 ft. for end units)

** 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 of the NAC neighborhood activity corridor district is to provide a mixture of land uses along the main roadways serving an urban community in need of redevelopment. The NAC district is intended as a vital, pedestrian-oriented district that can support a variety of residential and support uses at an intensity greater than the surrounding neighborhoods, but less intense than the Neighborhood Center district. The NAC district should contain a variety of multi-family units, including townhouses, apartments above offices and retail, and loft options, complemented by offices, commercial and residential support services, residential, and limited retail space.

This intent and purpose are consistent with Future Land Use Element Policy FLU8.3.1 of the Orange County 2010-2030 Comprehensive Plan. These NAC neighborhood activity corridor district regulations shall be administered by the county zoning division, except that any non-zoning aspects of these regulations shall be administered by the appropriate department or division.

SPECIAL INFORMATION

Staff Comments

Environmental

Holden Heights ROCC - This project is located within the Orange County Board of Commissioners resolution 2007-M-31 approved on 8/28/2007 regarding designating certain land as the Holden Heights: ROCC (Redeveloping Orange County Communities)

Area and as a Brownfield Area for the purpose of environmental remediation, rehabilitation, and economic development pursuant to Section 376.80, Florida Statutes. For information regarding financial incentives and regulatory benefits contact the Orange County Environmental Protection Division (EPD), Brownfields Coordinator Beth Burkard at Beth.Burkard@ocfl.net.

Enhanced Septic Requirement Not Applicable - This site is located within the Lake Okeechobee Basin Management Action Plan (BMAP) Area. Installation of enhanced nutrient-reducing OSTDS is not applicable to this request since development within this property is required to connect to the Orange County Utilities wastewater system.

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

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 maximum potential yield of nine residential units 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 held at Catalina Elementary School on Monday, May 18, 2026, 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: Orange County Utilities

Reclaim Water: City of Orlando

Detailed Utility Information:

This property is within Orlando Utilities Commission Water Service Area.

This property is within City of Orlando Reclaimed Water Service Area.

This property is within Orange County Utilities Wastewater Service Areas.

In accordance with Orange County Code Chapter 37:

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.

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 – June 18, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested NAC (Neighborhood Activity Corridor 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 NAC (Neighborhood Activity Corridor District) zoning. The applicant was not present.

Staff indicated that one hundred thirty-three (133) notices were sent to property owners within a 500-foot buffer of the subject property. Staff received several phone calls inquiring about the request, but only one (1) comment in support, stating this would increase the value of the community.

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

Discussion followed, during which the Commission discussed prior but resolved code compliance violations on the property, permitted commercial uses within the NAC district, and compatibility with the surrounding community.

Commissioner Holt made a motion to make a finding of consistency with the Comprehensive Plan and recommended APPROVAL of the requested NAC (Neighborhood Activity Corridor District) zoning.

The motion was seconded by Commissioner Boers. The motion carried on a 4-1 vote.

Motion / Second

Marjorie Holt / David Boer

Voting in Favor

*Marjorie Holt, David Boer, Camille Evans, and
Jorge BerriosTrinidad*

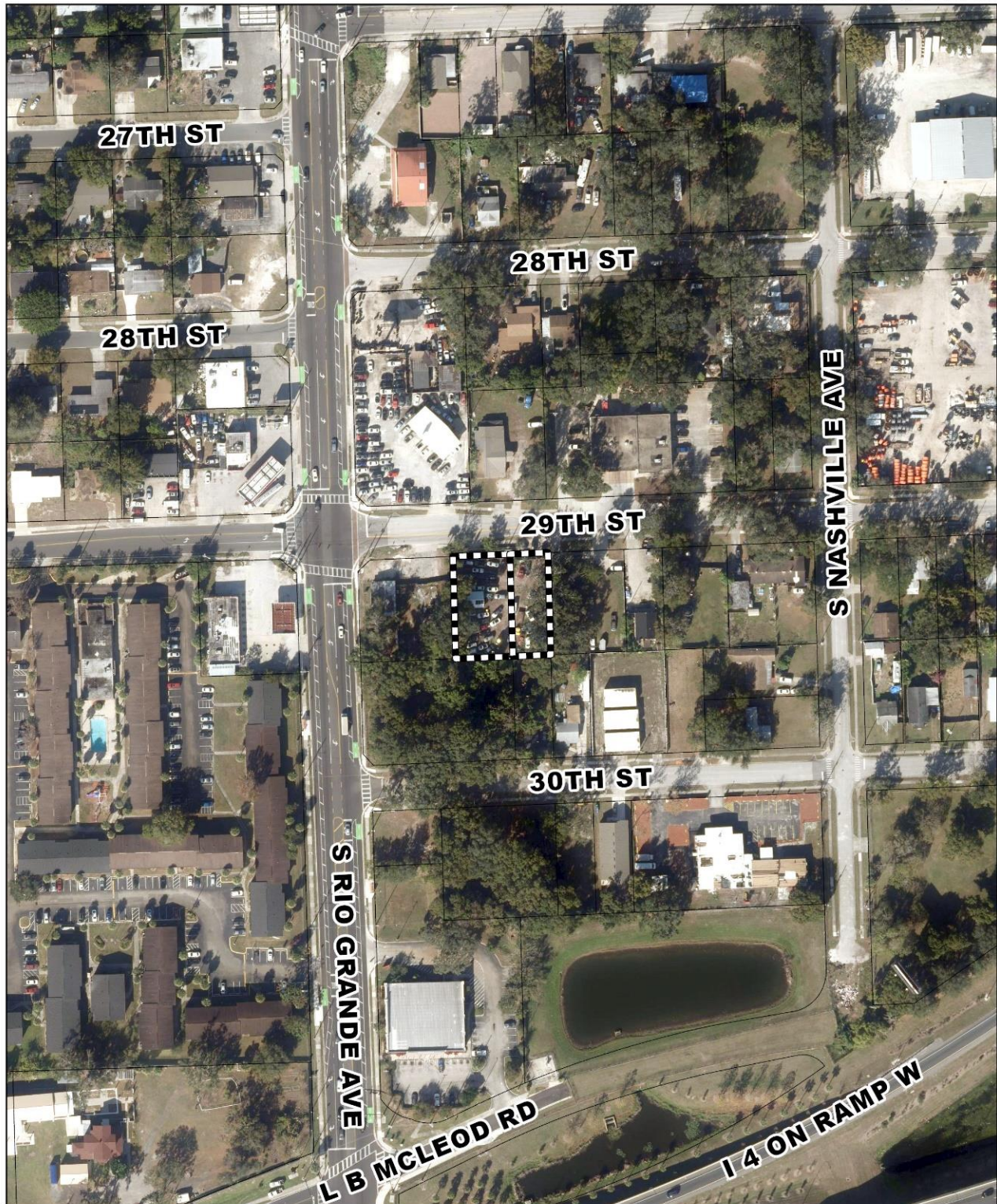
Voting in Opposition

Eric Gray

Absent

*Michael Arrington, George Wiggins, Giancarlo Rodriguez,
and Eddie Fernandez*

RZ-26-04-028



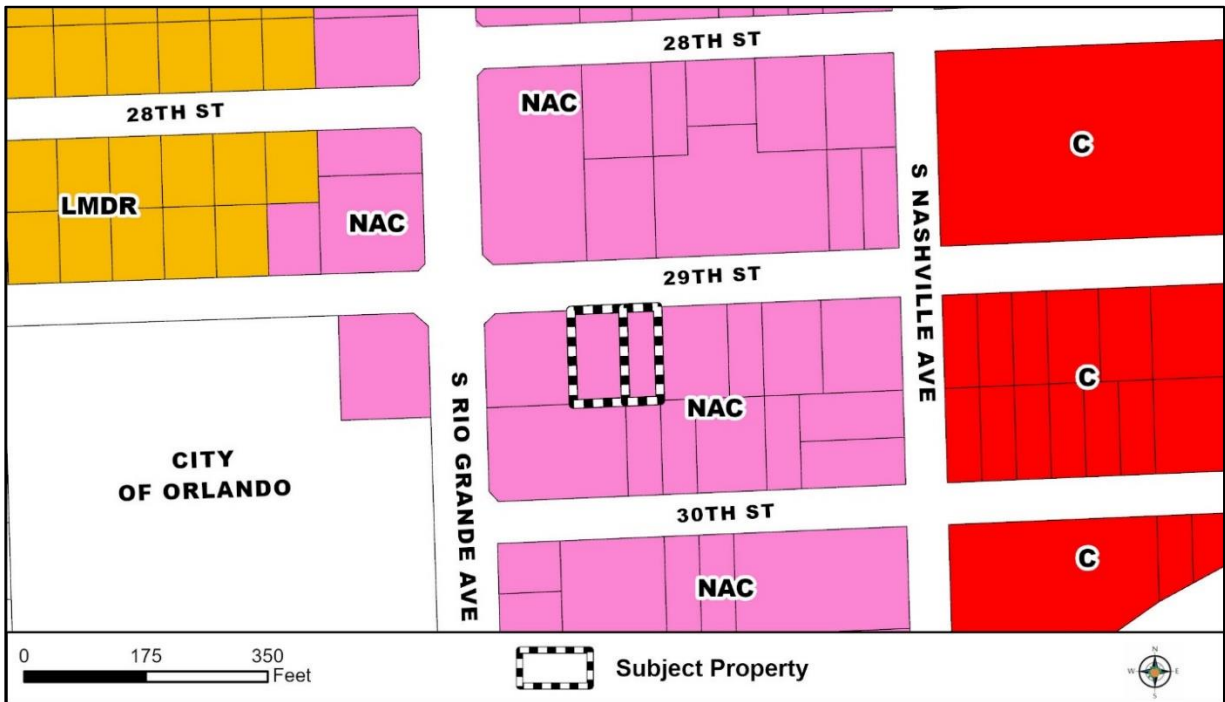
 Subject Property



0 175 350
Feet

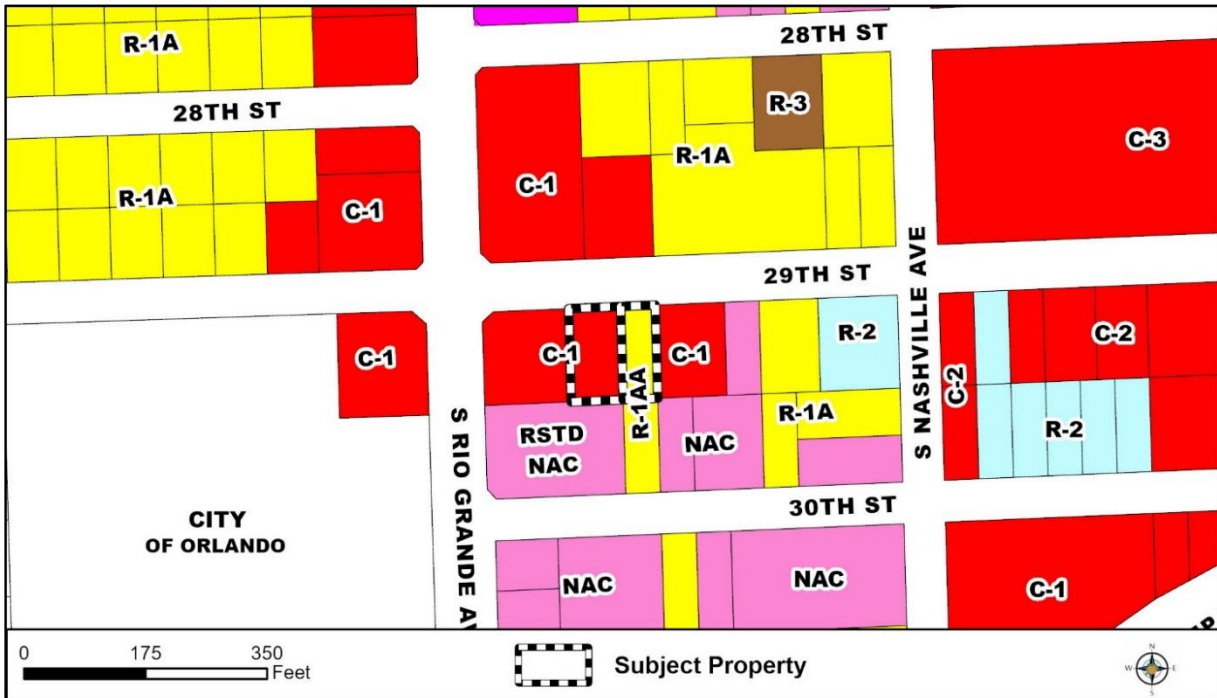
FUTURE LAND USE – CURRENT

NAC (Neighborhood Activity Corridor)



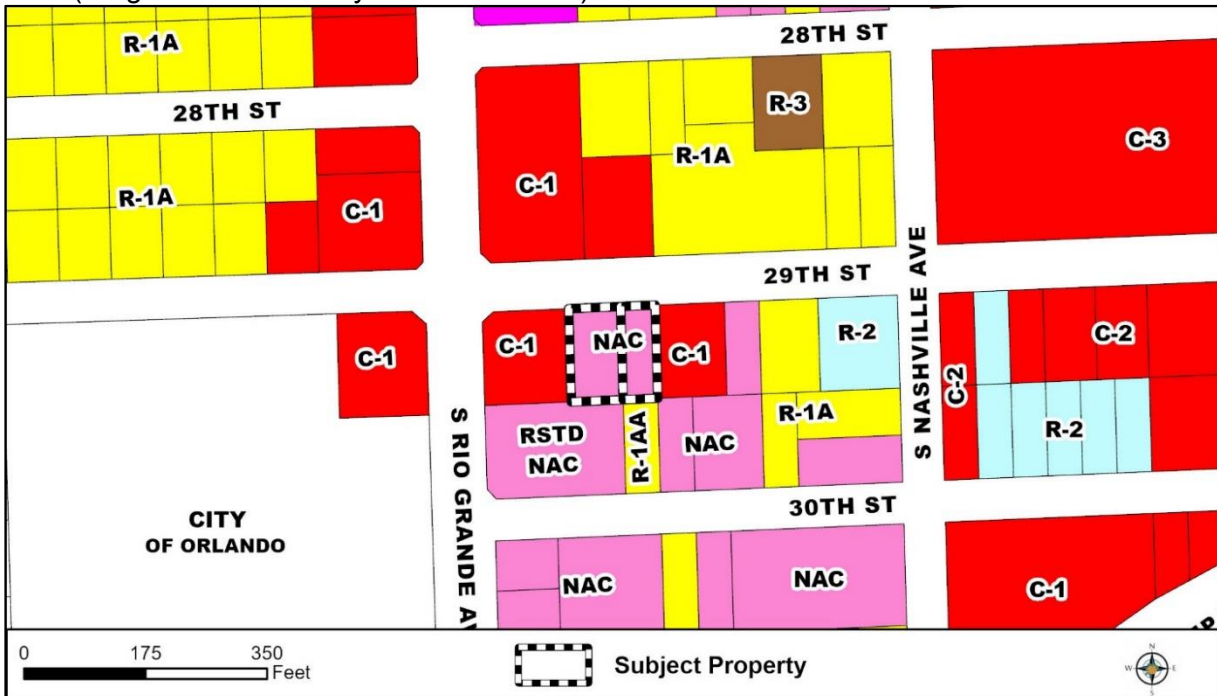
ZONING – CURRENT

C-1 (Retail Commercial District) and R-1A (Single-Family Dwelling District)

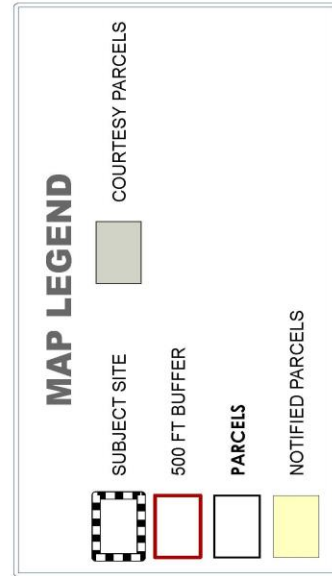


ZONING – PROPOSED

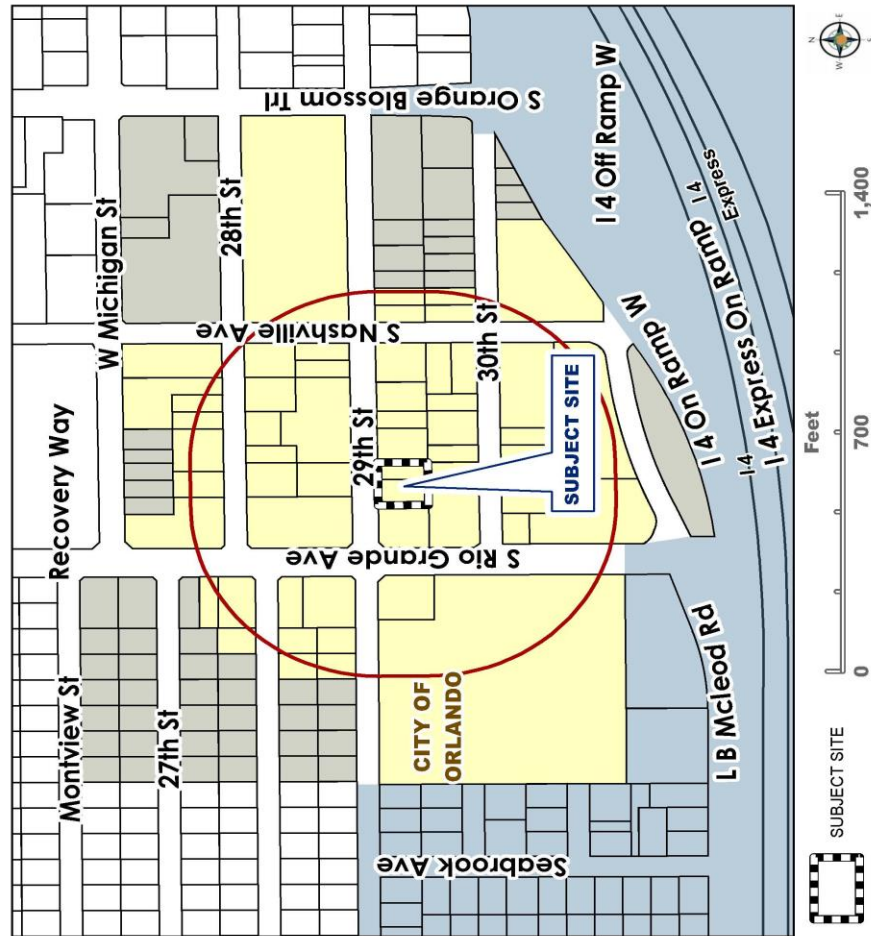
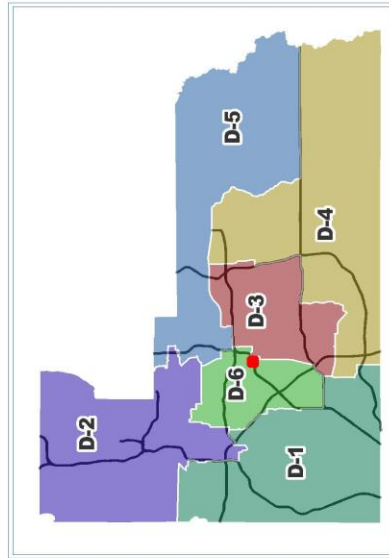
NAC (Neighborhood Activity Corridor District)



RZ-26-04-028



BUFFER DISTANCE: 500
OF NOTICES: 133



CASE # RZ-26-05-032

Commission District: #3

GENERAL INFORMATION

APPLICANT: Oscar Arcentales

OWNER: Fotivo Investments, Inc.

HEARING TYPE: Planning and Zoning Commission

REQUEST: **C-1** (Retail Commercial District) **to**
C-2 Restricted (General Commercial District)

LOCATION: 319 Dillon Circle; generally located east of Dillon Circle, north of Lake Underhill Rd, south of SR 408 and west of S Goldenrod Rd.

PARCEL ID NUMBER: 27-22-30-0420-01-180

SIZE / ACREAGE: 0.40 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 eight (208) notices were mailed to those property owners in the surrounding area.

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

PROPOSED USE: C-2 uses including a Pet Day Care Center

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 restriction:

- 1) New billboards and pole signs shall be prohibited.

SUBJECT PROPERTY ANALYSIS

Overview

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) in order to permit the pet day care center. Once the rezoning is approved the applicant intends to file for a special exception to allow for outdoor runs.

The subject parcel is currently developed with a 1,626 sq. ft. building which was constructed in 1956. The immediate area is developed with C-2 commercial uses to the east and C-1 uses to the west, and R-1A residential uses to the south. The request appears to be compatible with the surrounding area.

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 not located within an Overlay District.

Airport Noise Zone

The subject property is located in Airport Noise Zone E, and is subject to the Airport Noise Zoning Ordinance (Ord. 2000-07).

Code Enforcement

No open cases.

Comprehensive Plan (CP) Consistency

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

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.

FLU8.2.2 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 commercial
Adjacent Zoning	N: N/A
	E: C-2 (General Commercial District)
	W: C-1 (Retail Commercial District)
	S: R-1A (Single-Family Dwelling District)
Adjacent Land Uses	N: SR 408
	E: Child care
	W: Single-family residential
	S: Single-family residential

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

Front:	25 ft.
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Rear: 15 ft. (20 ft. when abutting residential)
Side: 5 ft. (25 ft. when abutting residential)

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

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).

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

Based on the Concurrency Management System Database, there are multiple failing roadway segments within the project's impact area. Failing Segments: (1) Chickasaw Trail from Lake Underhill Rd to Valencia College Lane, (2) Lake Underhill Rd from Semoran Blvd to Oxalis Ave, and (3) Lake Underhill Rd from Oxalis Ave to Goldenrod Rd. This information is dated as of April 29, 2026, and subject to change.

Prior to building permit, an approved Capacity Encumbrance Letter (CEL) application is required. NOTE: the failing roadways deficiency will require a Transportation Impact Analysis (TIA) (segment analysis) submitted with the CEL application submittal package. Refer to the Submittal Requirements on the CEL application for further information. The

owner will have the option to remedy the deficiencies by entering into a Proportionate Share Agreement with Orange County (OC Code: Chapter 30, Sections 30-620 thru 30-624).

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 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.

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 – June 18, 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 restriction:

1. New billboards and pole signs shall be prohibited.

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 requested C-2 Restricted (General Commercial District). The applicant was present and agreed with the staff recommendation. No members of the public appeared in favor or in opposition during public comment of the request.

Staff indicated that two hundred eight (208) notices were sent to property owners and residents extending beyond 500 feet surrounding the property, and that staff had received two (2) responses in favor, and zero (0) response in opposition of the request.

Commissioner Holt raised several questions about the septic system, specifically whether the property is connected to county sewer, as well as concerns about traffic generated by the nature of the business, the number of pets to be housed, and the outdoor runs. Commissioner Gray then offered a few comments in support of the proposed use. A motion was made by Commissioner Gray, and seconded by Commissioner Holt to recommend APPROVAL of the requested C-2 Restricted (General Commercial District) zoning, subject to the restriction stating that new billboards and pole signs shall be prohibited. The motion carried unanimously.

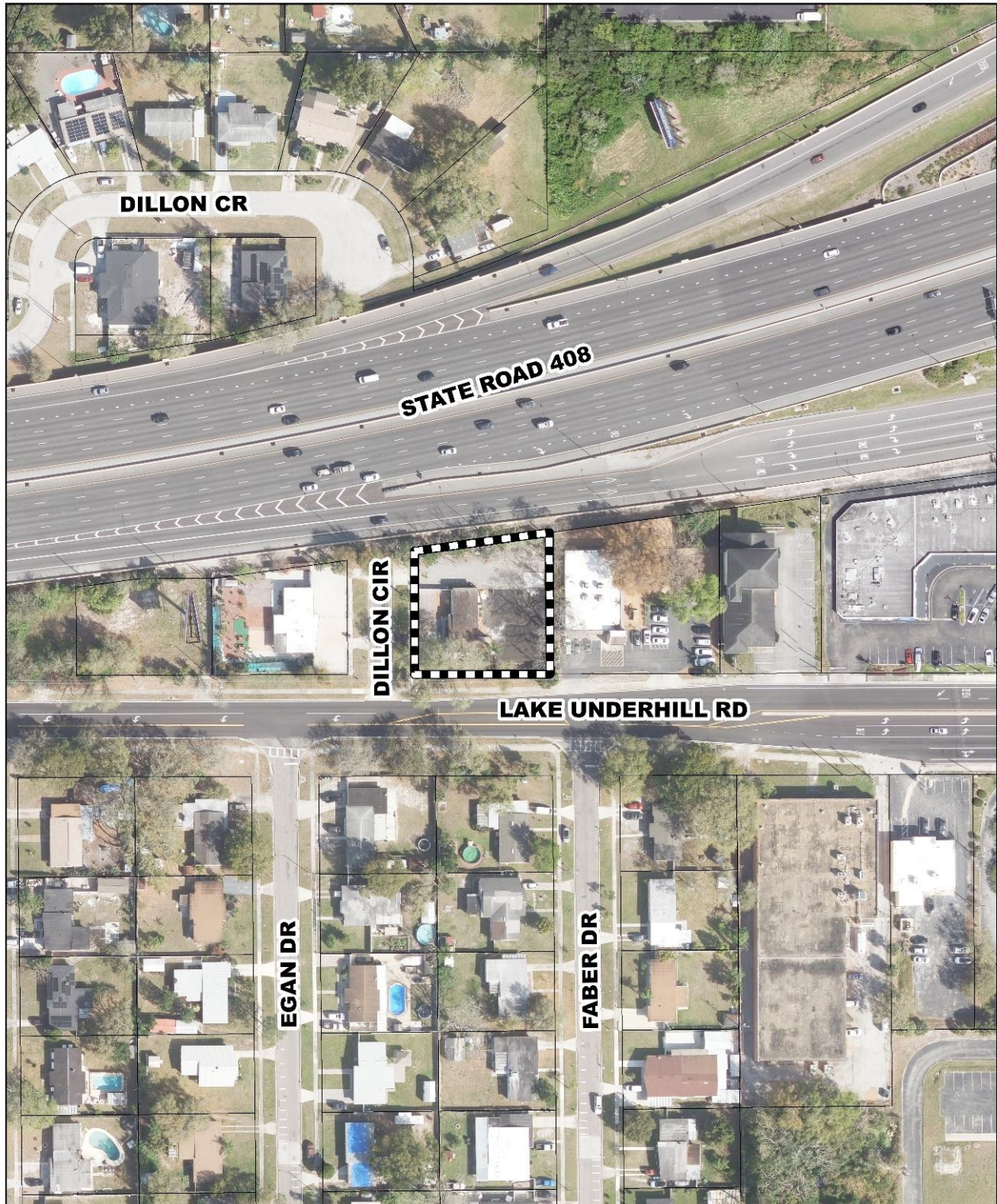
Motion / Second *Eric Gray / Marjorie Holt*

Voting in Favor *Eric Holt, Marjorie Holt, David Boer, Camille Evans, and
Jorge Berrios Trinidad*

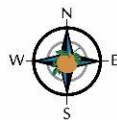
Voting in Opposition *none*

Absent *Michael Arrington, George Wiggins,
Giancarlo Rodriguez, and Eddie Fernandez*

RZ-26-05-032



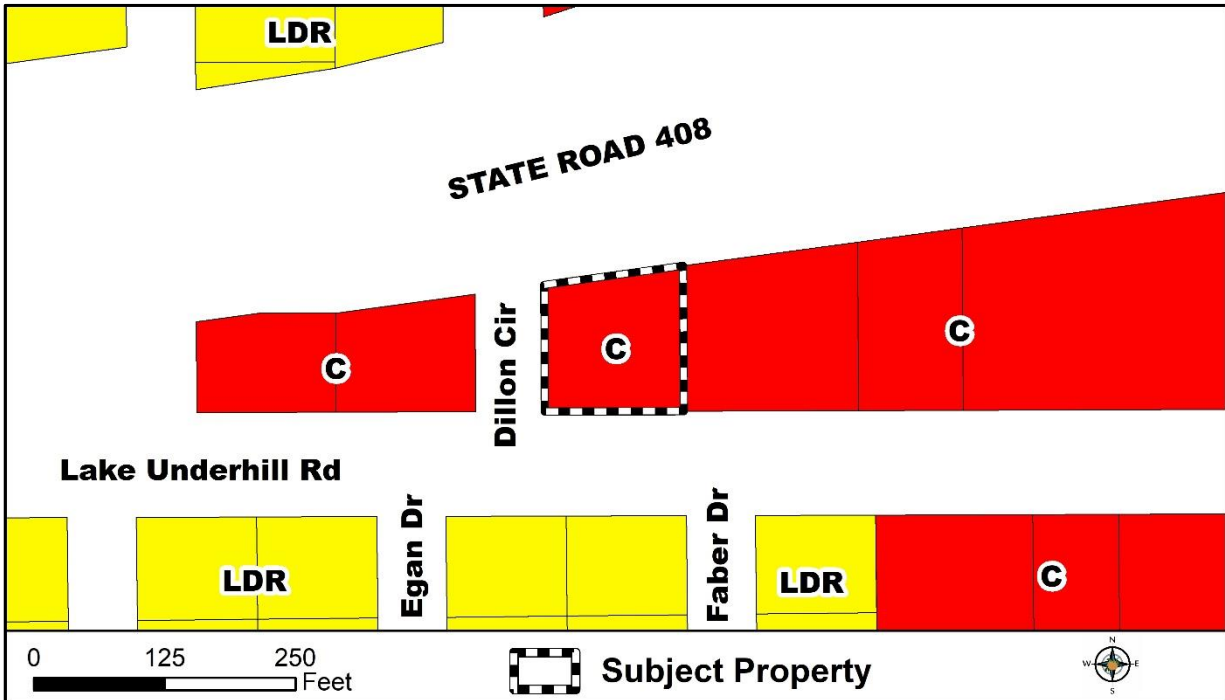
 Subject Property



0 112.5 225 Feet

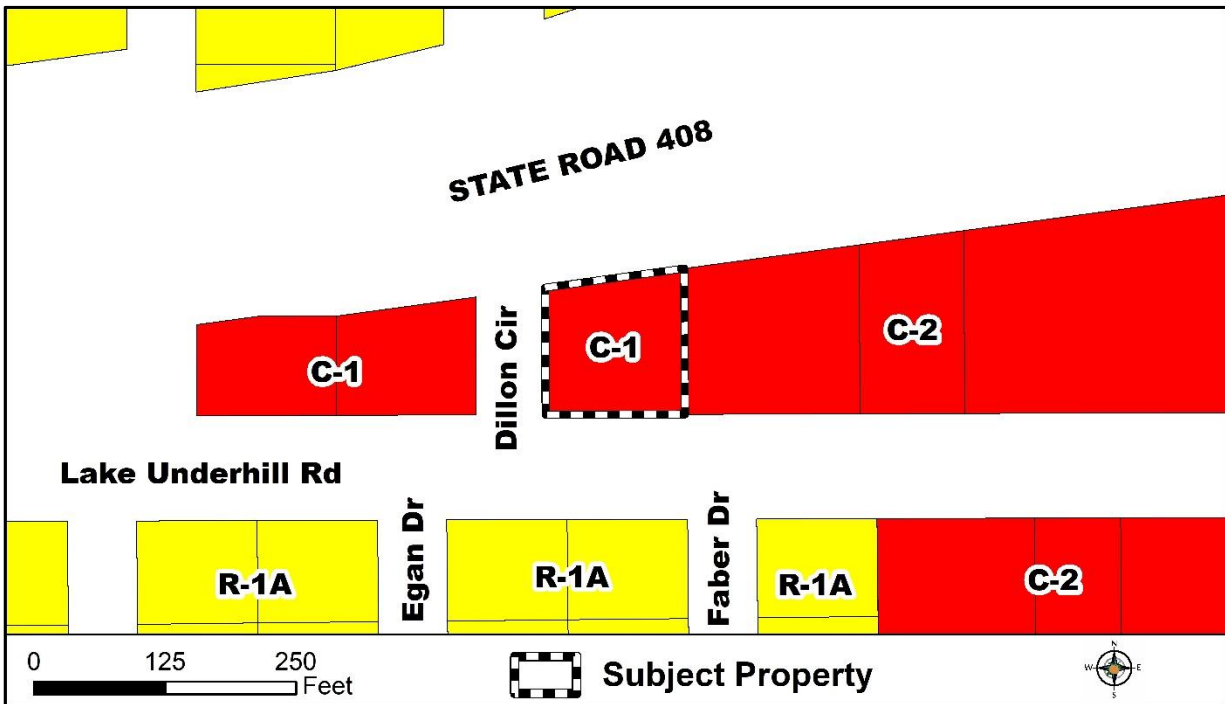
FUTURE LAND USE – CURRENT

Commercial (C)



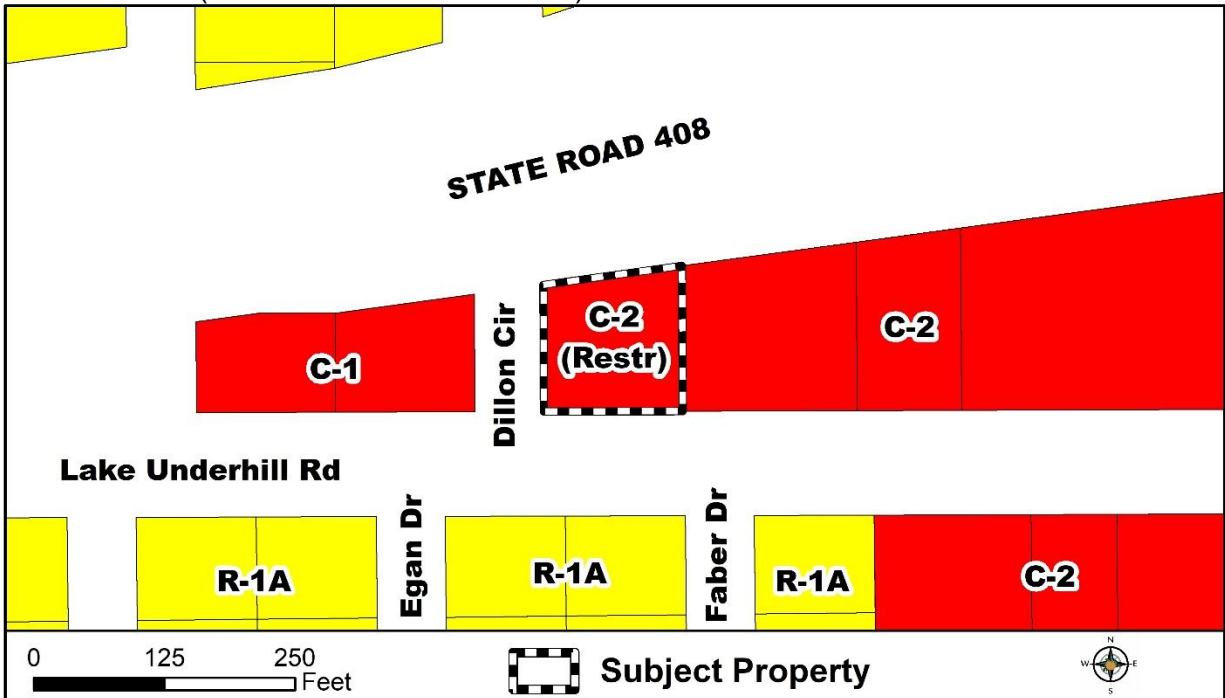
ZONING – CURRENT

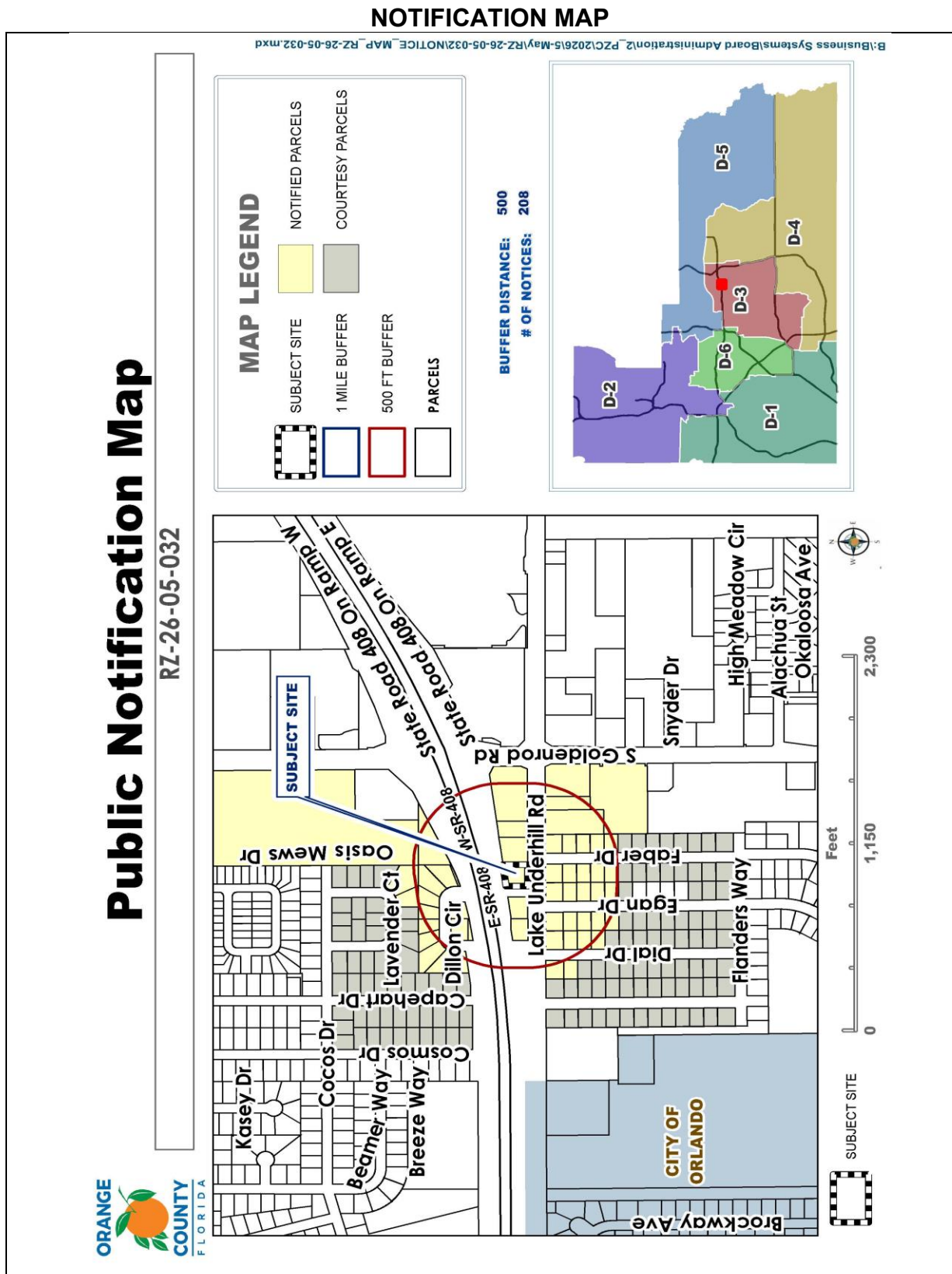
C-1 (Retail Commercial District)



ZONING – PROPOSED

C-2 Restricted (General Commercial District)





CASE # RZ-26-05-035

Commission District: #6

GENERAL INFORMATION

APPLICANT: Yougraj Beharry

OWNER: Yougraj Beharry

HEARING TYPE: Planning and Zoning Commission

REQUEST: **A-1** (Citrus Rural District) **to**
R-2 Restricted (Residential District)

LOCATION: 719 Pahoa Street; generally located north of W Colonial Drive, east of Pahoa Street, south of Aloha Avenue, and west of Lake Sherwood.

PARCEL ID NUMBER: 22-22-28-8932-04-040

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]. One hundred seventy-eight (178) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: An in-person community meeting was held on May 28, 2026, and is summarized further in this report.

PROPOSED USE: One Detached Single-Family Home

STAFF RECOMMENDATION

PLANNING

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 single-family detached residential dwelling units.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property was zoned A-1 (Citrus Rural District) in 1957, prior to the implementation of the Orange County Comprehensive Plan and was originally platted in 1923. Comprehensive Plan policy FLU8.2.5.1 allows one detached single-family home if

both the future land use and zoning designations are residential, and the property is a lot of record or lot created prior to July 1, 1991, through a plat or lot split as recognized by Orange County. The subject property is a substandard lot of record; therefore a rezoning is not required.

Through this request the applicant is seeking to rezone the subject property to be consistent with the Future Land Use Map designation of Medium Density Residential (MDR) and use the smaller setbacks permitted in the R-2 zoning district to develop one detached single-family home.

The immediate area is developed with detached single-family homes and retail commercial. The surrounding properties are zoned A-1 (Citrus Rural District), PD (Planned Development District), R-1A (Single-Family Dwelling District), and R-1AAA (Residential Urban District).

The applicant previously applied for a variance (VA-26-02-087) in January of 2026. The request was for variances in the A-1 zoning district for a new residence as follows:

1. To allow a north side setback of 5 ft. in lieu of 10 ft.
2. To allow a south side setback of 5.08 ft. in lieu of 10 ft.
3. To allow a front setback of 20 ft. in lieu of 35 ft.
4. To allow a maximum building height of 43.33 ft. in lieu of 35 ft.

The Board of Zoning Adjustment (BZA) recommended denial of these variance requests on February 5, 2026. The applicant filed to appeal the BZA's recommendation of denial on February 19, 2026. A public hearing was held before the Board of County Commissioners (BCC) on April 7, 2026, during which the Mayor and Commissioners voted to uphold the recommendation of the Board of Zoning Adjustment (BZA) and deny the applicant's variance requests.

Development within these properties will be required to connect to Orange County Utilities water and wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Land Use Compatibility

The R-2 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 within 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

There is currently an open case (669324) for trash/debris and overgrown grass. The owner failed to correct the violations, so the county is going to bring the property into compliance and bill the owner for the cost.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Medium Density Residential (MDR). The proposed R-2 zoning is consistent with the MDR 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 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.

FLU8.2.2 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	Undeveloped
Adjacent Zoning	N: R-2 Restricted (Residential District) E: Water Body (Lake Sherwood) W: PD (Planned Development District) S: A-1 (Citrus Rural District)
Adjacent Land Uses	N: Single-Family Home E: Water Body (Lake Sherwood) W: Retail Commercial S: Undeveloped

R-2 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:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	20 ft.
<i>Side:</i>	5 ft.
<i>Side Street:</i>	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:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	20 ft.
<i>Side:</i>	5 ft.
<i>Side Street:</i>	15 ft.

Three Dwelling Units

Min. Lot Area:	11,250 sq. ft.
Min. Lot Width:	85 ft. (attached units only)
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. per dwelling unit
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	30 ft.
<i>Side:</i>	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

1. To provide for the development of single-family detached and attached dwelling units containing a maximum of four (4) units per residential building within areas designated in adopted county development plans and policies for low-medium and medium density residential development.
2. To encourage the development of attached dwelling units in a manner compatible with the detached dwellings permitted in single-family residential districts when and where adequate access and public service are available.
3. To establish standards for low-medium and medium density residential development adequate to protect the public health, safety, and general welfare.

A use shall be permitted in the R-2 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

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.

Erosion Control - Use caution to prevent erosion during construction along the boundary of the property, into surface waters, wetlands and upland buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every

1/2 inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping. Reference OC Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).

Potential Soil/Groundwater Contamination - Due to the site's prior use for agricultural practices there is potential for contamination to be located within the property boundaries. EPD may request a Phase I Environmental Site Assessment (ESA) to be submitted prior to any plan or permit approvals.

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).

Boat Docks or Ramps - Approval of this plan/request does not constitute approval of a permit for the construction of a boat dock (including: boardwalks or observation piers in wetlands/surface waters or in the upland buffer) or a boat ramp. Any person desiring to construct a boat dock or boat ramp within this county shall first apply for a permit prior to the installation. A boat dock shall require additional permitting under OC Code Chapter 15, Article IX, Dock Construction and a boat ramp shall require additional permitting under OC Code Chapter 15, Article XV, Boat Ramps. If a variance or waiver is requested as part of the Application to Construct a Dock, the request must be approved by the Board of County Commissioners. The Application to construct a Boat ramp Facility must be approved by the BCC. Application shall be made to the Orange County Environmental Protection Division (407-836-1402).

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

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 held on May 28, 2026, in the Citrus Elementary School Cafeteria. One resident was in attendance and the main concern expressed was dirt/fill that had previously been dumped on the site causing potential issues with water runoff.

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. Please note, an offsite water main extension will be required. The nearest existing water mains are at the intersection of W. Colonial Dr. and Pahoa St. or at Isla Bella Dr. and Aloha Ave.

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.

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 – June 18, 2026

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 one single-family detached residential dwelling 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-2 Restricted (Residential District) zoning subject to one restriction. The applicant was present at the hearing and agreed with staff's recommendation.

Staff indicated that one hundred and seventy-eight (178) notices were sent to property owners within 800 feet from the subject property. To date, staff has received 2 comments. Neither were in opposition to the rezoning request but were expressing concerns about the fill causing grade issues on site and the size of the proposed home. There was one speaker during the public comment portion of the hearing. She was not opposed to the rezoning request but had concerns about the environmental impacts of the fill that was previously dumped on the subject property.

Commissioner Evans asked staff to clarify how the fill on site would affect their analysis of the rezoning request. Staff read the comments from the Development Engineering Division that state this issue will be reviewed further at the permitting stage where the applicant will have to show how they will contain stormwater runoff onsite and not adversely impact neighboring properties. County legal staff clarified that the code enforcement violations and fill issues shared by the neighboring property owner will be handled in another forum, through code enforcement action or final engineering of the site.

Commissioner Holt asked the applicant how the fill arrived on the subject property. The applicant explained that he bought the property with fill on site, then paid for additional fill to be brought on site.

Commissioner Gray made a motion to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-2 Restricted (Residential District) zoning, subject to one restriction. The motion was seconded by Commissioner Holt and carried on a 5-0 vote.

Motion / Second

Eric Gray / Marjorie Holt

Voting in Favor

*Eric Gray, Marjorie Holt, David Boer, Camille Evans, and
Jorge Berrios Trinidad*

Voting in Opposition

none

Absent

*Michael Arrington, George Wiggins,
Giancarlo Rodriguez, and Eddie Fernandez*

RZ-26-05-035

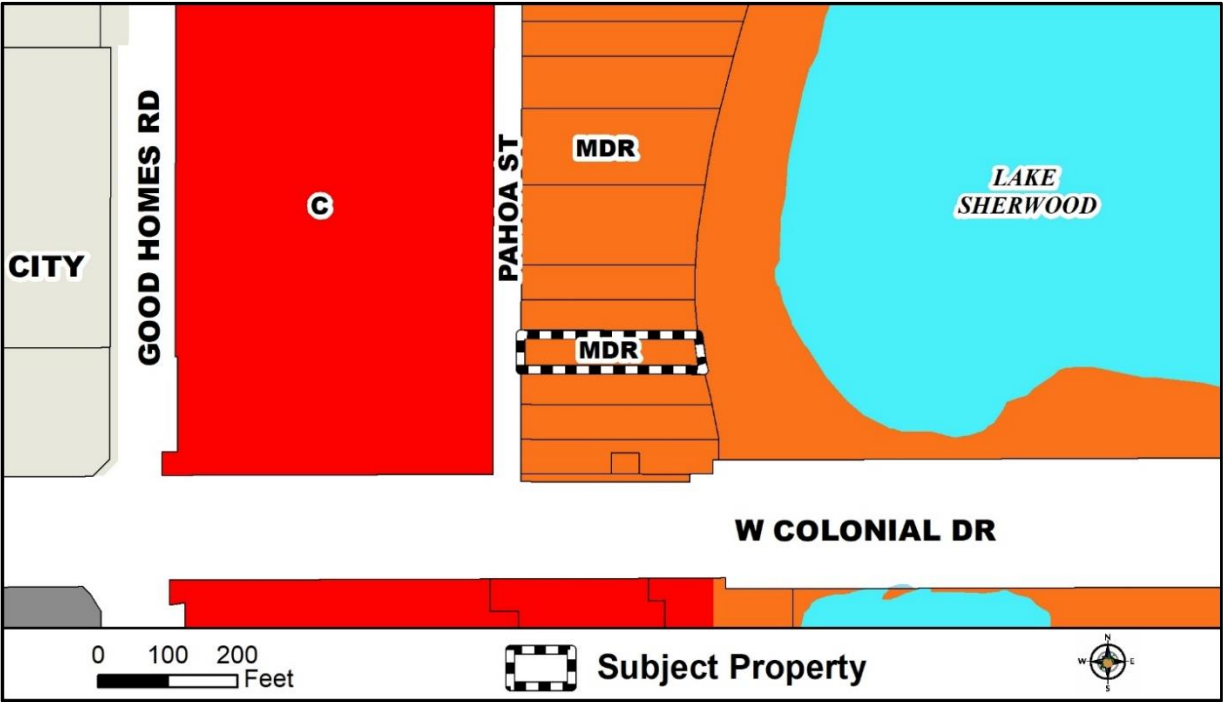


 Subject Property



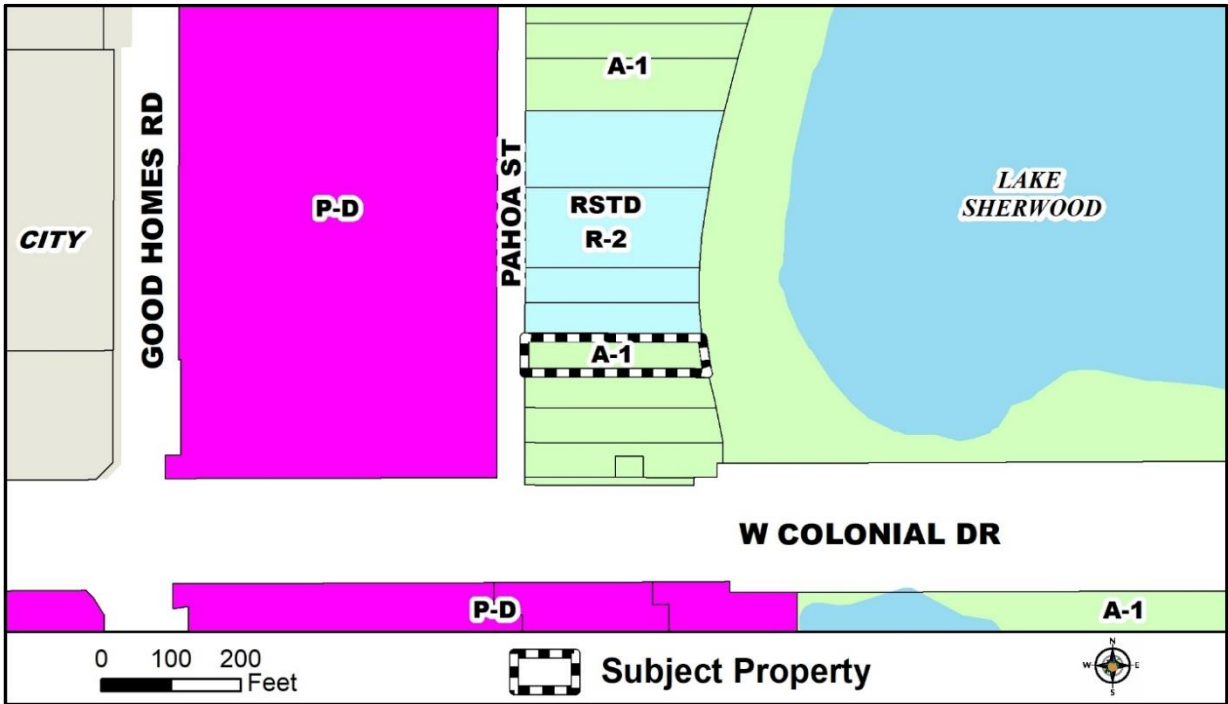
0 150 300 Feet

FUTURE LAND USE – CURRENT
Medium Density Residential (MDR)



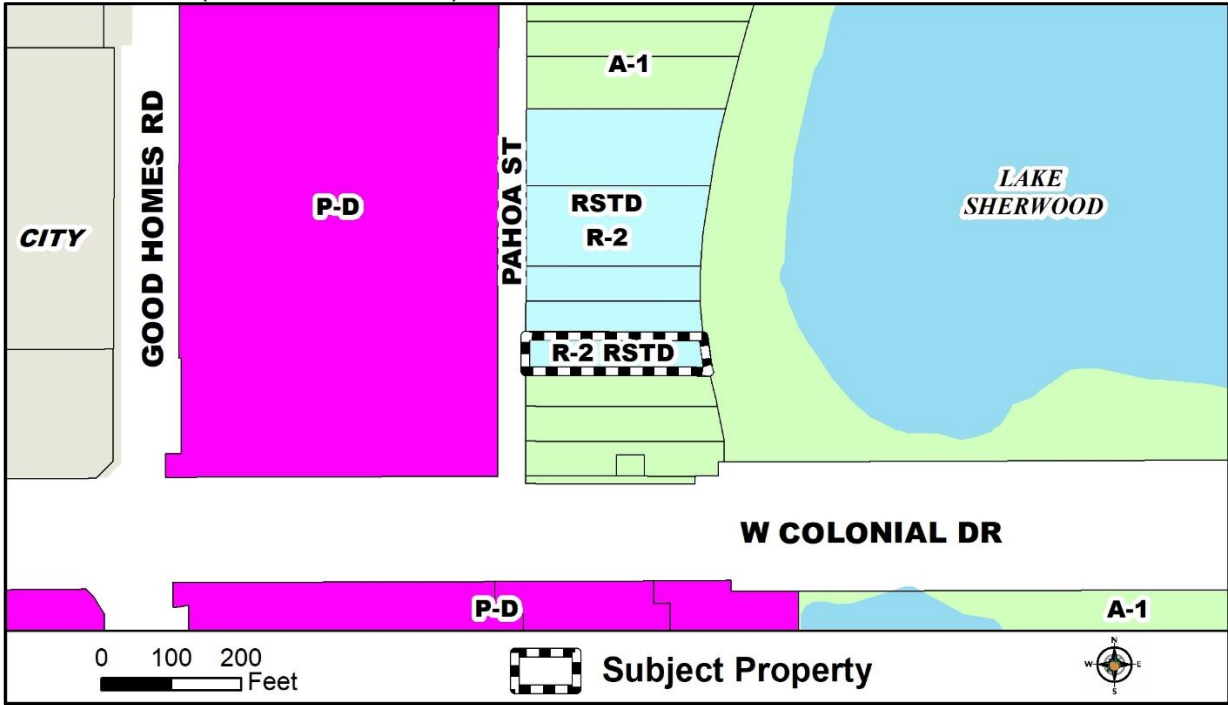
ZONING – CURRENT

A-1 (Citrus Rural District)

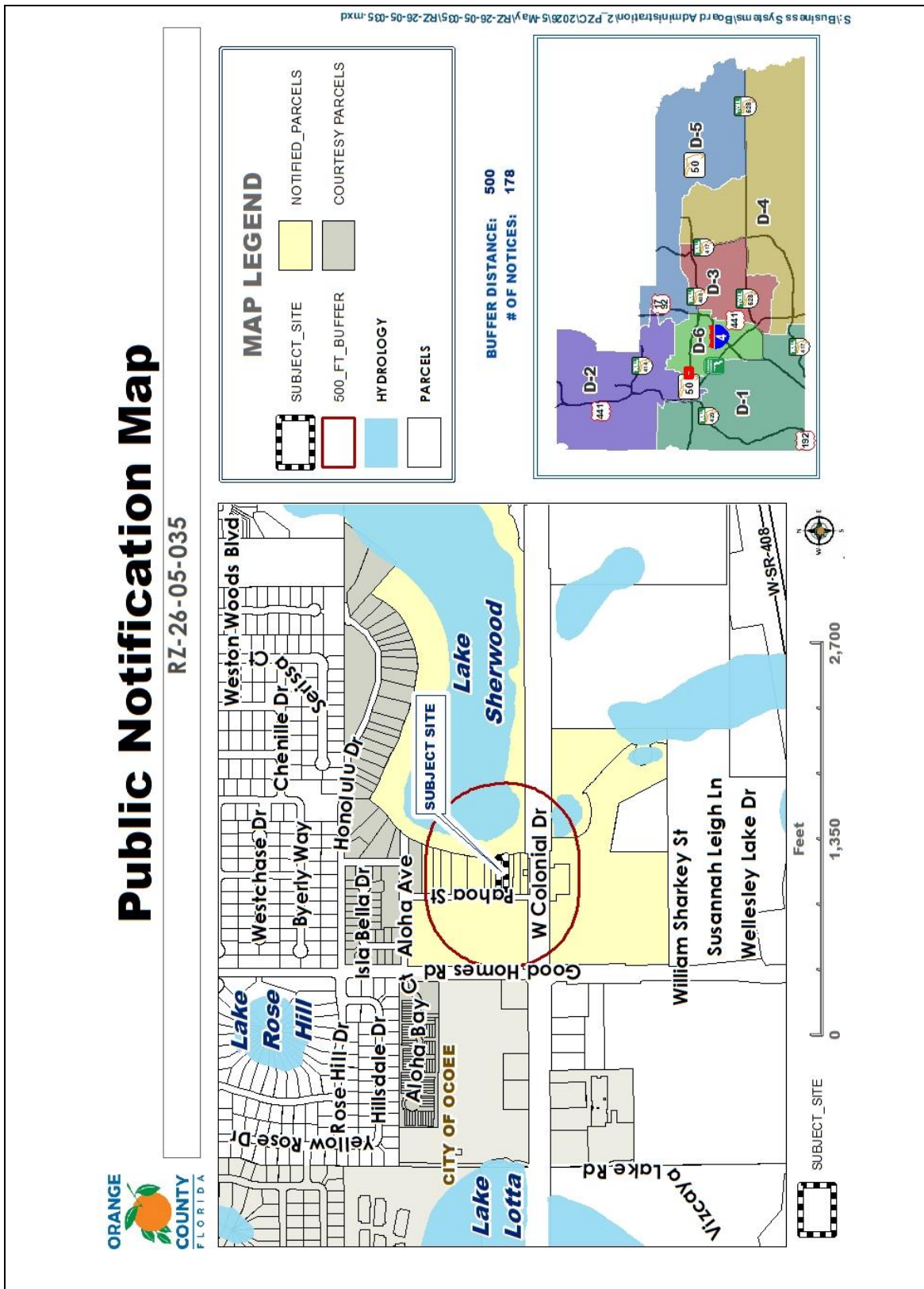


ZONING – PROPOSED

R-2 Restricted (Residential District)



NOTIFICATION MAP



CASE # RZ-26-05-036

Commission District: #6

GENERAL INFORMATION

APPLICANT: Joao Bosco Meira

OWNER: Bella Florida Realty, LLC

HEARING TYPE: Planning and Zoning Commission

REQUEST: **A-1** (Citrus Rural District) **to**
R-1AAA (Residential Urban District)

LOCATION: Edgewood Ranch Road; generally located north of Parrot Head Parkway and east of Edgewood Ranch Road

PARCEL ID NUMBER: 35-22-28-0000-00-021

SIZE / ACREAGE: 0.46 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 thirty-two (232) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: An in-person community meeting was held on May 18, 2026, and is summarized further in this report.

PROPOSED USE: One Detached Single-Family Home

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1AAA (Residential Urban District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

Through this request, the applicant is seeking to rezone the subject property from A-1 (Citrus Rural District) to R-1AAA (Residential Urban District). The R-1AAA district has a minimum area requirement of 1/3 acre and a minimum lot width of 95 feet.

The subject property, located on Edgewood Ranch Road and has a Future Land Use Map (FLUM) designation of Low Density Residential (LDR) which allows up to four (4) dwelling

units per developable acre and a zoning designation of A-1 (Citrus Rural District). The property is about 0.46 acres and currently undeveloped. The A-1 zoning is considered inconsistent with the LDR FLUM designation because A-1 is only considered consistent with LDR when located within a Rural Residential Enclave (RRE), which it is not.

The immediate area is comprised of single-family homes with Lake Hiawassee to the north. The parcels to the direct east and west of the subject property are identical in size while the others sharing the Parrot Head Parkway easement vary in acreage and width. The A-1 zoning district requires a minimum lot size of 0.50 acre, which the property does not conform with. The property is not a substandard lot of record since the lot was under the same ownership previously of adjacent lots. Therefore, a rezoning is needed to allow for development of the property.

Wastewater for the subject property is considered not available. Development will be reliant on a septic tank for wastewater disposal. Advance septic criteria apply.

Land Use Compatibility

The R-1AAA 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 within 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 LDR. The proposed R-1AAA 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:

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.

FLU8.2.2 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
Adjacent Zoning	N: A-1 (Citrus Rural District) E: A-1 (Citrus Rural District) W: A-1 (Citrus Rural District) S: A-1 (Citrus Rural District)
Adjacent Land Uses	N: Water Body E: Single-Family Dwelling Unit W: Single-Family Dwelling Unit S: Vacant

R-1AAA Development Standards

Min. Lot Area: 14,520 sq. ft. (1/3 acre)

Min. Lot Width:	95 ft.
Max Height:	35 ft.
Min. Living Area:	1,500 sq. ft.
<u>Building Setbacks:</u>	
Front:	30 ft.
Rear:	35 ft.
Side:	10 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 intent and purpose of the R-1AAA residential urban district is to provide for single-family homes of a low density within the existing or planned urban service area.

SPECIAL INFORMATION

Staff Comments

Environmental

Erosion Control - Use caution to prevent erosion during construction along the boundary of the property, into surface waters, wetlands and upland buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2 inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping. Reference OC Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).

WD Complete - An Orange County Wetland Determination CAD-23-20-170 was completed with a certified survey of the wetland boundary approved by the Environmental Protection Division (EPD) on 5/2/2024. The WD identified a surface water (Lake Hiawasse) within the subject property boundaries.

Boat Docks or Ramps - Approval of this plan/request does not constitute approval of a permit for the construction of a boat dock (including: boardwalks or observation piers in wetlands/surface waters or in the upland buffer) or a boat ramp. Any person desiring to construct a boat dock or boat ramp within this county shall first apply for a permit prior to the installation. A boat dock shall require additional permitting under OC Code Chapter 15, Article IX, Dock Construction and a boat ramp shall require additional permitting under OC Code Chapter 15, Article XV, Boat Ramps. If a variance or waiver is requested as part of the Application to Construct a Dock, the request must be approved by the Board of County Commissioners. The Application to construct a Boat ramp Facility must be approved by the BCC. Application shall be made to the Orange County Environmental Protection Division (407-836-1402).

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).

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).

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 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 held on Monday, May 18, 2026, at Orlo Vista Elementary School in conjunction with rezoning application RZ-26-05-037 with eight (8) community members in attendance. Those present did not have concerns about the proposal. They did, however, want to ensure the applicant was aware of the flooding potential in the area.

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: There are no watermains in the vicinity of this property. Development on this property will be reliant on wells for potable water.

Wastewater: Wastewater is considered not available. Development on this property will be reliant on septic tanks for wastewater disposal. Advance septic criteria applies.

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 – June 18, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1AAA (Residential Urban District) zoning.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the Planning and Zoning Commission with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1AAA (Residential Urban District) zoning. The applicant/property owner was present for the hearing and agreed with staff's recommendation.

Staff indicated that two hundred thirty-two (232) notices were sent to property owners within a buffer of eight hundred (800) feet of the subject property. Staff have received two (2) comments in support and one (1) comment in opposition to the request. No members of the public spoke during the public comment portion of the hearing.

Staff shared that this property has come before the Planning and Zoning Commission (PZC) in the past back in 2024 by a different owner and applicant. The case had been postponed because the applicant no longer wanted to be involved and it was later discovered that the owner had sold the property to who is now the current owner and applicant for case RZ-26-05-036.

There was discussion about access to the site through the easement known as Parrot Head Parkway. Staff indicated that the parcel by right have access to the portion within their parcel; however, access to the remaining portion of the easement is a matter that will need to be settled privately between property owners.

Commissioner Holt brought up concerns about where a septic tank would be located and the potential for flooding. Staff ensured that enhanced septic is required but specific placement is to be addressed by the Health Department and property owner. The applicant said he plans on placing it in the front yard.

Chairwoman Evans made a motion seconded by Commissioner Gray to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1AAA (Residential Urban District) zoning.

Motion was carried on a 5-0 vote.

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

RZ-26-05-036



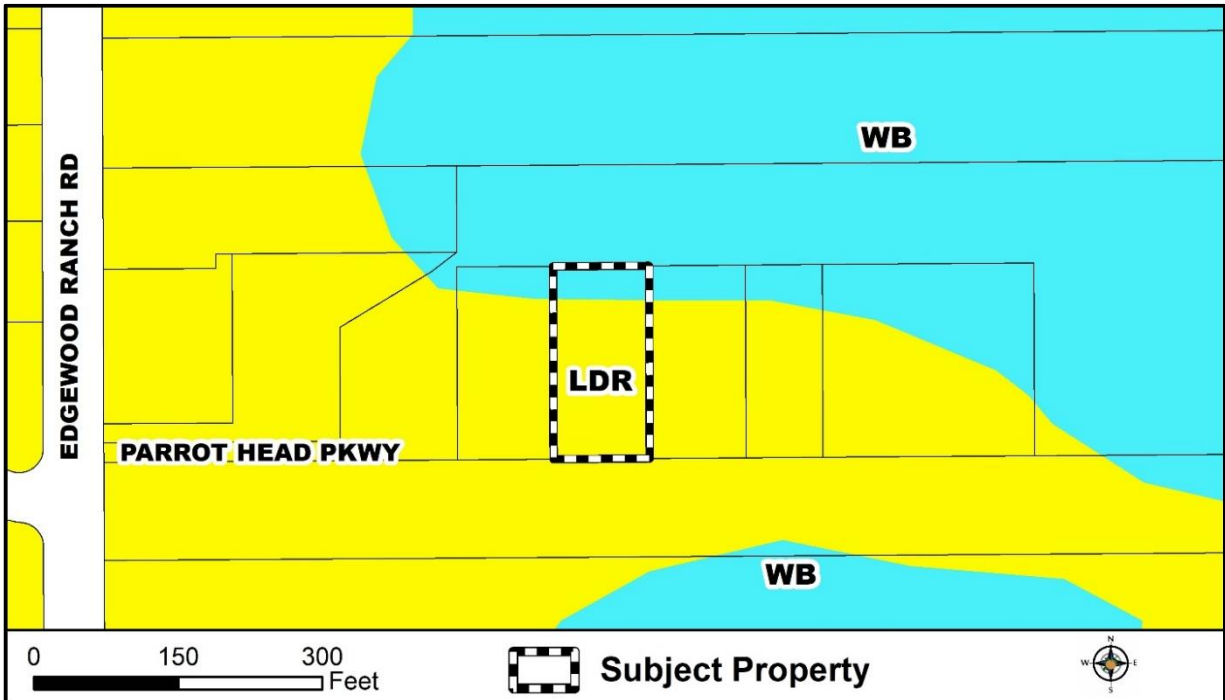
 Subject Property



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Feet

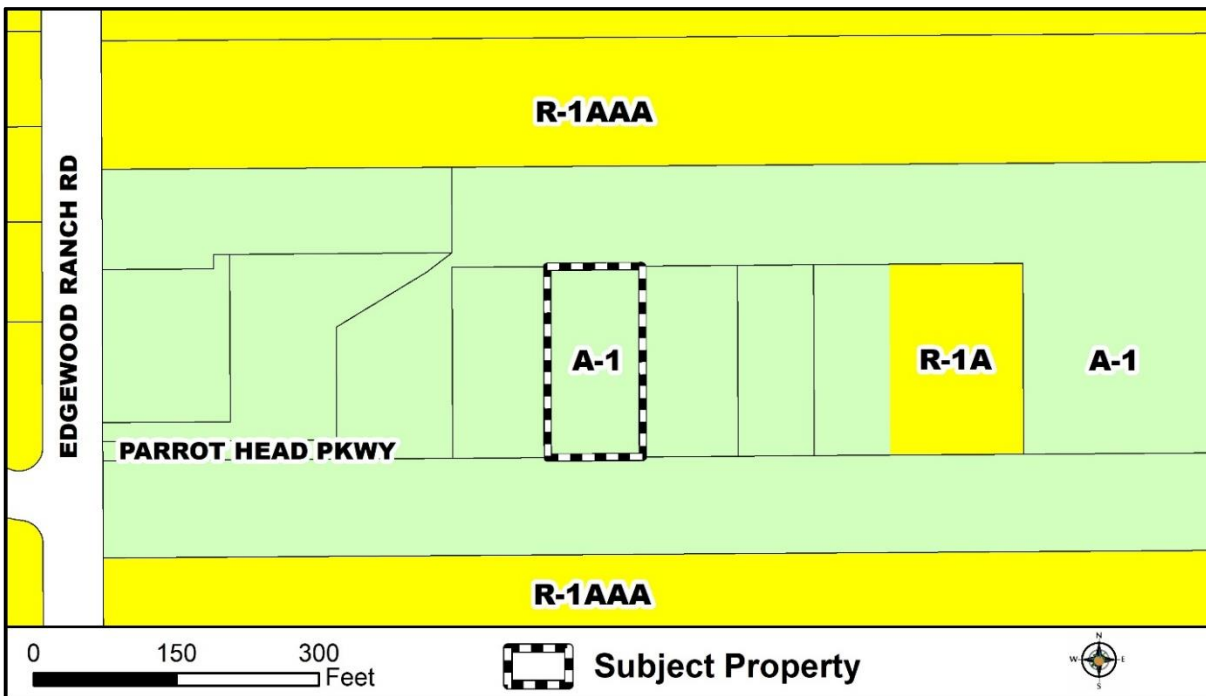
FUTURE LAND USE – CURRENT

Low Density Residential (LDR)



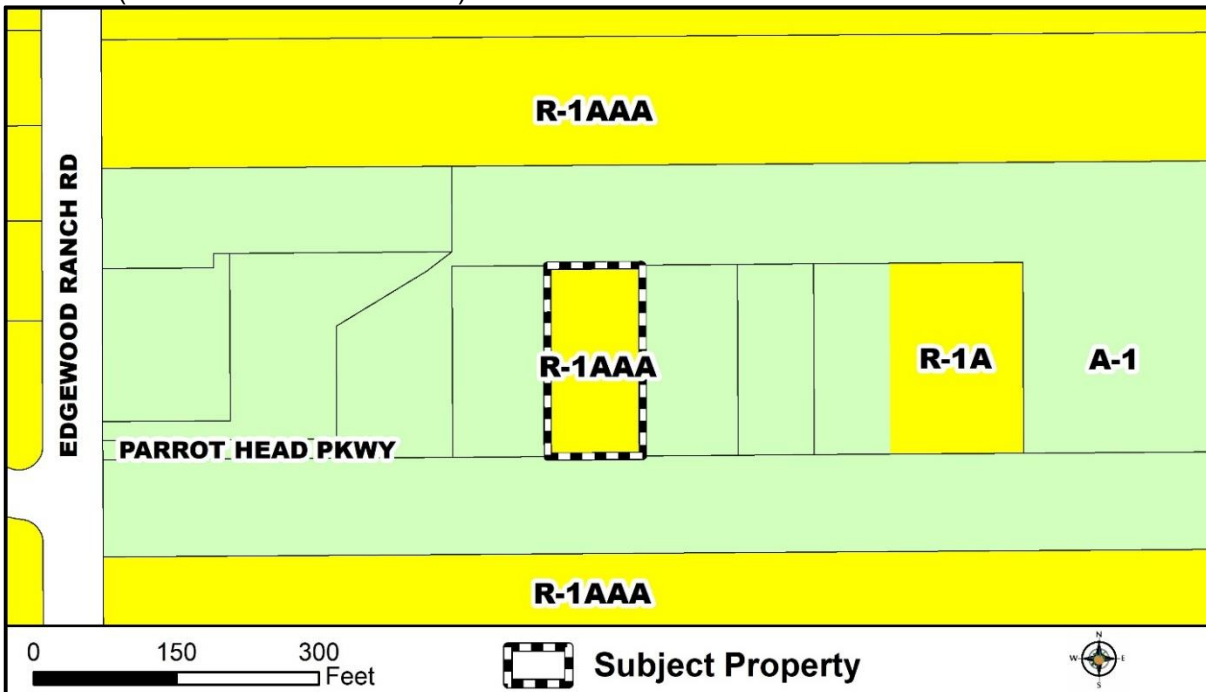
ZONING – CURRENT

A-1 (Citrus Rural District)



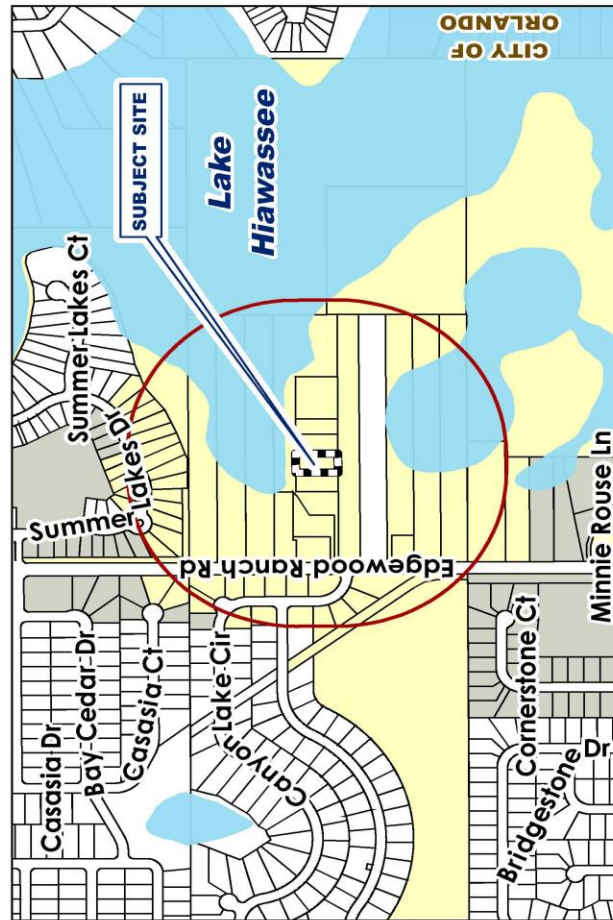
ZONING – PROPOSED

R-1AAA (Residential Urban District)

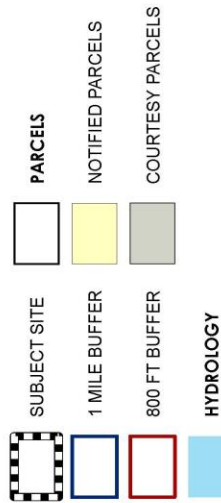


Public Notification Map

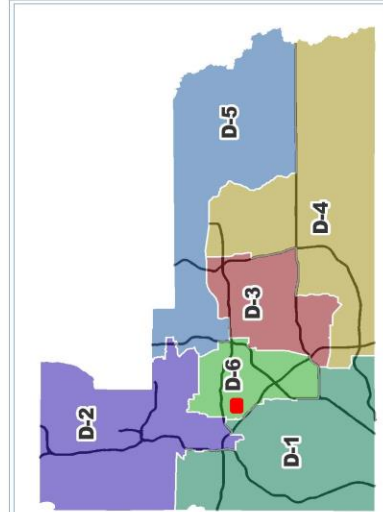
RZ-26-05-036



MAP LEGEND



BUFFER DISTANCE: 800
 # OF NOTICES: 232



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CASE # RZ-26-05-037

Commission District: #6

GENERAL INFORMATION

APPLICANT: Joao Bosco Meira

OWNER: Joao Bosco Meira

HEARING TYPE: Planning and Zoning Commission

REQUEST: **R-1** (Single-Family Dwelling District) **to**
C-1 (Retail Commercial District)

LOCATION: 41 and 45 S. Hastings Street; generally located north of W. Church Street, south of Orlo Vista Elementary School, east of S. Hasting Street, and west of S. Kirkman Road.

PARCEL ID NUMBER: 30-22-29-6426-08-111 and 30-22-29-6426-08-112

SIZE / ACREAGE: 0.48 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 thirty-eight (138) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: An in-person community meeting was held on May 18, 2026, and is summarized further in this report.

PROPOSED USE: C-1 uses including an office building with real estate, accounting, podcast studio, insurance business uses

STAFF RECOMMENDATION

PLANNING

Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested C-1 (Retail Commercial District) zoning.

Alternative Recommendation

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

1. Access to S. Hastings Street shall be prohibited; and,
2. A Type D, opaque landscape buffer shall be installed along the west property line, adjacent to S. Hastings Street.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property was originally zoned R-1 (Single-Family Dwelling District) in 1957. With the adoption of the Orange County Comprehensive Plan in 1991, the property received a Commercial (C) Future Land Use (FLU) designation, which allows a maximum Floor Area Ratio (FAR) of 1.5. As a result, the existing R-1 zoning is inconsistent with the Commercial FLU designation.

The applicant has requested C-1 (Retail Commercial District) zoning, which is consistent with the Commercial FLU designation and would allow the proposed office-related uses within the building. During the community meeting, nearby residents expressed general acceptance of commercial uses on the property but emphasized the need to minimize impacts on adjacent single-family homes.

In response to community concerns, staff recommends approval of P-O (Professional Office District) zoning rather than C-1. The P-O district would permit the applicant's proposed office building while limiting more intensive or potentially incompatible C-1 uses, such as self-storage facilities, shopping centers, and gas stations. P-O zoning is also consistent with the Commercial FLU designation. However, the applicant's proposed podcast studio within the office building would require approval of a Special Exception by the Board of Zoning Adjustment.

Also, based on feedback received during the community meeting and discussed with the applicant and district commissioner, staff is recommending two site-specific restrictions. First, vehicular access to the parking lot should be limited to W. Church Street rather than S. Hastings Street, which is a narrower residential roadway containing single-family homes. Second, a landscape buffer shall be provided along the west property line to screen the parking lot from the residences across the street.

Orange County Code Section 24-5(a)(4) requires a Type D opaque buffer where P-O uses abut residential properties. This buffer must be at least ten (10) feet wide and fully opaque from ground level to a minimum height of six (6) feet. The buffer may consist of a masonry wall, berm, vegetation, or a combination thereof. At installation, the buffer must be at least three (3) feet high and fifty (50) percent opaque, with the capability of achieving full opacity and height within three (3) years. Although Section 24-5 does not require buffers along streets or rights-of-way, staff recommends extending the buffer requirement along S. Hastings Street to further reduce impacts on nearby homes.

The recommended P-O zoning matches the zoning designation of the parcel immediately north of the subject site. The surrounding area includes a mix of commercial development and detached single-family homes. C-1 (Retail Commercial District), C-2 Restricted (General Commercial District), and P-O (Professional Office District) zoning districts predominate along the major thoroughfares of S. Kirkman Road and Old Winter Garden Road. On the western side of S. Kirkman Road, the residential properties north of W. Church are zoned R-1 (Single-Family Dwelling District) and the residential properties south of it are zoned R-3 (Multiple-

Family Dwelling District), but single-family homes and vacant residential are currently the most common uses in both.

Land Use Compatibility

The C-1 zoning would allow for development that is incompatible with the character of the surrounding area and would adversely impact adjacent properties. The proposed P-O 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 within 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

There are no open code enforcement cases.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Commercial (C). The proposed C-1 zoning is consistent with the Commercial FLUM designation, therefore a CP amendment is not necessary. The applicant's proposed C-1 zoning is inconsistent with the Comprehensive Plan policies regarding compatibility. However, the staff proposed P-O district would be consistent with the following Comprehensive Plan provisions:

FLU1.1.5 states that Orange County shall encourage infill development to promote compact urban form and the efficient use of land and infrastructure in the Urban Service Area.

OBJ FLU2.1 states that Orange County shall promote and encourage infill development for vacant and underutilized parcels within 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.

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.

The request's consistency with the following Comprehensive Plan policies may warrant further evaluation:

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

FLU1.4.3 states the location of commercial development shall be concentrated at major intersections and neighborhood activity nodes within the Urban Service Area.

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

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 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.

SITE DATA

Existing Use	Vacant
Adjacent Zoning	N: P-O (Professional Office District) 2001 E: C-1 (Retail Commercial District) 1980 W: R-1 (Single-Family Dwelling District) 1957 S: C-1 (Retail Commercial District) 1981
Adjacent Land Uses	N: Parking lot for veterinary clinic E: Retail and services strip mall W: Chamber of Commerce building and single-family home S: Vacant commercial lot and Family Dollar store

C-1 Development Standards

Min. Lot Area: 6,000 sq. ft.
Max. Height: 50 ft. (35 ft. within 100 ft. of residential)
Min. Floor Area: 500 sq. ft.

Building Setbacks

Front: 25 ft.
Rear: 20 ft. (30 ft. when abutting residential)
Side: 0 ft. (15 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 this C-1 retail commercial district are as follows: this district is composed of lands and structures used primarily for the furnishing of selected commodities and services at retail. This district will be encouraged:

- (1) At intersections of collectors and/or arterials;
- (2) Where it will not direct commercial traffic through residential districts;
- (3) Where adequate public facilities and services are available, as defined in the comprehensive plan;
- (4) Where compatible with adjacent areas or where buffers can be provided to ensure compatibility; and
- (5) To a limited extent in rural settlements throughout the county to meet the needs of an identified community, or in growth centers as defined in the comprehensive plan.

A use shall be permitted in the C-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

Enhanced Septic Requirement Not Applicable - This site is located within the Lake Okeechobee Basin Management Action Plan (BMAP) Area. Installation of enhanced nutrient-reducing OSTDS is not applicable to this request since development within this property is required to connect to the Orange County Utilities wastewater system.

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

Orange County Public Schools did not comment on this case, as the applicant is proposing a commercial development and it thus 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 May 18, 2026, at Orlo Vista Elementary School with eight residents and Commissioner Michael Scott in attendance. In general, the neighbors were not against commercial uses on the site but were concerned with limiting the negative impacts on the nearby homes. Residents expressed multiple concerns about the parking lot including: light and noise pollution; increased traffic along the narrow S. Hastings Street; security issues from people congregating there at night; and a desire for the lot to not be visible from the single-family home across the street.

Utilities Service Area (Availability of services may vary)

Water: OUC

Wastewater: Orange County Utilities

Reclaim Water: Orange County Utilities

Detailed Utility Information:

This property is within Orlando Utilities Commission Water Service Area. The applicant will have to contact OUC to obtain water service for the site.

This property is within Orange County Utilities Wastewater, and Reclaimed Water Service Areas. In accordance with Orange County Code Chapter 37:

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.

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 – June 18, 2026

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

1. Access to S. Hastings Street shall be prohibited; and,
2. A Type D, opaque landscape buffer shall be installed along the west property line, adjacent to S. Hastings Street.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the Planning and Zoning Commission (PZC) with two options for recommendations: first, for a finding of inconsistency with the Comprehensive Plan and DENIAL of the requested C-1 zoning; and second, for a finding of consistency with the Comprehensive Plan and APPROVAL of Restricted P-O zoning. The crux here was largely whether the Commission considered C-1 uses to be too intense for the neighboring residences and too distant from the S. Kirkman arterial. Staff indicated that one hundred thirty-eight (138) notices were sent to property owners. A community meeting was held on March 12, 2026, with eight (8) residents in attendance, in addition to the district commissioner and applicant.

The applicant was present at the hearing and while preferring C-1, was open to the Restricted P-O option. One resident spoke during public comment. He had attended the community meeting and was supportive of the rezoning with restrictions reducing impacts on the single-family home across the street, which his family owned.

Commissioner Evans asked about the frequency in the neighborhood of the type of landscape buffer required by the restriction. Commissioner Berrios Trinidad inquired about the ability to do podcast studios in the zoning districts.

Commissioner Holt motioned to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the P-O Restricted (Professional Office District) zoning, subject to the restrictions limiting vehicular access and requiring a landscape buffer along S. Hastings Street. The motion was seconded by Commissioner Gray and carried on a 5-0 vote.

Motion / Second *Marjorie Holt / Eric Gray*

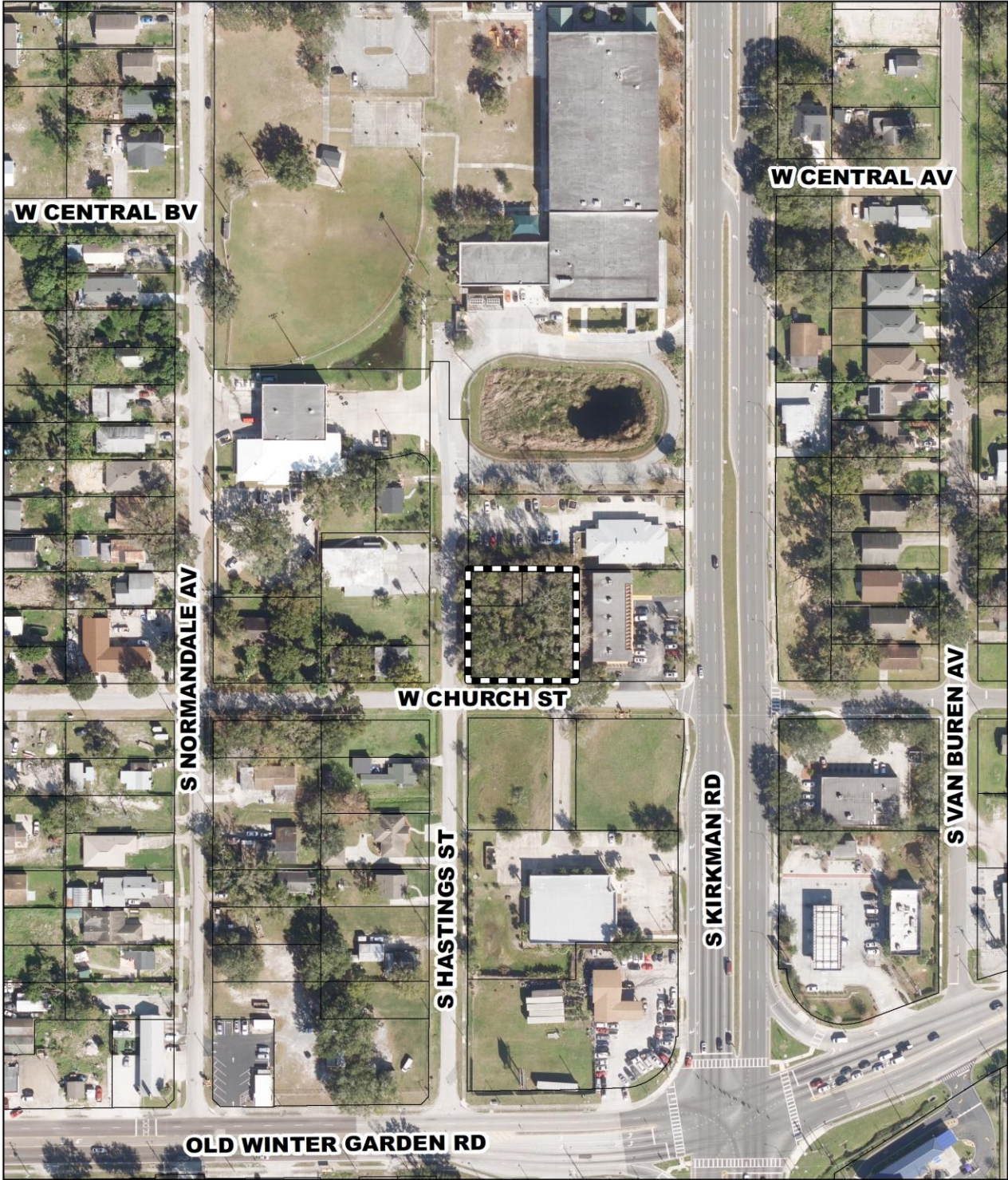
Voting in Favor *Marjorie Holt, Eric Gray, David Boer, Camille Evans, and Jorge Berrios Trinidad*

Voting in Opposition *none*

Absent

*Michael Arrington, George Wiggins, Giancarlo Rodriguez,
and Eddie Fernandez*

RZ-26-05-037



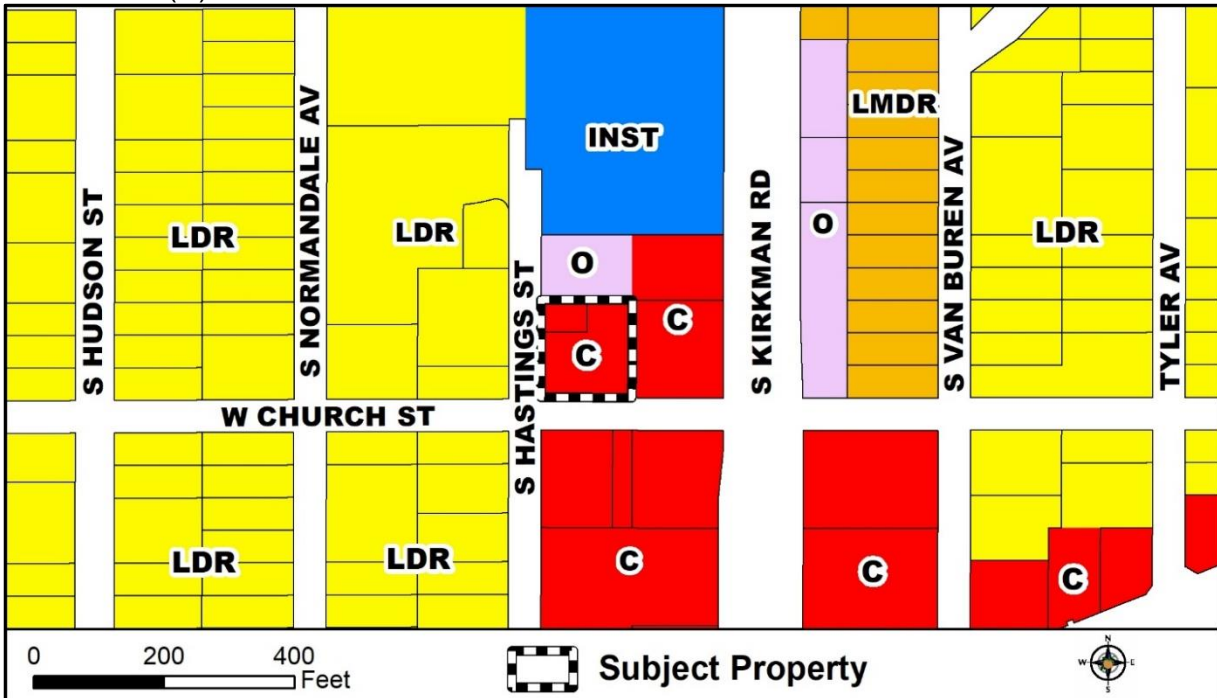
 Subject Property



0 150 300 Feet

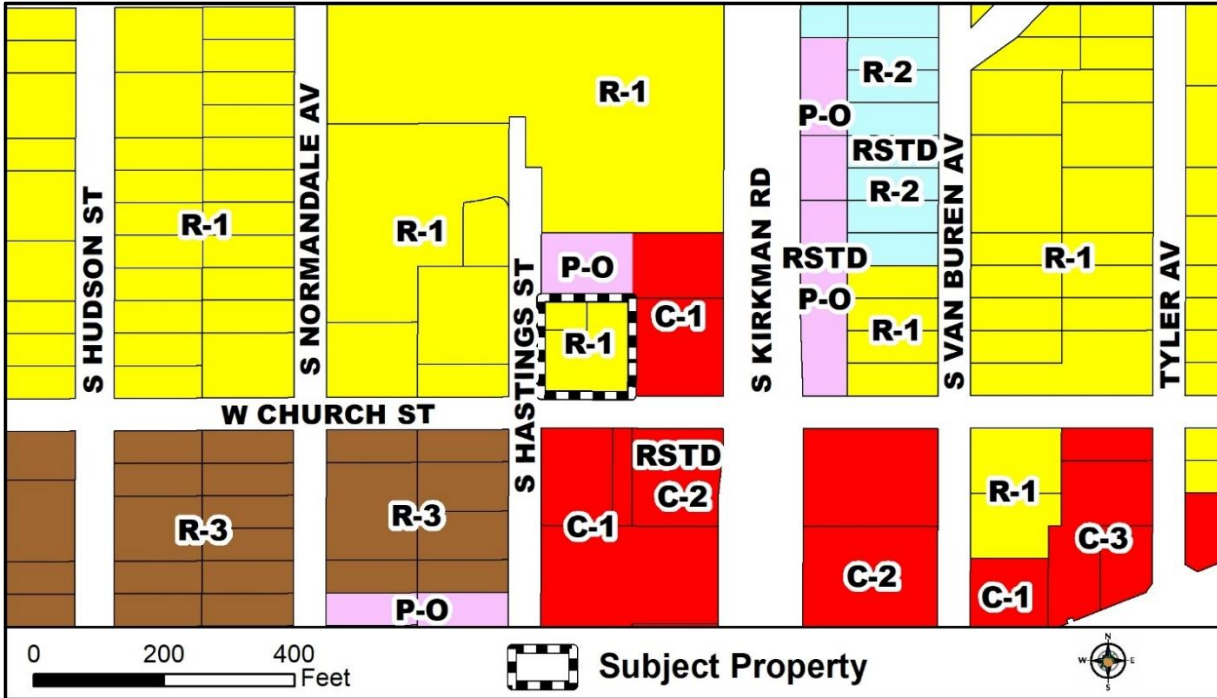
FUTURE LAND USE – CURRENT

Commercial (C)



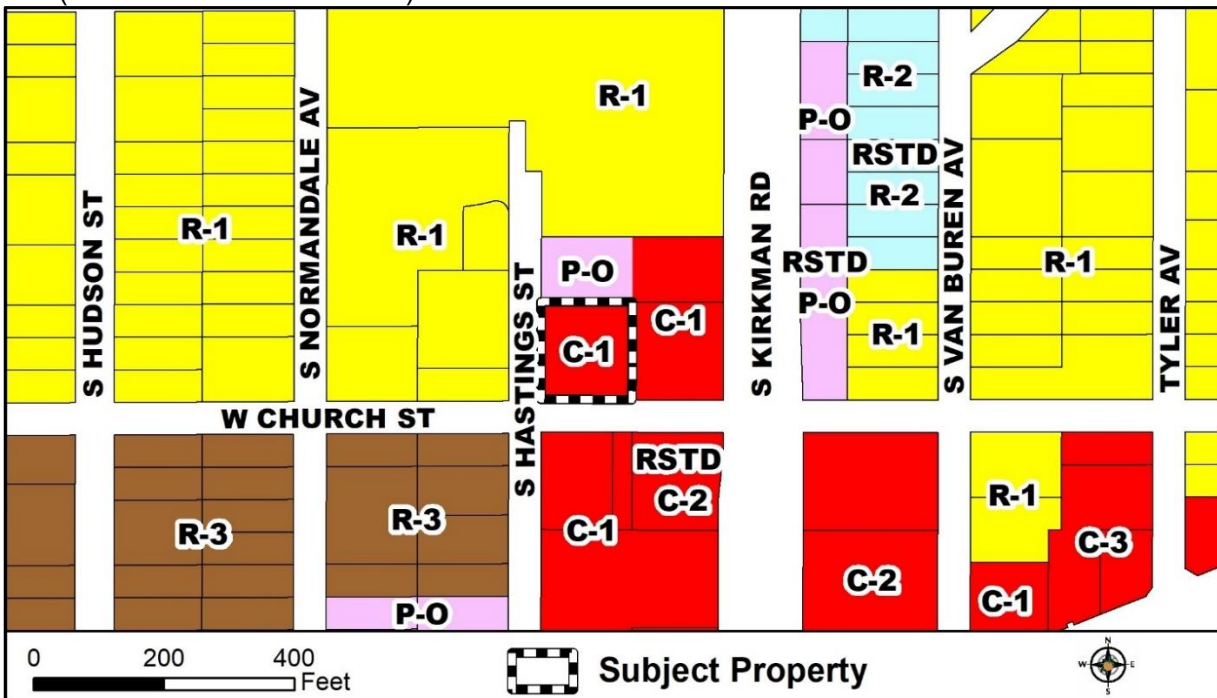
ZONING – CURRENT

R-1 (Single-Family Dwelling District)



ZONING – PROPOSED

C-1 (Retail Commercial District)





Case Planner:
Ryan E. Sweet

Rezoning Staff Report
Orange County Planning Division
PZC Hearing Date: June 18, 2026

CASE # RZ-26-06-041

Commission District: #2

GENERAL INFORMATION

APPLICANT: Mark Bergeron

OWNER: Mark Bergeron

HEARING TYPE: Planning and Zoning Commission

REQUEST: **A-1** (Citrus Rural District) **to**
R-1AAA Restricted (Residential Urban District)

LOCATION: 1150 Huddleston Ln; generally north of Reagans Reserve Blvd,
east of N. Thompson Rd, south of Huddleston Lane.

PARCEL ID NUMBER: 02-21-28-0000-00-116

SIZE / ACREAGE: 1.41- 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 seventy-one (171) notices were mailed to
those property owners in the surrounding area.

COMMUNITY MEETING: An in-person community meeting was held on June 10, 2026,
with four residents in attendance with no concerns.

PROPOSED USE: Three (3) Single-Family Homes

STAFF RECOMMENDATION

PLANNING

**Continue this request to the July 17, 2026, Planning and Zoning Commission at
2pm so that access issues can be resolved.**