

Interoffice Memorandum

DATE: July 1, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

FROM: Jennifer Moreau, AICP, Manager, Zoning Division

CONTACT: Jennifer Moreau, AICP, Manager, Zoning Division

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DIVISION: Zoning Division

ACTION REQUESTED:

No action requested until the 2nd public hearing to be scheduled for August 25, 2026 at 5:01 p.m.

PROJECT: Mobile Temporary Overnight Shelters (MTOS)

PURPOSE:

This is the first of two required public hearings to consider an ordinance amending several sections of Chapter 38 of the Orange County Code related to the parking of overnight buses, or a Mobile Temporary Overnight Shelter (MTOS), supporting homeless shelters and transitional service providers.

The proposed ordinance will amend Section 38-1 ("Definitions") and 38-77 ("Use Table") as well as create a subsection 38-79(9) ("Conditions for permitted uses, special exceptions") of Chapter 38 ("Zoning") of Orange County Code. The amendment would create a definition for an MTOS, establish MTOS as a land use, and establish operational standards for the use.

At a work session on June 2, 2026, the Board provided comments on the proposed changes and gave staff direction to proceed with drafting an ordinance. A work session was held with the Planning and Zoning Commission (PZC) on June 18, 2026 where additional comments were provided to the proposed code amendments. At the public hearing, staff will provide an overview of proposed code amendments, and the changes made since the work session as a result of those comments.

A public hearing is scheduled before the Planning and Zoning Commission (PZC) on July 17, 2026.

BUDGET: N/A