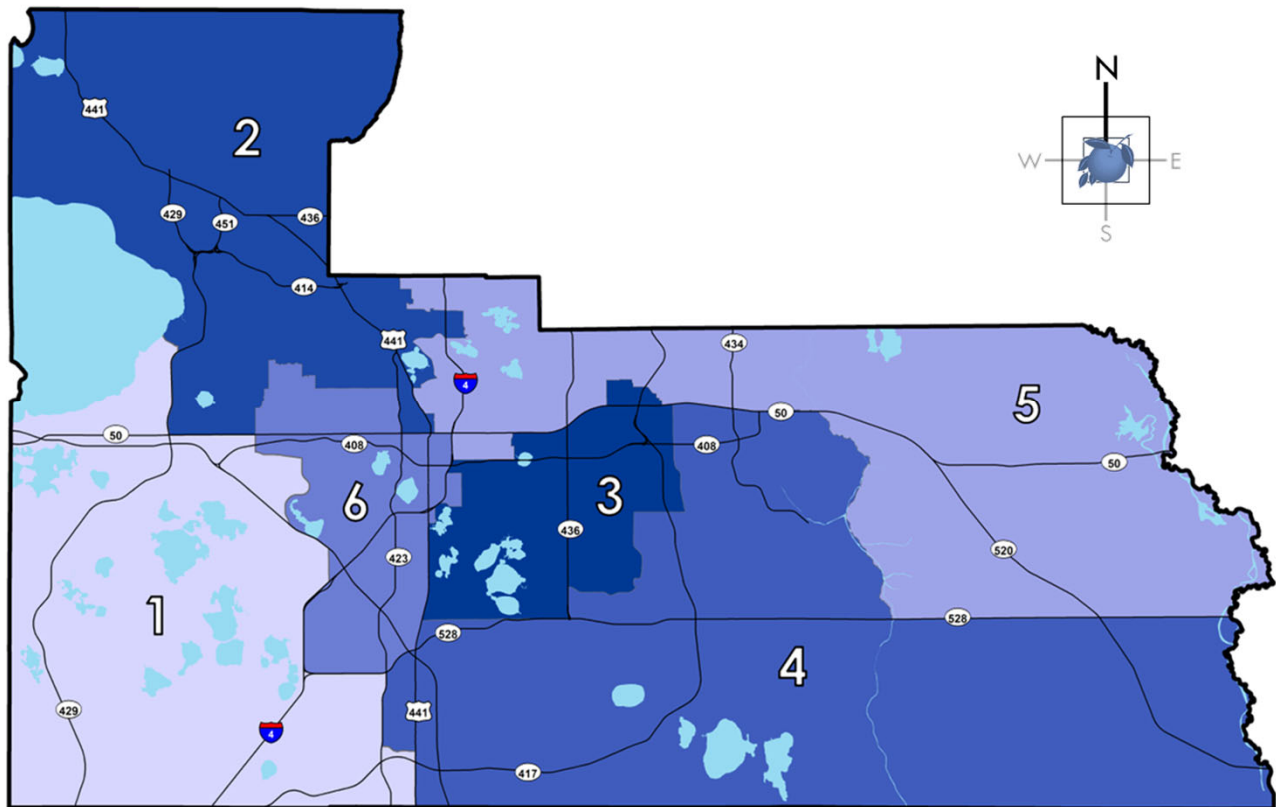




PLANNING AND ZONING COMMISSION
LOCAL PLANNING AGENCY

REZONING RECOMMENDATIONS

APRIL 16, 2026



PREPARED BY:

ORANGE COUNTY GOVERNMENT
PLANNING DIVISION | CURRENT PLANNING SECTION

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

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April 16, 2026

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I. Conventional Rezoning Hearing					
RZ-26-02-001 John Poleon	C-1 Restricted to C-1 Restricted	3	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-03-012 Joshua Wilson	A-2 to R-1AAA Restricted	4	Approval with two (2) restrictions	Approval with two (2) restrictions	No
RZ-26-04-014 Sara Godoi	A-2 to R-1AAA Restricted	3	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-03-015 Daniel Zukoski	R-1A to R-1	5	Approval	Approval	No
RZ-26-03-017 Edward Bharath	A-2 to R-2 Restricted	3	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-03-018 Stanton Orelove	R-T-2 to R-1AA	2	Approval	Approval	No
RZ-26-03-019 Rebecca Wilson	A-2 & I-1 / I-5 to I-1/ I-5	5	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-04-020 Mark J Bertrand	R-2 to NR	6	Approval	Approval	No
RZ-26-05-029 Julian Coto	R-2 to NR w/ lot width variance	6	Approval with one (1) variance	Approval with one (1) variance	No
RZ-26-04-022 Antonio Munoz	R-1A to R-T-1	3	Approval	Approval	No
RZ-26-04-023 Eric Wood	C-1 to C-3 Restricted	6	Approval with one (1) restriction	Approval with one (1) restriction	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

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
R-T-1 SFR	4,500 ^C	1,000	45	20	20	5	15	35	50 ^A	L	
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/I-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 ^I	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.

J	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.
K	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%.
L	Subject to the Future Land Use designation.
M	Developable land area.
N	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.
O	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.
P	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.
Q	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.
R	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.
S	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-26-02-001

Commission District: #3

GENERAL INFORMATION

APPLICANT: John Poleon

OWNER: New Horizons Wellness Centers, LLC

HEARING TYPE: Planning and Zoning Commission

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

LOCATION: 5709 Camellia Drive; generally located north of Lake Underhill Rd, west of N. Goldenrod Rd, south of Dahlia Dr, and east of S. Semoran Blvd.

PARCEL ID NUMBER: 27-22-30-0380-02-160

SIZE/ ACREAGE: 0.25- gross acre

PUBLIC NOTIFICATION: The notification area for this public hearing was 800 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred fifty-nine (159) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: An in-person community meeting was held on March 02, 2026, and is summarized further in this report.

PROPOSED USE: C-1 uses including office uses

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested C-1 Restricted (Retail Commercial District) zoning, subject to the following restriction:

1. Billboards and pole signs shall be prohibited.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property was rezoned in 1986 to C-1 Restricted along with three adjacent properties. The current restrictions are:

1. Replatting the four lots as one parcel prior to construction plan approval;
2. No access to Dogwood Lane from Lot 2 (east 85 feet of the property);
3. No access onto State Road 436;
4. A five-foot masonry wall and one tree six feet in height upon planting for every 50 feet along the eastern boundary.

The Future Land Use Map designation of the property is Commercial (C) which is consistent with the requested zoning designation.

The four lots referenced in the zoning restriction were never replatted as one parcel and still exist as four separate parcels. The subject property has access from Camellia Drive with no access to Dogwood Lane or State Road 436, therefore restrictions 2 and 3 are not relevant to the subject property. The fourth restriction is to provide buffering between commercial uses and residential homes intended to reduce the negative impacts generated by abutting uses. Orange County Code Sec. 24-5(a)(3) requires the subject property to provide a Type C opaque buffer on the eastern boundary of the property. This buffer classification shall be used to separate neighborhood commercial (C-1) and light industrial (I-L) 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 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. Sec. 24-5(b) requires all buffers shall include one (1) shade tree for each forty (40) lineal feet or fraction thereof.

Through this request, the applicant is seeking to remove the zoning restrictions from 1986 to allow for commercial/office uses in the existing structure. There are open code enforcement violations from April, 2025, for converting a single-family residence to commercial without obtaining the required permits. The corrective action noted on the incident summary includes obtaining the required permits to convert the single-family residence to commercial, obtaining required permits for interior/exterior alterations, and obtaining the required permits for installation of pavers.

The subject property is located in the S.R. 436/S.R. 50 Corridor Overlay District. This overlay district prohibits specific uses per Orange County Code Sec. 38-1083:

- (a) Labor pools and labor halls, as defined by F.S. § 448.22(1) and (3), respectively;
- (b) Any business in which a material part of its services includes loans secured by vehicle titles (often known as "car-title loans"), but not including financial institutions such as banks, credit unions, trust companies, consumer finance and retail installment lenders;
- (c) Any business commonly known as "check cashing," or any business in which a material part of its services includes future employment wages or other compensation (often known as "payday loans," or "pay day advances"), but not including retail businesses which provide a check cashing service as an incidental part of their business and financial institutions such as banks, credit unions, and trust companies;

- (d) Tattoo, body art, or body piercing businesses;
- (e) Pawnshops, as defined by F.S. § 539.001(2)(1);
- (f) Bail bond agencies, as defined by F.S. § 648.25(1);
- (g) Flea markets, except for those operating in conjunction with not-for-profit functions;
- (h) Fortune tellers, tarot card readers, palm readers, psychics, and similar businesses;
and
- (i) Bottle clubs, as defined by this chapter.

The immediate area is developed with commercial and detached single-family homes. The surrounding area has a variety of zoning designations including C-1 Restricted (Retail Commercial District), P-O (Professional Office District), and R-1A (Single-Family Dwelling District).

Land Use Compatibility

The C-1 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 located in the S.R. 436/S.R. 50 Corridor 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). Any required noise mitigation will be required at the time of permitting.

Code Enforcement

Open case for converting a single-family residential home into a business without any permits. Special Magistrate hearing on 10/6/25 and ordered to comply by 1/4/2026. Currently running a 500.00-a-day fine.

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 proposed request is consistent with the following Comprehensive Plan provisions:

FLU1.4.11 state that strip commercial land uses shall be defined as commercial uses adjacent to roadways that are located outside the reasonable zone of influence of the intersection to which they relate. They are characterized by individual curb and median

cuts and lack visual landscaped buffers. Strip commercial land use patterns shall be avoided by requiring a transition of land uses, encouraging a mix of land uses, or requiring incorporation of a buffer into the development's design. Strip commercial land uses do not include outparcels in shopping centers, malls, or similar developments where access is provided internally from the shopping center/mall or similar development, or via a system of shared or common driveways. More compact, clustered pedestrian and transit-friendly development options shall be encouraged.

FLU1.4.3 state that the location of commercial development shall be concentrated at major intersections and within Activity Centers 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.

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.

SITE DATA

Existing Use	Office
Adjacent Zoning	N: C-1 RSTD (Retail Commercial District) E: R-1A (Single-Family Dwelling District) W: C-1 RSTD (Retail Commercial District) S: P-O (Professional Office District)
Adjacent Land Uses	N: Single Family Dwelling Unit

E: Single Family Dwelling Unit
W: Billboard
S: Vacant

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

Proximity to FDEP Cleanup Site - This property is in proximity to a known FDEP cleanup site associated with the Sonic, formerly Cabrera Auto Service & Repair, located at 242 S Semoran Blvd. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental

Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S

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 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.

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 review not required for non-residential development.

Community Meeting Summary

A community meeting was held on March 2, 2026 ,at the Azalea Park Elementary School Media Center. There were no residents in attendance.

Utilities Service Area (Availability of services may vary)

Water:	OUC
Wastewater:	Orlando
Reclaim Water:	Orlando

Detailed Utility Information:

This property is within Orlando Utilities Commission (OUC) Water Service Area.

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

The City of Orlando has indicated that there is existing sewer billing history on this property. Reclaim water is not available in this area.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – April 16, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested C-1 Restricted (Retail Commercial District) zoning, subject to the following restriction:

1. Billboards and pole signs shall be prohibited.

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 C-1 Restricted (Retail Commercial 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 fifty-nine (159) notices were sent to property owners within 800 feet from the subject property. A community meeting was held on March 2, 2026, there were no residents in attendance. To date, staff have not received any letters in support or opposition. No members of the public spoke during the public comment portion of the hearing.

Commissioner Rodriguez clarified the purpose of the request and the proposed use with the applicant.

Commissioner Fernandez made a motion to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested C-1 Restricted (Retail Commercial District) zoning, subject to one restriction. The motion was seconded by Commissioner Arrington and carried on a 7-0 vote.

Motion / Second

Eddie Fernandez / Michael Arrington

Voting in Favor

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

Voting in Opposition

None

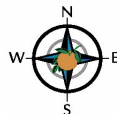
Absent

Marjorie Holt and Eric Gray

RZ-26-02-001



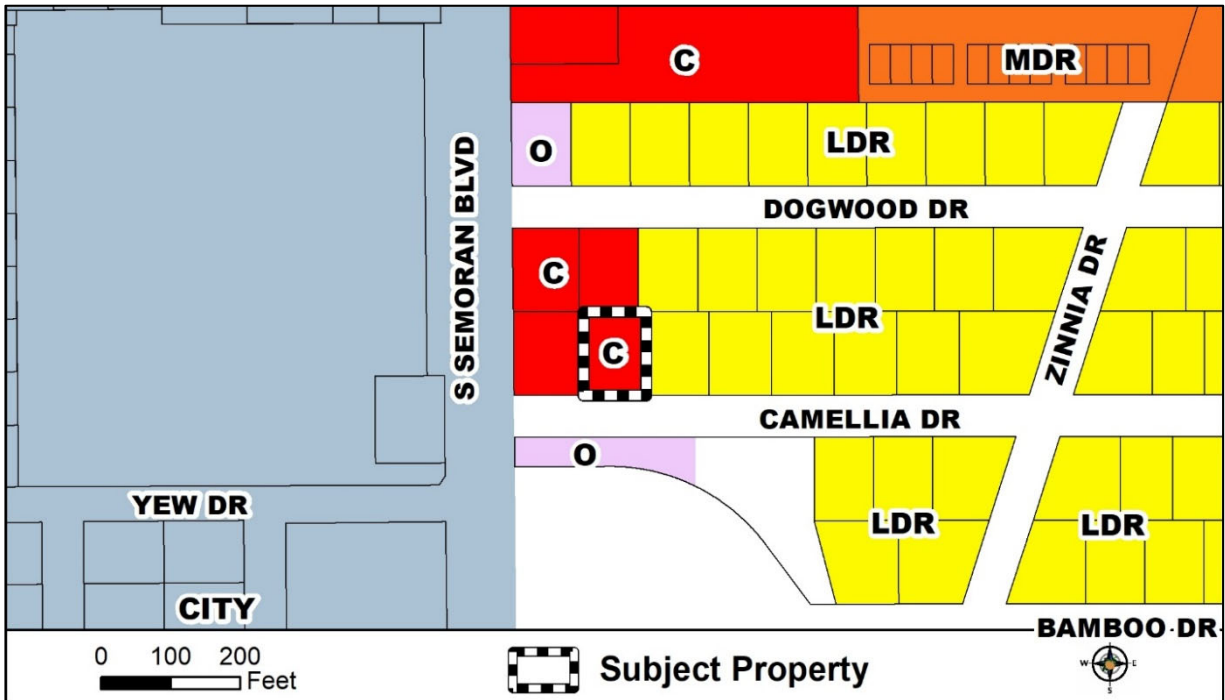
 Subject Property



0 50 100
Feet

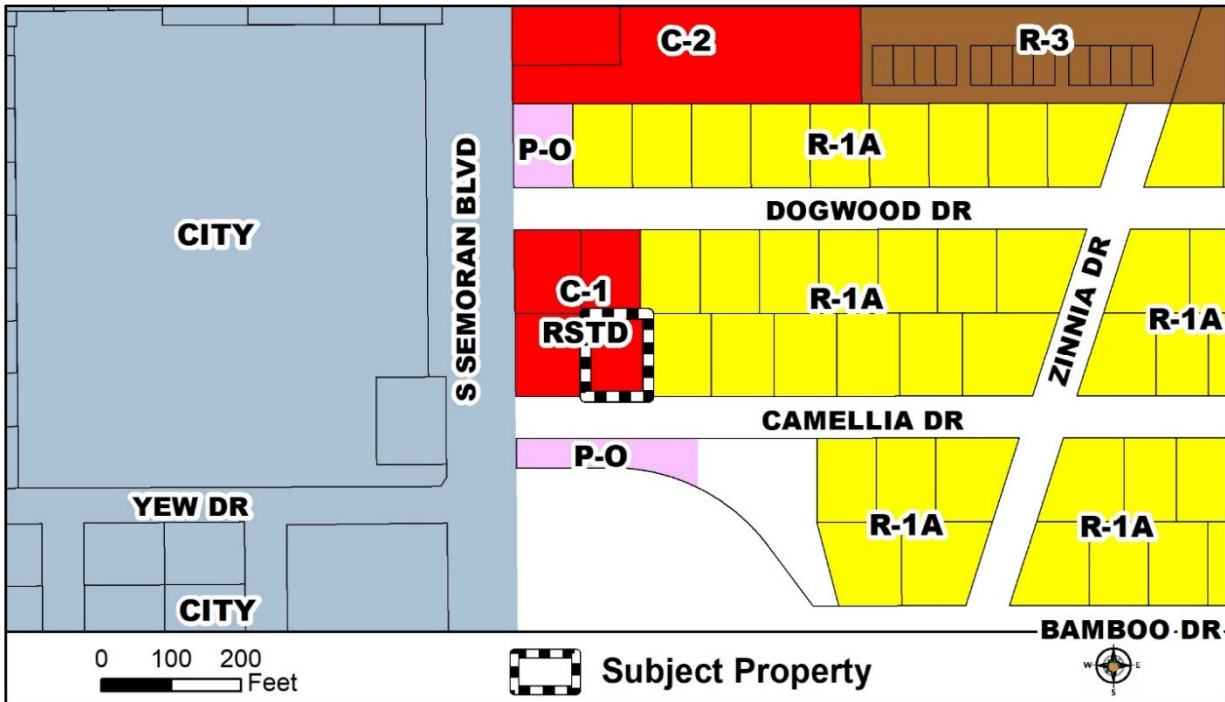
FUTURE LAND USE – CURRENT

Commercial (C)



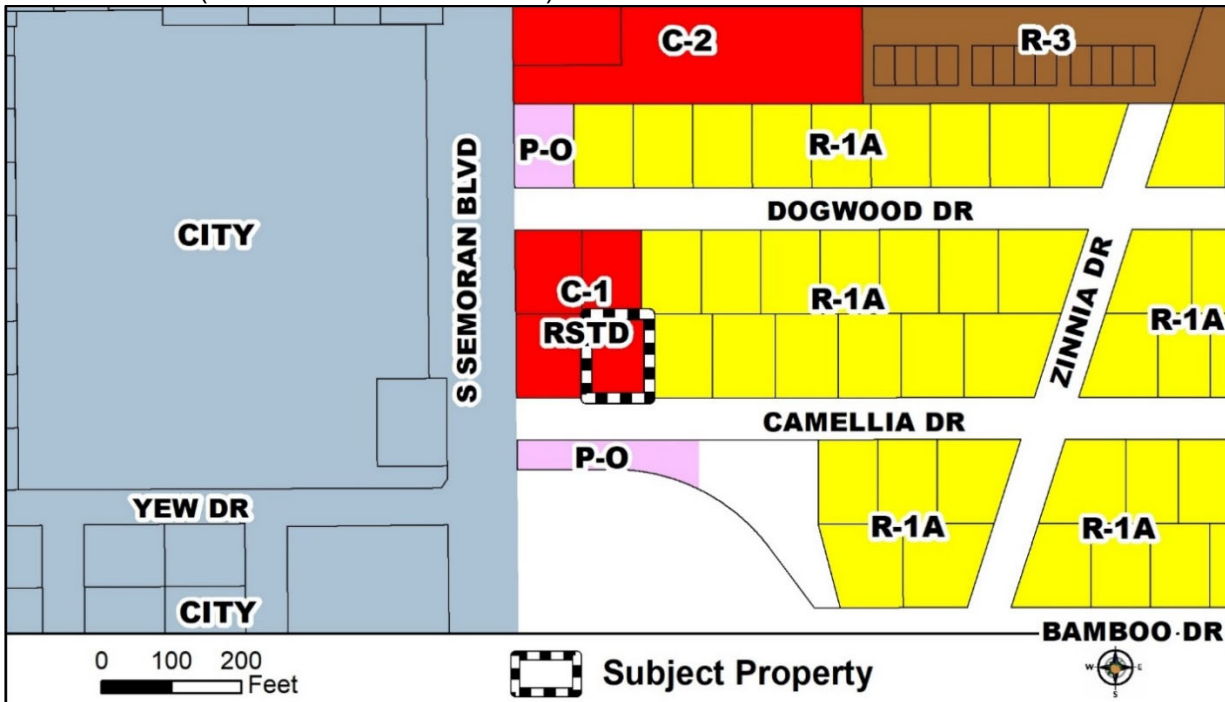
ZONING – CURRENT

C-1 Restricted (Retail Commercial District)

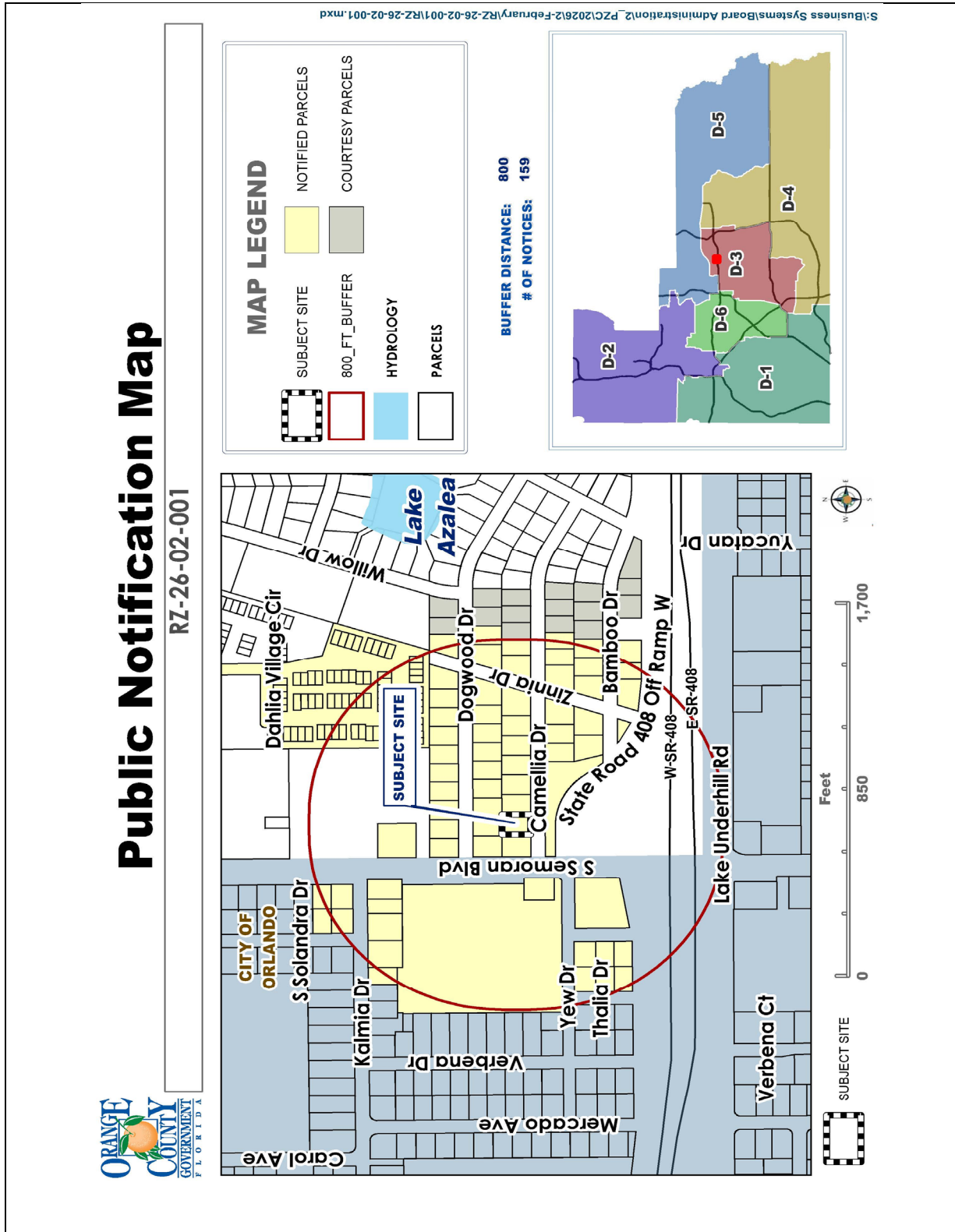


ZONING – PROPOSED

C-1 Restricted (Retail Commercial District)



NOTIFICATION MAP



Case Planner:
Natalie Kunes

**Rezoning Staff Report
Orange County Planning Division
PZC Hearing Date: April 16, 2026**

CASE # RZ-26-03-012

Commission District: #4

GENERAL INFORMATION

APPLICANT:	Joshua Wilson
OWNER:	Gold Coast Developers of Florida, LLC
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	A-2 (Farmland Rural District) to R-1AAA Restricted (Residential Urban District)
LOCATION:	835 Oberry Hoover Road; generally located north of State Route 408, south of Fangorn Road, west of North Alafaya Trail, and east of Rouse Road.
PARCEL ID NUMBER:	27-22-31-0000-00-001
SIZE / ACREAGE:	5.02 - gross acres
PUBLIC NOTIFICATION:	The notification area for this public hearing was 1,000 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred eighty-eight (188) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on March 04, 2026, and is summarized further in this report.
PROPOSED USE:	Three (3) Detached Single-Family Homes (pending lot split approval)

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1AAA Restricted (Residential Urban District) zoning, subject to the following restrictions:

1. Development shall be limited to three (3) single-family detached dwelling units; and
2. Minimum lot size shall be one (1) acre minimum.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property, located at 835 Oberry Hoover Road, has a Future Land Use Map (FLUM) designation of Low Density Residential (LDR) which allows up to four dwelling units per developable acre and a zoning designation of A-2 (Farmland Rural District). The

property is 5.02 acres and currently occupied by a mobile home. The A-2 zoning designation is inconsistent with the property's LDR FLUM designation because A-2 is only considered consistent with LDR when it is located within a Rural Residential Enclave, which it is not.

The immediate area is comprised of single-family homes and some vacant parcels as well as retail uses to the east with lot areas and widths of varying sizes. Directly across the street to the west of the subject property, lot widths range from 60 feet to about 105 feet and to the north most parcels have lot widths ranging from 100 feet to 200 feet. The average lot size long Oberry Hoover Rd is about 1.44 acres.

A-2 is the predominant residential zoning designation along Oberry Hoover Rd apart from a Restricted R-1AA property across the street from the subject property, an R-1AAA property at the intersection of Iroquois Trl and Oberry Hoover Rd to the north, and the Alafaya Trail PD to the east.

Through this request, the applicant is seeking to rezone the subject property from A-2 (Farmland Rural District) to R-1AAA Restricted (Residential Urban District). The R-1AAA district has a minimum lot area requirement of 1/3 acre and a minimum lot width of 95 feet. Staff is proposing a restriction for 1 acre minimum lot size for consistency with the majority of lot sizes in the area. Additionally, a restriction to limit development to three homes is proposed.

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 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 not located in the 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 Low Density Residential (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:

FLU1.4.1 state that Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

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

FLU1.4.4 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	Mobile Home
Adjacent Zoning	N: A-2 (Farmland Rural District) E: PD (Planned Development)

W: R-1A Restricted (Single-Family Dwelling District) and A-2
(Farmland Rural District)
S: A-2 (Farmland Rural District)

Adjacent Land Uses

N: Single-Family Homes and Vacant
E: Retail
W: Single-Family Homes
S: Single-Family Homes and 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.
Building Setbacks:
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

Econ River Ordinance - This site is located within the Econlockhatchee River Protection Ordinance area. Basin-wide regulations may apply. Reference OC Code Chapter 15, Article XI Econlockhatchee River Protection.

Existing Septic and Well - If any existing septic tanks or wells are required or in use, the applicant shall notify the Florida Department of Health (FDOH) and local Water Management District, about the system permit application, modification or abandonment prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies. Contact the FDOH for the septic system and both FDOH and the Water Management District for wells. Refer to Orange County Code Chapter 37 Water and Wastewater, Article XVII Individual On-Site Sewage Disposal for details on Individual On-Site Sewage Disposal.

Gopher Tortoise Burrowing Suitability - This site has soil that is suitable for gopher tortoise habitat. There is an increased likeliness for presence of gopher tortoise burrows. The applicant shall comply with the Florida Fish & Wildlife Conservation Commission (FWC) regulations regarding gopher tortoises and all other listed species found on site. Forward any related permits to the Orange County Environmental Protection Division. See the

Orange County Gopher Tortoise Burrowing Suitability Map at <https://experience.arcgis.com/experience/c687e2915f9e4ba2987ab51afd0bcfbd>

Transportation / Access

The proposed development program of constructing three single-family homes has a de minimis impact on the roadways. For the purposes of transportation analysis, a project is considered de minimis 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.

Prior to any building permit approval, an approved DeMinimis 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

Three homes is de minimis.

Parks and Recreation

Parks and Recreation staff reviewed the request but did not identify any issues or concerns.

Community Meeting Summary

A community meeting was held on Wednesday, March 4, 2026, at Discovery Middle School with thirteen (13) community members in attendance. Most of the discussion revolved around the concern of losing the rural character of the community by changing the zoning from an agricultural designation to a residential zoning designation. Most of the residents felt comfortable with the owner’s request to split the lot and build three houses but they did not want a rezoning to occur along with it. Staff explained that a lot split cannot occur without a zoning change due to the current inconsistency between the Low Density Residential (LDR) Future Land Use Map (FLUM) designation and the A-2 (Farmland Rual District) zoning designation. Residents shared fears that this rezoning might hurt prospects of creating a Rural Residential Enclave.

Other concerns were drainage, flooding, and chemical usage.

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

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 – April 16, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1AAA Restricted (Residential Urban District) zoning, subject to the following restrictions:

1. Development shall be limited to three (3) single-family detached dwelling units; and
2. Minimum lot size shall be one (1) acre.

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 Restricted (Residential Urban District) zoning, subject to two restrictions limiting the number of houses that can be built and the minimum lot size. The applicant and property owner were present for the hearing and disagreed with staff's recommendation to put restrictions on the R-1AAA zoning. They want approval for an R-1AAA zoning with no restrictions.

Staff indicated that one hundred and eighty-eight (188) notices were sent to property owners within a buffer of one thousand (1,000) feet of the subject property located at 835 O'Berry Hoover Road. A community meeting was held on Wednesday, March 4, 2026, at Discovery Middle School with thirteen (13) members of the community in attendance. Since that time, staff received fourteen (14) additional comments in opposition to the request and one (1) in support. Two members of the public spoke during the public comment portion of the hearing, one in support of the request and restrictions and one in opposition to the request.

Staff clarified to the Commission that approving the rezoning would not preclude future small area studies or the creation of a Rural Residential Enclave. They explained the rezoning is necessary for the applicant to obtain development permits because the Future Land Use and current zoning are inconsistent; A-2 zoning is only compatible with Low Density Residential when located within a Rural Residential Enclave. Staff also confirmed to Commissioner Wiggins that the existing agricultural zoning allows one house per lot.

Commissioner Fernandez asked whether the case could go before the BZA to avoid rezoning, but staff explained that the BZA handles code-related issues, whereas this request involves the Comprehensive Plan. Staff emphasized that the Board of County Commissioners cannot change the Future Land Use designation or issue permits on inconsistent property as a variance; doing so would require readvertising and a Comprehensive Plan amendment, as it is governed by policy.

The applicant expressed opposition to staff's recommended restrictions and requested that they not be applied. Staff responded that the proposed one-acre minimum lot size is not in conflict with the applicant's request to build three homes. Chairwoman Evans noted that the Low Density Residential designation could allow up to twenty homes on the site and stated that the restrictions are both appropriate for the area and consistent with the applicant's proposal. The applicant

reiterated that the restrictions would negatively affect resale value. Commissioner Fernandez then followed that statement with clarification that the applicant is seeking to entitle the property for the potential to build more than three dwelling units. The applicant stated they want to build three homes but want future buyers to not have a restriction on how many homes they can build.

The representative from District 4 was not present at the hearing. Commissioner Wiggins made a motion seconded by Commissioner Fernandez to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1AAA (Residential Urban District) zoning, subject to the following restrictions:

1. Development shall be limited to three (3) single-family detached dwelling units; and
2. Minimum lot size shall be one (1) acre.

The motion was carried on a 5-2 vote.

Motion / Second	<i>George Wiggins / Eddie Fernandez</i>
Voting in Favor	<i>George Wiggins, Eddie Fernandez, David Boers, Jorge L Berrios Trinidad, and Giancarlo Rodriguez</i>
Voting in Opposition	<i>Camille Evans and Michael Arrington</i>
Absent	<i>Marjorie Holt and Eric Gray</i>

RZ-26-03-012



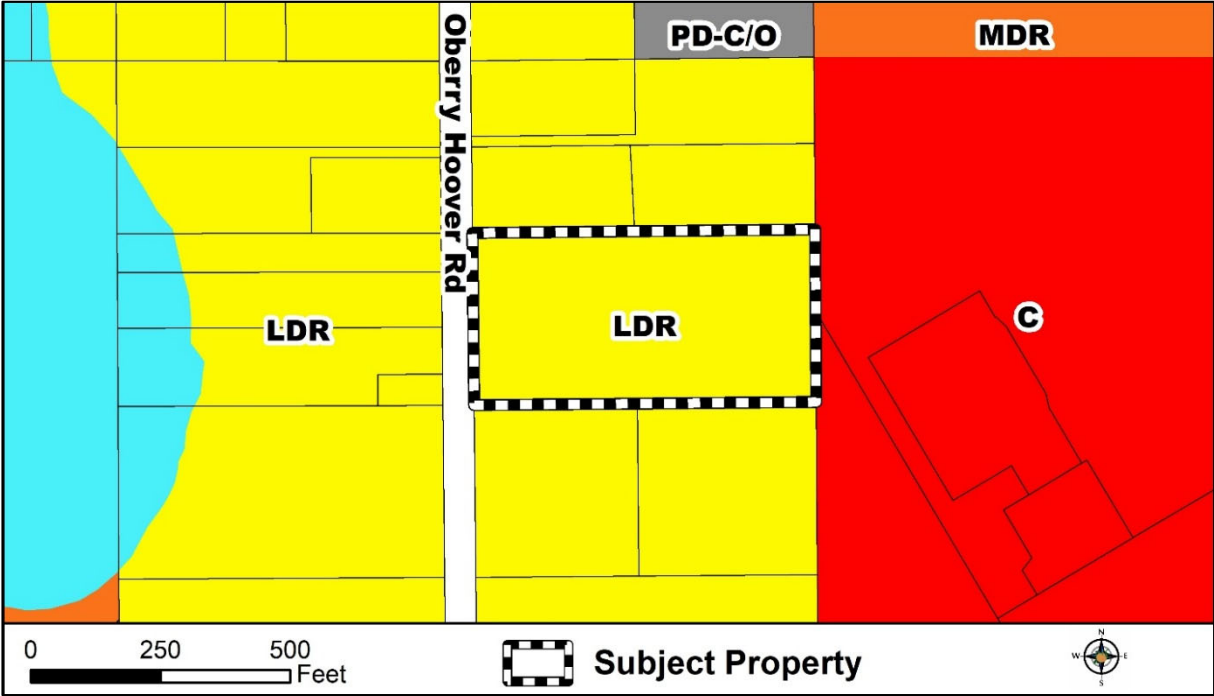
 Subject Property



0 200 400 Feet

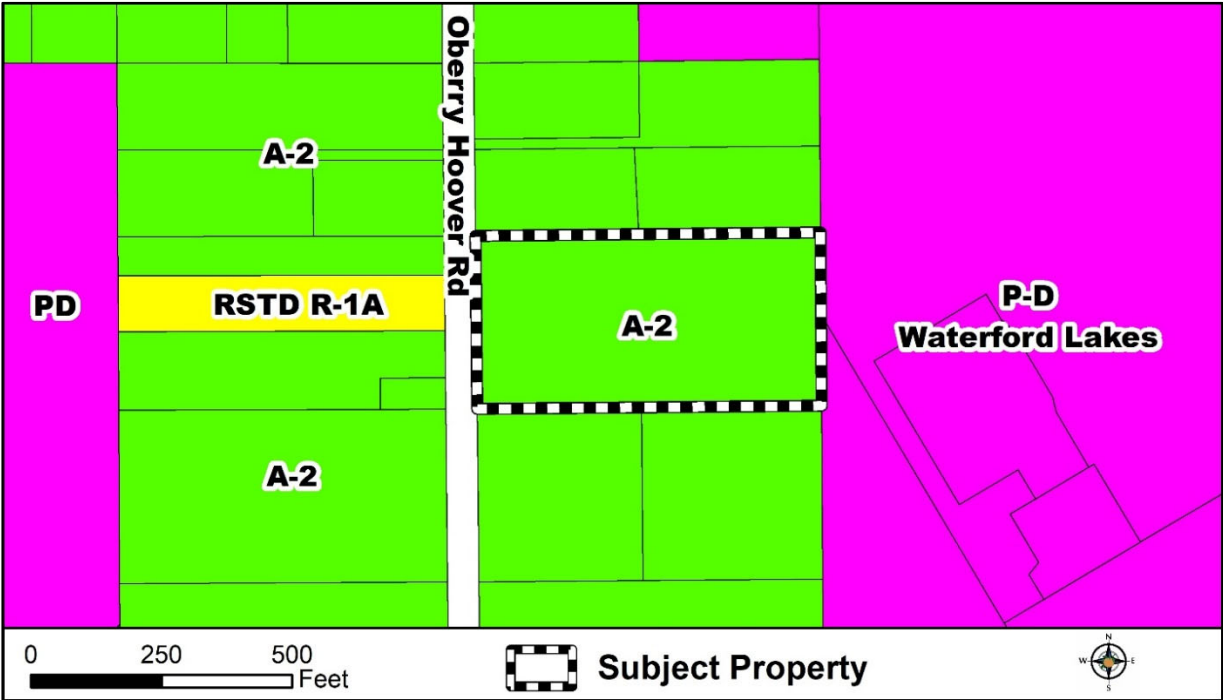
FUTURE LAND USE – CURRENT

Low-Density Residential (LDR)



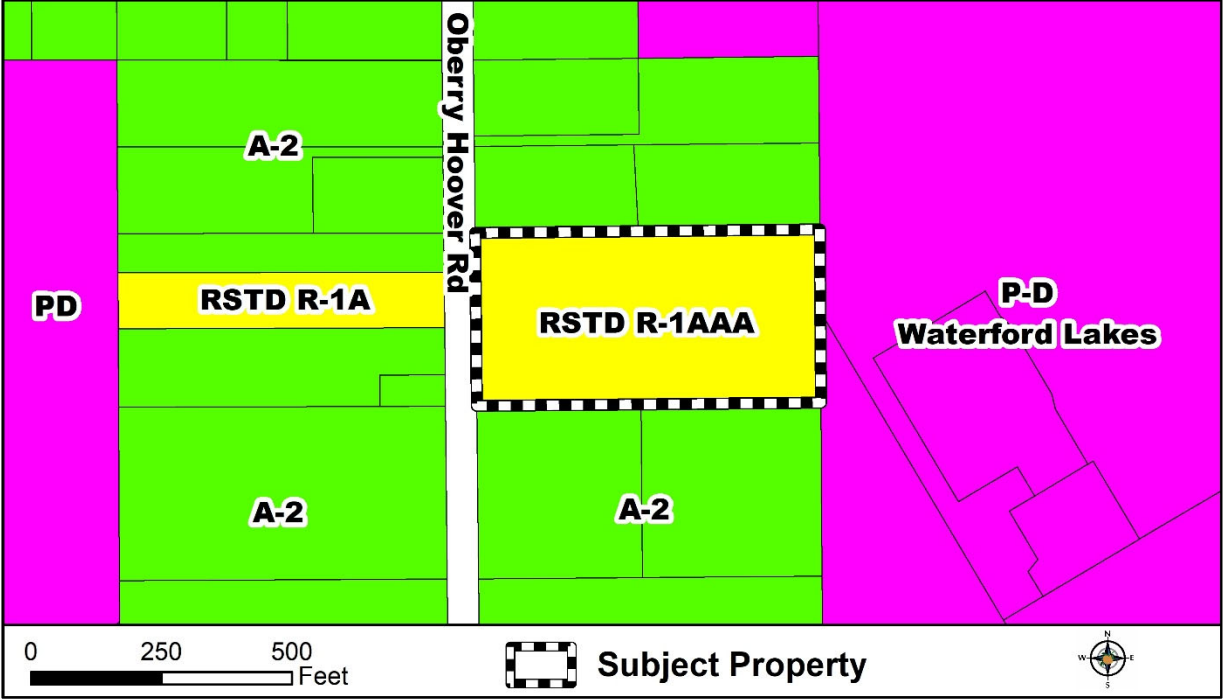
ZONING – CURRENT

A-2 (Farmland Rural District)



ZONING – PROPOSED

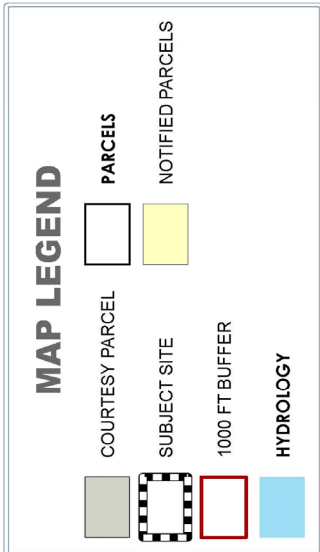
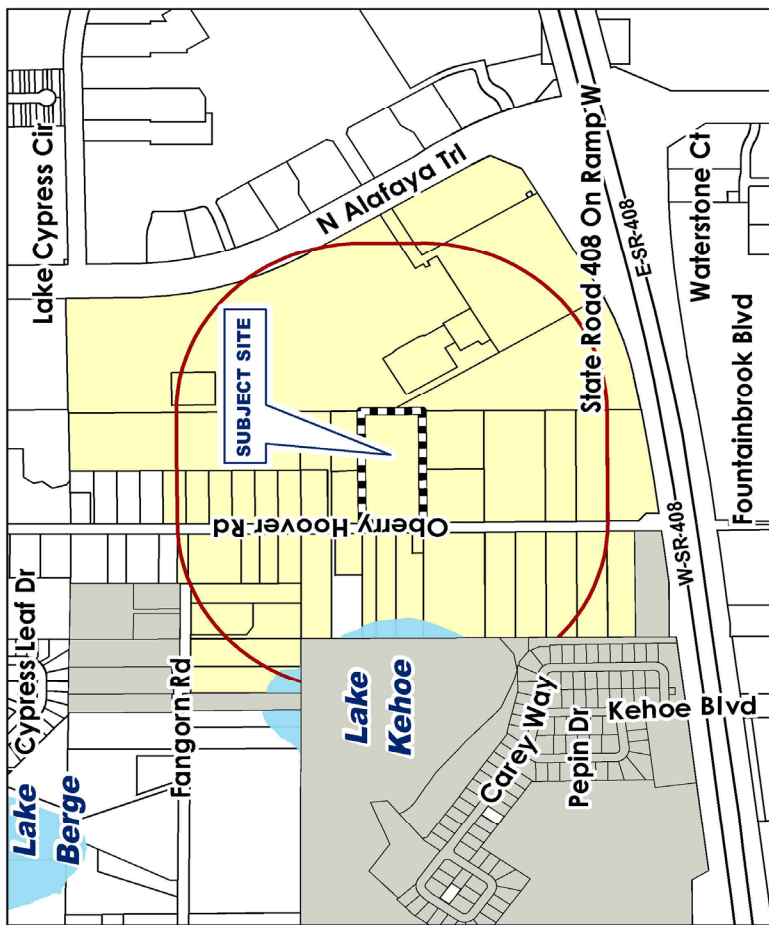
R-1AAA Restricted (Residential Urban District)



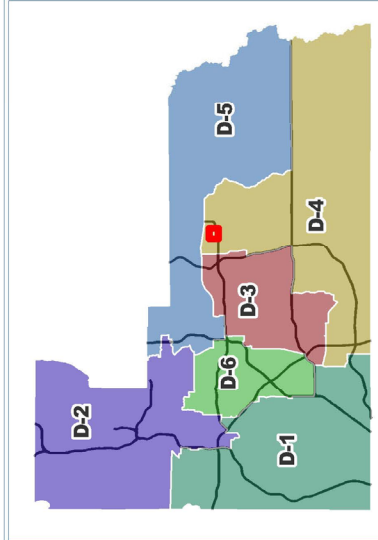
NOTIFICATION MAP

Public Notification Map

RZ-26-03-012



BUFFER DISTANCE: 1000
 # OF NOTICES: 188



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CASE # RZ-26-04-014

Commission District: #3

GENERAL INFORMATION

APPLICANT: Sarah Godoi

OWNERS: Eddie Kotler and Karla Salvatierra

HEARING TYPE: Planning and Zoning Commission

REQUEST: **A-2** (Farmland Rural District) **to**
R-1A Restricted (Single-Family Dwelling District)

LOCATION: S. Econlockhatchee Trail; generally located east of S. Econlockhatchee Trail, south of Berry Dease Rd, west of Central Florida Greenway 417, and north of Curry Ford Rd.

PARCEL ID NUMBER: 06-23-31-0000-00-059

SIZE / ACREAGE: 2.27 gross acres

PUBLIC NOTIFICATION: The notification area for this public hearing was 700 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: A community meeting was not required for this application.

PROPOSED USE: Five (5) single-family homes.

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested R-1A Restricted (Single-Family Dwelling District) zoning with the following restriction:

1. Development shall be limited to no more than five (5) single-family homes; and
2. Lots shall be a minimum of eighty feet in width.

SUBJECT PROPERTY ANALYSIS

Overview

The applicant is seeking to rezone the subject property from A-2 (Farmland Rural District) to R-1A Restricted (Single-Family Dwelling District) with the intent to construct a

subdivision of five (5) single-family residential detached units on lots measuring a minimum of 75 feet in width.

The subject property consists of one (1) parcel with total acreage of 2.27 acres and has not been platted. It is located in the Urban Service Area (USA). The Future Land Use Map (FLUM) designates the subject property as Low Density Residential (LDR) and allows consideration of up to four (4) units per net acre. With the total acreage of 2.27, the maximum yield is 9 units, however the property is 631 feet in width which would allow for 8 lots when taking into account the R-1A minimum lot width of 75 feet. The School capacity determination is not required per Orange County Public Schools, since 8 units would be de minimis. The applicant is only requesting 5 homes so a restriction is provided to limit development to 5 homes. Additionally, a restriction is proposed to require minimum 80 foot lot width for consistency with the lot widths on the west side of S. Econlockhatchee Trail.

The surrounding area consists of single-family uses on lots measuring 75-80 feet in width as well as larger residential lots. The proposed use is compatible with the area.

Development within this property will be required to connect to Orange County Utilities wastewater system.

Land Use Compatibility

The R-1A Restricted (Single-Family Dwelling 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 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 Low Density Residential (LDR). The proposed R-1A Restricted (Single-Family Dwelling District) 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.

FLU1.4.24 states that Orange County will encourage the use of vacant land within the Urban Service Area for redevelopment to improve existing conditions on-site.

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 land
Adjacent Zoning	N: R-CE (County Estate District) 1968 E: A-2 (Farmland Rural District) 1968 W: R-1A (Single-Family Dwelling District) 1990 R-1AA (Single-Family Dwelling District) 1979 S: A-2 (Farmland Rural District) 1968
Adjacent Land Uses	N: Single-Family Residential

E: Vacant land
W: Single-Family Residential
S: Single-Family Residential

R-1A (Single-Family Dwelling District) Development Standards:

Min. Lot Area: 7,500 sq. ft.
Min. Lot Width: 75 ft.
Max. Height: 35 ft.
Min. Floor Area: 1,200 sq. ft.

Building Setbacks

Front: 20 ft.
Rear: 25 ft.
Side: 7.5 ft.

Intent, Purpose, and Uses

The R-1A (Single-Family Dwelling District) zoning district is composed of lands and structures used primarily for single-family residential areas with large lots and low population densities.

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

SPECIAL INFORMATION

Staff Comments

Environmental

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 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.

Schools

Five homes 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 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: The availability and requirement to connect to the wastewater system 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 – April 16, 2026

Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested R-1AAA Restricted (Residential Urban District) zoning with the following restriction:

1. Development shall be limited to no more than five (5) single-family homes

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-1A Restricted (Single-Family Dwelling District) zoning. The applicant was present at the hearing and agreed with staff's recommendation.

Staff indicated that one hundred eighty-one (181) notices were sent to property owners within a 700-foot buffer of the subject property. A community meeting was not required. Staff has received five (5) comments in opposition, citing insufficient notice, lack of a community meeting, and limited opportunity to participate in the process. They request the hearing be postponed to allow for proper outreach, engagement, and a community meeting to better understand the proposal. Additional concerns include incompatibility with surrounding rural properties, increased traffic, and potential impacts on local schools and neighborhood character.

Three (3) members of the public spoke during the public comment portion of the hearing, expressing strong opposition and asking for the property to be developed in compatible nature with the Berry Dease rural enclave.

Discussion followed, during which the Commission discussed the public notification radius, compatibility and community interest in the project. It was suggested to modify the R-1A zoning to R-1AAA to address the compatibility concerns. The applicant agreed with the R-1AAA zoning.

Commissioner Fernandez made a motion to make a finding of consistency with the Comprehensive Plan and recommended APPROVAL of the requested R-1AAA Restricted (Residential Urban District) zoning. The motion was seconded by Commissioner Trinidad with Commissioners Boers and Wiggins voting in opposition. The motion carried on a 5-2 vote.

Motion / Second

Eddie Fernandez / Jorge L Berrios Trinidad

Voting in Favor

Eddie Fernandez, Jorge L Berrios Trinidad, Camille Evans, Giancarlo Rodriguez, and Michael Arrington

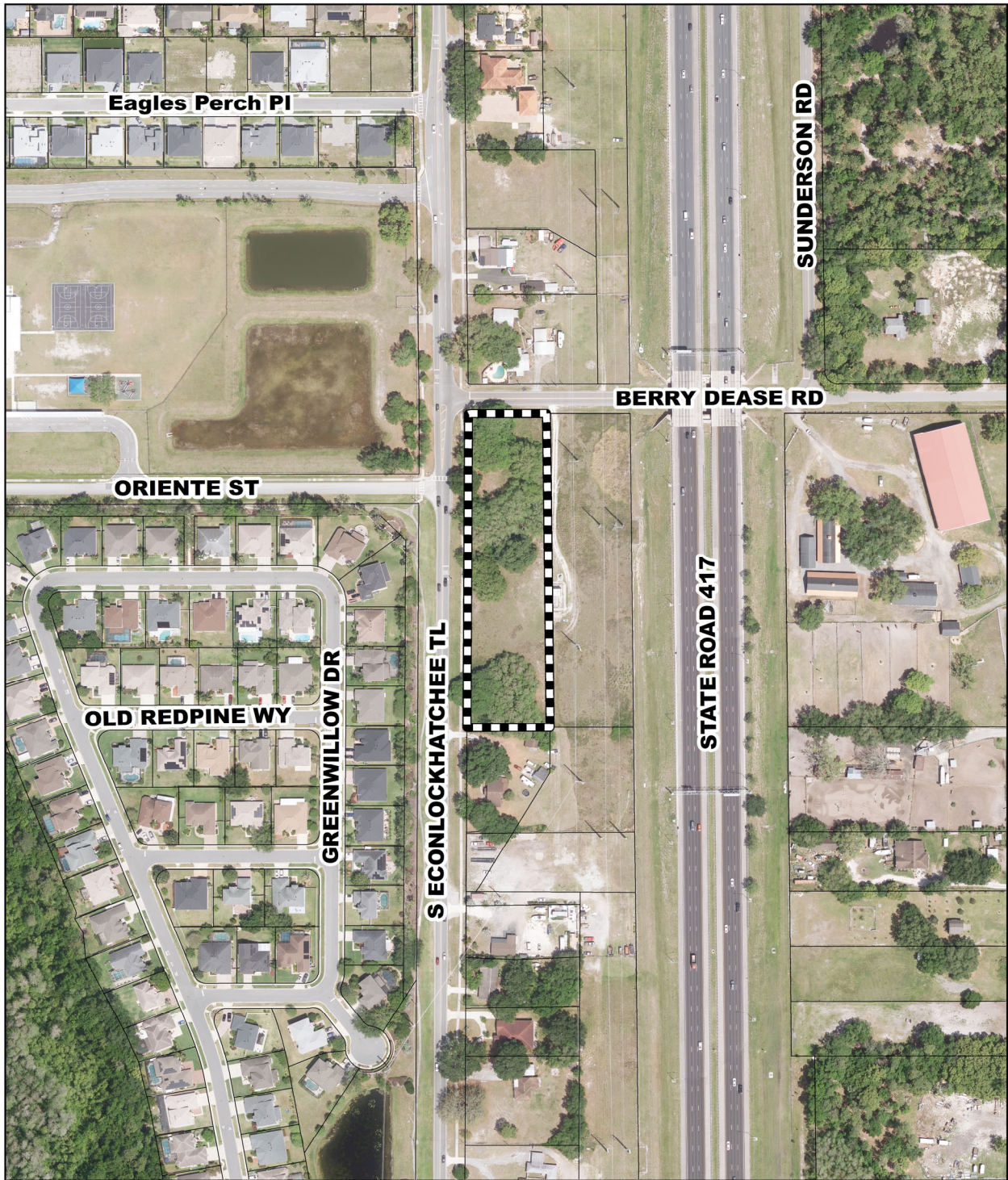
Voting in Opposition

David Boers and George Wiggins

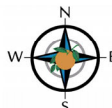
Absent

Marjorie Holt and Eric Gray

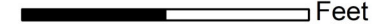
RZ-26-04-014



 Subject Property

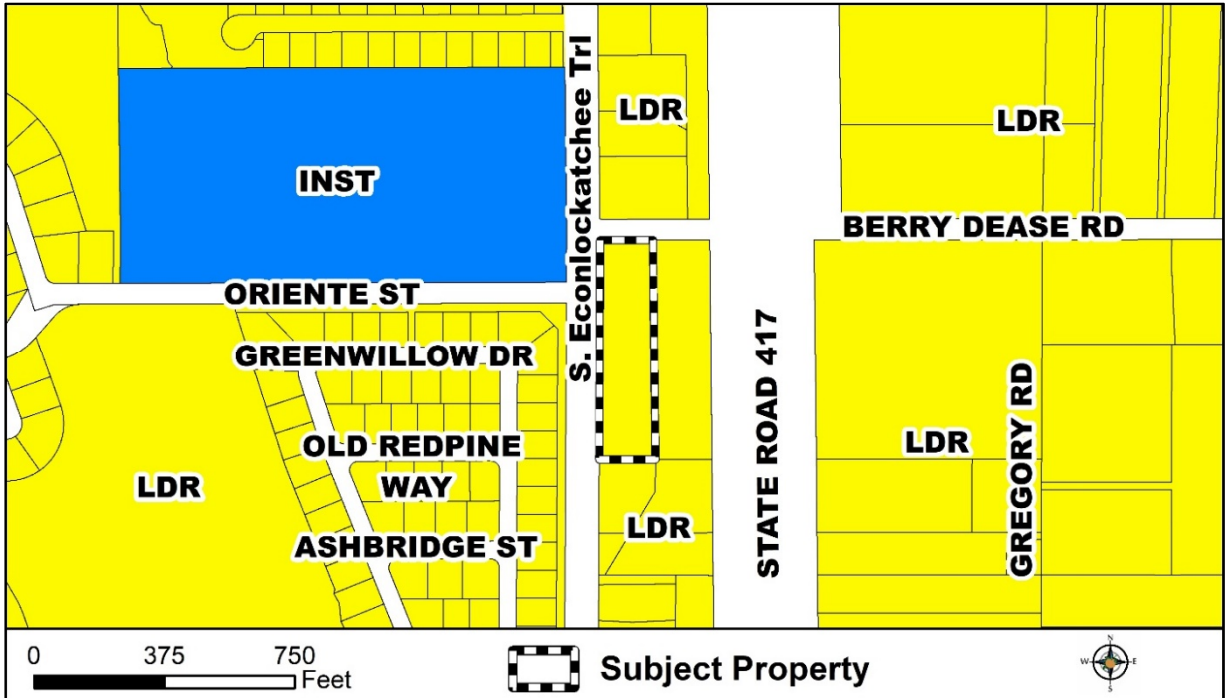


0 225 450 Feet



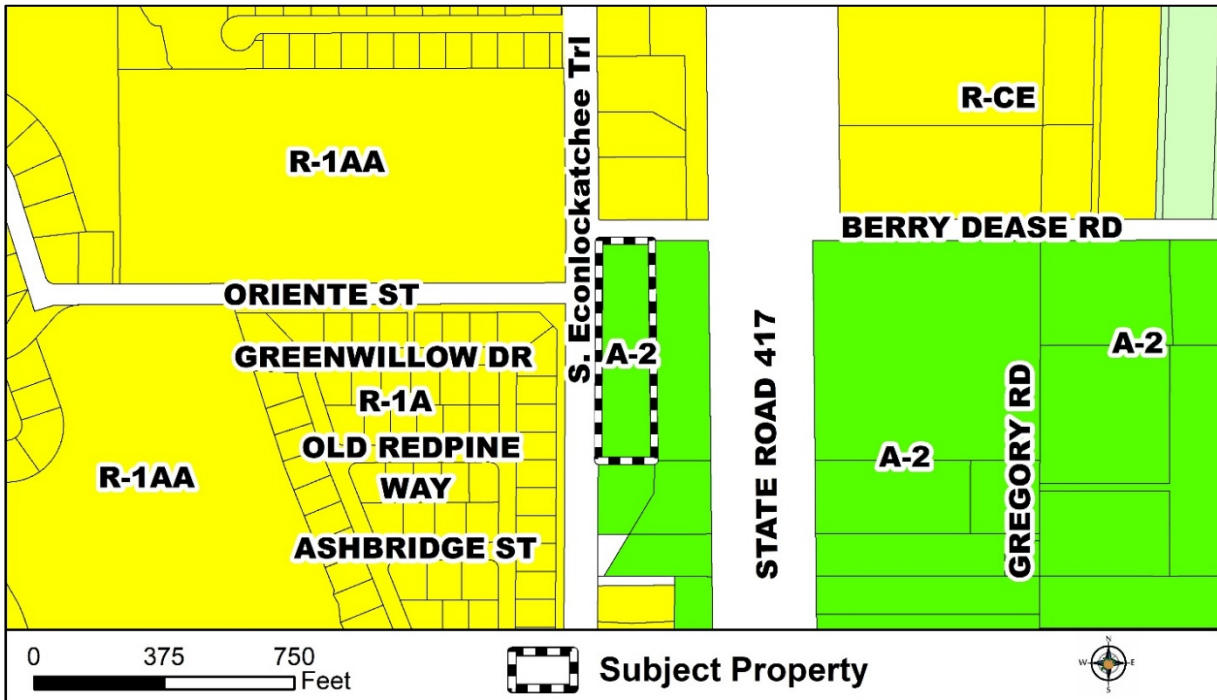
FUTURE LAND USE – CURRENT

Low Density Residential (LDR)



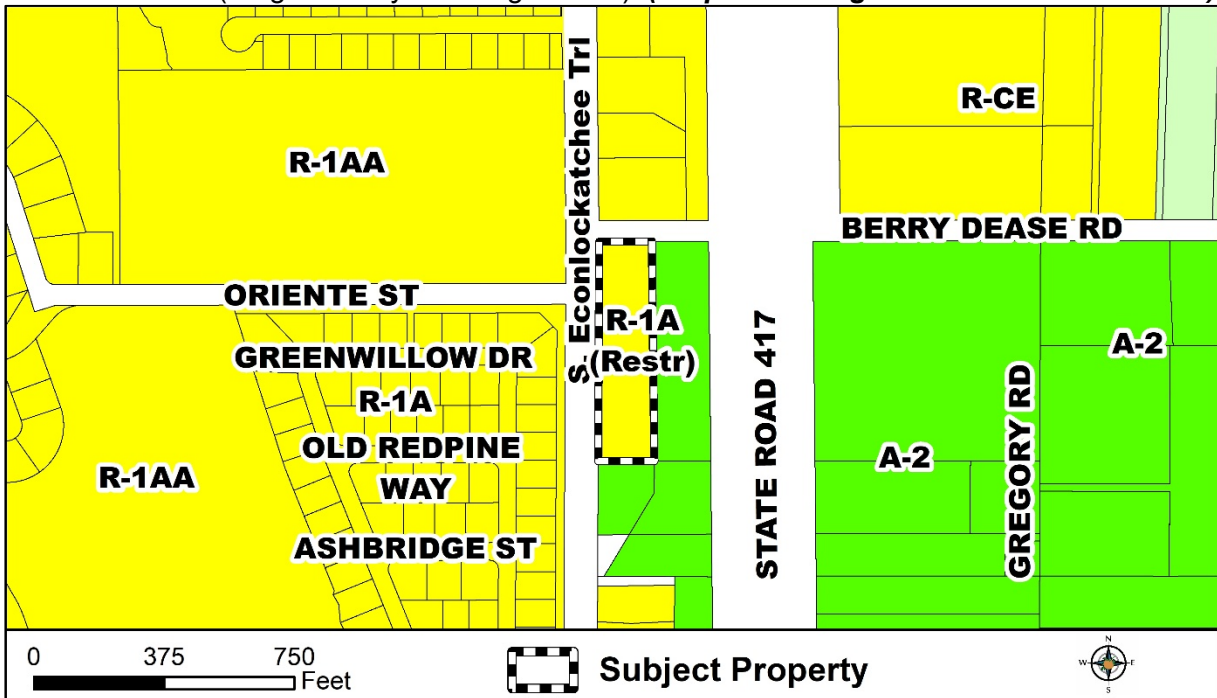
ZONING – CURRENT

A-2 (Farmland Rural District)



ZONING – PROPOSED

R-1A Restricted (Single-Family Dwelling District) *(Request changed to R-1AAA Restricted)*



Public Notification Map

RZ-26-04-014



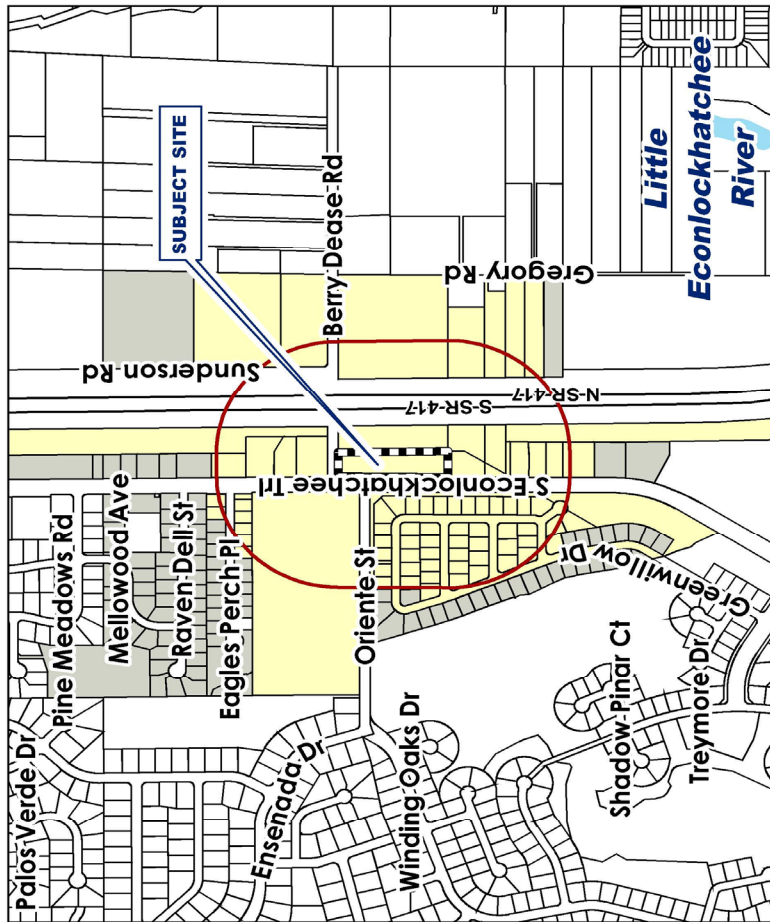
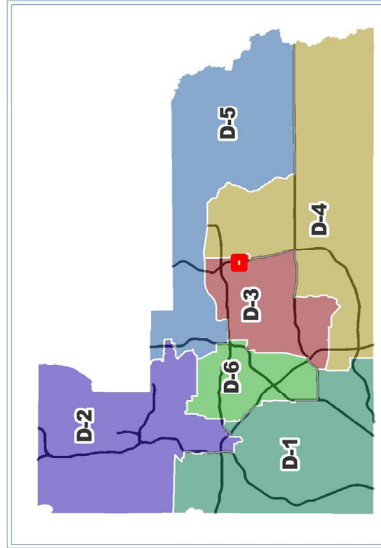
NOTIFICATION MAP

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MAP LEGEND

	SUBJECT SITE		PARCELS
	700 FT BUFFER		NOTIFIED PARCELS
	1 MILE BUFFER		COURTESY PARCELS
	HYDROLOGY		

BUFFER DISTANCE: 700
 # OF NOTICES: 181



SUBJECT SITE



CASE # RZ-26-03-015

Commission District: #5

GENERAL INFORMATION

APPLICANT:	Daniel S. Zukoski
OWNER:	Daniel S. Zukoski
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District)
LOCATION:	1225 Susannah Blvd; generally located north of Beach Blvd, east of Susannah Blvd, south of Sevas St., and west of Sasoon Ave.
PARCEL ID NUMBER:	21-22-30-7204-06-010
SIZE / ACREAGE:	0.14 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 two (102) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	A community meeting was held on April 1, 2026, and is summarized further in this report.
PROPOSED USE:	One Single-Family Home

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 (Single-Family Dwelling District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property currently zoned R-1A (Single-Family Dwelling District) and has an underlying Low-Medium Density Residential (LMDR) Future Land Use Map designation. The applicant is requesting to rezone the property to R-1 (Single-Family Dwelling District) in order to allow for the construction of one detached single-family residence.

The lot is approximately 6,534 square feet and has a width of 50 feet. The existing R-1A zoning district requires a minimum lot size of 7,500 square feet and a minimum lot width of 75 feet. As such, the parcel does not meet the minimum dimensional standards required to develop a single-family home under the current zoning and does not qualify as a substandard lot of record. The requested R-1 zoning district permits a minimum lot size of 5,000 square feet and a minimum lot width of 50 feet, which would allow the subject property to be developed with one single-family residence consistent with its existing configuration.

Historical records indicate that the subject property was developed with a single-family residence, which was constructed under the original 1926 plat and subsequently demolished in 2014. The property was zoned R-1A at the time of the adoption of the County's zoning map in 1957. The requested rezoning would therefore allow for the reestablishment of a residential use that previously existed on the property and is consistent with the longstanding residential character of the area.

The surrounding area is characterized by a mix of single-family residential development with varying lot sizes and zoning districts. Properties in the immediate vicinity include both R-1A and R-1 zoning classifications. The development pattern in the area includes numerous parcels with lot widths of approximately 50 feet, particularly along Susannah Boulevard and nearby interior streets, which are developed in a traditional subdivision pattern. Larger residential lots, generally exceeding 100 feet in width, are located west of the subject property along the lakefront. Properties located south of Beach Boulevard within the City of Orlando are developed on smaller lots, some as narrow as approximately 33 feet in width, reflecting a more urbanized development pattern.

This property is within Orlando Utilities Commission Water Service Area. This property is within City of Orlando Wastewater and Reclaimed Water Service Area. While connection to water is available, the subject property cannot connect central wastewater facilities. Development of the property will require the installation of an advanced septic system in accordance with the PVA (Priority Vulnerability Area) Enhanced Septic Requirement.

Land Use Compatibility

The R-1 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 S.R. 436/S.R. 50 Corridor 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). Any required noise mitigation will be required at the time of permitting.

Code Enforcement

No open cases.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Low-Medium Density Residential (LMDR). The proposed R-1 zoning is consistent with the LMDR 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 use changes are compatible with and serve existing neighborhoods.

FLU1.4.24 states that Orange County will encourage the use of vacant land within the Urban Service Area for redevelopment to improve existing conditions on-site.

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 trends in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

FLU8.2.11 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 as its contribution toward the Goals and Objectives in the Comprehensive Plan.

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.

SITE DATA

Existing Use	Vacant
Adjacent Zoning	N: R-1 (Single-Family Dwelling District) E: R-1A (Single-Family Dwelling District) W: R-1A (Single-Family Dwelling District) S: R-1A (Single-Family Dwelling District)
Adjacent Land Uses	N: Vacant E: Single-Family Home W: Single-Family Home S: Single-Family Home

R-1 Development Standards

Min. Lot Area:	5,000 sq. ft.
Min. Lot Width:	50 ft.
Max. Height:	35 ft.
Min. Living Area:	1,000 sq. ft.

Building Setbacks

Front:	20 ft.
Rear:	20 ft.
Side:	5 ft.

Intent, Purpose, and Uses

The R-1 Single-Family Dwelling District is intended to provide areas for single-family residential development at a low density. While maintaining the same general character as the R-1-AA and R-1-A districts, R-1 allows for smaller minimum lot sizes and yards, resulting in a slightly higher density. The district supports a suburban residential environment while accommodating a range of lot sizes to meet housing needs.

A use shall be permitted in the R-1 district if the use is identified by the letter "P" in the use table set forth in section 38-77.

** 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.*

SPECIAL INFORMATION

Staff Comments

Environmental

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.

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).

Transportation / Access

The proposed development program of constructing one single-family home has a de minimis impact on the roadways. For the purposes of transportation analysis, a project is considered de minimis 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, an approved DeMinimis 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 took place at 6:00 PM at the Forsyth Woods Elementary School Media Center. No residents attended the meeting.

Utilities Service Area (Availability of services may vary)

Water: OUC
Wastewater: Orlando
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 Wastewater and Reclaimed Water Service Area.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant

shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – April 16, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 (Single-Family Dwelling 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 R-1 (Single-Family Dwelling District) zoning. The applicant was present at the hearing and agreed with staff's recommendation.

Staff indicated that one hundred two (102) notices were sent to property owners. A community meeting was held on April 1, 2026, with no residents in attendance. To date, staff has received one (1) comment in favor and no comments in opposition. No members of the public spoke during the public comment portion of the hearing.

The applicant did not present additional materials and no discussion was held by the Commission.

Commissioner Arrington made a motion to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1 (Single-Family Dwelling District) zoning. The motion was seconded by Commissioner Rodriguez and carried unanimously on a 7-0 vote, with Commissioners Holt and Gray absent.

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

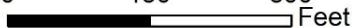
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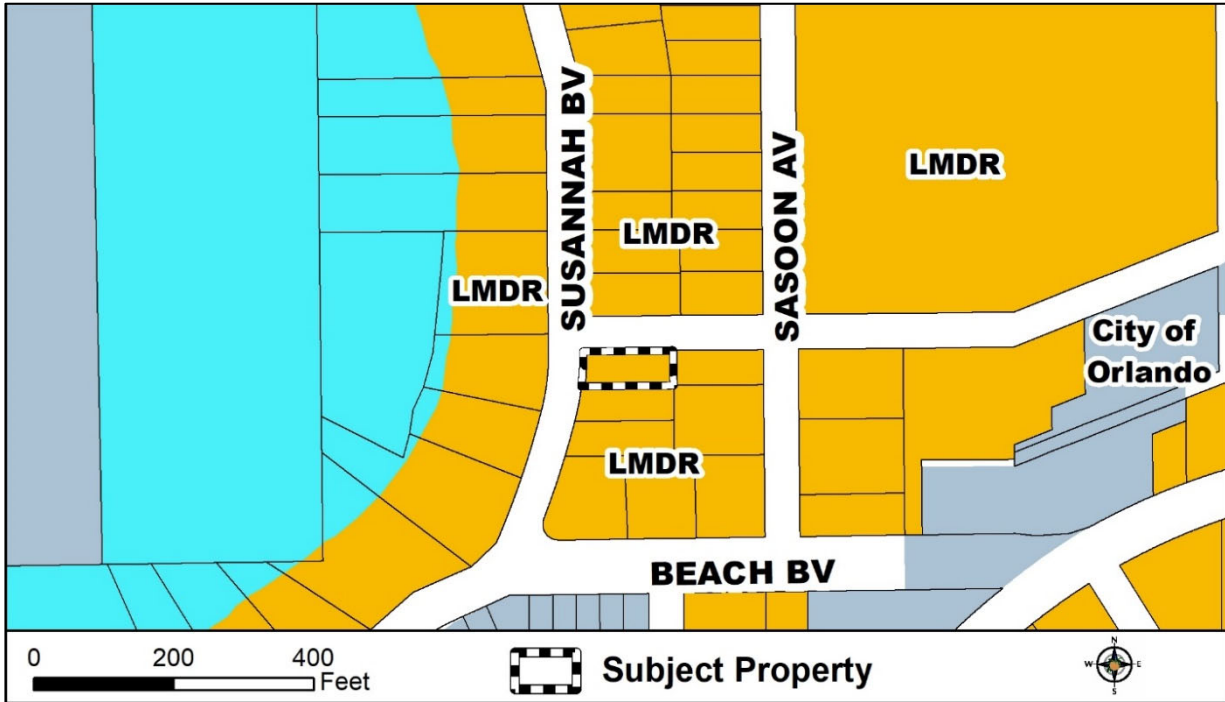
 Subject Property



0 150 300 Feet

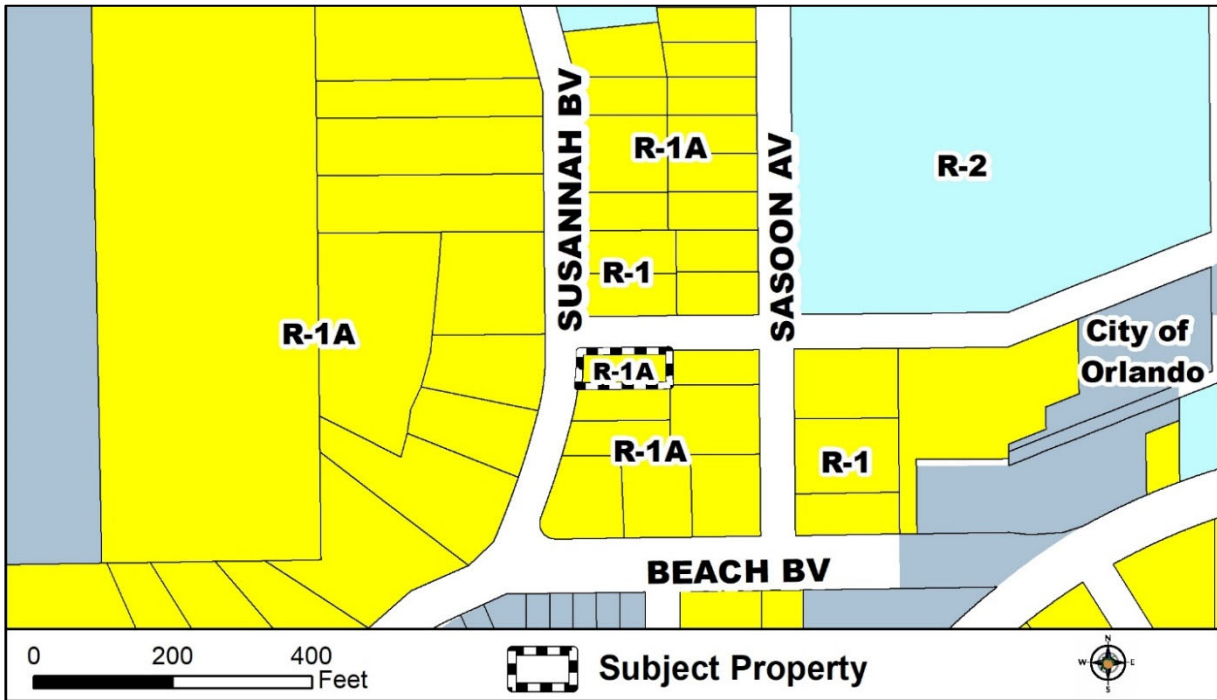


FUTURE LAND USE – CURRENT
Low-Medium Density Residential (LMDR)



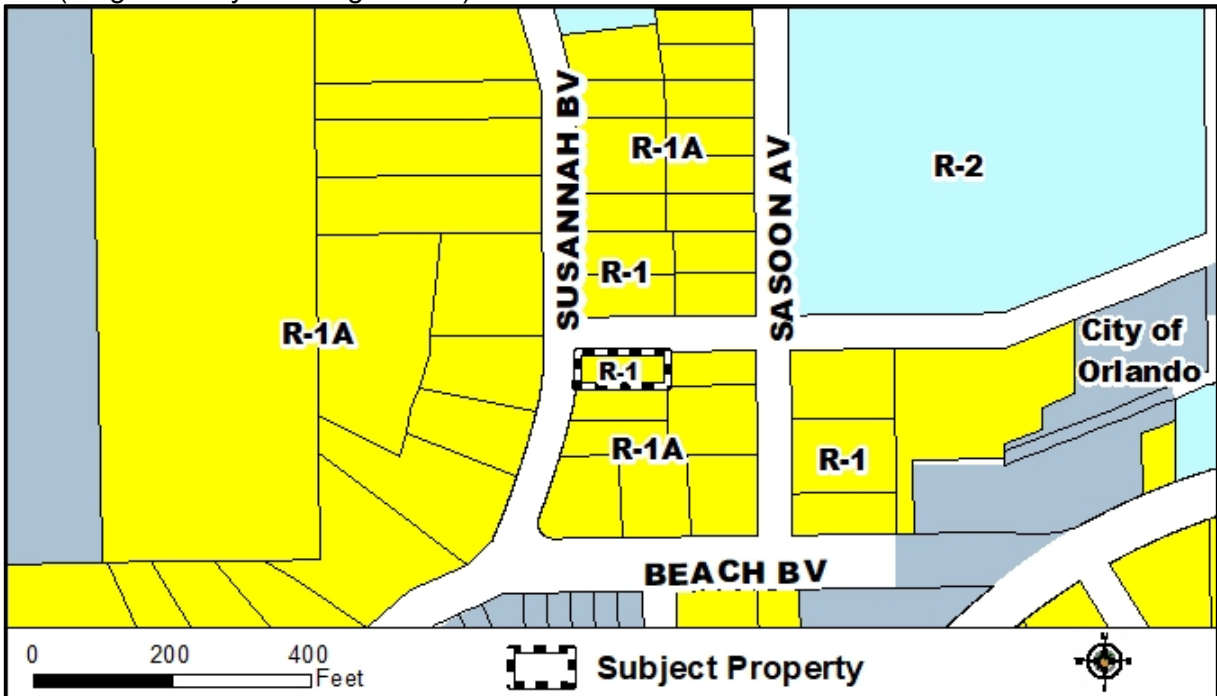
ZONING – CURRENT

R-1A (Single-Family Dwelling District)

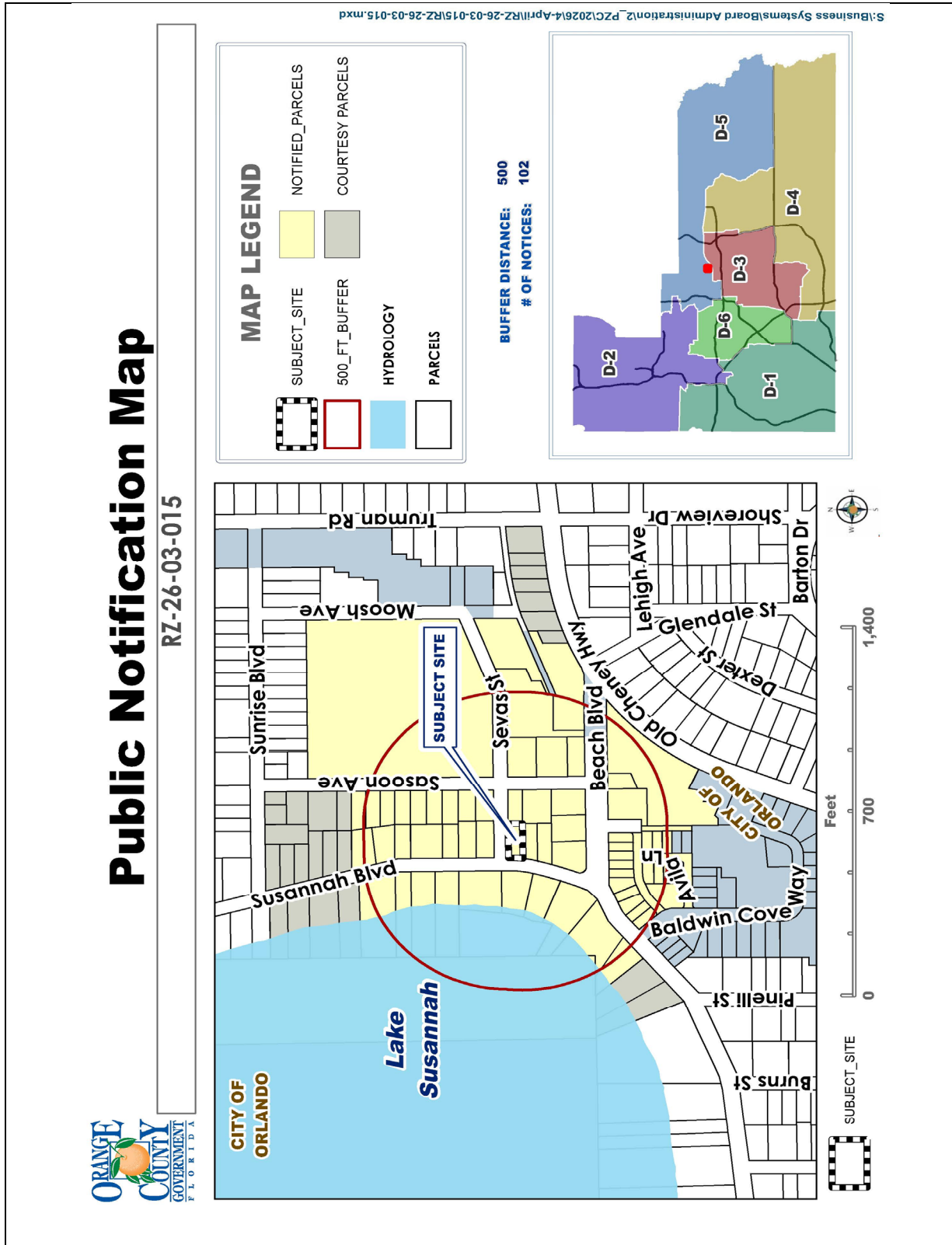


ZONING – PROPOSED

R-1 (Single-Family Dwelling District)



NOTIFICATION MAP



CASE # RZ-26-03-017

Commission District: #3

GENERAL INFORMATION

APPLICANT:	Edward Bharath, Maruthi Enterprise, LLC
OWNER:	Oriel and Elizabeth Rosquete Revocable Trust
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	A-2 (Farmland Rural District) <i>to</i> R-2 Restricted (Residential District)
LOCATION:	8244 Curry Ford Road; generally located north of Pinar Elementary School, south of Curry Ford Road, east of Autumn Run Place, and west of Los Amigos Drive
PARCEL ID NUMBER:	12-23-30-0000-00-016
SIZE / ACREAGE:	5.74 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]. Three hundred sixty-six (366) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on March 12, 2026, and is summarized further in this report.
PROPOSED USE:	Fifty-seven (57) Townhome Units

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. A 20-foot-wide landscape buffer shall be constructed along the east property line, or in lieu of a landscape buffer there shall be a minimum rear building setback of 40 feet for the primary structure.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property was zoned A-2 (Farmland Rural District) in 1968, prior to the adoption of the Orange County Comprehensive Plan. It was later given the Future Land Use Map designation of Low-Medium Density Residential (LMDR), which allows consideration of up

to 10 dwelling units per acre. The current zoning of A-2 is inconsistent with the LMDR Future Land Use.

Through this request the applicant is seeking to develop a maximum of 57 townhomes and to correct the inconsistency between the zoning and FLU. The parcel currently contains a single-family home. Staff is recommending a restriction to create either a 20' landscape buffer between the development and the existing single-family homes to the east or increase the rear setback from 20' to 40'.

The surrounding area consists of a mix of zoning districts with the most common use being single-family residences. Two of the parcels to the west are undeveloped and one contains a single-family home. These parcels were recently rezoned to R-2 for a 36-unit townhome development. On the other side of this development are subdivisions of single-family homes zoned R-2. There are larger-lot single-family homes and a tree farm zoned A-2 to the east and north. Both sides of Curry Ford Road also contain large-lot single-family homes zoned R-1A and R-CE. Further down along Curry Ford Road there are manufactured homes, townhomes, and apartments. The intersection of Curry Ford Road and S. Chickasaw Trail contains retail, restaurants, and a gas station, with either C-1 or Planned Development (PD) zoning.

Connection to wastewater and water utilities is required.

Land Use Compatibility

The R-2 Restricted 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 located in Airport Noise Zone E, and is subject to the Airport Noise Zoning Ordinance (Ord. 2000-07). Any required noise mitigation will be required at the time of permitting.

Code Enforcement

No open cases.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is LMDR (Low-Medium Density Residential). The proposed R-2 zoning is consistent with the LMDR (Low-Medium Density Residential) 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	Single-family residence
Adjacent Zoning	N: Restricted R-2 (Residential District) 2018 and R-2 (Residential District) 1996
	E: A-2 (Farmland Rural District) 1968
	W: R-2 (Residential District) 2026

	S: A-2 (Farmland Rural District) 1968
Adjacent Land Uses	N: Single-family residence
	E: Tree nursery and single-family residences
	W: Vacant and single-family residence (proposed townhomes)
	S: Elementary school

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:
Front: 20 ft.
Rear: 20 ft.
Side: 5 ft.
Side Street: 15 ft.

Two Dwelling Units

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

Three Dwelling Units

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

Four or More Dwelling Units

Min. Lot Area: 15,000 sq. ft.
Min. Lot Width: 85 ft.
Max. Height: 35 ft.
Min. Living Area: 500 sq. ft. per dwelling unit
Building Setbacks:
Front: 20 ft.
Rear: 30 ft.

Side: 10 ft. (30 ft. where adjacent to single-family)
Side Street: 15 ft.

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

Intent, Purpose, and Uses

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

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

SPECIAL INFORMATION

Staff Comments

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).

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 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.

Schools

A school capacity determination is required.

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 March 12th at Pinar Elementary School. Resident attendance was limited. One resident was concerned about stormwater running off onto his property, but it was later determined that his property was not adjacent to the development. Another resident expressed support for the development.

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 – April 16, 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. Along the southern 600 feet of the property, a 20-foot-wide landscape buffer shall be constructed along the east property line, or in lieu of a landscape buffer there shall be a minimum rear building setback of 40 feet for the primary structure. If no townhomes are proposed adjacent to the eastern property line within this 600 foot portion, then this restriction is satisfied.

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 with an amended restriction. The applicant was present at the hearing and agreed with staff's recommendation and amended restriction.

Staff indicated that three hundred sixty-six (366) notices were sent to property owners. A community meeting was held on March 12, 2026, with two (2) residents in attendance, in addition to the applicant team. In total, staff received one (1) comment in favor and eleven (11) comments in opposition. The most frequent concern was flooding from residents of Autumn Run Court, with others noting privacy infringement, traffic, conservation, and property values. Three members of the public spoke during the public comment portion of the hearing. The first noted the flooding that the Autumn Run neighborhood experienced after the construction of Rio Pinar Elementary School and expressed other concerns including traffic. The other two speakers spoke in favor of increasing the required notification buffer.

The applicant shared a concept plan with their plans for stormwater and road connections to the neighboring development. Commissioner Rodriguez expressed support for increasing notification buffers, and general support for the project and providing affordable housing near public transit.

Commissioner Fernandez 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. The motion was seconded by Commissioner Arrington and carried on a 6-1 vote.

Motion / Second

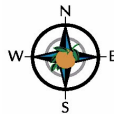
Eddie Fernandez / Michael Arrington

Voting in Favor	<i>Eddie Fernandez, Michael Arrington, Jorge L Berrios Trinidad, Camille Evans, David Boers, and Giancarlo Rodriguez</i>
Voting in Opposition	<i>George Wiggins</i>
Absent	<i>Marjorie Holt and Eric Gray</i>

RZ-26-03-017



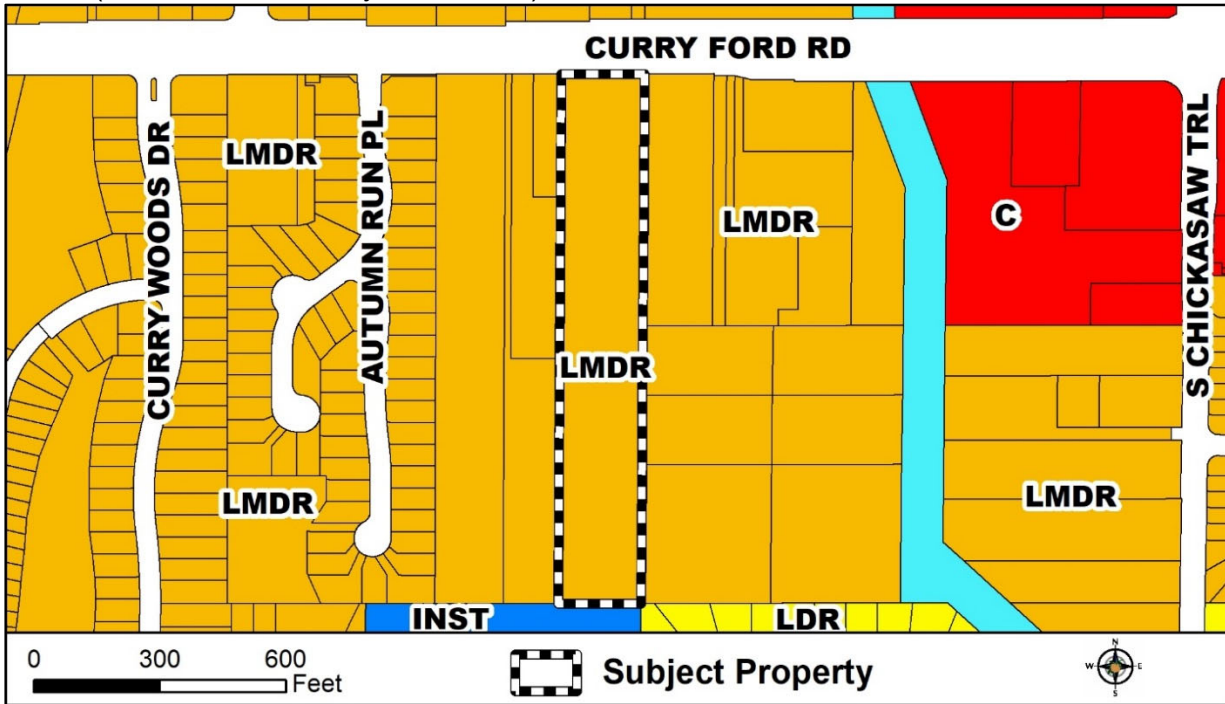
 Subject Property



0 150 300 Feet

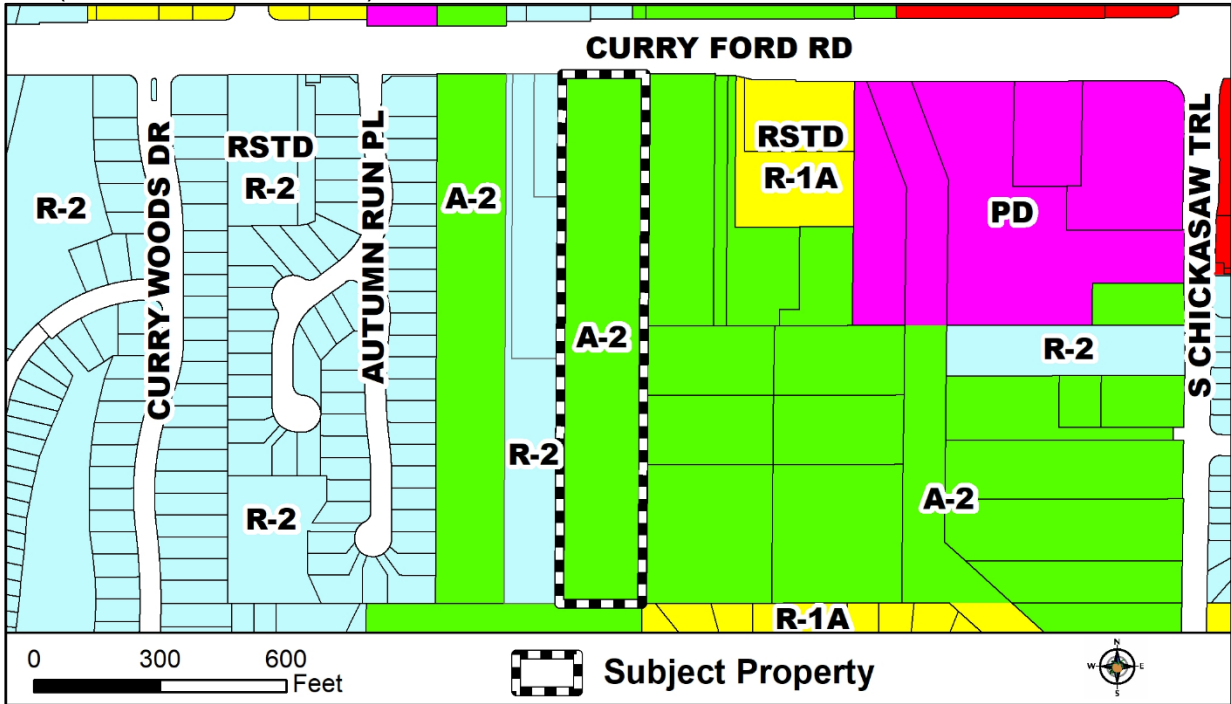
FUTURE LAND USE – CURRENT

LMDR (Low-Medium Density Residential)



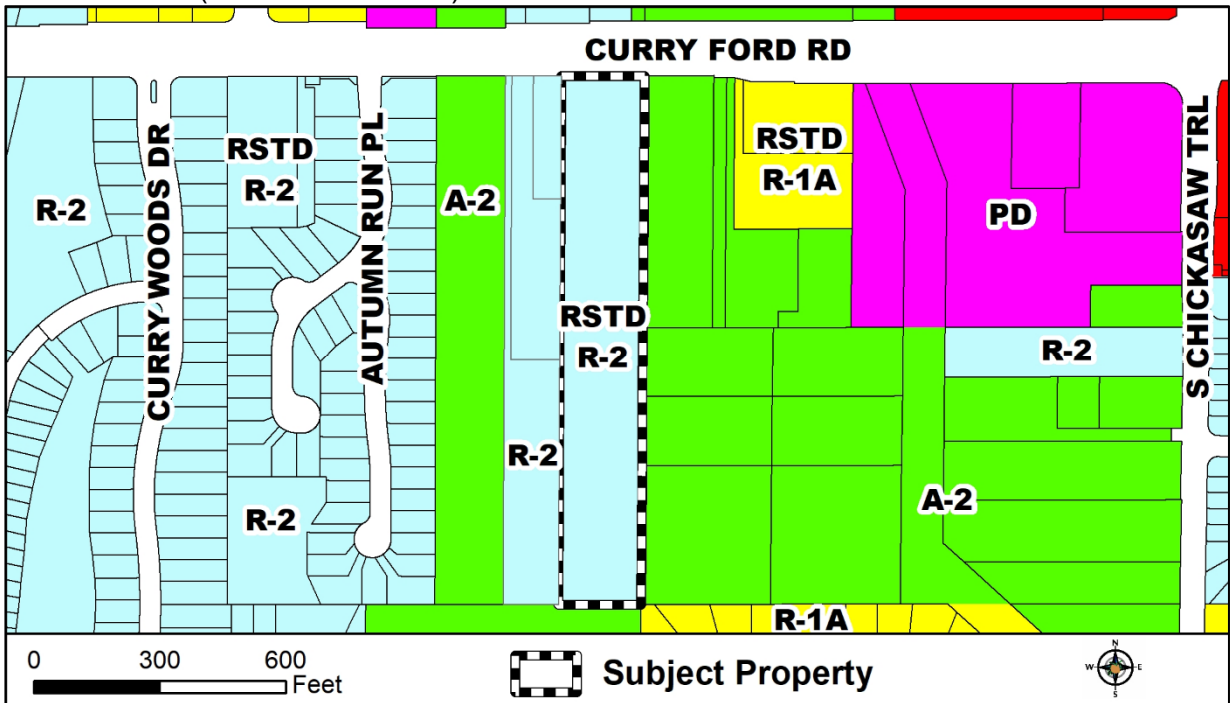
ZONING – CURRENT

A-2 (Farmland Rural District)

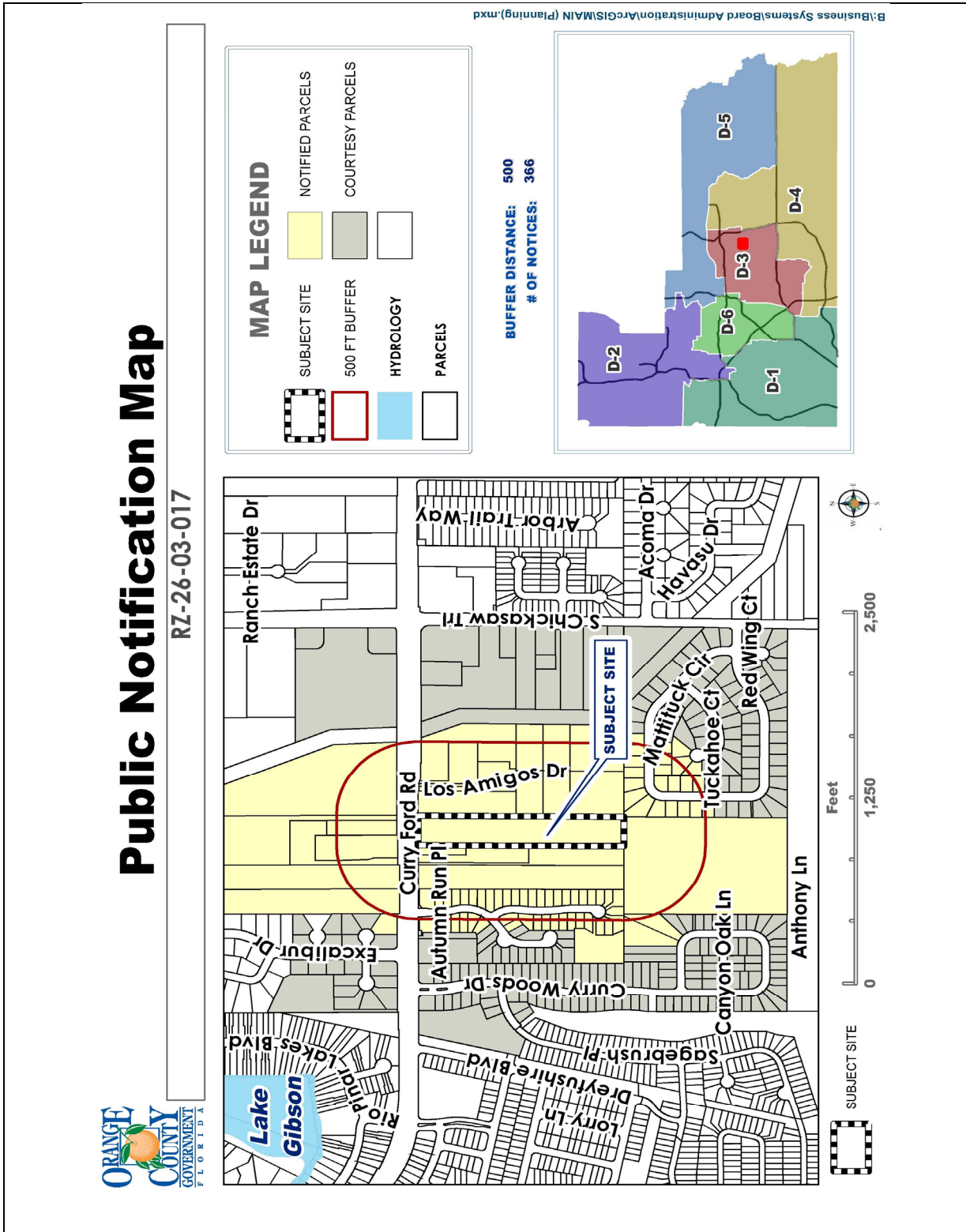


ZONING – PROPOSED

R-2 Restricted (Residential District)



NOTIFICATION MAP



Case Planner:
Allison Rice

**Rezoning Staff Report
Orange County Planning Division
PZC Hearing Date: April 16, 2026**

CASE # RZ-26-03-018

Commission District: #2

GENERAL INFORMATION

APPLICANT:	Stanton Orelove
OWNERS:	Stanton Orelove and Barbara L. Orelove
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	R-T-2 (Mobile Home and Single-Family Dwelling District) to R-1AA (Single-Family Dwelling District)
LOCATION:	1533 Pine Street; generally located west of Lakeville Rd., south of Wildwood St., east of Arcadia St., north of Foxcreek Ln.
PARCEL ID NUMBER:	23-21-28-6068-08-150
SIZE / ACREAGE:	0.92 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 seven (107) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	A community meeting was not required for this application.
PROPOSED USE:	Three (3) lots with three (3) Detached Single-Family Dwelling Units (one on each lot)

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1AA (Single-Family Dwelling District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property was platted in 1929 as six (6) 50' wide lots. It was subsequently zoned R-T-2 (Combination Mobile Home and Single-Family Dwelling District) in 1973. There is currently a single-family dwelling on the subject property, which the property owner intends to keep.

Through this request, the applicant is seeking to rezone the subject property from R-T-2 (Combination Mobile Home and Single-Family Dwelling District) to R-1AA (Single-Family

Dwelling District) to split the existing lot into three (3) and develop two (2) additional single-family homes on the new vacant parcels, one on each property.

The R-T-2 zoning district requires a minimum lot area of 0.5 acres. The subject property is approximately 0.92 acres and therefore cannot be split under the current zoning designation. The R-1AA zoning allows for 10,000 square foot lots with 85 lot width.

The immediate area is developed with detached single-family homes. The surrounding properties are zoned R-T-2 (Combination Mobile Home and Single-Family Dwelling District), R-1AAAA & R-1AAA (Residential Urban District), R-1AA (Single-Family Dwelling District), R-CE (Country Estate District), and A-1 (Citrus Rural District). Lot widths in the area range from 50 feet wide to 200 feet wide. The subject parcel is 300 feet wide.

The proposed development is within the City of Apopka Water and Wastewater service area; wastewater service is considered unavailable; these properties will be reliant on septic and will be subject to Wekiva Priority Focus Area and BMAP Enhanced Septic/Sewer requirements. The availability and requirement to connect to the potable water system will be assessed during Final Engineering/Construction Plan Permitting.

Land Use Compatibility

The R-1AA (Single-Family Dwelling 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 located in the City of Apopka 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 (Low Density Residential) which allows consideration of up to four units per acre. The proposed R-1AA (Single-Family Dwelling District) 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.

FLU1.4.24 states that Orange County will encourage the use of vacant land within the Urban Service Area for redevelopment to improve existing conditions on-site.

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.

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 as its contribution toward the Goals and Objectives in the Comprehensive Plan.

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.

SITE DATA

Existing Use	Residential Single-Family Dwelling Unit
Adjacent Zoning	N: R-T-2 (Mobile Home & Single-Family Dwelling District) 1973 E: R-T-2 (Mobile Home & Single-Family Dwelling District) 1973 W: R-T-2 (Mobile Home & Single-Family Dwelling District) 1973 S: R-T-2 (Mobile Home & Single-Family Dwelling District) 1973
Adjacent Land Uses	N: Detached Single-Family E: Detached Single-Family W: Detached Single-Family S: Detached Single-Family

R-1AA (Single-Family Dwelling District) Development Standards

Min. Lot Area:	10,000 sq. ft.
Min. Lot Width:	85 ft.
Max. Height:	35 ft.
Min. Floor Area:	1,200 sq. ft.

Building Setbacks

Front:	25 ft.
Rear:	30 ft.
Side:	7.5 ft.

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

Intent, Purpose, and Uses

The R-1AA (Single-Family Dwelling District) zoning district is composed of lands and structures used primarily for single-family residential areas with large lots and low population densities.

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

SPECIAL INFORMATION

Staff Comments

Environmental

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.

Wekiwa Priority Focus Area and BMAP Enhanced Septic/Sewer Requirement - This site is located within the Wekiwa/Rock Springs Basin Management Action Plan (BMAP) Area and must comply with the applicable requirements of Section 373.811 and Section 403.067, Florida Statutes, as amended;

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

On lots of one acre or less within a BMAP Area where a central wastewater system is not available, the installation of enhanced nutrient-reducing OSTDS that achieve at least 65 percent overall nitrogen reduction is required.

Contact the Florida Department of Health (FDOH) for individual determination and details of this enhanced OSTDS. Contact the utility provider regarding options to connect to sewer.

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

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 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.

Schools

Three homes 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 not required for this request.

Utilities Service Area (Availability of services may vary)

Water: Apopka

Wastewater: Apopka

Reclaim Water: Apopka

Detailed Utility Information:

This property is within City of Apopka Water, Wastewater and Reclaimed Water Service Area. Wastewater service is considered unavailable; these properties will be reliant on septic and will be subject to Wekiva Priority Focus Area and BMAP Enhanced Septic/Sewer requirements. The availability and requirement to connect to the potable water system 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 – April 16, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1AA (Single-Family Dwelling District) zoning.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

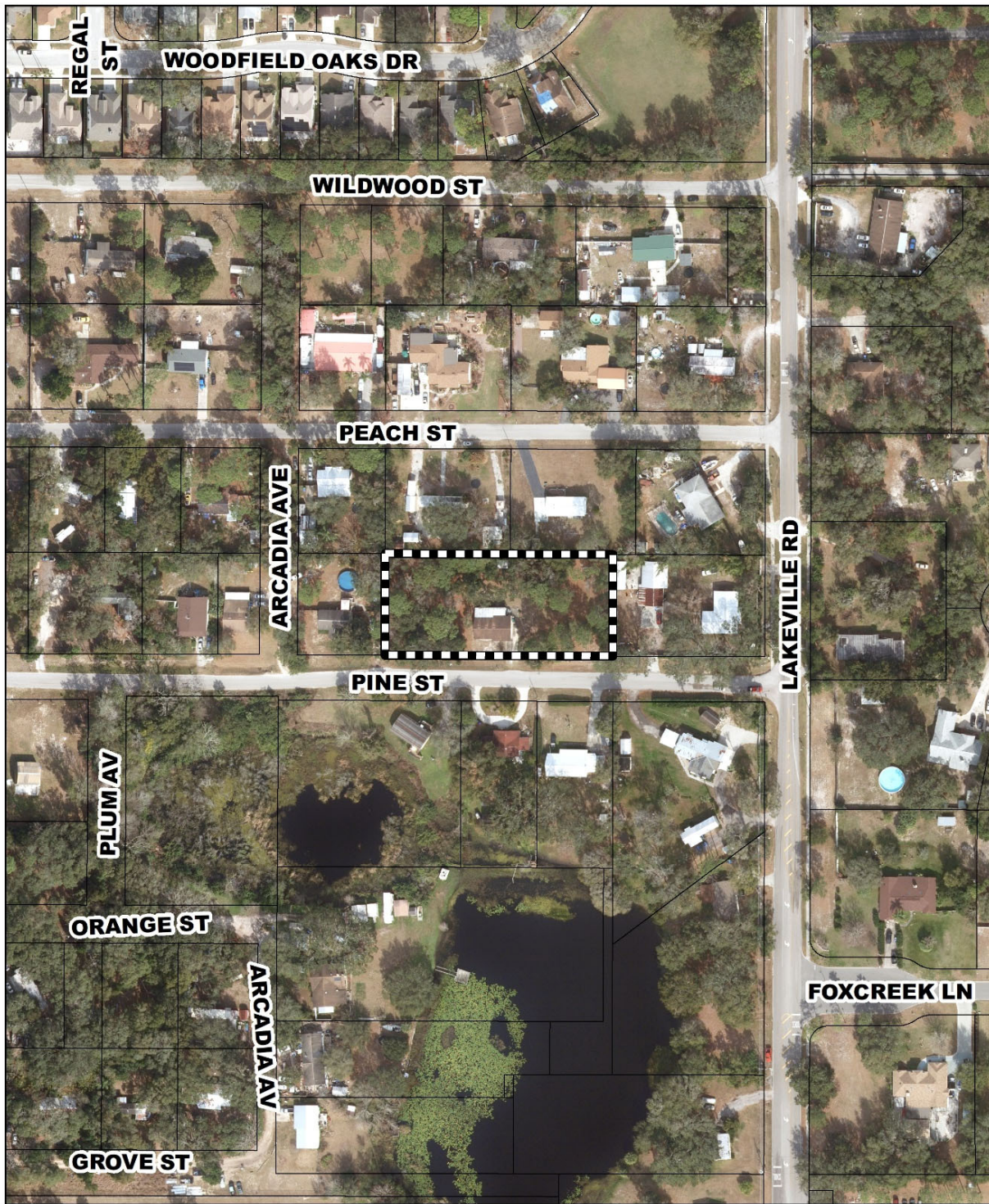
The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1A (Single-Family Dwelling District) zoning. The applicant was present and agreed with the staff recommendation. Zero members of the public appeared during the public comment portion of the hearing.

Staff indicated that one hundred seven (107) notices were sent to property owners and residents in a 500 foot radius surrounding the property, and that staff had received one zero (0) response in favor and zero (0) response in opposition of the request.

There was no discussion. A motion was made by Commissioner Wiggins and seconded by Commissioner Arrington to recommend APPROVAL of the requested R-1A (Single-Family Dwelling District). The motion was carried unanimously.

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

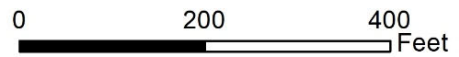
RZ-26-03-018



 Subject Property

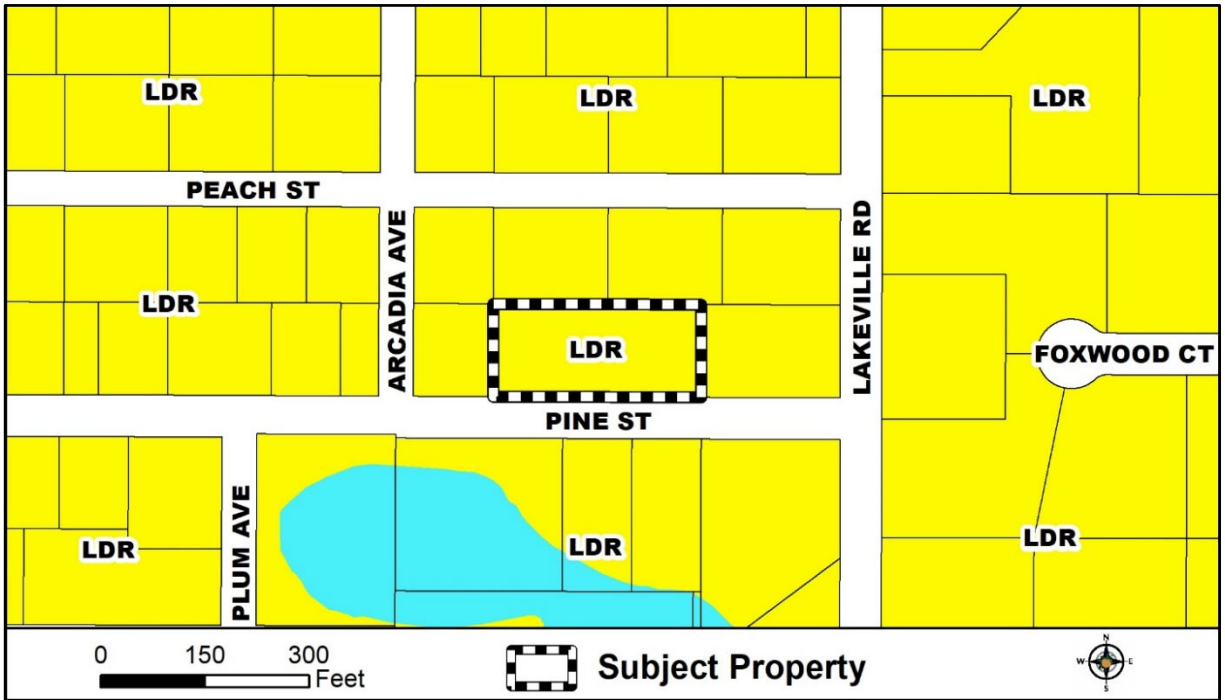


0 200 400 Feet

A horizontal scale bar with markings at 0, 200, and 400 feet.

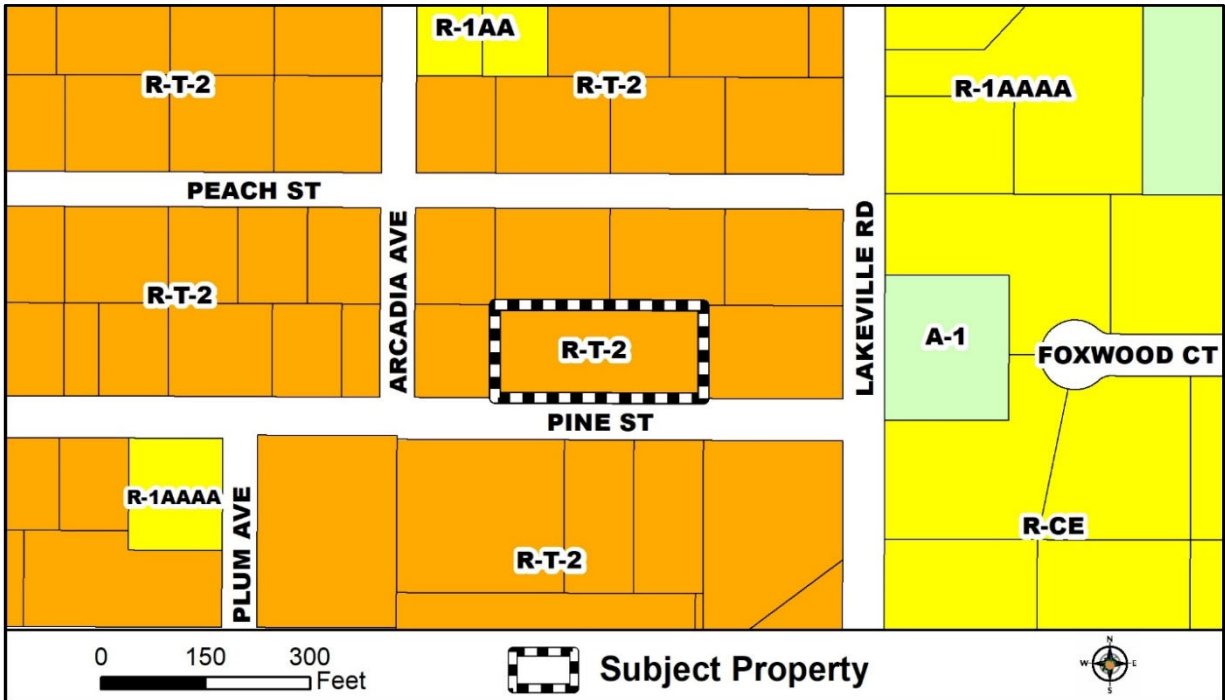
FUTURE LAND USE – CURRENT

LDR (Low Density Residential)



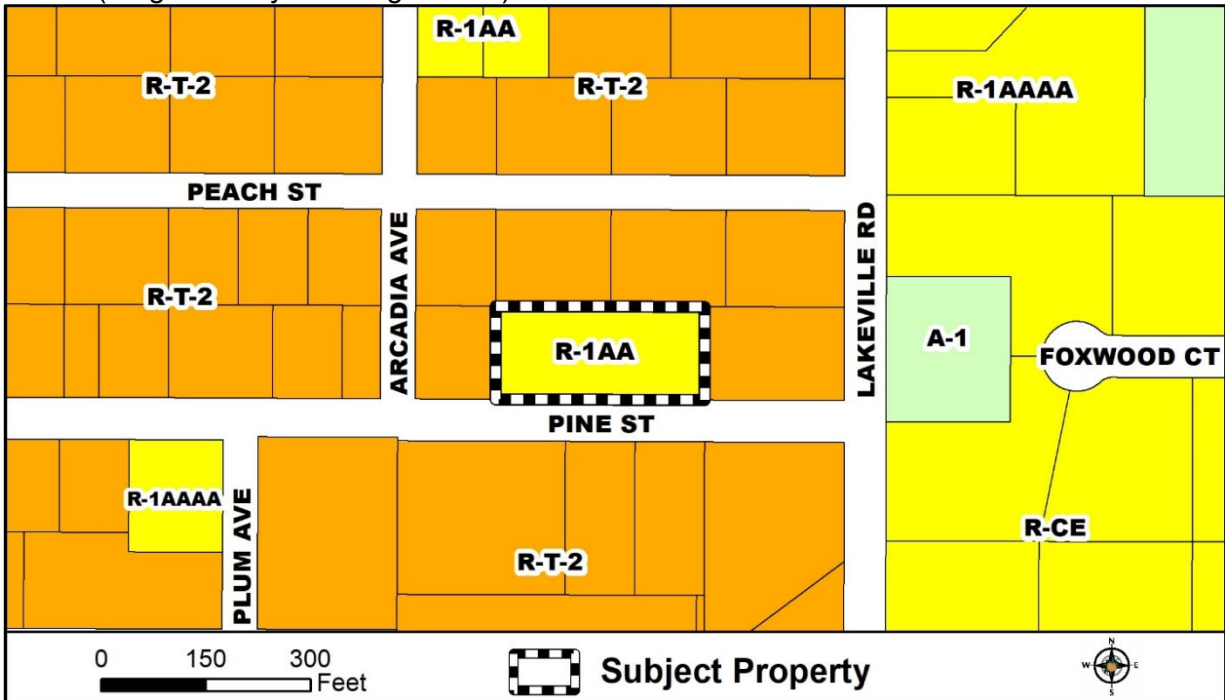
ZONING – CURRENT

R-T-2 (Mobile Home and Single-Family Dwelling District)

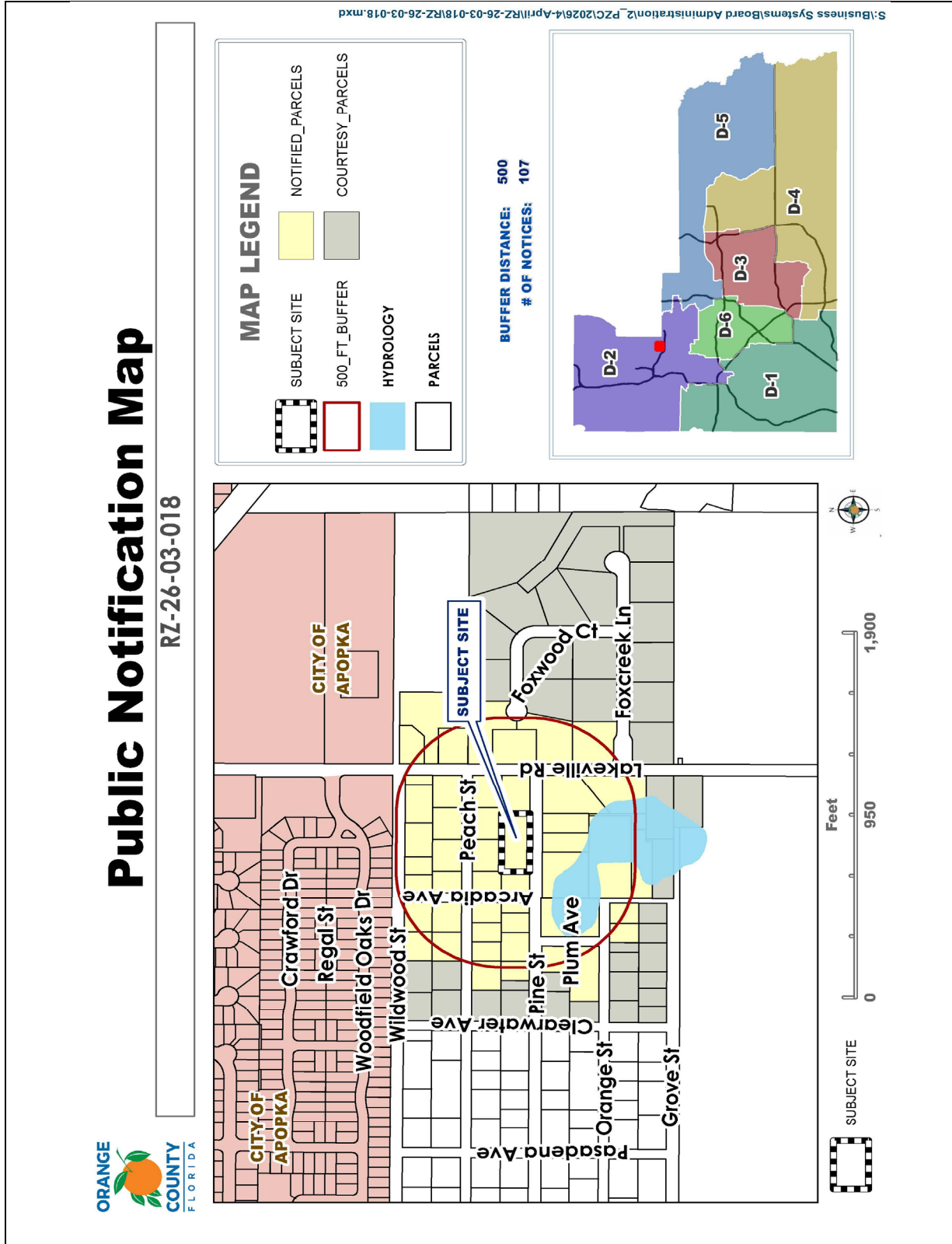


ZONING – PROPOSED

R-1AA (Single-Family Dwelling District)



NOTIFICATION MAP



CASE # RZ-26-03-019

Commission District: #5

GENERAL INFORMATION

APPLICANT:	Rebecca Wilson
OWNER:	7235 Gardner St, LLC
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	A-2 (Farmland Rural District) and I-1 / I-5 (Industrial District Light) to I-1 / I-5 Restricted (Industrial District Light)
LOCATION:	7235 Gardner Street; generally located north of Gardner street, east of Forsyth Rd, and south of Astre St.
PARCEL ID NUMBER:	11-22-30-0000-00-034
SIZE / ACREAGE:	1.37 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]. Fifty-seven (57) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	A community meeting was not required for this application.
PROPOSED USE:	Light Industrial Uses

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1 / I-5 Restricted zoning, subject to the following restrictions:

1. Billboard and pole signs shall be prohibited.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property is located at 7235 Gardner Street, generally located north of Gardner Street, east of Forsyth Road, and south of Astre Street. The property is designated Industrial (IND) on the Future Land Use Map and is currently zoned A-2 (Farmland Rural District) and I-1 / I-5 (Industrial District Light). The applicant is requesting to rezone the property to I-1 / I-5 (Industrial District Light) with a staff proposed restriction prohibiting

billboards and pole signs in order to establish a consistent zoning designation across the parcel.

The subject property contains split zoning, with a portion of the site currently zoned A-2 and the remaining portion zoned I-1/I-5. The A-2 zoning district is not consistent with the underlying Industrial Future Land Use designation, which is intended to support industrial and employment-generating uses. Policy FLU8.1.1 requires that zoning districts be consistent with the Future Land Use Map designation. The requested rezoning would establish a uniform industrial zoning district that is consistent with the Future Land Use Map.

The property is developed with a mix of office and industrial uses. The surrounding area is characterized entirely by industrial zoning and development, with I-1 / I-5 districts located in all directions. This pattern reflects an established industrial area consistent with the Industrial Future Land Use designation. Objective FLU8.2 identifies compatibility as a fundamental consideration in zoning decisions, and Policy FLU8.2.1 requires that land use changes be compatible with existing development patterns. In this context, the requested zoning would be consistent with the surrounding industrial development pattern.

This property is within City of Winter Park Water and Wastewater Service Area. Water is available, but connection to wastewater is not available at this time.

Land Use Compatibility

The I-1 / I-5 Restricted 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 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 Industrial (IND). The proposed I-1/I-5 Restricted zoning is consistent with the IND 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 use changes are compatible with and serve existing neighborhoods.

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 trends in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility.

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 as its contribution toward the Goals and Objectives in the Comprehensive Plan.

SITE DATA

Existing Use	Industrial and Office
Adjacent Zoning	N: I-1/I-5 (Industrial District Light) E: I-1/I-5 (Industrial District Light) W: I-1/I-5 (Industrial District Light) S: I-1/I-5 (Industrial District Light)
Adjacent Land Uses	N: Vacant E: Towing Business W: Vacant S: Warehouse, Vacant

I-1 / I-5 (Industrial District Light) Development Standards

Floor Area Ratio:	≤0.75
Max. Height:	50 ft. (35 ft. within 100 ft. of a residential zoning district)
Building Setbacks	
Front:	35 ft.
Rear:	25 ft.
Side:	25 ft.

Intent, Purpose, and Uses

The I-1/I-5 (Industrial District) zoning is composed of lands and structures used primarily for the operation of general industrial uses.

Specific uses shall be identified by the letter “P” in the use table set forth in Section 38-77 of the Orange County Code. Permitted uses include, but are not limited to, religious institutions, warehouses, offices, contractors storage and offices, food processing and packaging; wood chipping, mulching, and composting; textile manufacturing; garment manufacturing; manufacturing of furniture and fixtures; manufacturing of medicinal chemicals and botanical products; manufacturing of commercial and industrial machinery motor vehicle assembly; boat manufacturing; aluminum recycling collection drop-off sites; community correction centers; juvenile correction homes; etc.

** 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.*

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.

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 for future development, 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 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 review not required for non-residential development.

Community Meeting Summary

A community meeting was not required for this request.

Utilities Service Area (Availability of services may vary)

Water: Winter Park

Wastewater: Winter Park

Reclaim Water: Orange County Utilities

Detailed Utility Information:

This property is within City of Winter Park Water Service Area.

This property is within City of Winter Park Wastewater Service Area.

This property is within Orange County Utilities Reclaimed Water Service Area. In accordance with Orange County Code Chapter 37:

Reclaimed water: There are no reclaimed water mains within the vicinity of this property. Reclaimed water is considered not available. Connection is not required.

Wastewater: Development will be reliant on septic for wastewater.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – April 16, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1 / I-5 Restricted zoning, subject to the following restrictions:

1. Billboard and pole signs shall be prohibited.

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 I-1 / I-5 Restricted (Industrial District Light) zoning. The applicant was present at the hearing and agreed with staff's recommendation.

Staff indicated that fifty-seven (57) notices were sent to property owners. A community meeting was not required. To date, staff has received no comments in favor or in opposition. No members of the public spoke during the public comment portion of the hearing. The applicant did not present additional materials.

During the discussion, Commissioner Arrington inquired whether there were any code enforcement cases on the property, and staff confirmed there are none.

Commissioner Arrington made a motion to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1 / I-5 Restricted (Industrial District Light) zoning. The motion was seconded by Commissioner Wiggins and carried unanimously on a 7-0 vote, with Commissioners Holt and Gray absent.

Motion / Second

Michael Arrington / George Wiggins

Voting in Favor

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

Voting in Opposition

None

Absent

Marjorie Holt and Eric Gray

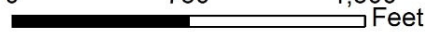
RZ-26-03-019



 Subject Property

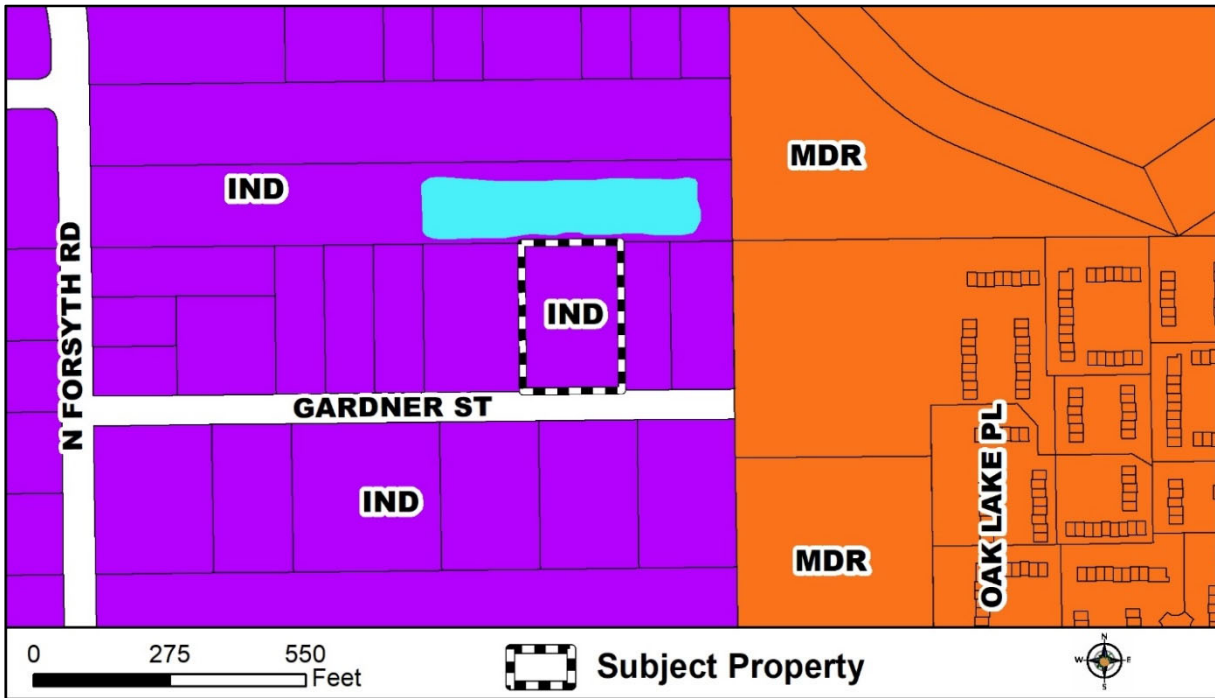


0 750 1,500 Feet



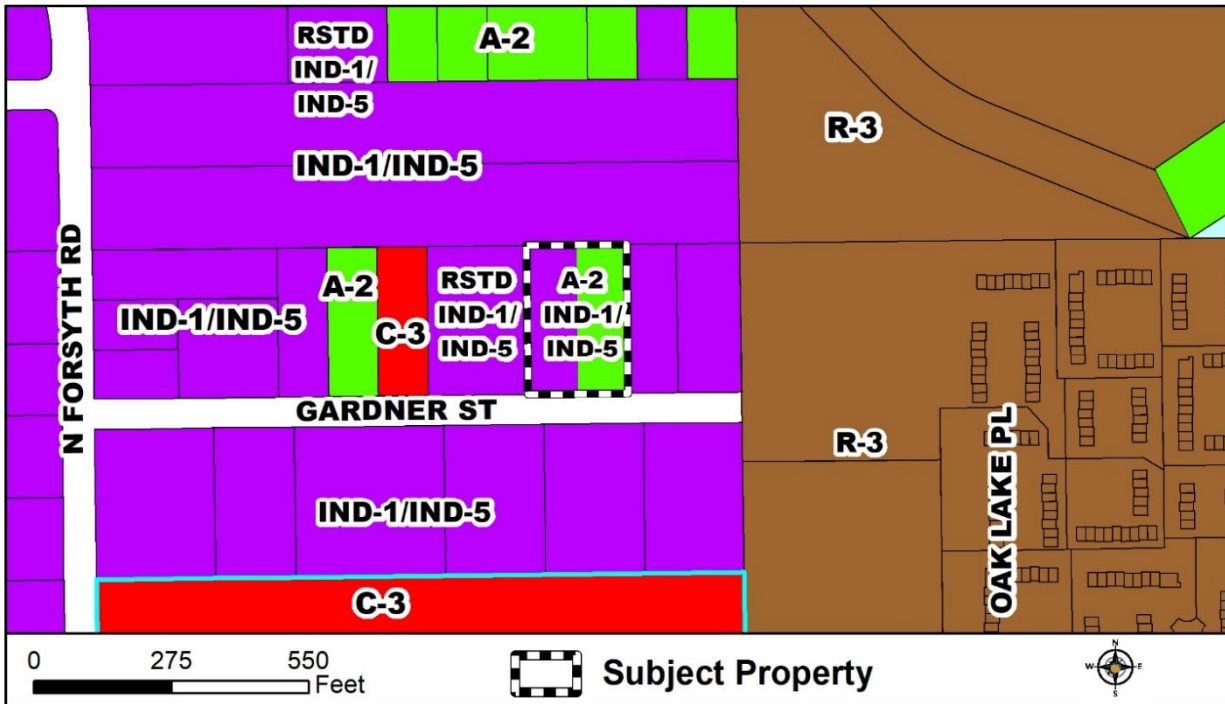
FUTURE LAND USE – CURRENT

Industrial (IND)



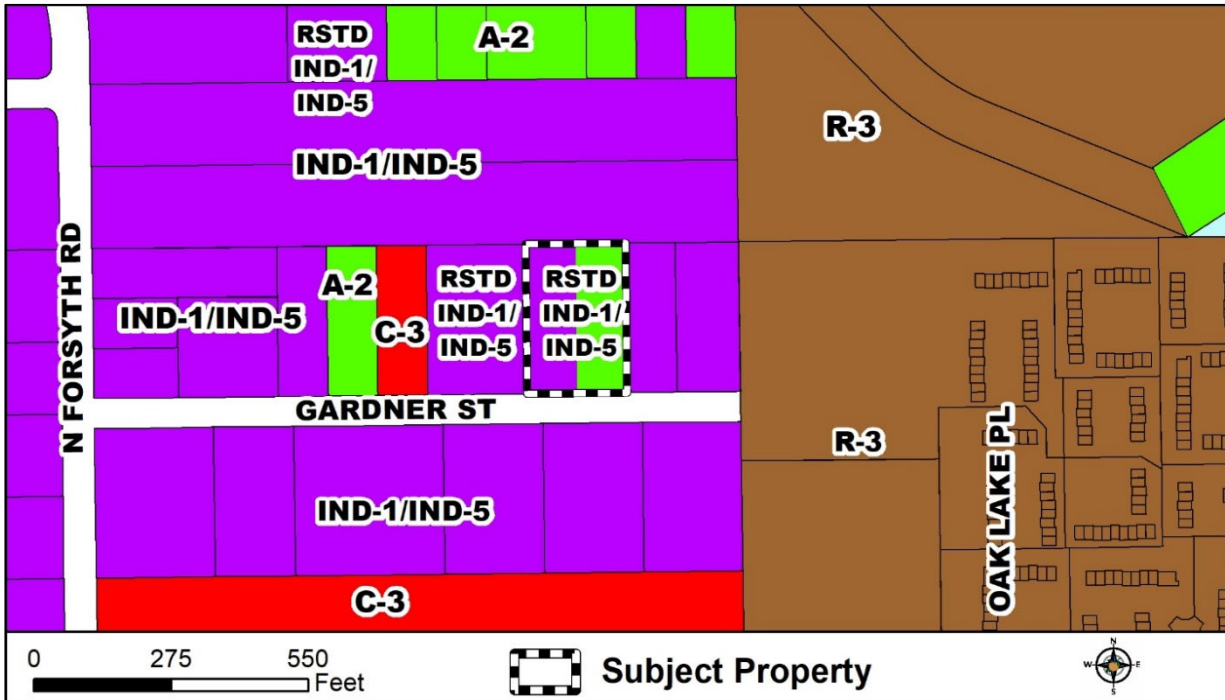
ZONING – CURRENT

I-1/I-5 and A-2



ZONING – PROPOSED

I-1/I-5 Restricted



Public Notification Map







RZ-26-03-019



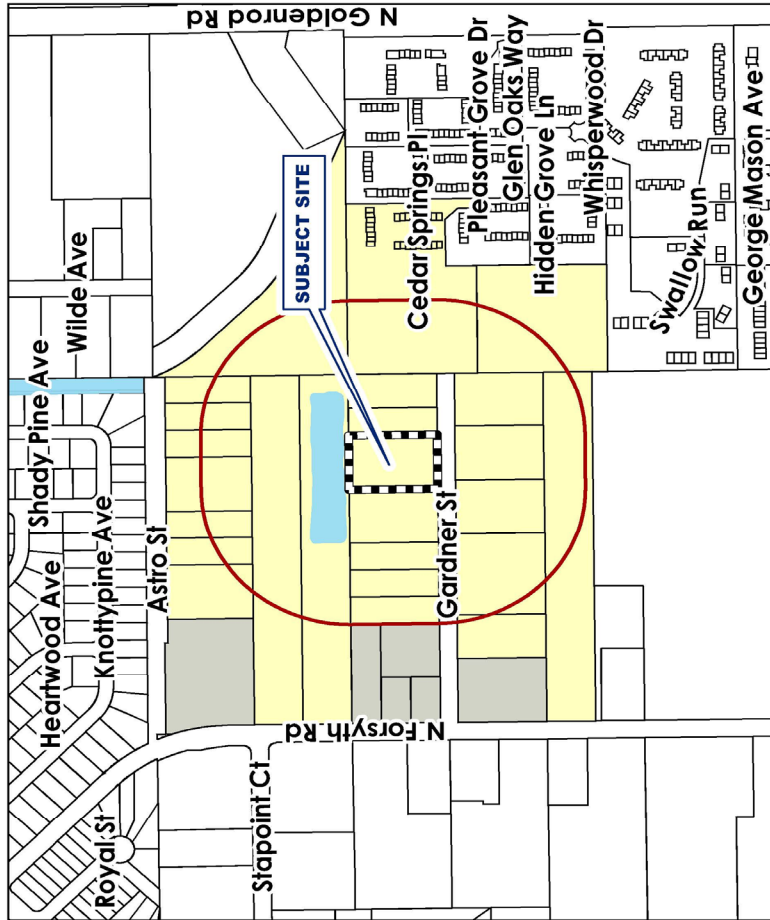
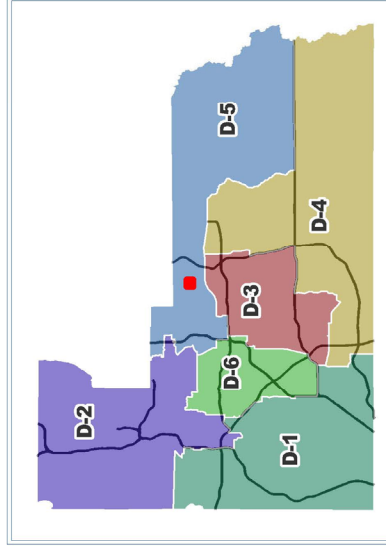
NOTIFICATION MAP

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MAP LEGEND

	SUBJECT SITE		NOTIFIED PARCELS
	500_FT_BUFFER		COURTESY PARCELS
	HYDROLOGY		
	PARCELS		

BUFFER DISTANCE: 500
 # OF NOTICES: 57





Feet

0 900 1,800

 SUBJECT SITE

CASE # RZ-26-04-020

Commission District: #6

GENERAL INFORMATION

APPLICANT:	Mark J Bertrand
OWNER:	Legacy Investment and Development Group, LLC
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	R-2 (Residential District) to NR (Neighborhood Residential District)
LOCATION:	1490 18th St; generally located southeast corner of S. Rio Grande Ave and 18th St, north of 19th St, and west of S. Nashville St.
PARCEL ID NUMBER:	03-23-29-1402-03-190
SIZE / ACREAGE:	0.33 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]. Three hundred two (302) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on April 06, 2026, and is summarized further in this report.
PROPOSED USE:	Three (3) attached dwelling units (Townhouses)

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested NR (Neighborhood Residential District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property is currently zoned R-2 (Residential District), was originally platted in 1924 as four 25 ft lots - lots 19, 21-23 and lot 20 as 35 ft within the Clear Lake Views subdivision and is currently undeveloped. Through this request the applicant is seeking to rezone the subject property to NR (Neighborhood Residential District) to be consistent with the underlying FLUM designation of Neighborhood Residential (NR) and intends to develop three (3) attached units – a triplex.

The NR Future Land Use Map designation is the result of a 1999 special area study and subsequent Comprehensive Plan amendment, which adopted and assigned new area specific FLUM designations to properties within the Holden Heights community. The Holden Heights zoning overlay ordinance established the Holden Heights Overlay District, created consistent zoning districts, and provided specific zoning standards to implement the three Holden Heights specific FLUM designations, however the properties with the overlay were not rezoned to be consistent with the adopted FLU designation. Prior to development, properties with the Neighborhood Center, Neighborhood Activity Corridor, or Neighborhood Residential FLUM designations are required to rezone to the corresponding zoning district, with certain exceptions for properties developed prior to the adoption of the overlay.

The area surrounding the subject property is characterized primarily by single-family detached residential units on lots between 25' and 100' in width. The parcel to the south of the subject property located at 19th Street was rezoned from R-2 (Residential District) to NR (Neighborhood Residential District) in 2021 (Case # RZ-21-09-055), with one restriction stating that development shall be limited to one (1) duplex or two (2) single-family detached dwelling units. The parcel east of the subject property near the corner of 19th Street and S. Nashville Avenue was also rezoned from R-2 (Residential District) to NR (Neighborhood Residential District) in 2020 with one variance to allow for a residential duplex. Both properties have since been developed with duplexes.

The request is compatible with the surrounding area, and future development on the property must connect to Orange County Utilities' wastewater system.

Land Use Compatibility

The NR (Neighborhood Residential 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 Residential (NR) which allows consideration of up to 20 dwelling unit per

net developable acre. The proposed NR (Neighborhood Residential District) zoning is consistent with the NR FLUM designation, therefore a CP amendment is not necessary. The proposed request is 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.

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

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.

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.

FLU8.3.1 states that the County established the Neighborhood Residential Future Land Use designation to promote redevelopment of blighted communities. On the Future Land Use Map, this designation intends to implement strategies to physically and functionally integrate a mixture of land uses.

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 residential
Adjacent Zoning	N: C-1 (Retail Commercial District) 1965 E: R-2 (Residential District) 1970 W: R-1A (Single-Family Dwelling District) 1970, R-2 (Residential District) 1991 S: R-2 (Residential District) 1991
Adjacent Land Uses	N: Commercial E: Vacant Residential W: Single-family home, vacant residential S: Vacant Residential

NR (Neighborhood Residential) Development Standards

Min. Lot Area:	4,500 sq. ft.
Min. Lot Width:	45 ft.
Max. Height:	35 ft. / 3-stories
Min. Living Area:	1,000 sq. ft.

Building Setbacks

Front:	20 ft.
Rear:	20 ft.
Side:	5 ft.

Intent, Purpose, and Uses

The purpose of the NR (Neighborhood Residential District) is to provide a transition from mixed-use areas to lower-density residential areas to promote the redevelopment of urban communities. The NR district will provide a diversity of housing types at densities higher than surrounding neighborhoods, complemented by parks, recreation areas and civic uses essential to community gathering. The district will be pedestrian in nature, with sidewalk-lined, tree-shaded streets naturally claimed by on-street parking and an active environment. Specific uses shall be identified by the letter "P" in the use table set forth in Section 38-77.

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.

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.

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).

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.

Transportation / Access

The proposed development program of constructing three attached dwelling units has a de minimis impact on the roadways. For the purposes of transportation analysis, a project is considered de minimis 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

Three homes is de minimis.

Parks and Recreation

Parks and Recreation staff reviewed the request but did not identify any issues or concerns.

Community Meeting Summary

A community meeting was required for this request. It was held on April 6th at Orange Center Elementary School with 5 residents in attendance. The applicant delivered a presentation on the proposed development, including a floor plan illustrating three (3) four-bedroom townhouses, each with a two-car garage and approximately 2,500 square feet.

Residents expressed general support for the development and raised questions regarding unit size, project timeline, and site access, which is to be provided from 18th Street.

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 – April 16, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested NR (Neighborhood Residential District) zoning.

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 NR (Neighborhood Residential District) zoning. The applicant was present for the hearing and agreed with staff's recommendation. One speaker was present from public and spoke in opposition to increased density of the area.

Staff indicated that three hundred and two (302) notices were sent to property owners and residents within the 500 feet surrounding the property, and that staff had received zero (0) responses in favor and zero (0) responses in opposition of the request.

Applicant clarified that the intent is to build three (3) townhomes for homeownership, a motion was made by Commissioner Arrington and seconded by Commissioner Rodriguez to recommend approval of the requested NR (Neighborhood Residential District) zoning. The motion carried on a 7-0 vote.

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

RZ-26-04-020



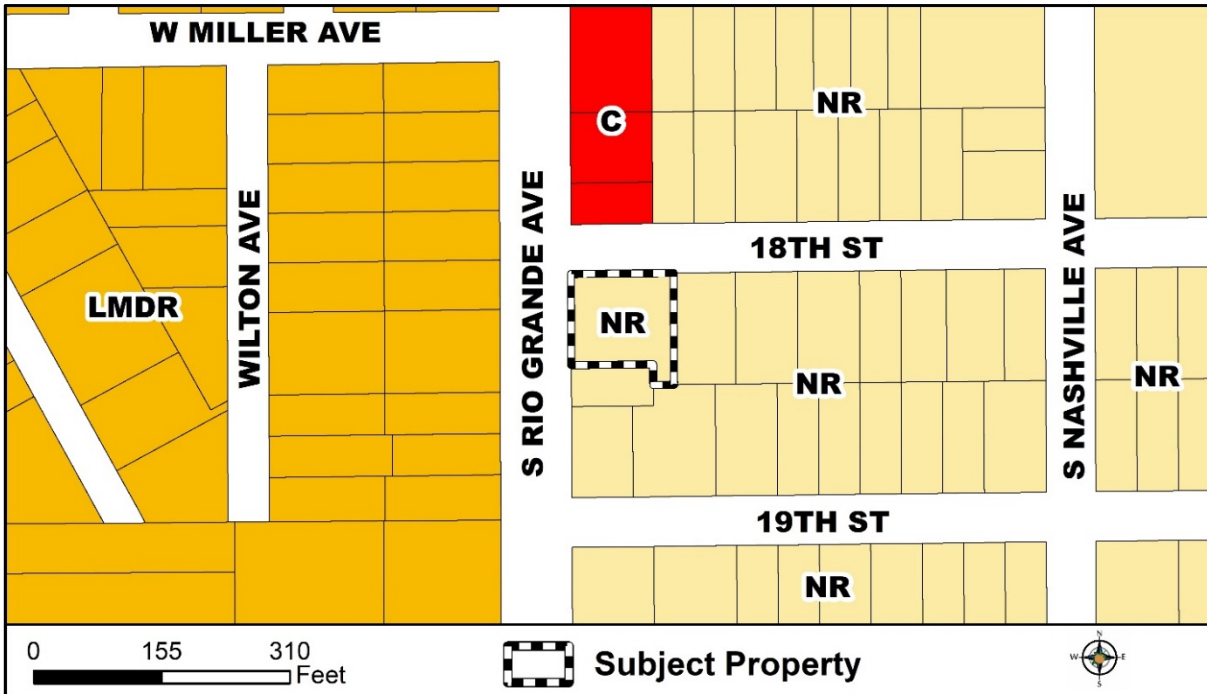
 Subject Property



0 190 380
Feet

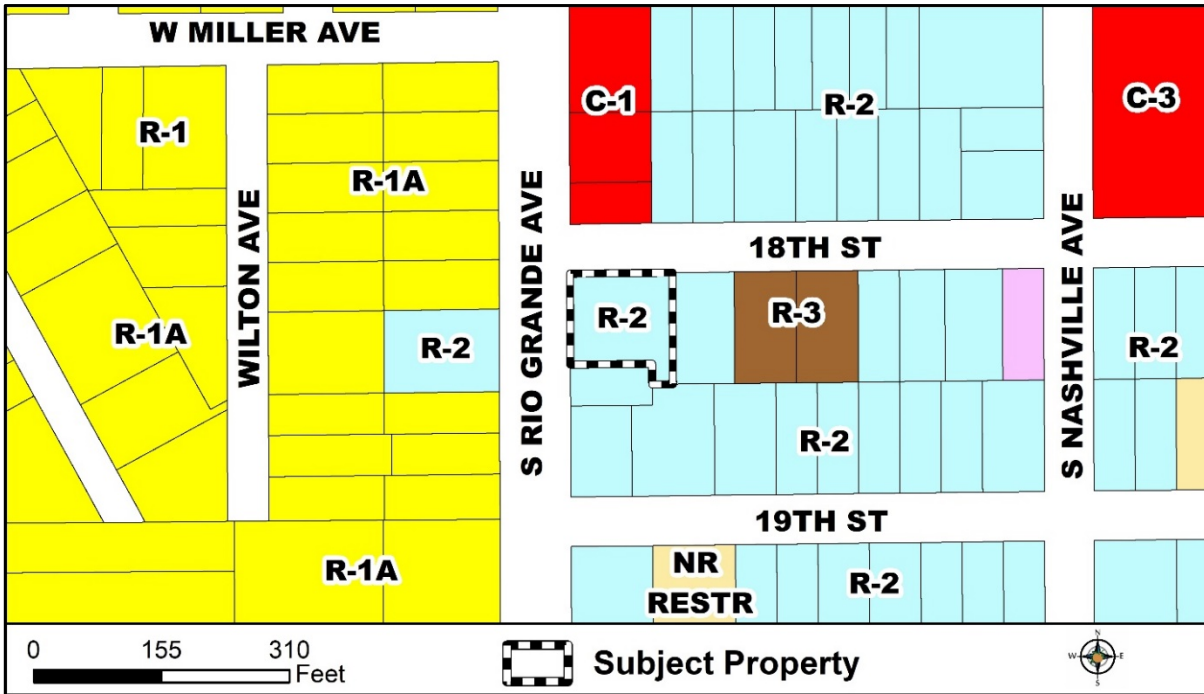
FUTURE LAND USE – CURRENT

NR (Neighborhood Residential)



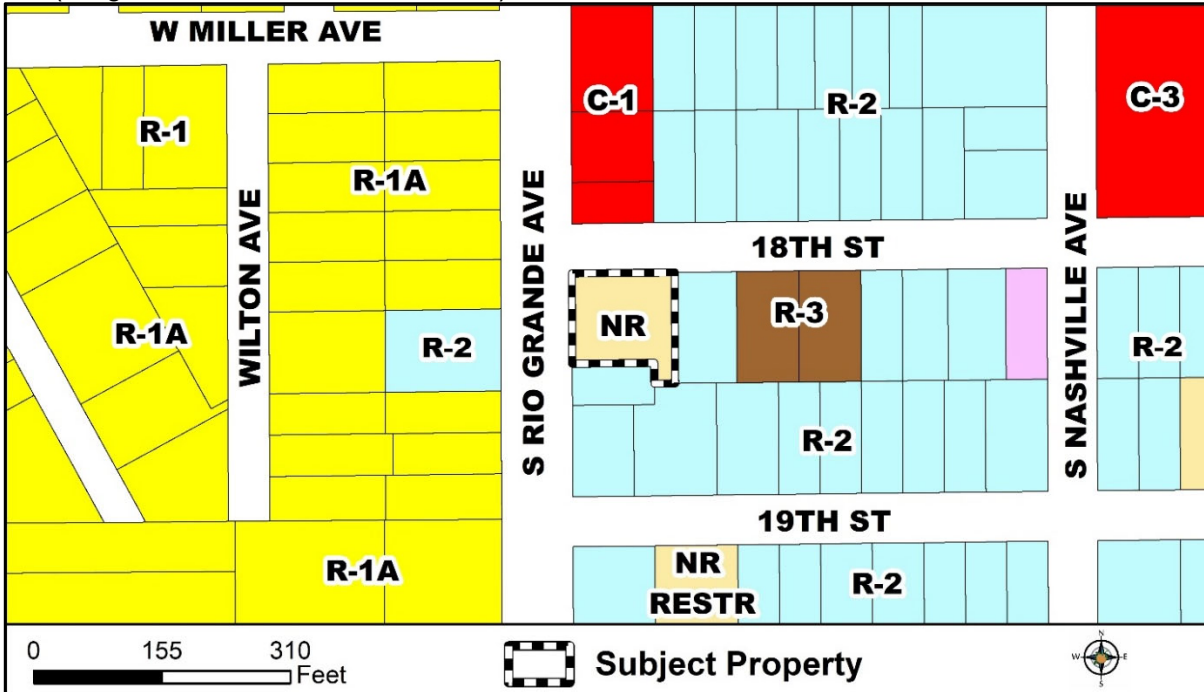
ZONING – CURRENT

R-2 (Residential District)

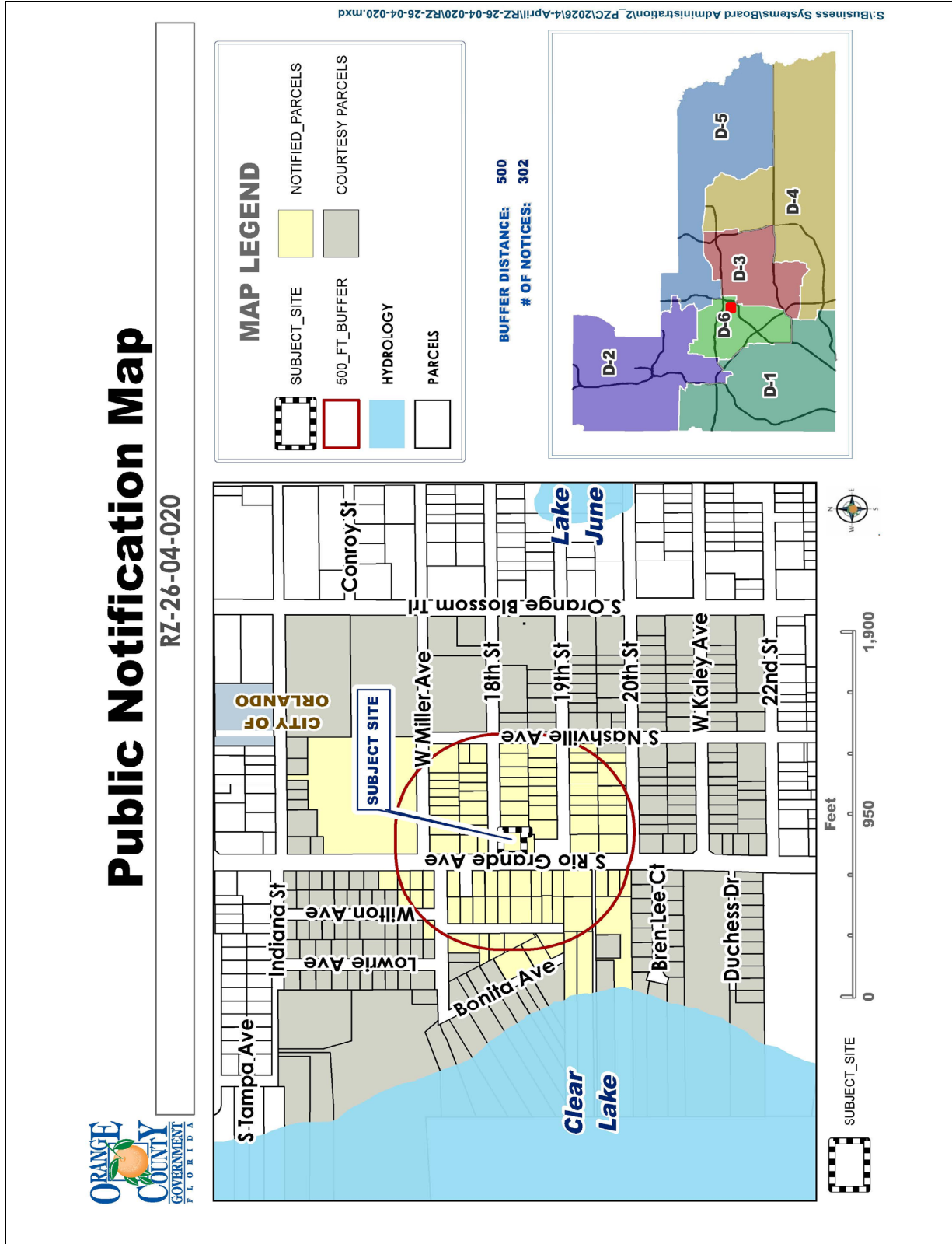


ZONING – PROPOSED

NR (Neighborhood Residential District)



NOTIFICATION MAP



Case Planner:
Sara M. Haid

Rezoning Staff Report
Orange County Planning Division
PZC Hearing Date: April 16, 2026

CASE # RZ-26-05-029

Commission District: #6

GENERAL INFORMATION

APPLICANT:	Julian Coto (Excel Engineering Consultants)
OWNER:	Matthew Leonard
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	R-2 (Residential District) to NR (Neighborhood Residential District) and lot width variance of 75 feet in lieu of 80 feet.
LOCATION:	1432 18th Street; generally located south of 18th Street, East of S Orange Blossom Trail, west of S Rio Grande Ave, and north of 19th Street.
PARCEL ID NUMBER:	03-23-29-1402-03-160
SIZE / ACREAGE:	0.23- 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-seven (177) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on April 15, 2026, and is summarized further in this report.
PROPOSED USE:	Duplex

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested NR (Neighborhood Residential District) zoning.

In addition, recommend APPROVAL of the following variance from Orange County Code Sec. 38-1501:

1. A minimum lot width of 75 feet in lieu of 80 feet.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property was originally platted in 1926 as 25 ft wide lots. Since then many lots in the area have been combined into larger parcels. The subject property has been zoned R-2 (Residential District) since 1957, prior to the implementation of the Orange County Comprehensive Plan in 1991. The Future Land Use Map designation is Neighborhood Residential (NR).

The NR Future Land Use Map designation is the result of a 1999 special area study and subsequent Comprehensive Plan amendment, which adopted and assigned new area specific FLUM designations to properties within the Holden Heights community. The Holden Heights zoning overlay ordinance established the Holden Heights Overlay District, created consistent zoning districts, and provided specific zoning standards to implement the three Holden Heights specific FLUM designations, however the properties with the overlay were not rezoned to be consistent with the adopted FLU designation. Prior to development, properties with the Neighborhood Center, Neighborhood Activity Corridor, or Neighborhood Residential FLUM designations are required to rezone to the corresponding zoning district, with certain exceptions for properties developed prior to the adoption of the overlay.

Through this request the applicant is seeking to rezone the subject property from R-2 (Residential District) to NR (Neighborhood Residential District) to develop a duplex and be consistent with the Future Land Use Map designation of NR. The subject property has a lot width of 75 feet, Orange County Code Sec. 38-1501 requires a minimum lot width of 80 feet for two dwelling units in the NR (Neighborhood Residential) zoning district. The applicant is requesting a variance from Sec. 38-1501 to permit a minimum lot width of 75 feet in lieu of 80 feet as part of this application.

The immediate area is developed with detached single-family homes, duplexes, and retail commercial. The surrounding properties are zoned R-2 (Residential District), R-3 (Multiple-Family Dwelling District), NR (Neighborhood Residential), C-1 (Retail Commercial District), and C-3 (Wholesale Commercial District).

Development within these properties will be required to connect to Orange County Utilities wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting. This property is within Orlando Utilities Commission Water Service Area. OUC has indicated that water connection is available.

Land Use Compatibility

The NR 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 located in the Holden Heights Overlay District.

Airport Noise Zone

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

Code Enforcement

The subject property does not have a related Code Enforcement action.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is NR (Neighborhood Residential). The proposed NR zoning is consistent with the NR FLUM designation, therefore a CP amendment is not necessary. The proposed request is 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.

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

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.

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.

FLU8.3.1 states that the County established the Neighborhood Residential Future Land Use designation to promote redevelopment of blighted communities. On the Future Land Use Map, this designation intends to implement strategies to physically and functionally integrate a mixture of land uses.

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.

FLU8.3.1 To promote redevelopment of blighted communities, the County shall establish the Neighborhood Center, Neighborhood Activity Corridor, and Neighborhood Residential future land use designations. These land uses shall be designated on the Future Land Use Map through an amendment to the Comprehensive Plan to implement strategies to physically and functionally integrate a mixture of land uses in a specified location. Proposals to amend the Comprehensive Plan to establish these designations on the future land use map shall require a special area study. Such studies can be public or private sector sponsored but must be adopted by the Board of County Commissioners.

FLU8.3.2 Orange County shall follow the specific development regulations to implement the Neighborhood Center, Neighborhood Activity Corridor and Neighborhood Residential land use designations consistent with the intent of promoting neighborhood-serving goals. Such regulations may include, but are not limited to, Floor Area Ratios (FAR), parking, setbacks, landscaping, building coverage, height, pedestrian access, streetscape, permitted and prohibited uses, and access.

FLU8.3.4 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 of the 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.

FLU8.3.5 The County supports and will continue to seek flexible incentives for redevelopment to promote quality infill within the Holden Heights community.

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	N: R-2 (Residential District)
	E: R-3 (Multiple-Family Dwelling District)
	W: R-2 (Residential District)
	S: R-2 (Residential District)

Adjacent Land Uses	N:	Detached Single-Family
	E:	Detached Single-Family
	W:	Undeveloped
	S:	Duplex

NR Development Standards

One-Family Dwelling

Min. Lot Area:	4,500 sq. ft.
Min. Lot Width:	45 ft.
Max. Height:	35 ft./3 stories
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

Min. Lot Area:	8,500 sq. ft.
Min. Lot Width:	80 ft.
Max. Height:	35 ft./3 stories
Min. Living Area:	500 sq. ft. per dwelling unit
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

Min. Lot Area:	11,250 sq. ft.
Min. Lot Width:	45 ft.
Max. Height:	35 ft./3 stories
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.

Four or More Dwelling

Min. Lot Area:	1,000 sq. ft. plus 2,000 per dwelling unit
Min. Lot Width:	85 ft.
Max. Height:	50 ft./4 stories
Min. Living Area:	500 sq. ft. per dwelling unit
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	20 ft.
<i>Side:</i>	10 ft.
<i>Side Street:</i>	15 ft.

Townhouse

Min. Lot Area:	1,800 sq. ft.
Min. Lot Width:	20 ft.

Max. Height:	40 ft./3 stories
Min. Living Area:	750 sq. ft.
Building Setbacks:	
<i>Front:</i>	25 ft., 15 ft. for rear entry garage
<i>Rear:</i>	20 ft., 15 ft. for rear entry garage
<i>Side:</i>	0 ft., 10 ft. for end units
<i>Side Street:</i>	15 ft.

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

Intent, Purpose, and Uses

The purpose of the NR (Neighborhood Residential District) is to provide a transition from mixed-use areas to lower-density residential areas to promote the redevelopment of urban communities. The NR district will provide a diversity of housing types at densities higher than surrounding neighborhoods, complemented by parks, recreation areas and civic uses essential to community gathering. The district will be pedestrian in nature, with sidewalk-lined, tree-shaded streets naturally claimed by on-street parking and an active environment. This intent and purpose are consistent with Future Land Use Element Policy FLU8.3.1 of the Orange County Comprehensive Plan. These NR neighborhood residential 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.

A use shall be permitted in the NR district if the use is identified by the letter "P" in the use table set forth in section 38-77. For master-planned redevelopment areas, defined as areas where lot assembly has taken place and a single site plan has been submitted for an area no less than five (5) acres, in the NR district, permitted uses shall be consistent with Future Land Use Element Policy FLU 1.1.4C of the Orange County Comprehensive Plan.

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.

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.

Transportation / Access

The proposed development program of constructing a Duplex 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

Two residential units is de minimis.

Parks and Recreation

Parks and Recreation reviewed the request and did not identify and issues or concerns.

Community Meeting Summary

A community meeting was held on April 15, 2026, with no residents in attendance.

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 (OUC) Water Service Area. OUC has indicated that water connection is available.

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 – April 16, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested NR (Neighborhood Residential District) zoning.

In addition, recommend APPROVAL of the following variance from Orange County Code Sec. 38-1501:

1. A minimum lot width of 75 feet in lieu of 80 feet.

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 NR (Neighborhood Residential District) zoning and variance from Sec. 38-1501. The applicant was present at the hearing and agreed with staff's recommendation.

Staff indicated that one hundred and seventy-seven (177) notices were sent to property owners within 500 feet from the subject property. A community meeting was held on April 15, 2026, there were no residents in attendance. To date, staff has received three (3) letters in support of this request and one (1) letter not in opposition to the proposed duplex but with concerns of South Rio Grand Avenue being uneven and causing two separate car accidents near the subject property. No members of the public spoke during the public comment portion of the hearing.

Commissioner Arrington made a motion to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested NR (Neighborhood Residential District) zoning and variance from Sec. 38-1501. The motion was seconded by Commissioner Rodriguez and carried on a 6-0 vote.

Motion / Second

Michael Arrington / Giancarlo Rodriguez

Voting in Favor

*Michael Arrington, Giancarlo Rodriguez, Jorge L Berrios
Trinidad, Camille Evans, David Boers, and George
Wiggins*

Voting in Opposition

None

Absent

Eddie Fernandez, Marjorie Holt and Eric Gray

RZ-26-05-029



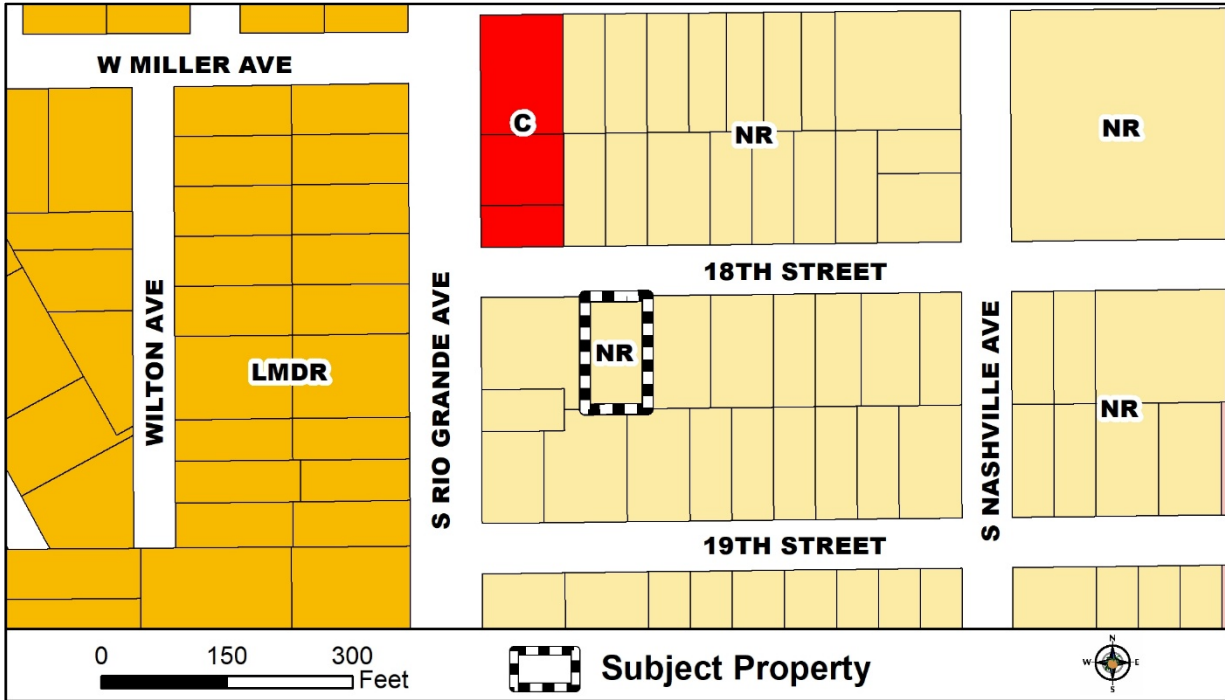
 Subject Property



0 150 300 Feet

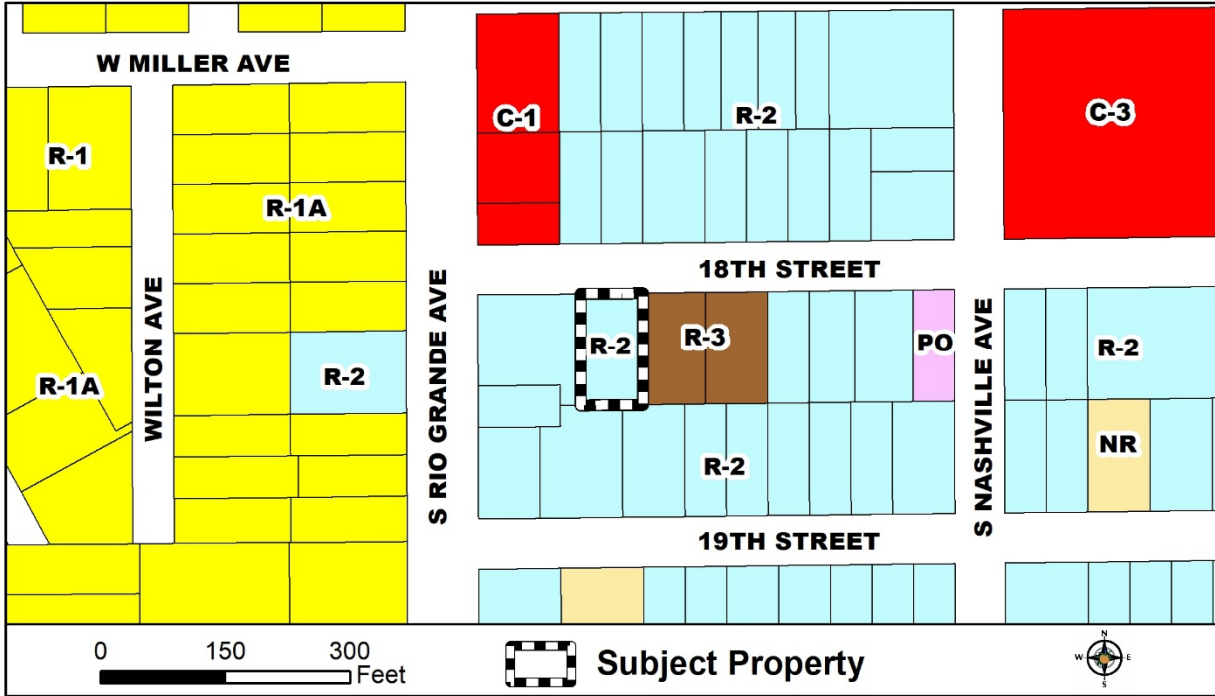
FUTURE LAND USE – CURRENT

Neighborhood Residential (NR)



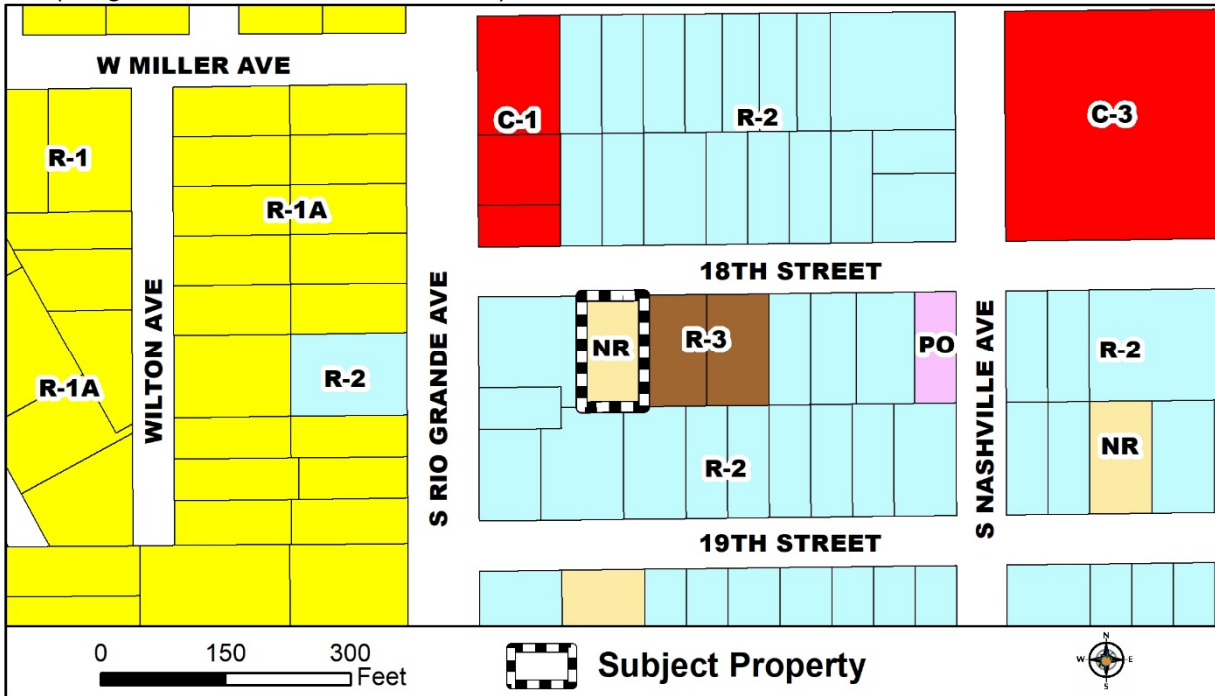
ZONING – CURRENT

R-2 (Residential District)

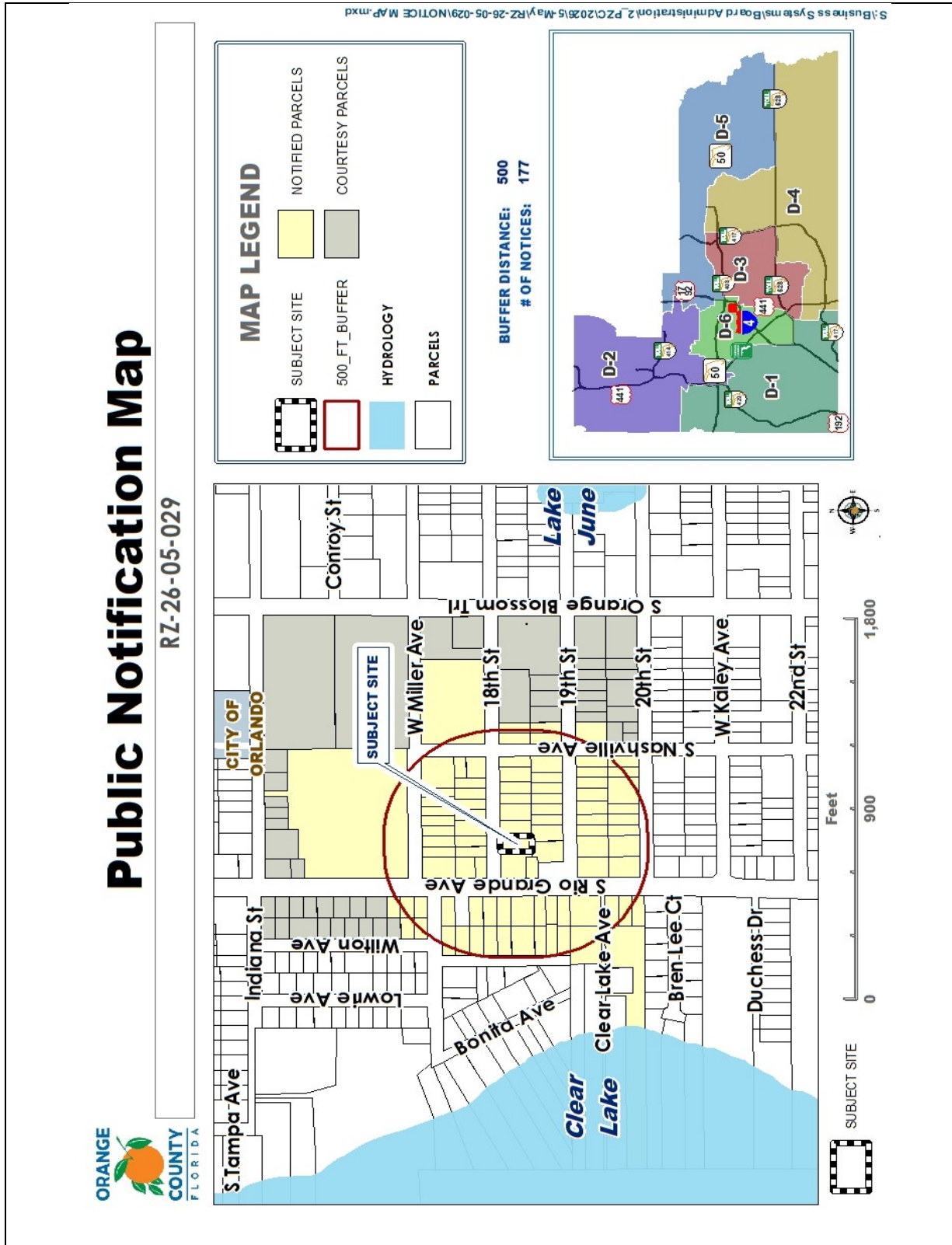


ZONING – PROPOSED

NR (Neighborhood Residential District)



NOTIFICATION MAP



CASE # RZ-26-04-022

Commission District: #3

GENERAL INFORMATION

APPLICANT: Antonio Munoz

OWNERS: Ramos Munoz Wanda Ivelisse and Antonio Munoz

HEARING TYPE: Planning and Zoning Commission

REQUEST: **R-1A** (Single-Family Dwelling District) **to**
R-T-1 (Mobile Home and Single-Family Dwelling District)

LOCATION: 9526 6th Street; generally located south of 4th St., north of 6th St., east of 5th Ave., west of 7th Ave.

PARCEL ID NUMBER: 01-24-29-8516-41-207

SIZE / ACREAGE: 0.17 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 twenty (120) notices were mailed to those property owners in the surrounding area.

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

PROPOSED USE: One (1) Single-Family Dwelling or Mobile Home

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-T-1 (Mobile Home and Single-Family Dwelling District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property was platted in 1910 as one (1) 60' x 120' lot. It was subsequently zoned R-1A (Single-Family Dwelling District) in 1957. The property is currently vacant.

Through this request, the applicant is seeking to rezone the subject property from R-1A (Single-Family Dwelling District) to R-T-1 (Mobile Home and Single-Family Dwelling District) to build either one (1) single-family home or one (1) mobile home.

The existing R-1A zoning district permits single-family and modular homes with customary accessory uses, but does not permit mobile homes as permanent residential dwelling units. The R-T-1 zoning district permits both uses.

The R-T-1 zoning district requires a minimum lot area of 4,500 square feet or approximately 0.10 acres. The subject property is approximately 0.17 acres and therefore cannot be split under the current zoning designation. Additionally, the Future Land Use Map designation Low-Medium Density Residential (LMDR) which allows up to ten unit per net acre. The property would need to be 0.20 acre in order to allow for a split, therefore a lot split would not be allowed for density reasons as well.

The immediate area is developed with detached single-family homes. The surrounding properties are zoned R-T-1 (Combination Mobile Home and Single-Family Dwelling District) and R-1AA (Single-Family Dwelling District).

The proposed development is within the Taft Water Association service area and Orante County Utilities wastewater service area; wastewater service is considered unavailable; these properties will be reliant on septic and will be subject to Lake Okeechobee BMAP Enhanced Septic/Sewer requirements. The availability and requirement to connect to the potable water system will be assessed during Final Engineering/Construction Plan Permitting.

Land Use Compatibility

The R-T-1 (Mobile Home and Single-Family Dwelling 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 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 Low-Medium Density Residential (LMDR). The proposed R-T-1 (Mobile Home and Single-Family Dwelling District) zoning is consistent with the LMDR 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 use changes are compatible with and serve existing neighborhoods.

FLU1.4.24 states that Orange County will encourage the use of vacant land within the Urban Service Area for redevelopment to improve existing conditions on-site.

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 trends in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

FLU8.2.11 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 as its contribution toward the Goals and Objectives in the Comprehensive Plan.

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.

SITE DATA

Existing Use	Vacant Residential
Adjacent Zoning	N: R-1A (Single-Family Dwelling District) 1957 E: R-1A (Single-Family Dwelling District) 1957 W: R-T-1 (Mobile Home & Single-Family Dwelling District) 2020 S: R-1A (Single-Family Dwelling District) 1957
Adjacent Land Uses	N: Detached Single-Family E: Religious Institution

W: Detached Single-Family

S: Detached Single-Family

R-T-1 (Mobile Home and Single-Family Dwelling District) Development Standards

Min. Lot Area:	4,500 sq. ft.
Min. Lot Width:	45 ft.
Max. Height:	35 ft.
Min. Living Area:	8 ft. x 35 ft. (minimum mobile home size)
Min. Living Area:	1,000 sq. ft. (minimum SFR size)
Building Setbacks:	
<i>Front:</i>	25 / 20 ft.
<i>Rear:</i>	25 / 20 ft.
<i>Side:</i>	5 ft.

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

Intent, Purpose, and Uses

The R-T-1 (Mobile Home Subdivision District) zoning district is composed of lands and structures where it is desirable to attain a low-medium density residential area consisting of mobile homes and single-family dwellings on single lots under individual ownership.

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

SPECIAL INFORMATION

Staff Comments

Environmental

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.

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

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

On lots of one acre or less within a BMAP Area, a RAP Area, or a PRP Area where a central wastewater system is not available, the installation of enhanced nutrient-reducing OSTDS that achieve at least 65 percent overall nitrogen reduction is required.

Contact the Florida Department of Health (FDOH) for individual determination and details of this enhanced OSTDS. Contact the utility provider regarding options to connect to sewer.

Transportation / Access

The proposed development program for a mobile home or a single-family home has a de minimis impact on the roadways. For the purposes of transportation analysis, a project is considered de minimis 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 not required for this request.

Utilities Service Area (Availability of services may vary)

Water: Taft Water Association
Wastewater: Orange County Utilities
Reclaim Water: Orange County Utilities

Detailed Utility Information:

This property is within Taft Water Association Water Service Area.

This property is within Orange County Utilities Wastewater, and Reclaimed Water Service Areas.

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

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 – April 16, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-T-1 (Mobile Home Subdivision District) zoning.

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 R-T-1 (Mobile Home Subdivision District) zoning. The applicant was present and agreed with the staff recommendation. Zero members of the public appeared during the public comment portion of the hearing.

Staff indicated that one hundred twenty (120) notices were sent to property owners and residents in a 500 foot radius surrounding the property, and that staff had received one zero (0) response in favor and zero (0) response in opposition of the request.

There was no discussion. A motion was made by Commissioner Arrington and seconded by Commissioner Rodriguez to recommend APPROVAL of the requested R-T-1 (Mobile Home Subdivision District) zoning. The motion was carried unanimously.

Motion / Second

Michael Arrington / Giancarlo Rodriguez

Voting in Favor

*Michael Arrington, Giancarlo Rodriguez, Jorge L Berrios
Trinidad, Camille Evans, David Boers, and George
Wiggins*

Voting in Opposition

None

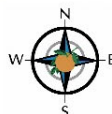
Absent

Eddie Fernandez, Marjorie Holt and Eric Gray

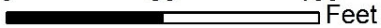
RZ-26-04-022



 Subject Property

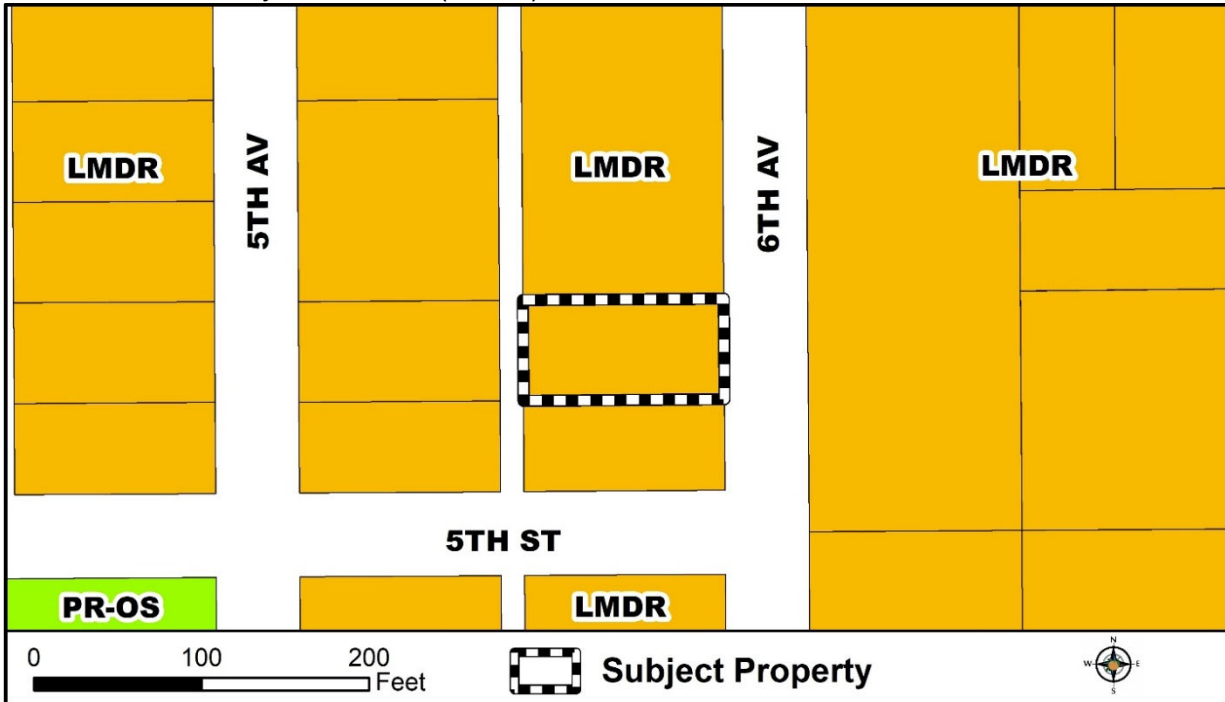


0 50 100 Feet



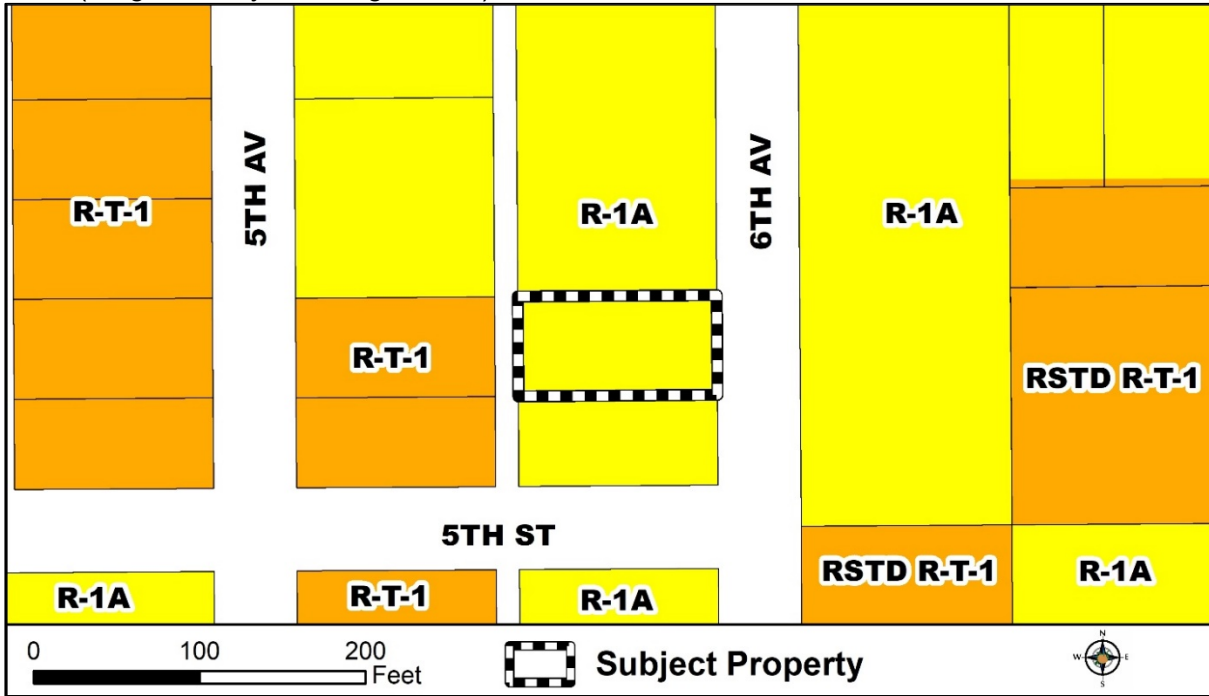
FUTURE LAND USE – CURRENT

Low-Medium Density Residential (LMDR)



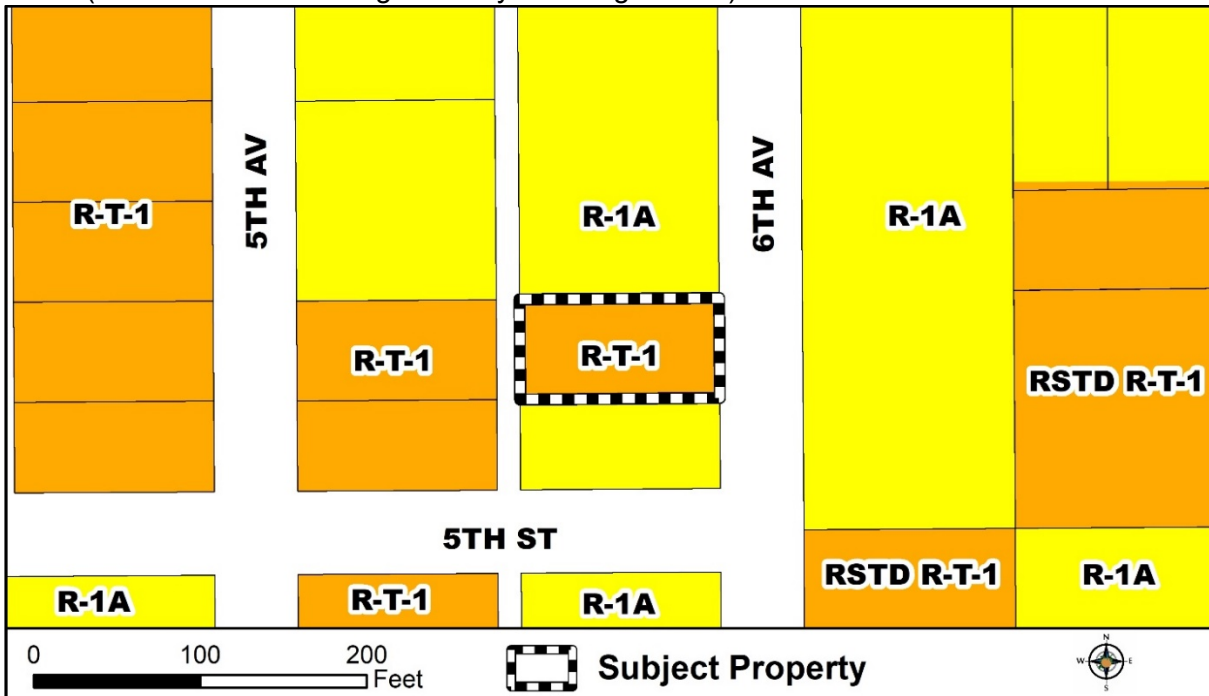
ZONING – CURRENT

R-1A (Single-Family Dwelling District)

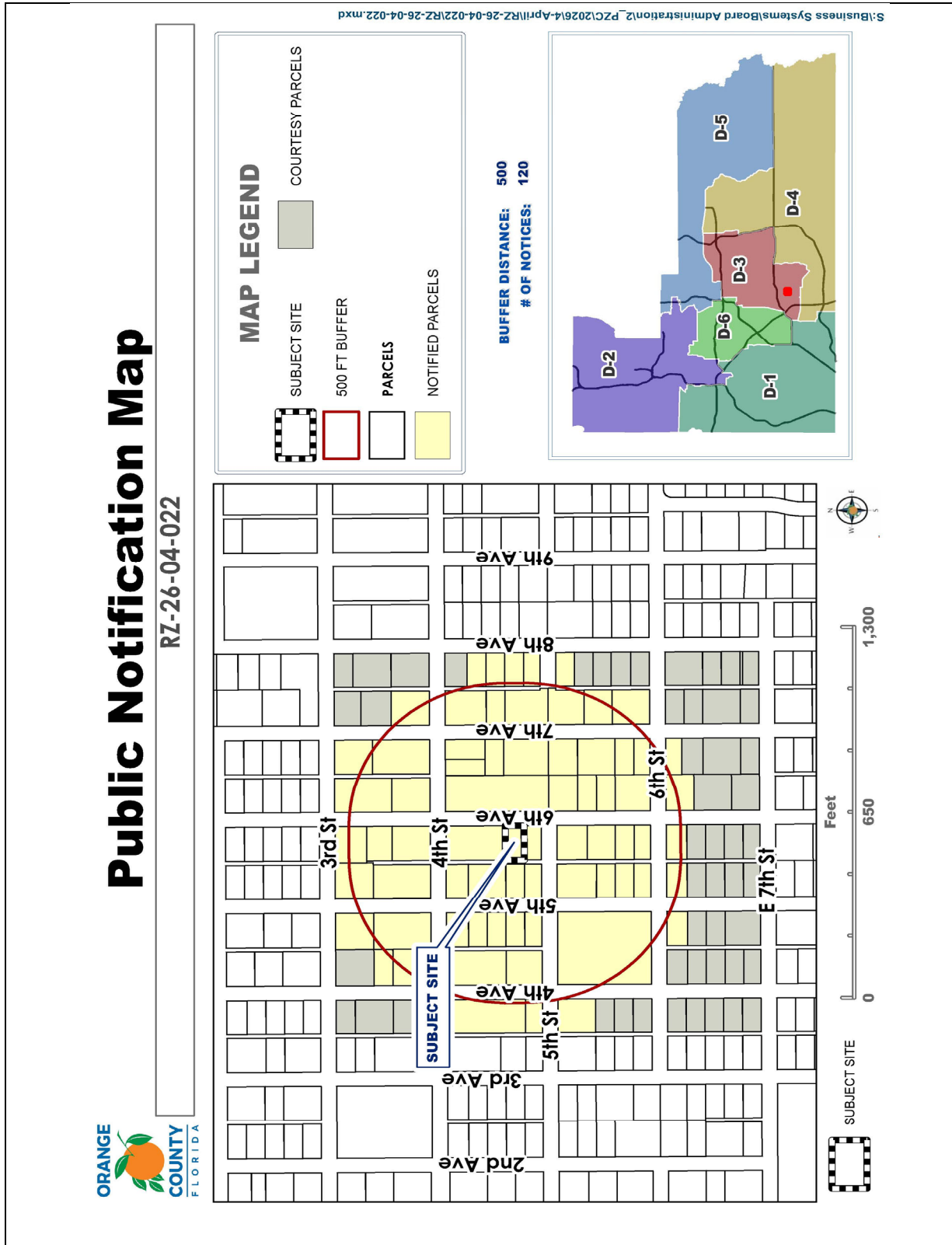


ZONING – PROPOSED

R-T-1 (Mobile Home and Single-Family Dwelling District)



NOTIFICATION MAP



Case Planner:
Sara M. Haid

**Rezoning Staff Report
Orange County Planning Division
PZC Hearing Date: April 16, 2026**

CASE # RZ-26-04-023

Commission District: #6

GENERAL INFORMATION

APPLICANT: Eric Wood, Team Market Group

OWNER: Romi Mawardi, Triple Five Enterprises, LLC

HEARING TYPE: Planning and Zoning Commission

REQUEST: **C-1** (Retail Commercial District) **to**
C-3 Restricted (Wholesale Commercial District)

LOCATION: 503 and 515 N John Young Pkwy and 2751, 2747, 2743 Michigan Ct; consisting of six properties generally located west of N Tampa Ave and south of W Colonial Drive.

PARCEL ID NUMBERS: 28-22-29-5460-00-081, 28-22-29-5460-00-089, 28-22-29-5460-00-090, 28-22-29-5460-00-078, 28-22-29-5460-00-079, and 28-22-29-5460-00-076

SIZE / ACREAGE: 0.91- gross acre

PUBLIC NOTIFICATION: The notification area for this public hearing was 800 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred forty (140) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: An in-person community meeting was held on March 24, 2026, with no residents in attendance.

PROPOSED USE: Commercial C-3 Uses

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested C-3 Restricted (Wholesale Commercial District) zoning, subject to the following restriction:

1. Billboards and pole signs shall be prohibited.

SUBJECT PROPERTY ANALYSIS

Overview

The subject properties were rezoned from R-2 (Residential District) to C-1 (Retail Commercial District) in 2001 and 2007, the three easternmost properties were rezoned in 2001 and the properties near John Young Parkway were rezoned in 2007. The current

and proposed zoning designation is consistent with the Future Land Use designation of Commercial (C).

Through this request, the applicant is seeking to rezone from C-1 (Retail Commercial District) to C-3 Restricted (Wholesale Commercial District) but have not specified a proposed use at this time.

The immediate area is developed with commercial and industrial uses including warehousing and the outdoor storage of vehicles with a variety of zoning designations including C-2 Restricted (General Commercial District), C-3 (Wholesale Commercial District), and R-2 (Residential District). Properties to the north and east are within the City of Orlando, zoned I-G (General Industrial) and I-C (Industrial-Commercial).

This property is within Orlando Utilities Commission Water Service Area. OUC indicated they currently have available capacity to serve the site. This property is within City of Orlando Wastewater and Reclaimed Water Service Area. The City of Orlando stated the properties currently do not have sanitary sewer or reclaimed water service available, but sewer availability may be subject to further evaluation if the properties are combined into a single commercial property.

Land Use Compatibility

The C-3 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 or pending cases.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Commercial (C). The proposed C-3 zoning is consistent with the C 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.

FLU8.2.11 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: City of Orlando I-G (General Industrial) E: City of Orlando I-C (Industrial-Commercial) W: City of Orlando I-G (General Industrial) S: C-2 Restricted (General Commercial District)
Adjacent Land Uses	N: Warehouse E: Warehouse W: Warehouse S: Vacant

C-3 Development Standards

Min. Lot Area:	12,000 sq. ft.
Max. Height:	75 ft. (35 ft. within 100 ft. of residential)
Min. Floor Area:	500 sq. ft.
Building Setbacks	

Front:	25 ft.
Rear:	15 ft. (30 ft. when abutting residential)
Side:	5 ft. (25 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 the C-3 district is to implement and be consistent with the commercial land use designation of the future land use map. The C-3 district is composed of land and structures where more intense commercial activity is located. This district must be located away from residential districts because it allows uses that are not compatible with residential districts.

A use shall be permitted in the C-3 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).

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 for future development, 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 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 review not required for non-residential development.

Community Meeting Summary

A community meeting was held on March 24, 2026, at the Rock Lake Elementary School Media Center. No residents attended the meeting.

Utilities Service Area (Availability of services may vary)

Water: OUC
Wastewater: Orlando
Reclaim Water: Orlando

Detailed Utility Information:

This property is within Orlando Utilities Commission Water Service Area. OUC indicated they currently have available capacity to serve the site.

This property is within City of Orlando Wastewater and Reclaimed Water Service Area. The City of Orlando stated the properties currently do not have sanitary sewer or reclaimed water service available, but sewer availability may be subject to further evaluation if the properties are combined into a single commercial property.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – April 16, 2026

Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested C-3 Restricted (Wholesale Commercial District) zoning, subject to the following restriction:

1. Billboards and pole signs shall be prohibited.

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 C-3 Restricted (Wholesale Commercial 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 forty (140) notices were sent to property owners within 800 feet from the subject property. A community meeting was held on March 24, 2026, there were no residents in attendance. To date, staff have not received any letters in support or opposition to this request. No members of the public spoke during the public comment portion of the hearing.

Commissioner Evans questioned the applicant about the proposed uses for the future, the applicant stated there is no proposed use at this time. Staff clarified there will not be a required buffer for this property as it abuts other Industrial/Commercial properties.

Commissioner Arrington made a motion to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested C-3 Restricted (Wholesale Commercial District) zoning, subject to one restriction. The motion was seconded by Commissioner Rodriguez and carried on a 6-0 vote.

Motion / Second

Michael Arrington / Giancarlo Rodriguez

Voting in Favor

*Michael Arrington, Giancarlo Rodriguez, Jorge L Berrios
Trinidad, Camille Evans, David Boers, and George
Wiggins*

Voting in Opposition

None

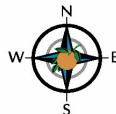
Absent

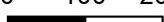
Eddie Fernandez, Marjorie Holt and Eric Gray

RZ-26-04-023



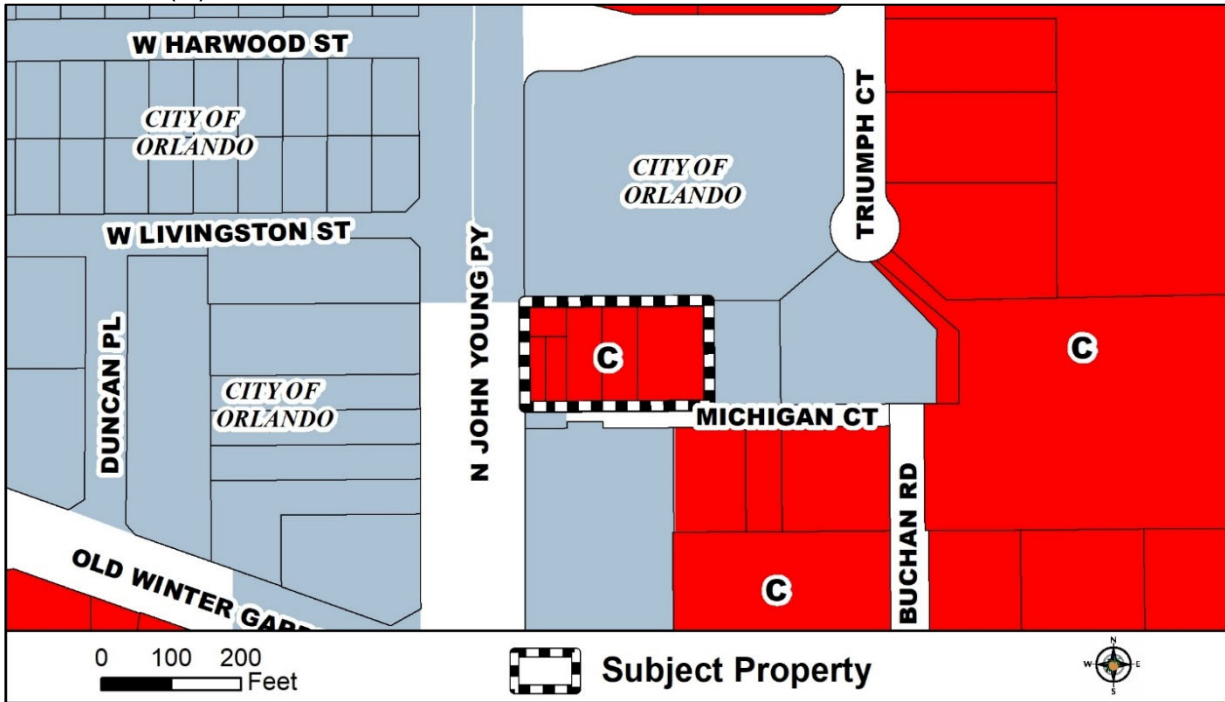
 Subject Property



0 100 200
 Feet

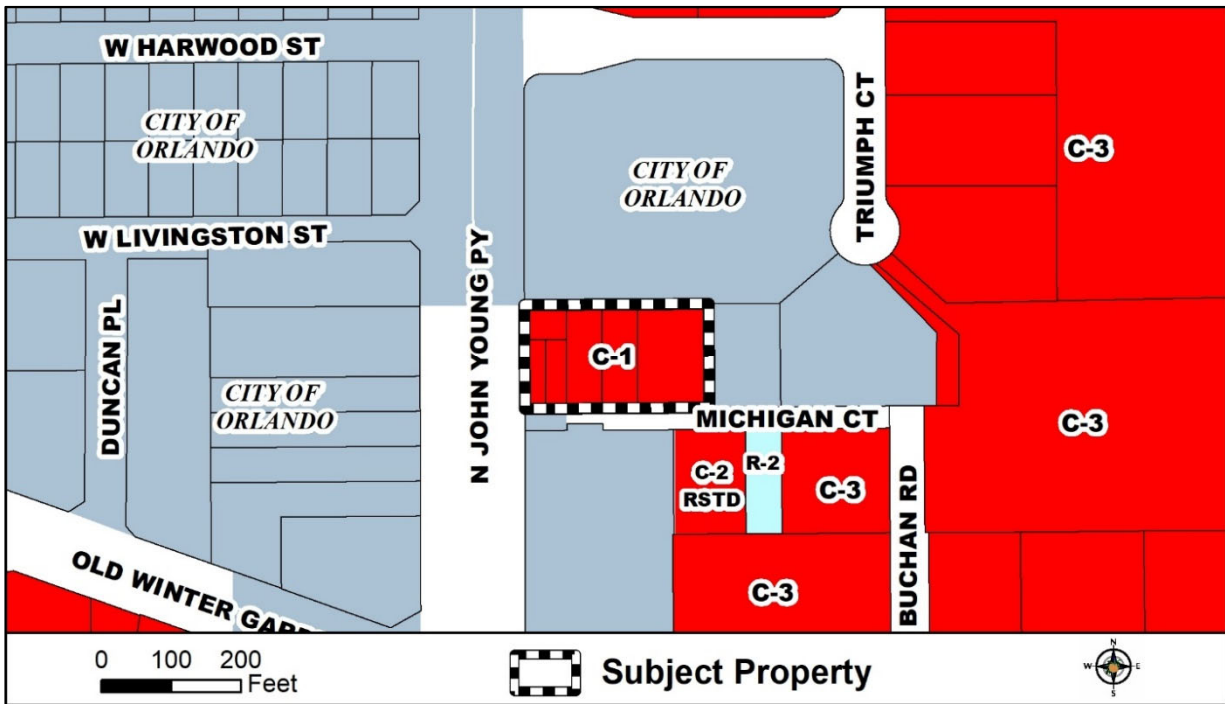
FUTURE LAND USE – CURRENT

Commercial (C)



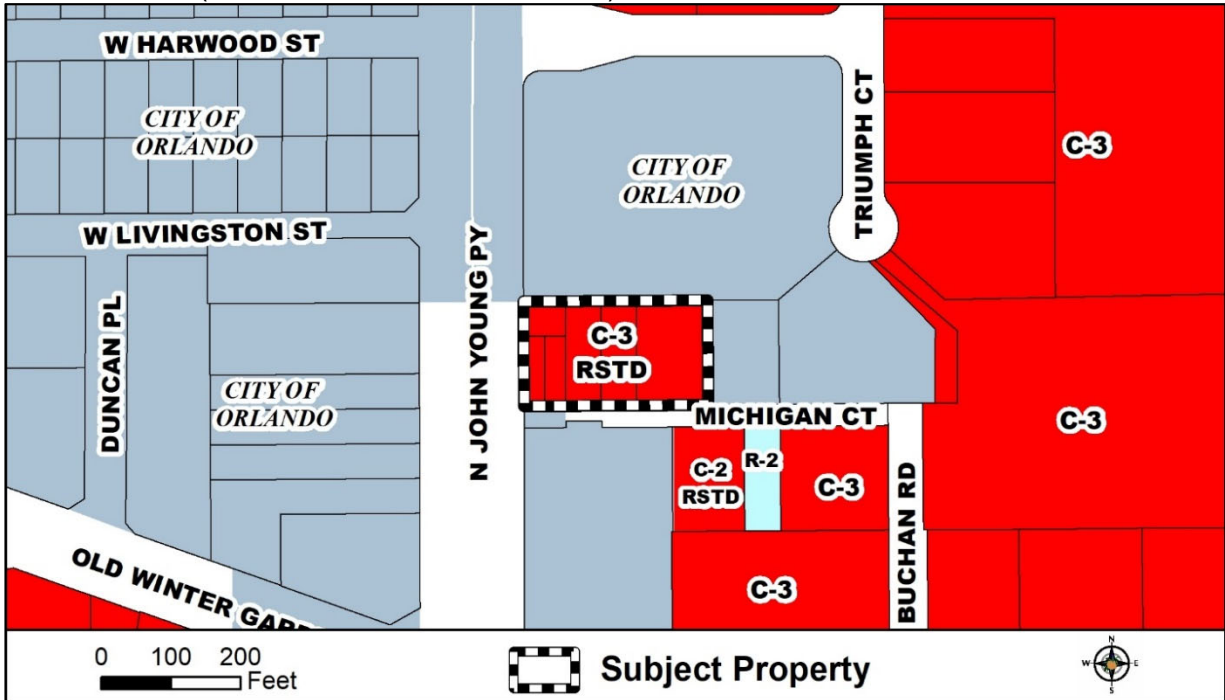
ZONING – CURRENT

C-1 (Retail Commercial District)



ZONING – PROPOSED

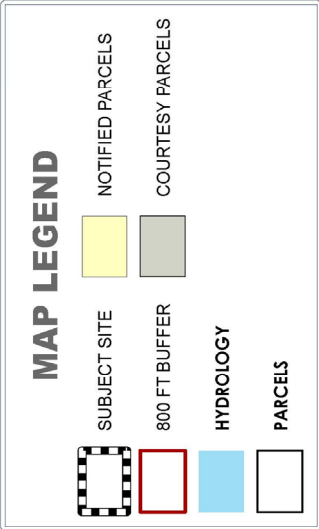
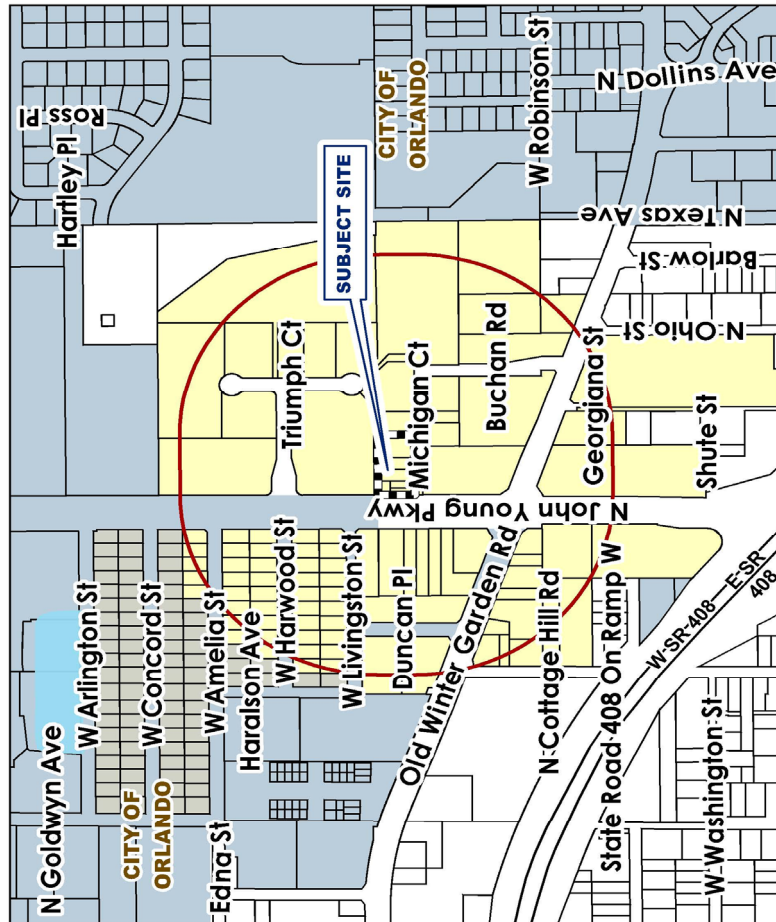
C-3 Restricted (Wholesale Commercial District)



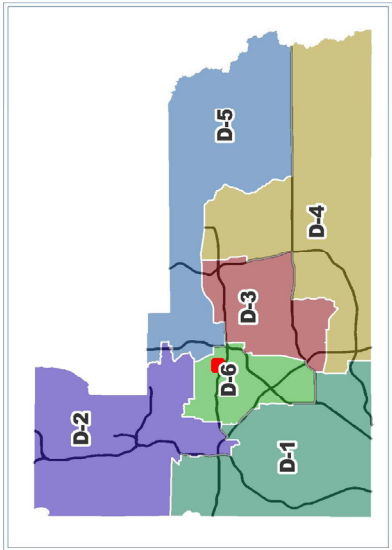
NOTIFICATION MAP

Public Notification Map

RZ-26-04-023



BUFFER DISTANCE: 800
 # OF NOTICES: 140



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