



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, October 24, 2023

2:00 PM

County Commission Chambers

23-1340

Case # RZ-23-07-057

Asif Huda Khan, August 17, 2023; District 3

Consideration: Request to rezone from A-2 (Farmland Rural District) to R-2 (Residential District) in order to construct up to 88 single-family attached dwelling units. The proposed development will be age restricted to 55+.

Location: District 3; property located at 1975 4th St; generally south of Pine street, west of Hoenstine avenue and north of 4th Street; Orange County, Florida (legal property description on file)

County staff added four (4) New Restrictions:

2. Development shall be limited to no more than fifty (50) dwelling units;
3. Development shall be limited to no more than two (2) stories in height;
4. Development shall be limited single-family detached homes, duplexes, triplexes, and/or quadraplexes; and
5. At the time of Preliminary Subdivision Plan review, a community meeting will be required to address site development standards including but not limited to landscape buffers along Hoenstine Avenue and 4th Street.

Based upon input from the District Commissioner and agreed upon by the applicant, the following restriction was added:

New Restriction # 6

6. Access to the development would be available from Pine Street and 4th Street with restriction of access from Hoenstine Avenue.


A motion was made by Commissioner Uribe, seconded by Commissioner Moore, to make a finding of consistency with the Comprehensive Plan; further approve, the request to rezone from A-2 (Farmland Rural District) to R-2 (Residential District) in order to construct up to 88 single-family attached dwelling units; further, approve the request subject to the one (1) restriction listed under the Development Review Committee recommendation in the Staff Report dated October 3, 2023; and further, approve five (5) new restrictions. The motion carried by the following vote:

Aye: 5 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, and Commissioner Gomez Cordero

Absent: 2 - Commissioner Bonilla, and Commissioner Scott



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 3RD DAY OF NOVEMBER 2023.

For 
DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

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