

CASE# RZ-19-06-015

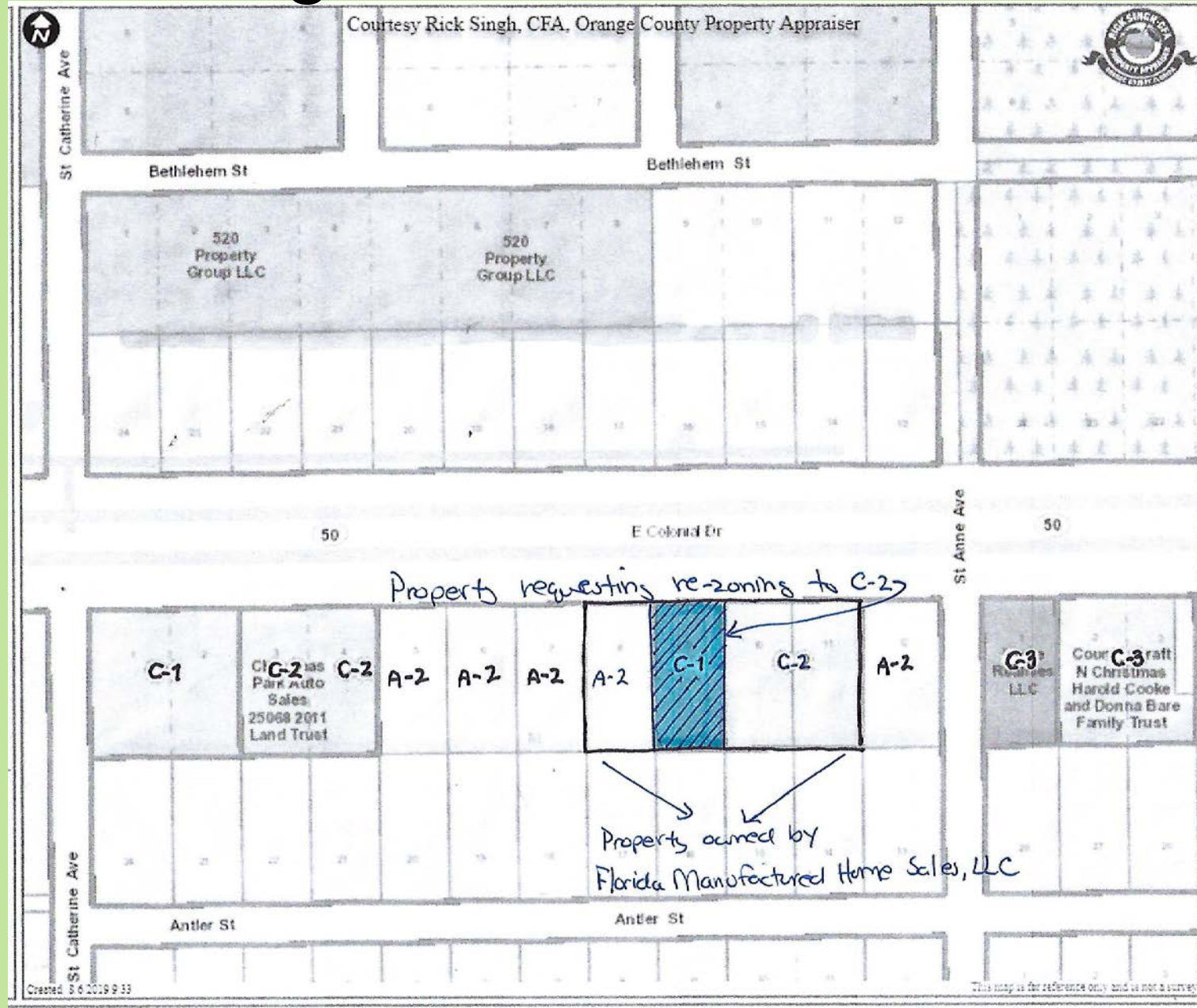
Request for change in current zoning from C-1 to C-2 on our property located at:

25140 E. Colonial Dr.

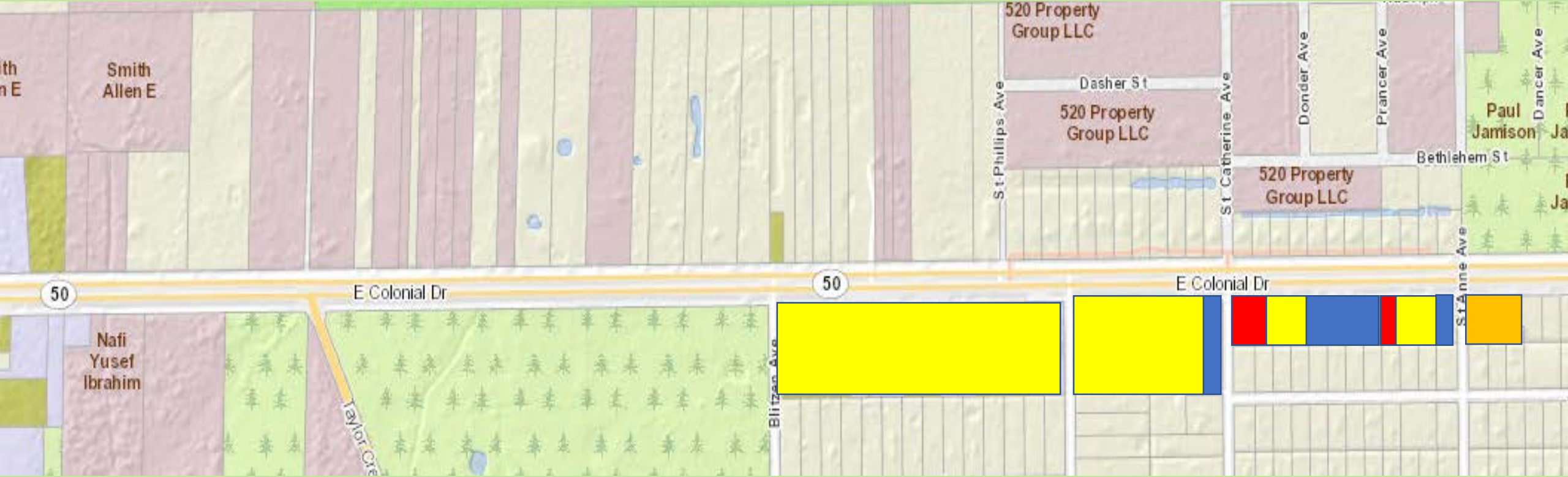
Christmas, FL 32709

34-22-33-1327-13-090

Current Zoning



Current Zonings in Christmas, FL



A-2

C-2

C-1

C-3

Special Exception Criteria

Section 38-78

Orange County Code stipulates specific criteria to be met for all Special Exception requests. No application for a Special Exception can be approved unless the BZA finds that the following criteria are met:

1. The use shall be consistent with the Comprehensive Policy Plan.
2. The use shall be similar and compatible with the surrounding area and shall be consistent with the pattern of surrounding development.
3. The use shall not act as a detrimental intrusion into a surrounding area.
4. The use shall meet the performance standards of the district in which the use is permitted.
5. The use shall be similar in noise, vibration, dust, odor, glare, heat producing and other characteristics that are associated with the majority of uses currently permitted in the zoning district.
6. Landscape buffer yards shall be in accordance with section 24-5 of the Orange County Code. Buffer yard types shall track the district in

1. The use shall be consistent with the Comprehensive Policy Plan.

Our company services and supplies manufactured homes to families in need in our community and throughout Central Florida. Our goal is to have mobile homes on display for these families to see what products we have available.

Our community is saturated with outdated and in some cases unlivable mobile homes. Since Hurricane Irma hit in 2017 we have had the privilege of helping at least 30 families purchase and move into new mobile homes in Orange County

2. The use shall be similar and compatible with the surrounding area and shall be consistent with the pattern of surrounding development.

Within .6 of a mile in the stretch of Highway 50 in the Christmas community there are:

- 15 C-2 properties
- 2 C-1 properties
- 5 A-2 properties

Changing this one C-1 property to C-2 is consistent with the pattern of the surrounding development.

3. The use shall not act as a detrimental intrusion into a surrounding area.

This property will be joined to a property that is already in the business of selling mobile homes. This is not a new business. We have been in business in the Christmas area since 1983 and still hold the same phone number.

Our community is plagued with older mobile homes that are not only an eyesore for our community but are also dangerous for the occupants. We offer a lower cost and quicker alternative to site built homes. Our company offers turnkey projects which means once we are done the homes have had all inspections, skirting has been

Prior to our company purchasing this land there had been a gas station and car lot there. What we are proposing to use the property for now is not only to show mobile homes, but will also be much friendlier to the environment and the homes around it.

4. The use shall meet the performance standards of the district in which the use is permitted.

There are several other business's and churches in this area that attract the same amount of customer traffic. These business's organizations are church's, bars, convenience stores, post office, car lots, tourist attractions and parks. The small expansion of our business would not inflict any more impact then these business's.

5. The use shall be similar in noise, vibration, dust, odor, glare, heat producing and other characteristics that are associated with the majority of uses currently permitted in the zoning district.

Our business consist of a small customer base and has no manufacturing basis to it at all.

Our regular business hours during the week are 9:00-5:00 , Saturday 10:00-3:00 and closed on Sundays.

The majority of uses in this area is C-2 which is the zoning change we are requesting.

6. Landscape buffer yards shall be in accordance with section 24-5 of the Orange County Code. Buffer yard types shall track the district in which the use is permitted.

Our company owns the two lots to the east of property in question (both zoned C-2) and we also own the property to the west of it (zoned A-2). Our company is willing to do what we need for the comfort of our neighbors and to enhance the quality of our community.

Since the beginning of 2017, we have sold 56 new homes.

Out of those 56 homes, 26 of them were in the East Orange County area.

Out of those 26 homes 9 of these homes were existing homes and unlivable.

After sending out a plea in the community, we had over 75 neighbors/residence sign in favor this rezoning.

We are a small business that supports several other small business in the East Orange County area and have employees who live in the community.

We thank you for any and all consideration that the Board is willing to give us.

Sonrise Mobile Home Sales: PZA Rezoning Information

James R. Morrison, Florida Manufactured Home Sales, LLC; Rezoning Case #RZ-19-06-015. Request to consider the rezoning and appeal of the June 20, 2019 Planning and Zoning commission denial for rezoning in the name of James R. Morrison with Florida Manufactured Home Sales, LLC to rezone 0.52 acres from C-1 (retail commercial) to C-2 (general commercial) in order to allow the outdoor sales, display, and storage of mobile homes and sheds. Two out of our three lots are already zoned as C-2, we are now seeking to have our 3rd lot zoned the same. The public hearing will be on August 20, 2019 at 2PM, at 201 South Rosalind Ave in Orlando, in which you are invited to attend. If you are unable to attend but are in agreeance with the rezoning of Florida Manufactured Home Sales, please print your name below, along with your property address. If you have any questions or would like further information please contact the Orange County Planning Division, 407-836-5600; email: Eric.RaaschJR@ocfl.net

We thank you greatly for your time, and your support in helping to expand our company.

Printed Name:

Property Address:

1.	Carol Goyette	903 Cupid Ave Christmas FL 32709
2.	Gretchen Berg	25358 Antlers Christmas
3.	Deborah Stewart	1193 St Andrews Christmas
4.	Myra Clark	25049 Antlers ST Xmas
5.	Jessica Parrott	25358 Antlers Christmas 32709
6.	Albert Key	25358 Antlers Christmas
7.	Nicole Warren	25004 Mathew St 32109
8.	Meagan McQuinn	21271 Fort Ann Stmas Rd 32709
9.	Hope Reed	
10.	Reese Dyell	
11.	Michael Lane	
12.	Jackie Ramsey	25154 Antlers St Christmas FL 32709
13.	Mi McQuinn	229 N Ft Ann Stmas Rd Christmas FL 32709
14.	Austin Lee	23768 Christmas Cemetery Road
15.	Mya Clark	1026 Cupid Ave

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Printed Name:

Property Address:

1. Shannon Gilliam	1026 Cupid Ave
2. Kedi Gilliam	1026 Cupid Ave
3. Keria Johnson	25429 Bartholomew St
4. Heather Gwood	25429 Bartholomew St
5. Mike Allen	830 St Catherine Ave
6. Theresa Barton	1026 Cupid Ave
7. Chuck Gwiazdowski	1316 St. Catherine
8. Christopher Morrison	1404 St. Nicholas Ave.
9. Brandon Newvers	25154 Antler Street
10. Jackie Ramsey	25154 Antler Street
11. Laurie Boger	26055 E. Colonial dr
12. Mark Boger	26055 E. Colonial dr
13. Angela Cooney	24237 E Colonial Dr.
14. Teresa Minor	mathew st.
15. Randy Laney	24237 E Colonial Dr.

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Printed Name:

Property Address:

1. Idella McRae	25214 E Colonial Dr Adjacent to C2 Westside
2. Ralph M Fisher	25213 Antler St.
3. Judith Vice	'
4. Joshua Vice	'
5. Keith Pamplin	1722 Duthie Ln.
6. Justin Hulca	21279 Ft Christmas Rd
7. Alan D Elliott	1810 Duthie Ln.
8. Laci B. Elliott	1810 Duthie Ln.
9. Mary Elliott	1810 Duthie Ln.
10. Charles Mann	24701 E. Colonial DR
11. ONYIO RAY	25116 E Colonial OR
12. Birch Watson	24927 E Colonial DR
13. Kura Miller	25041 Bartholomew St.
14. Danny Miller	25041 BARTHOLOMEW ST.
15. Jeff Parrott	25358 Antler St.

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Printed Name:

Property Address:

1.	Charles Soren	1316 St Catherine Ave
2.	Carrie Barker	23823 Sigler Ave.
3.	Todd Jazdzewski	24605 Comet Str
4.	VENNIS HENDERSON	21901 E Colonial Dr
5.	Kim Smith	23301 Sigler Ave
6.	Kim Evans	25026 Luke St.
7.	Jim Clendenon	25017 Luke St.
8.	Sharon Pynes	25049 E Colonial Dr
9.	Bill Pynes	25049 E Colonial Dr
10.	Kate Shur	25016 Antler St Ch...
11.	Edward Bliss	25209 Celestial St
12.	Michael C. Perry	25314 Luke St
13.	Tami Sawyer	25310 Bartholomew St.
14.	A.J. Davis	25435 Celestial St.
15.	Robert Bales	816 St Catherine Ave

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Printed Name:

Property Address:

1.	Jimmie Ramsey	3364 Taylor Creek Rd
2.	Donna Tomlinson	24829 E Colonial DR
3.	RICHARD WHITNEY	25264 BARTHOLOMEW
4.	WEST Mackin	25025 E. COLONIAL DR.
5.	James Lee	25206 CELESTIAL ST
6.	Renee Tiemann	24429 Comet St.
7.	John Moore	24700 E COLONIAL DR
8.	Mike Ramsey	23027 Ft Christmas Rd
9.	Don Tomlinson	25456 E Colonial
10.	Jimmy Couch	25137 Mathew St
11.	Ricky Walker	22212 Ft Christmas Rd
12.	James Hudson	24629 Comet Street
13.	Jerry Morris	1331 cupid ^{DR}
14.	J.R. Pamplin	23651 Cometary Rd.
15.	Brian Sorenson	21667 Ft. Christmas Rd.

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Printed Name:

Property Address:

1.	Brad Hulen	25004 Mathew St.
2.	Adam Fetterly	• XMAS
3.	Michelle Gaynor	24605 Comet St
4.	Patricia King	24836 Bartholomew St -
5.	Teressa Minor	Mathew St
6.	Cliff Chris Pampin	• Mathew St.
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Printed Name:

Property Address:

1.	SALAZAR, LARRY	25114 MATHEW ST.
2.	Todd Nott Co	PO Box 270 Christmas FL
3.	John Edge	PO Box 229 Christmas 32709
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