

# Orange County Florida Board of County Commissioners

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APPEAL OF REZONING CASE RZ-23-06-048

PRESENTED BY GAIL VANDE WOUDE

OCTOBER 24, 2023

# Land Use Compatibility

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- Zoning for R1 states that all development must be in keeping with the character of the surrounding area and not adversely impact adjacent properties.
- FLU 1.4.2 states that Orange County will ensure that land use changes are compatible with and serve the existing community.
- Development standard requirements include, but are not limited to:
  - Minimum lot size
  - Minimum living area
  - Lot setbacks



New development at 1011 Venetian Avenue and existing home at 1013 Venetian Avenue





New construction at 1011 Hunter Avenue and existing home at 1021 Hunter Avenue



1. 1011 Hunter Avenue in relationship to 1006 Venetian Avenue

2. 1011 Hunter Avenue in relationship to 1008 Venetian Avenue



# Current Flooding and Runoff Issues

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- The community already struggles with serious flooding issues, which the current infrastructure and drainage system is inadequate to handle.
- Allowing larger structures will result in larger roof lines and increased impervious spaces.



West side of 1011  
Hunter Avenue





# 1025 Hunter Avenue

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4005 Grant Blvd, between Hunter Avenue and Venetian Avenue



# Side and back yard of 4005 Grant Blvd.

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# 1020 Venetian Avenue (back yard, front yard & interior)

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1014 Venetian Avenue

This is my property, which is situated between two raised septic fields

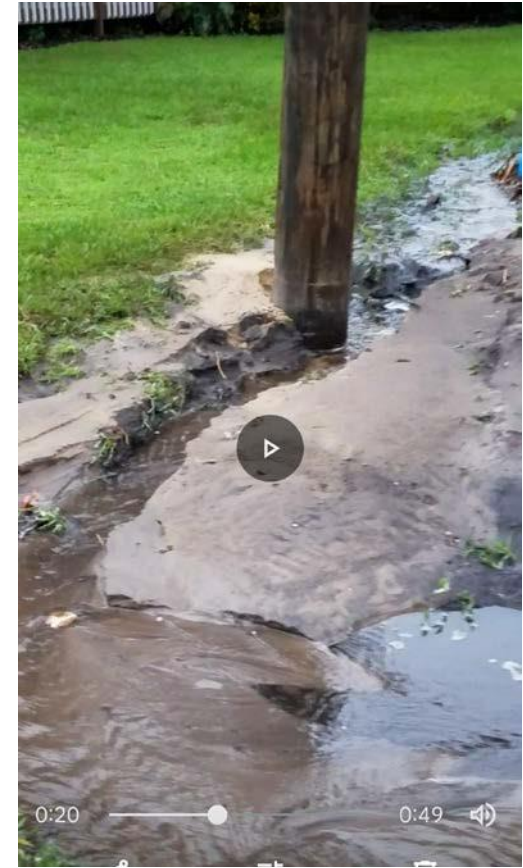


# 1014 Venetian Avenue

Photos 1 & 2 show the back yard, adjacent to 1012 Venetian Avenue

Photo 3 shows runoff caused by new development at 1016 Venetian Avenue

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1014 Venetian Avenue, east side of yard looking towards  
1016 Venetian Avenue



# Existing Storm Water Drainage

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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.



1. 1030 Hunter Avenue drainage
  2. Washed out corner of Hunter Avenue & Grant Blvd.
  3. Drainage looking east to west on Hunter Avenue
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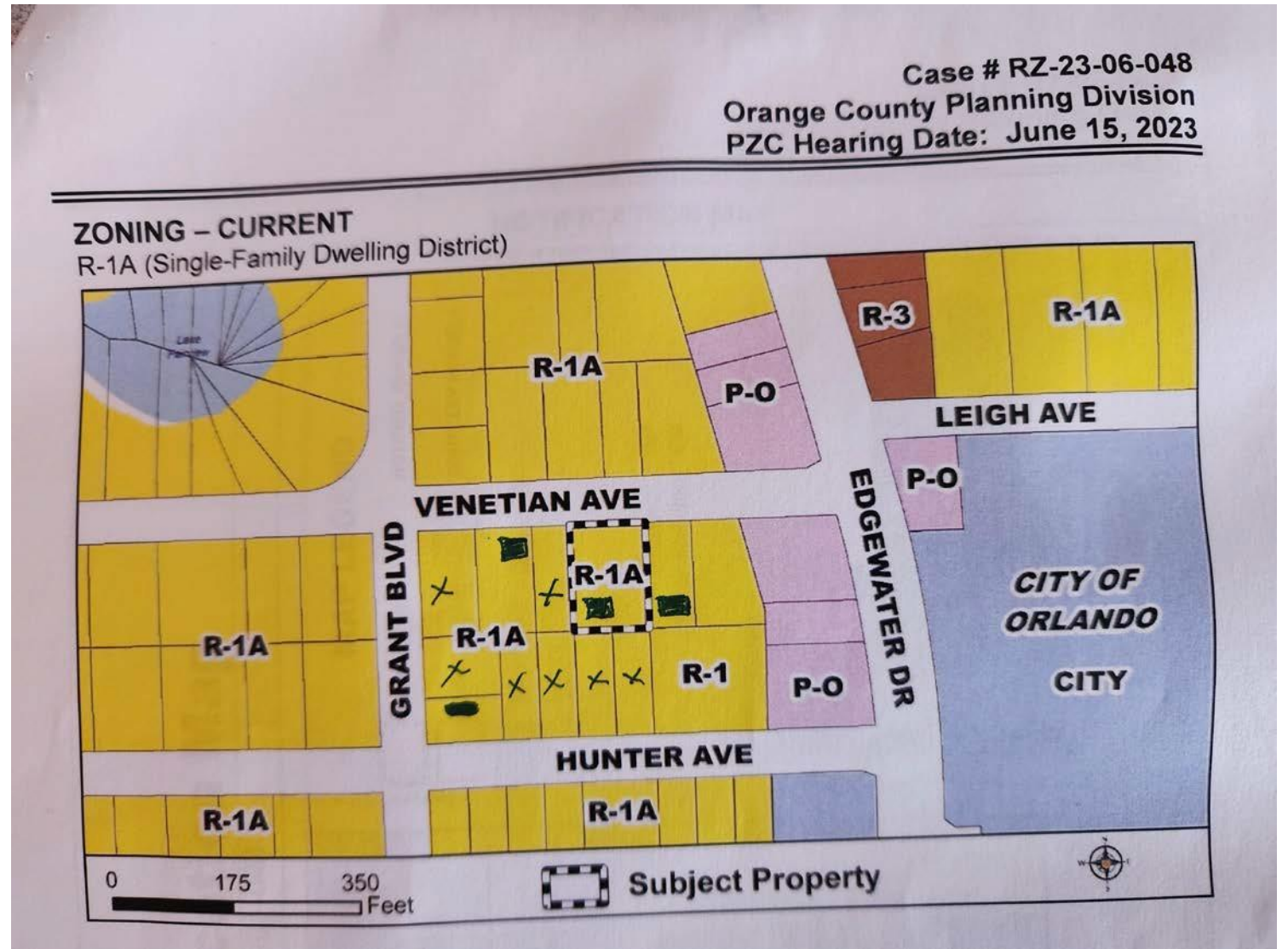
1. Water collection grate on Venetian Avenue
  2. Drainage from west to east on Venetian Avenue
  3. Drainage along Grant Blvd. looking from Hunter
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# Map of Raised Septic and Flooding

- Properties denoted with a rectangle have raised septic tanks.
- Lots denoted with an X indicate the homes that are subject to flooding.





Thank you for your time and  
consideration.

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