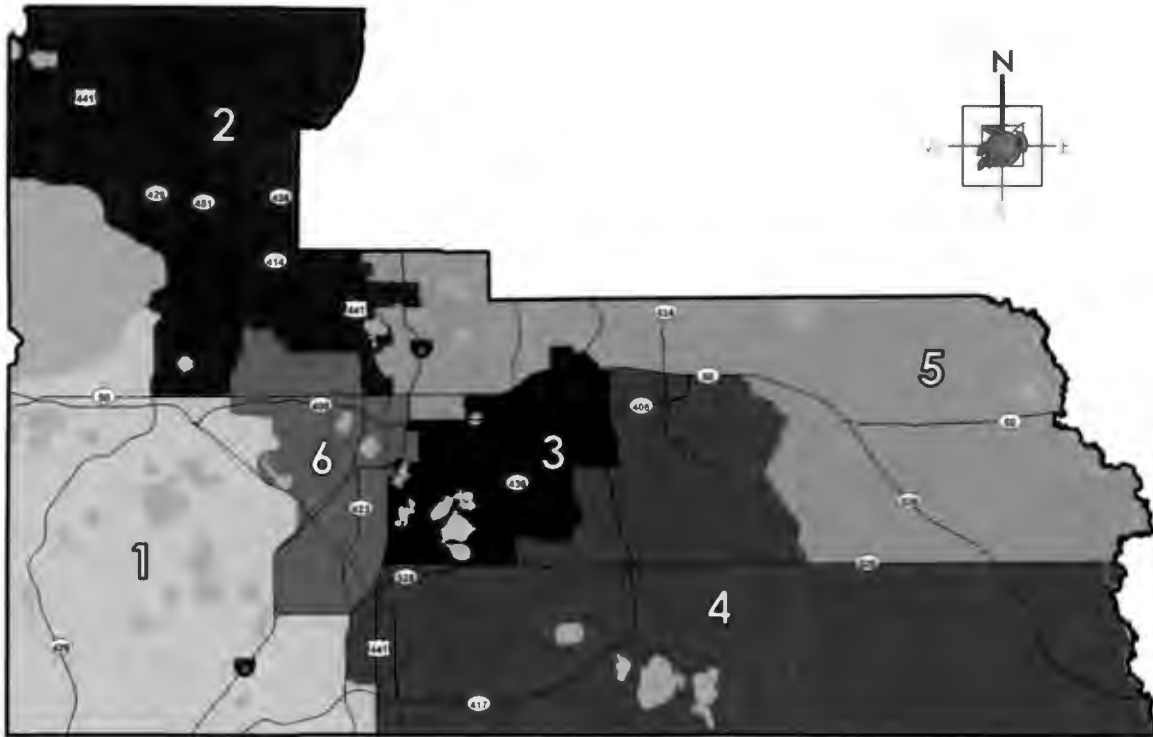




PLANNING AND ZONING COMMISSION
LOCAL PLANNING AGENCY

REZONING RECOMMENDATIONS

NOVEMBER 15, 2018



PREPARED BY:

ORANGE COUNTY GOVERNMENT
PLANNING DIVISION | CURRENT PLANNING SECTION

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



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November 15, 2018

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I. CONVENTIONAL REZONING PUBLIC HEARINGS					
RZ-18-11-050 Adel Abdalla	R-CE to P-O	1	Approval with 4 Restrictions	Approval with 4 Restrictions	No
RZ-18-11-051 Ivan Matos	I-1 / I-5 to I-4	4	Denial	Denial	No
RZ-18-11-052 Edward J. Williams	R-1 to R-2	3	Denial	Continued to 12/20/2018 PZC Hearing	N/A
RZ-18-11-053 Brian Kittle	R-1 to R-1	4	Approval	Approval	No

SITE and BUILDING REQUIREMENTS

Orange County Code Section 38-1501. Basic Requirements

District	Min. lot area (sq. ft.) ^m	Min. living area (sq. ft.)	Min. lot width (ft.)	Min. front yard (ft.) ^a	Min. rear yard (ft.) ^a	Min. side yard (ft.)	Max. building height (ft.)	Lake setback (ft.)
A-1	SFR - 21,780 (½ acre) Mobile Home - 2 acres	850	100	35	50	10	35	a
A-2	SFR - 21,780 (½ acre) Mobile Home - 2 acres	850	100	35	50	10	35	a
A-R	108,900 (2½ acres)	1,000	270	35	50	25	35	a
R-CE	43,560 (1 acre)	1,500	130	35	50	10	35	a
R-CE-2	2 acres	1,200	250	45	50	30	35	a
R-CE-5	5 acres	1,200	185	50	50	45	35	a
R-1AAAA	21,780 (1/2 acre)	1,500	110	30	35	10	35	a
R-1AAA	14,520 (1/3 acre)	1,500	95	30	35	10	35	a
R-1AA	10,000	1,200	85	25 ^h	30 ^h	7.5	35	a
R-1A	7,500	1,200	75	20 ^h	25 ^h	7.5	35	a
R-1	5,000	1,000	50	20 ^h	20 ^h	5 ^h	35	a
R-2	One-family dwelling, 4,500	1,000	45 ^c	20 ^h	20 ^h	5 ^h	35	a
	Two dwelling units (DUs), 8,000/9,000	500/1,000 per DU	80/90 ^d	20 ^h	30	5 ^h	35	a
	Three DUs, 11,250	500 per DU	85 ^j	20 ^h	30	10	35	a
	Four or more DUs, 15,000	500 per DU	85 ^j	20 ^h	30	10 ^b	35	a
R-3	One-family dwelling, 4,500	1,000	45 ^c	20 ^h	20 ^h	5	35	a
	Two DUs, 8,000/ 9,000	500/1,000 per DU	80/90 ^d	20 ^h	20 ^h	5 ^h	35	a
	Three dwelling units, 11,250	500 per DU	85 ^j	20 ^h	30	10	35	a
	Four or more DUs, 15,000	500 per DU	85 ^j	20 ^h	30	10 ^b	35	a
R-L-D	N/A	N/A	N/A	10 for side entry garage, 20 for front entry garage	15	0 to 10	35	a
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	35	a
R-T-1								
SFR	4,500 ^c	1,000	45	25/20 ^k	25/20 ^k	5	35	a
Mobile home	4,500 ^c	Min. mobile home size 8 ft. x 35 ft.	45	25/20 ^k	25/20 ^k	5	35	a
R-T-2	6,000	SFR 500	60	25	25	6	35	a
(prior to 1/29/73)		Min. mobile home size 8 ft. x 35 ft.						
R-T-2 (after 1/29/73)	21,780 ½ acre	SFR 600	100	35	50	10	35	a
		Min. mobile home size 8 ft. x 35 ft.						

<i>District</i>	<i>Min. lot area (sq. ft.)^m</i>	<i>Min. living area (sq. ft.)</i>	<i>Min. lot width (ft.)</i>	<i>Min. front yard (ft.)^a</i>	<i>Min. rear yard (ft.)^a</i>	<i>Min. side yard (ft.)</i>	<i>Max. building height (ft.)</i>	<i>Lake setback (ft.)</i>
NR	One-family dwelling, 4,500	1,000	45 <i>c</i>	20	20	5	35/3 stories <i>k</i>	<i>a</i>
	Two DUs, 8,000	500 per DU	80/90 <i>d</i>	20	20	5	35/3 stories <i>k</i>	<i>a</i>
	Three DUs, 11,250	500 per DU	85	20	20	10	35/3 stories <i>k</i>	<i>a</i>
	Four or more DUs, 1,000 plus 2,000 per DU	500 per DU	85	20	20	10	50/4 stories <i>k</i>	<i>a</i>
	Townhouse, 1,800	750 per DU	20	25, 15 for rear entry driveway	20, 15 for rear entry garage	0, 10 for end units	40/3 stories <i>k</i>	<i>a</i>
NAC	Non-residential and mixed use development, 6,000	500	50	0/10 maximum, 60% of building frontage must conform to max. setback	15, 20 adjacent to single-family zoning district	10, 0 if buildings are adjoining	50 feet <i>k</i>	<i>a</i>
	One-family dwelling, 4,500	1,000	45 <i>c</i>	20	20	5	35/3 stories <i>k</i>	<i>a</i>
	Two DUs, 11,250	500 per DU	80 <i>d</i>	20	20	5	35/3 stories <i>k</i>	<i>a</i>
	Three DUs, 11,250	500 per DU	85	20	20	10	35/3 stories <i>k</i>	<i>a</i>
	Four or more DUs, 1,000 plus 2,000 per DU	500 per DU	85	20	20	10	50 feet/4 stories, 65 feet with ground floor retail <i>k</i>	<i>a</i>
Townhouse, 1,800	750 per DU	20	25, 15 for rear entry driveway	20, 15 for rear entry garage	0, 10 for end units	40/3 stories <i>k</i>	<i>a</i>	
NC	Non-residential and mixed use development, 8,000	500	50	0/10 maximum, 60% of building frontage must conform to max. setback	15, 20 adjacent to single-family zoning district	10, 0 if buildings are adjoining	65 feet <i>k</i>	<i>a</i>
	One-family dwelling, 4,500	1,000	45 <i>c</i>	20	20	5	35/3 stories <i>k</i>	<i>a</i>
	Two DUs, 8,000	500 per DU	80 <i>d</i>	20	20	5	35/3 stories <i>k</i>	<i>a</i>
	Three DUs, 11,250	500 per DU	85	20	20	10	35/3 stories <i>k</i>	<i>a</i>
	Four or more DUs, 1,000 plus 2,000 per DU	500 per DU	85	20	20	10	65 feet, 80 feet with ground floor retail <i>k</i>	<i>a</i>
Townhouse	750 per DU	20	25, 15 for rear entry driveway	20, 15 for rear entry garage	0, 10 for end units	40/3 stories <i>k</i>	<i>a</i>	
P-O	10,000	500	85	25	30	10 for one- and two-story bldgs., plus 2 for each add. story	35	<i>a</i>
C-1	6,000	500	80 on major streets (see Art. XV); 60 for all other streets <i>e</i> ; 100 ft. for corner lots on major streets (see Art. XV)	25	20	0; or 15 ft. when abutting residential district; side street, 15 ft.	50; or 35 within 100 ft. of all residential districts	<i>a</i>

District	Min. lot area (sq. ft.) ^m	Min. living area (sq. ft.)	Min. lot width (ft.)	Min. front yard (ft.) ^a	Min. rear yard (ft.) ^a	Min. side yard (ft.)	Max. building height (ft.)	Lake setback (ft.)
C-2	8,000	500	100 on major streets (see Art. XV); 80 for all other streets ^f	25, except on major streets as provided in Art. XV	15; or 20 when abutting residential district	5; or 25 when abutting residential district; 15 for any side street	50; or 35 within 100 feet of all residential districts	a
C-3	12,000	500	125 on major streets (see Art. XV); 100 for all other streets ^g	25, except on major streets as provided in Art. XV	15; or 20 when abutting residential district	5; or 25 when abutting residential district; 15 for any side street	75; or 35 within 100 feet of all residential districts	a

District	Min. front yard (feet)	Min. rear yard (feet)	Min. side yard (feet)	Max. building height (feet)
I-1A	35	25	25	50, or 35 within 100 ft. of any residential use or district
I-1 / I-5	35	25	25	50, or 35 within 100 ft. of any residential use or district
I-2 / I-3	25	10	15	50, or 35 within 100 ft. of any residential use or district
I-4	35	10	25	50, or 35 within 100 ft. of any residential use or district

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 a minimum of 50 feet 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 the lakeshore protection ordinance and the conservation ordinance, 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 covered patio, 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.
- 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. ft. 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 and the duplex lot size is 8,000 square feet. For detached units the minimum duplex lot width is 90 feet and the duplex lot size is 9,000 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. For duplex lots that:
 - (i) are either platted or lots of record existing prior to 3/3/97, and
 - (ii) are 75 feet in width or greater, but are less than 90 feet, and
 - (iii) have a lot size of 7,500 square feet or greater, but less than 9,000 square feet are deemed to be vested and shall be considered as conforming lots for width and/or size.
- e** Corner lots shall be 100 [feet] on major streets (see Art. XV), 80 [feet] for all other streets.
- f** Corner lots shall be 125 [feet] on major streets (see Art. XV), 100 [feet] for all other streets.
- g** Corner lots shall be 150 [feet] on major streets (see Art. XV), 125 [feet] for all other streets.
- 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%.
- m** Based on gross square feet.

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-18-11-050

Commission District: #1

GENERAL INFORMATION

APPLICANT	Adel A. Abdalla
OWNERS	Paul Deter, Peggy Deter, Ronald Deter, Mary West, Lisa Garber, Richard Deter
HEARING TYPE	Planning and Zoning Commission
REQUEST	R-CE (Country Estate District) to P-O (Professional Office District)
LOCATION	11253 S. Apopka Vineland Road, or generally at the southeast corner of the intersection of S. Apopka Vineland Road and 1st Street, west of Commercial Street, and north of 2nd Street.
PARCEL ID NUMBER	15-24-28-6211-85-190
TRACT SIZE	0.313-gross acre
PUBLIC NOTIFICATION	The notification area for this public hearing was 1,300 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Ninety (90) notices were mailed to those property owners in the mailing area. A community meeting was not required for this application.
PROPOSED USE	Professional Office

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested P-O (Professional Office District) zoning, subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) A Type "D" buffer 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 at least three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years;

- 3) The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping and paved surfaces) prior to the accommodation of any non-residential uses on the property; and
- 4) Any development, redevelopment, or improvement to the site shall comply with the Buena Vista North District Standards.

IMPACT ANALYSIS

Land Use Compatibility

The P-O (Professional Office District) zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Office (O). The P-O (Professional Office District) zoning is consistent with the Office FLUM designation and the following Comprehensive Plan provisions:

FLU1.1.4(A) states that office uses can act as a transitional use between two different types of land use or land use intensities.

FLU1.1.5 states that Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. Infill is defined as development consistent with the Infill Master Plan (2008).

FLU1.4.1 states 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.

GOAL FLU2 states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

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.

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: R-CE (Country Estate District) E: R-CE (Country Estate District) W: R-CE (Country Estate District) S: R-CE (Country Estate District)
Adjacent Land Uses	N: Undeveloped Land E: Single-Family Residence W: Undeveloped Land S: Undeveloped Land

P-O (PROFESSIONAL OFFICE DISTRICT) DEVELOPMENT STANDARDS*

Min. Lot Area:	10,000 sq. ft.
Min. Lot Width:	85 ft.
Max. Height:	35 ft.
Min. Floor Area:	500 sq. ft.

Building Setbacks:	
<i>Front:</i>	25 ft.
<i>Rear:</i>	30 ft.
<i>Side:</i>	10 ft.

Intent, Purpose, and Uses

The intent and purpose of the P-O (Professional Office District) zoning is to provide for and encourage development of a wide variety of high quality functional and attractive professional office centers in accordance with adopted county development plans and policies as well as establish standards which promote high quality site development of individual office structures and larger office centers, both of which are properly oriented toward arterial roads and compatible with adjoining properties. The P-O district also encourages the provision of professional services at the neighborhood and community levels, and to provide sites large enough to permit landscaped open spaces and off-street parking facilities.

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

Subject Property Analysis

The subject property is located at 11253 S. Apopka Vineland Road, or generally at the southeast corner of the intersection of S. Apopka Vineland Road and 1st Street, west of Commercial Street, and north of 2nd Street. The subject property is designated Office (O) on the Future Land Use Map (FLUM). The Office designation on the subject property and surrounding properties is the result of a result of FLUM Amendment 99-2-B-1-1, a staff-initiated amendment to adopt FLU designations consistent with the findings of the 1999 Orange Center Land Use Study. This analysis focused on a 226-acre area in southwest Orange County along the Apopka-Vineland Road corridor, situated at the edge of the intense tourist commercial development and attractions of the Lake Buena Vista/Walt Disney World area. The study evaluated land uses to identify appropriate transitional uses between tourist-oriented Lake Buena Vista and existing planned single-family residential development to the north of the defined study area boundary. Adoption of Amendment 99-2-B-1-1 assigned new Future Land Use designations to properties within the study area.

The subject property is also located within the Buena Vista North (BVN) overlay district. Most development with the BVN overlay is required to rezone as Planned Development (PD). However, Orange County Code Section 38-1391.1 specifies several exceptions that do not require a PD. These include a single-family development of four (4) units or less, freestanding professional office buildings that either have a gross floor area (GFA) of less than thirty-five hundred (3,500) square feet or are one-half (0.5) acre in land area, a freestanding house of worship or government institution with a GFA of less than five thousand (5,000) square feet or are one-half (0.5) acre in land area, and redevelopment of existing structures where there is neither an increase in GFA nor an increase in land size. The exception for freestanding office buildings applies only to an office use and does not apply to other uses permitted within the Professional Office zoning district. Existing development surrounding the subject property is characterized by a mixture of uses, including religious uses, office uses, residential, and undeveloped land. In March, 2004, the parcel located at the corner of S. Apopka Vineland Road and 2nd street, to the southwest of the subject property was rezoned from R-CE (Country Estate District) to P-O (Professional Office District) to allow for the current real estate office use.

Comprehensive Plan (CP) Amendment

A CP amendment is not required for this application, as the requested zoning is consistent with the underlying Office (O) Future Land Use Map (FLUM) designation.

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.

Community Meeting Summary

A community meeting was not required for this request.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a Joint Planning Area.

Overlay District Ordinance

The subject property is located within the Buena Vista North Overlay District.

Airport Noise Zone

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

Environmental

The applicant shall use caution to prevent erosion during construction along the boundary of the property and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Any miscellaneous garbage, waste and construction debris or demolition debris, or waste material found on site during clearing and grading shall be properly disposed of off-site according to the solid waste and hazardous waste regulations.

Any existing septic tanks or wells (potable or irrigation water supply wells) onsite shall be properly abandoned prior to earthwork or construction. Contact the Department of Health (DOH) for the septic system and both DOH 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. There are specific guidelines and limitations for commercial and industrial uses.

Transportation / Access

Based on the Concurrency Management System database dated September 28, 2018, there are no failing roadway segments within the project impact area and capacity is available to be encumbered. This information is dated and subject to change. The applicant will be required to obtain an approved capacity encumbrance letter prior to

obtaining a building permit. The applicant may also be required to submit a traffic study prior to obtaining an approved capacity encumbrance letter and building permit.

Code Enforcement

There are no active Code Enforcement violations on the subject property.

Utilities

Water:	Orange County Utilities	A 16-inch watermain is located within Apopka Vineland Road right-of-way.
Wastewater:	Orange County Utilities	A 12-inch forcemain is located within Apopka Vineland Road right-of-way.
Reclaim Water:	Orange County Utilities	A 16-inch reclaimed water main within Apopka Vineland right-of-way, approximately 1,100 feet north of the site.

Schools

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

Orange County Parks and Recreation reviewed this request, but did not provide any objections or comments.

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 – (November 15, 2018)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested P-O (Professional Office District) zoning, subject to the following restrictions:

Restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) A Type “D” buffer 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 at least three

- (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years;
- 3) The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping and paved surfaces) prior to the accommodation of any non-residential uses on the property; and
- 4) Any development, redevelopment, or improvement to the site shall comply with the Buena Vista North District Standards.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

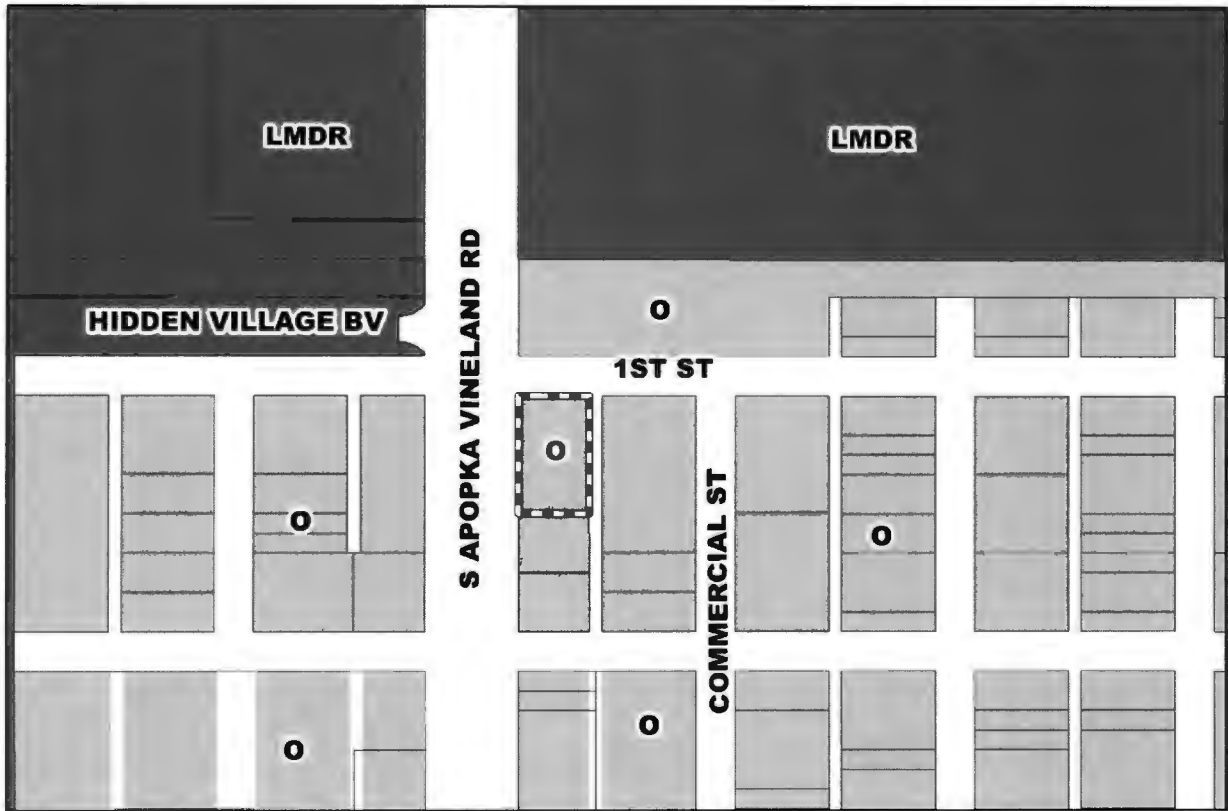
The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend approval of the requested P-O (Professional Office District) zoning, subject to four (4) restrictions.

Staff indicated that ninety (90) notices were mailed to surrounding property owners within a buffer extending beyond 900 feet from the subject property, with zero (0) commentaries received in opposition to this request, and zero (0) received in support. The applicant was not present and there were no members of the public present to speak about this request.

Following limited discussion, a motion was made by Commissioner Wean and seconded by Commissioner Melwani to recommend approval of the P-O (Professional Office District) zoning, subject to four (4) restrictions. The motion was carried on an 8-0 vote.

Motion / Second	<i>Paul Wean / Yog Melwani</i>
Voting in Favor	<i>Paul Wean, Yog Melwani, Tina Demostene, Pat DiVecchio, James Dunn, Jose Cantero, William Gusler, and Paul Wean</i>
Voting in Opposition	<i>None</i>
Absent	<i>JaJa Wade</i>

RZ-18-11-050



Subject Property



Subject Property

Future Land Use Map

FLUM: Office (O)

APPLICANT: Adel Abdalla

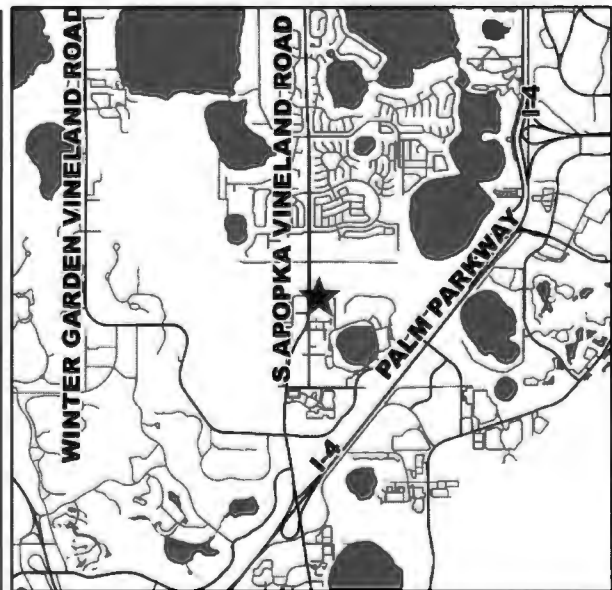
LOCATION: 11253 S. Apopka Vineland Road, or generally at the southeast corner of the intersection of S. Apopka Vineland Road and 1st Street, west of Commercial Street, and north of 2nd Street.

TRACT SIZE: 0.313-gross acre

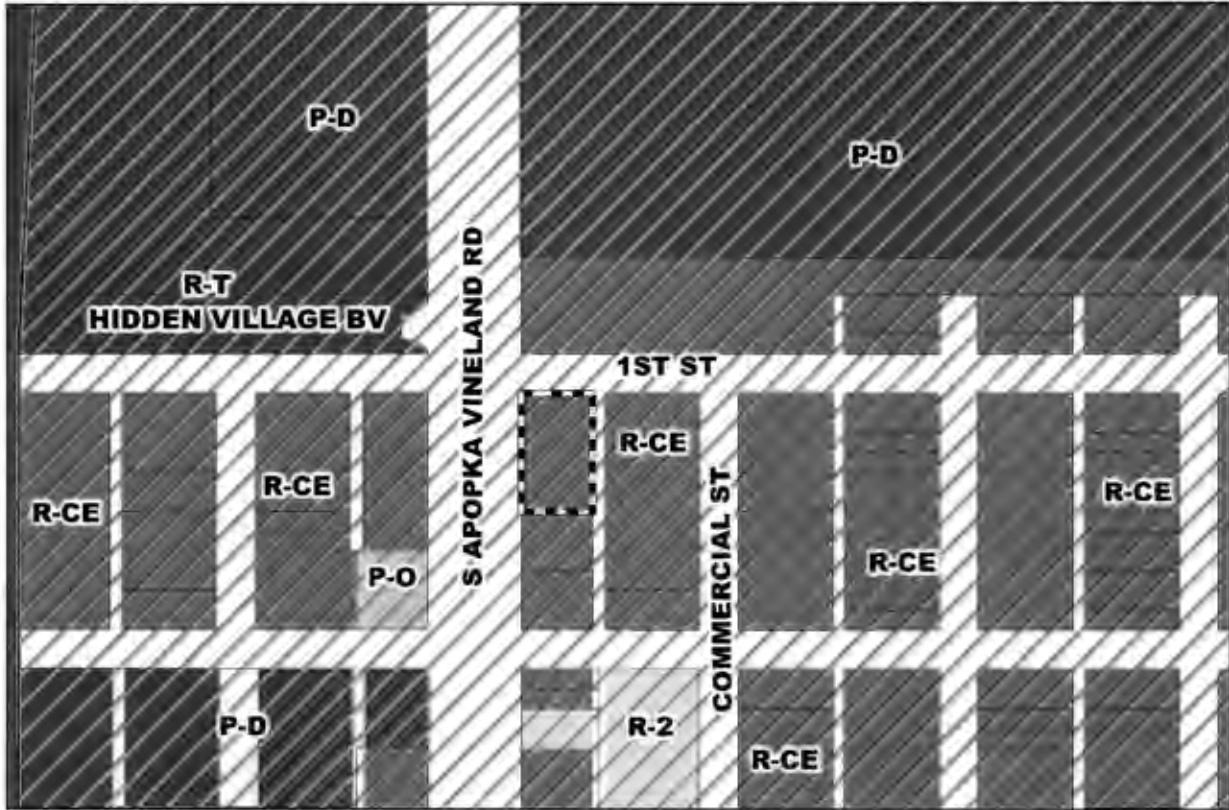
DISTRICT: # 1

S/T/R: 15/24/28

1 inch = 200 feet



RZ-18-11-050



Subject Property



Subject Property

Buena Vista North Overlay District

Zoning Map

ZONING: R-CE(Country Estate District)
 P-O(Professional Office District)

APPLICANT: Adel Abdalla

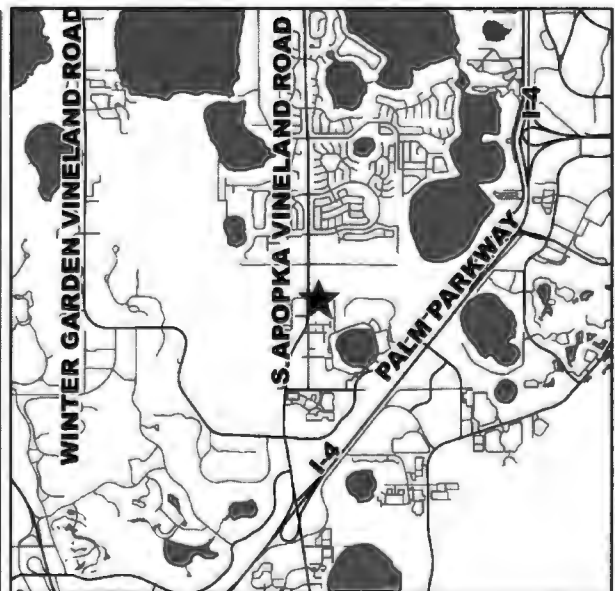
LOCATION: 11253 S. Apopka Vineland Road, or generally at the southeast corner of the intersection of S. Apopka Vineland Road and 1st Street, west of Commercial Street, and north of 2nd Street.

TRACT SIZE: 0.313-gross acre

DISTRICT: # 1

S/T/R: 15/24/28

1 inch = 200 feet



RZ-18-11-050



 Subject Property



1 inch = 175 feet



Public Notification Map

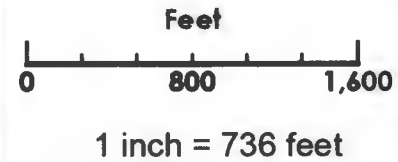
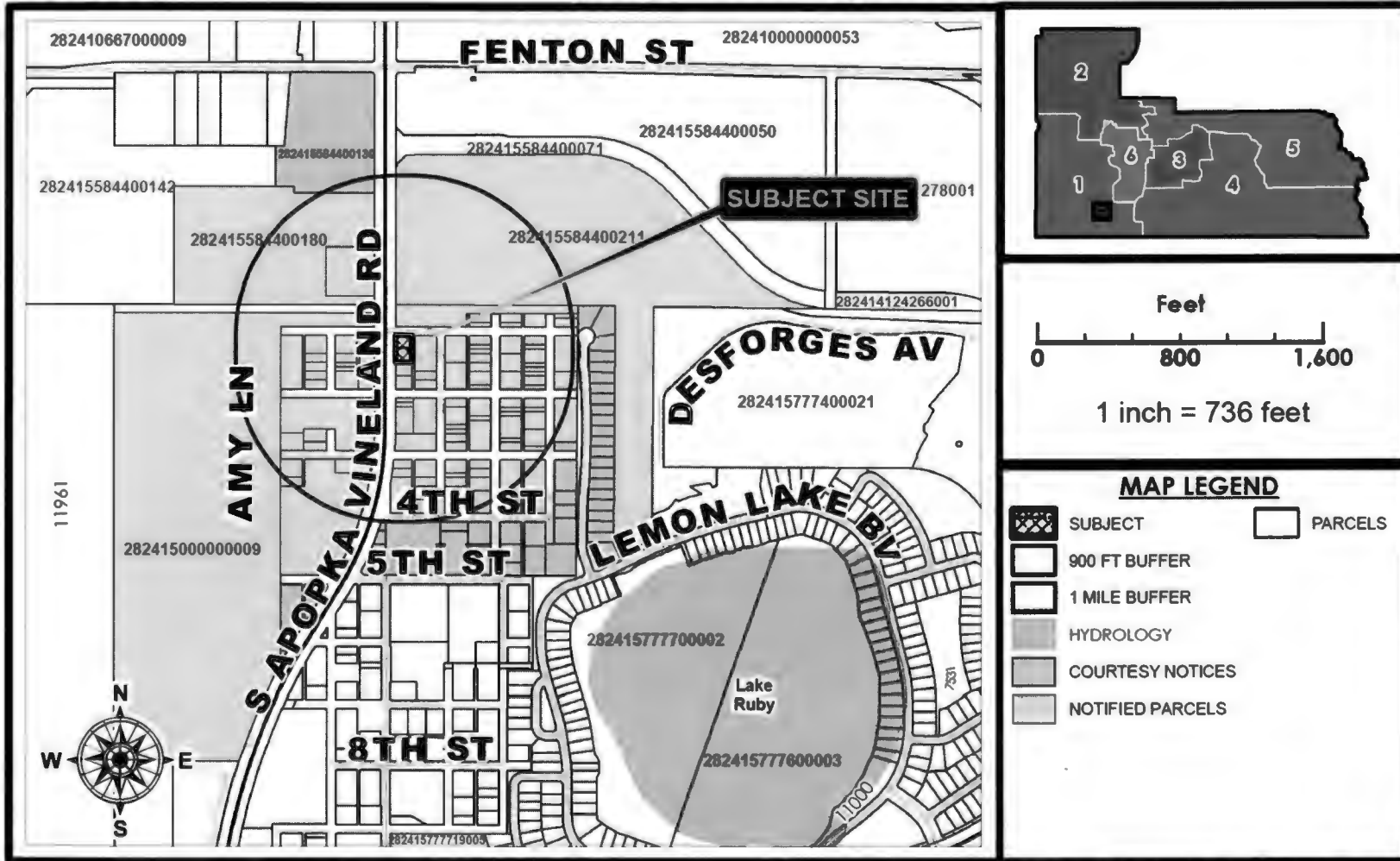
RZ-18-11-050

900 FT BUFFER, 90 NOTICES

PZC Recommendation Report

11

November 15, 2018



MAP LEGEND

- SUBJECT
- PARCELS
- 900 FT BUFFER
- 1 MILE BUFFER
- HYDROLOGY
- COURTESY NOTICES
- NOTIFIED PARCELS

S:\Business Systems\Board Administration\PZC\2018\11-NOVEMBER\RZ-18-11-050\RZ-18-11-050.mxd

Orange County Planning Division
PZC Hearing Date: October 18, 2018
Case # RZ-18-11-050

CASE # RZ-18-11-051
Commission District: #4

GENERAL INFORMATION

APPLICANT	Ivan Matos
OWNERS	Dilenis Cruz, Felix Cruz
HEARING TYPE	Planning and Zoning Commission
REQUEST	I-1/I-5 (Industrial District) to I-4 (Industrial District)
LOCATION	Generally located on the east side of Wetherbee Road, north of Jetstream Drive, and south of Palmbay Drive.
PARCEL ID NUMBER	13-24-29-7268-00-630
TRACT SIZE	1.63 acres
PUBLIC NOTIFICATION	The notification area for this public hearing was 1500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred two (202) notices were mailed to those property owners in the mailing area. A community meeting was not required for this application.
PROPOSED USE	Salvage Yard

STAFF RECOMMENDATION

PLANNING

Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested I-4 (Industrial District) zoning.

ALTERNATIVE RECOMMENDATION

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-4 (Industrial District) zoning, subject to the following restrictions:

- 1) Billboards and pole signs shall be prohibited; and
- 2) The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping and paved surfaces) prior to the accommodation of any I-4 uses; and

- 3) The site shall be restricted to the salvage yard use and those uses permitted in the I-1/I-5 zoning district as identified by the letter "P" in the use table set forth in section 38-77 of the Orange County Code.

IMPACT ANALYSIS

Land Use Compatibility

The I-4 (Industrial District) zoning would allow for development that is incompatible with the character of the surrounding area and may impact adjacent properties.

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Industrial (IND). While the requested I-4 (Industrial District) zoning is technically consistent with the underlying Industrial FLUM designation, it is inconsistent 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.

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 Industrial
Adjacent Zoning	N: A-2 (Farmland Rural District) (1957)
	E: PD (Planned Development) (1991)

W: A-2 (Farmland Rural District) (1957)

S: I-1/I-5 (Industrial District) (2002)

Adjacent Land Uses

N: Railroad Right-Of-Way
E: Outdoor Storage of Portable Storage Containers
W: Railroad Right-Of-Way
S: Undeveloped Land

I-4 (Industrial District) Development Standards

Max. Height: 50 feet (35 feet within 100 feet of any residential use or district)

Building Setbacks

Front: 35 feet

Rear: 10 feet

Side: 25 feet

Intent, Purpose, and Uses

The intent and purpose of the I-4 industrial district is to provide for industrial operations of all types, which may produce such by-products as odor, smoke, dust, and noise, to provide space for industries which employ the processing of bulk materials and which require space for open storage of materials, to establish and maintain standards which will permit a wide variety of processing activities, and to establish and maintain standards which will protect adjacent residential and commercial developments.

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

Subject Property Analysis

The subject property is located on Wetherbee Road, or generally located on the east side of Wetherbee Road, north of Jetstream Drive, and south of Palmbay Drive. The property is currently undeveloped and has no direct access to Wetherbee Road.

Today, the surrounding area is developed with varying intensities of industrial uses including warehousing, outdoor storage, automobile storage, and manufacturing. The more intense uses are generally located to the west of S. Orange Avenue with less intense uses, including the subject property, generally located to the east. Additionally, the subject parcel is located adjacent to the Jetport Center PD, which prohibits junk, salvage, and wrecking yard uses.

Comprehensive Plan (CP) Amendment

A CP amendment is not required for this application, as the requested zoning is consistent with the underlying Industrial (IND) Future Land Use Map (FLUM) designation.

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.

Community Meeting Summary

A community meeting was not required for this request.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a Joint Planning Area.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

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

Environmental

To prevent erosion along the boundary of the property, into adjacent wetlands and buffers, and into all drainage facilities and ditches, construction and operation will require Best Management Practices (BMPs) for erosion control.

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection (FDEP) by the developer.

Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.

Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.

Contact the Department of Health (DOH) for any septic systems, and the Water Management District, as well as the DOH, for wells.

The property is located adjacent but outside the Orlando Jetport Center PD. It has been cleared since approximately 2002.

Transportation / Access

Based on the Concurrency Management System database dated 09/28/18, there are no failing roadway segments within the project impact area and capacity is available to be encumbered. This information is dated and subject to change. The applicant will be required to obtain an approved capacity encumbrance letter prior to obtaining a building permit. The applicant may be required to submit a traffic study prior to obtaining an approved capacity encumbrance letter and building permit.

Code Enforcement

There are no active Code Enforcement violations on the subject property.

Utilities

Water:	Orlando Utilities Commission	
Wastewater:	Orange County Utilities	10-inch gravity main and 12-inch forcemain within Jetstream Drive right-of-way
Reclaim Water:	Orange County Utilities	Not currently available

Schools

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

Orange County Parks and Recreation did not comment on this case, as it does not involve an increase in residential units or density.

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 – (November 15, 2018)

Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested I-4 (Industrial 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 inconsistency with the Comprehensive Plan and recommend denial of the requested I-4 (Industrial District) zoning.

Staff indicated that two hundred two (202) notices were mailed to surrounding property owners within a buffer extending beyond 1,500 feet from the subject property, with one (1) commentary received in favor of this request, and one (1) commentary received in opposition. The applicant was present and there were no members of the public present to speak about this request.

Following a discussion pertaining to the compatability of the requested I-4 (Industrial District) zoning with the surrounding area and access to the subject parcel, a motion was made by Commissioner DiVecchio and seconded by Commissioner Gusler to recommend denial of the requested I-4 (Industrial District) zoning. The motion carried on an 8-0 vote.

Motion / Second

Pat DiVecchio / William Gusler

Voting in Favor

Pat DiVecchio, William Gusler, Tina Demostene, Paul Wean, Jose Cantero, Gordon Spears, James Dunn, and Yog Melwani

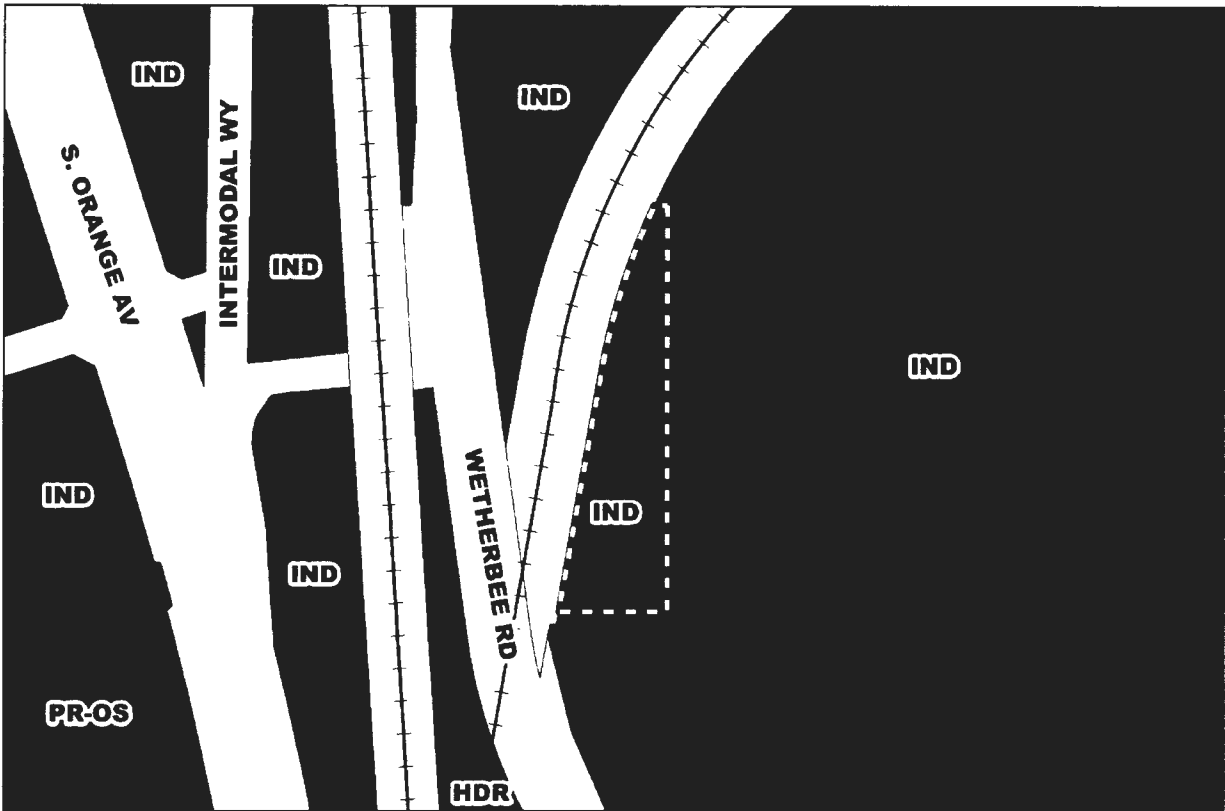
Voting in Opposition

None

Absent

JaJa Wade

RZ-18-11-051



 Subject Property



★ Subject Property

Future Land Use Map

FLUM: Industrial (IND)

APPLICANT: Ivan Matos

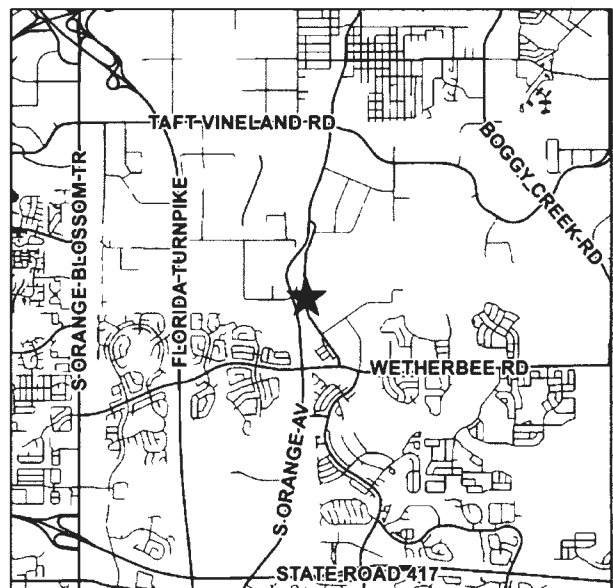
LOCATION: Generally located on the east side of Wetherbee Road, north of Jetstream Drive, and south of Palmbay Drive

TRACT SIZE: 1.631-gross acre

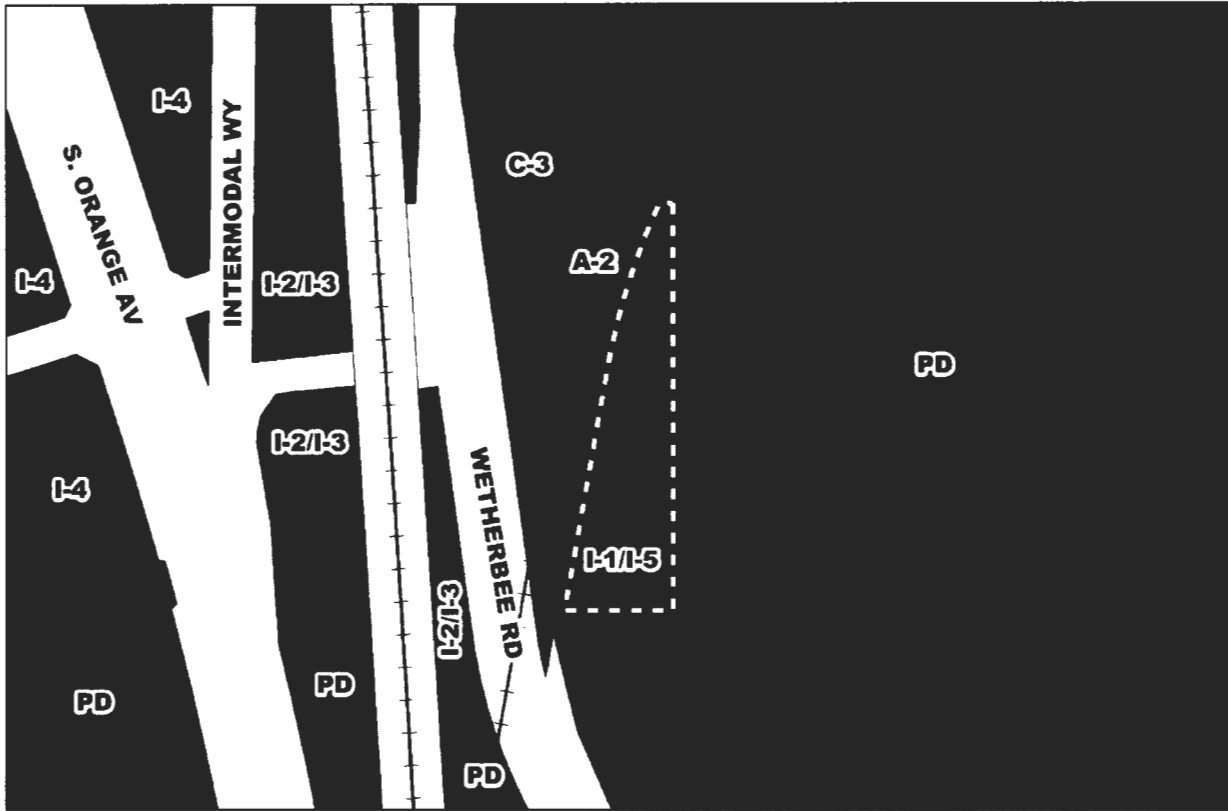
DISTRICT: # 4

S/T/R: 13/24/29

1 inch = 250 feet



RZ-18-11-051



Subject Property



Subject Property

Zoning Map

ZONING: I-1/I-5 (Industrial District)
 I-4 (Industrial District)

APPLICANT: Ivan Matos

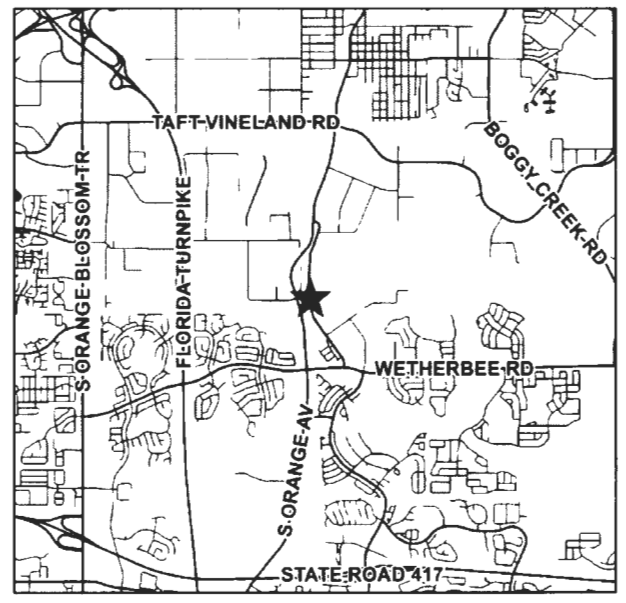
LOCATION: Generally located on the east side of Wetherbee Road, north of Jetstream Drive, and south of Palmbay Drive

TRACT SIZE: 1.631-gross acre

DISTRICT: # 4

S/T/R: 13/24/29

1 inch = 250 feet



RZ-18-11-051



 Subject Property



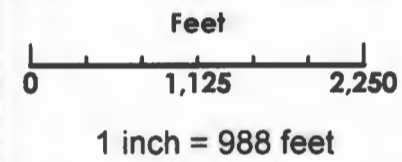
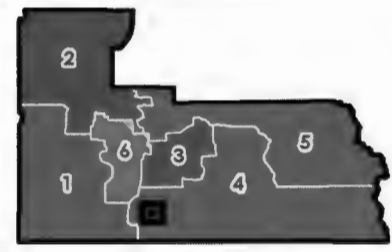
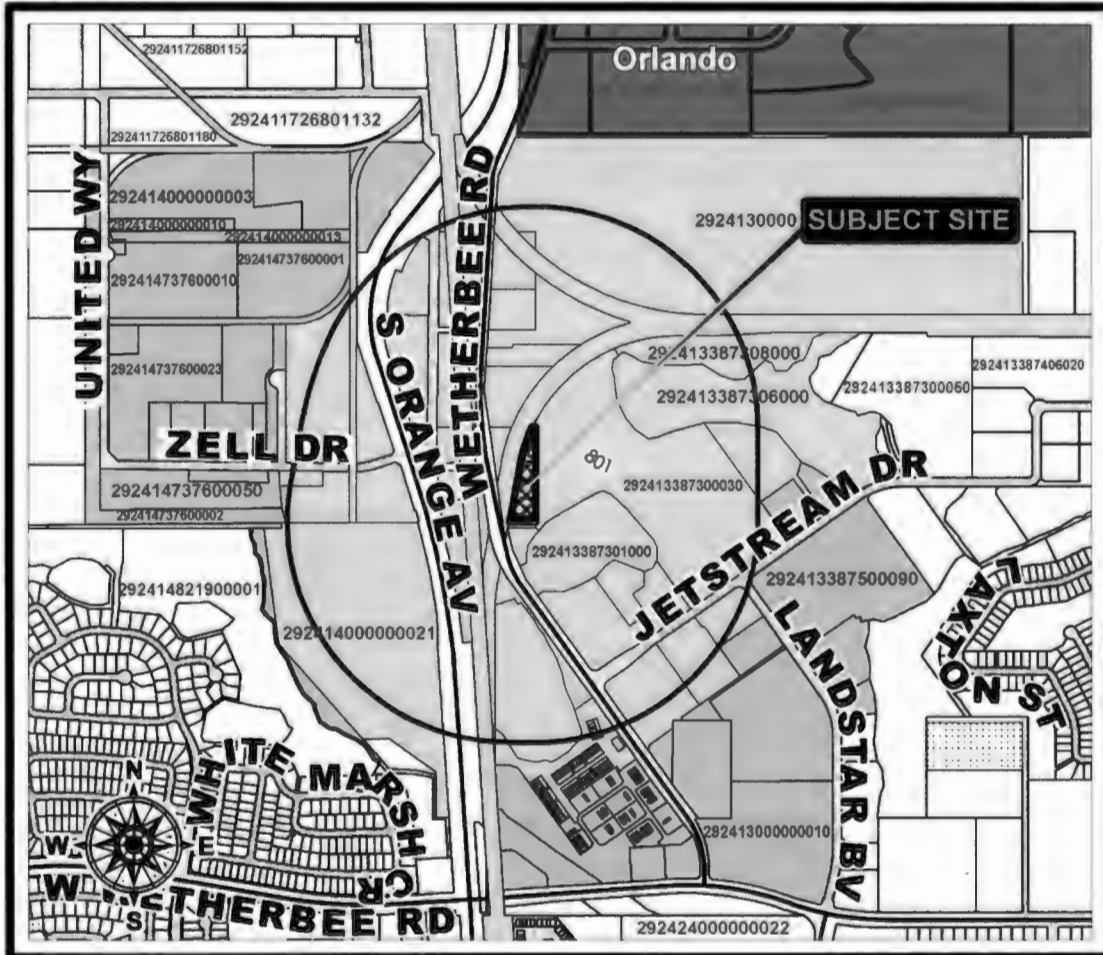
1 inch = 250 feet








Public Notification Map

RZ-18-11-051

1500 FT BUFFER, 202 NOTICES



MAP LEGEND

-  SUBJECT
-  1500 FT BUFFER
-  NOTIFIED PARCELS
-  COURTESY NOTICES
-  PARCELS

Notification Map

Case # RZ-18-11-051
 Orange County Planning Division
 PZC Hearing Date: October 18, 2018

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CASE # RZ-18-11-053

Commission District: # 4

GENERAL INFORMATION

APPLICANT	Brian Kittle, Meritage Homes of Florida, Inc.
OWNERS	Oasis Reserve, LLC
HEARING TYPE	Planning and Zoning Commission
REQUEST	R-1 (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District)
LOCATION	8908 Curry Ford Road, or generally on the south side of Curry Ford Road, north of Cimarron Drive, west of S. Econlockhatchee Trail, and east of S. Chickasaw Trail
PARCEL ID NUMBER	12-23-30-0000-00-012
TRACT SIZE	4.87 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]. Two hundred three (203) notices were mailed to those property owners in the mailing area. A community meeting was not required for this application.
PROPOSED USE	Detached Single-Family Residential Dwelling Units

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.

IMPACT ANALYSIS

Land Use Compatibility

The R-1 (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.

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-1 (Single-Family Dwelling District)

zoning is consistent with the Low Density Residential FLUM designation and 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 Land
Adjacent Zoning	N: A-2 (Farmland Rural District) (1957) E: R-1 (Single-Family Dwelling District) (2016) W: A-2 (Farmland Rural District) (1968) S: R-1A (Single-Family Dwelling District) (1971)
Adjacent Land Uses	N: Undeveloped Land E: Single-Family Residential W: Undeveloped Land S: Single-Family Residential

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

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

Building Setbacks

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

Intent, Purpose, and Uses

The areas included in an R-1 single-family dwelling district are of the same general character as R-1-AA and R-1-A, but with smaller minimum lots and yards, and a corresponding increase in population density.

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

Subject Property Analysis

The subject property is located at 8908 Curry Ford Road, or generally on the south side of Curry Ford Road, north of Cimarron Drive, west of S. Econlockhatchee Trail, and east of S. Chickasaw Trail. The property is currently zoned R-1 with one (1) restriction which limits development to one (1) single-family lot and is undeveloped.

The subject parcel is currently included in a Preliminary Subdivision Plan (PSP) application (PSP-18-07-242) with the Development Review Committee (DRC), which was submitted on July 27, 2018. The request is to subdivide 14.59 acres in order to construct 58 single-family residential dwelling units. In addition to the subject parcel, the PSP application includes the two adjacent parcels to the east of the subject property, which were rezoned in 2016 from A-2 (Farmland Rural District) and R-1 (Single-Family Dwelling District) to R-1 to construct a single-family residential subdivision and remove the one (1) lot restriction.

Today, the surrounding area is developed with single-family dwelling units to the north, south, and west with commercial and institutional uses to the east at the intersection of Curry Ford Road and S. Econlockhatchee Trail. Through this request, the applicant is seeking to remove the one (1) lot restriction to develop the site as a single-family residential subdivision.

Comprehensive Plan (CP) Amendment

A CP amendment is not required for this application, as the requested zoning is consistent with the underlying Low Density Residential (LDR) Future Land Use Map (FLUM) designation.

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.

Community Meeting Summary

A community meeting was not required for this request.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a Joint Planning Area.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located within an Airport Noise Zone E.

Environmental

A Class II wetland of 2.37 acres is located on site. The subject parcel was included in Orange County Conservation Area Determination CAD-18-05-075 that was completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD) on July 20, 2018.

Conservation Area Impact Permit application CAI-18-08-039 was submitted to remove all the conservation areas delineated on site, and it is in progress. The CAI permit must be approved by EPD prior to approval of any development plan (PSP/DP) or permit application that proposes impacts. Approval of this request does not authorize any direct or indirect conservation area impacts.

Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. The net developable land area is defined as the gross land area, less surface waters and wetland areas. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County Environmental Protection Division. Reference Orange County Comprehensive Plan Policy FLU1.1.2 C.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled (endangered, threatened, or species of

special concern.) The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies. Contact the Department of Health (DOH) for any septic systems, and the Water Management District, as well as the DOH, for wells.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled (endangered, threatened, or species of special concern.) The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

Transportation / Access

Based on the Concurrency Management System database dated 10/10/18 there is one (1) failing roadway segment within the project's impact area. Chickasaw Trail from Cascade Road to Curry Ford Road is currently operating below the adopted level of service and there is no available capacity. This information is dated and subject to change. Any development of the subject parcel will require approval from the Concurrency Management Office prior to obtaining a building permit.

Code Enforcement

There are no active Code Enforcement violations on the subject property.

Utilities

Water:	Orange County Utilities	24-inch watermain within Curry Ford right-of-way
Wastewater:	Orange County Utilities	24-inch forcemain within Curry Ford right-of-way
Reclaim Water:	Orange County Utilities	Not currently available

Schools

Orange County Public Schools (OCPS) has approved School Capacity Determination OC-18-048, which has determined sufficient school capacity for the proposed subdivision.

Parks and Recreation

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

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 – (November 15, 2018)

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

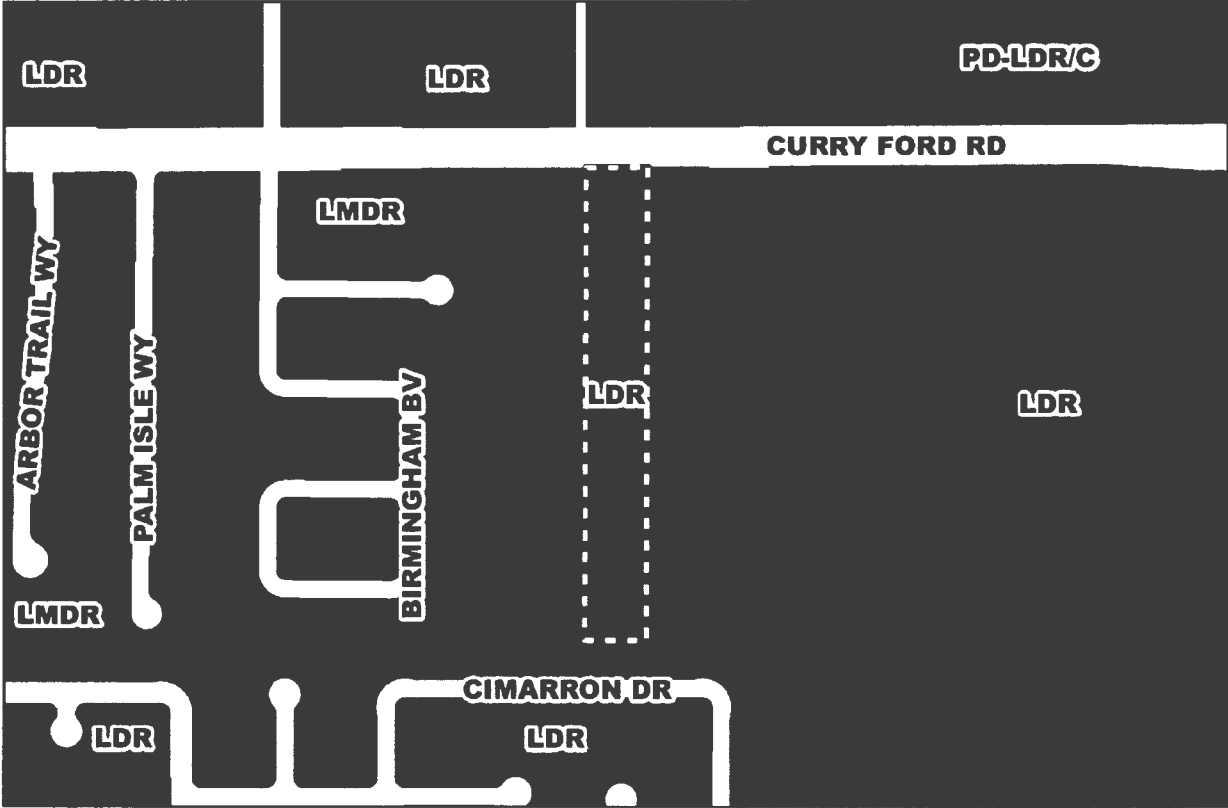
The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend approval of the requested R-1 (Single-Family Residential Dwelling District) zoning.

Staff indicated that two hundred three (203) notices were mailed to surrounding property owners within a buffer extending beyond 500 feet from the subject property, with no commentaries received pertaining to this request. The applicant was present and there were no members of the public present to speak about this request.

Following a discussion pertaining to potential wetland impacts and clarification on the history of the subject property, a motion was made by Commissioner DiVecchio and seconded by Commissioner Gusler to recommend approval of the requested R-1 (Single-Family Residential District) zoning. The motion carried on an 8-0 vote.

Motion / Second	<i>Pat DiVecchio / William Gusler</i>
Voting in Favor	<i>Pat DiVecchio, William Gusler, Tina Demostene, Jose Cantero, Gordon Spears, James Dunn, Yog Melwani, and Paul Wean</i>
Voting in Opposition	<i>None</i>
Absent	<i>JaJa Wade</i>

RZ-18-11-053

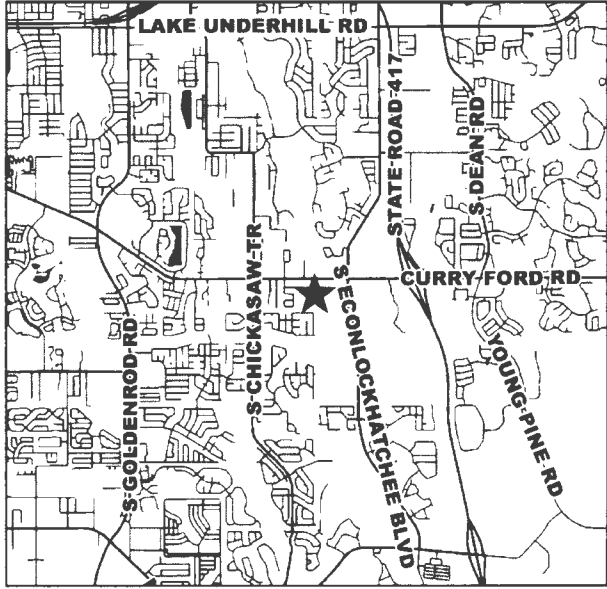


Subject Property

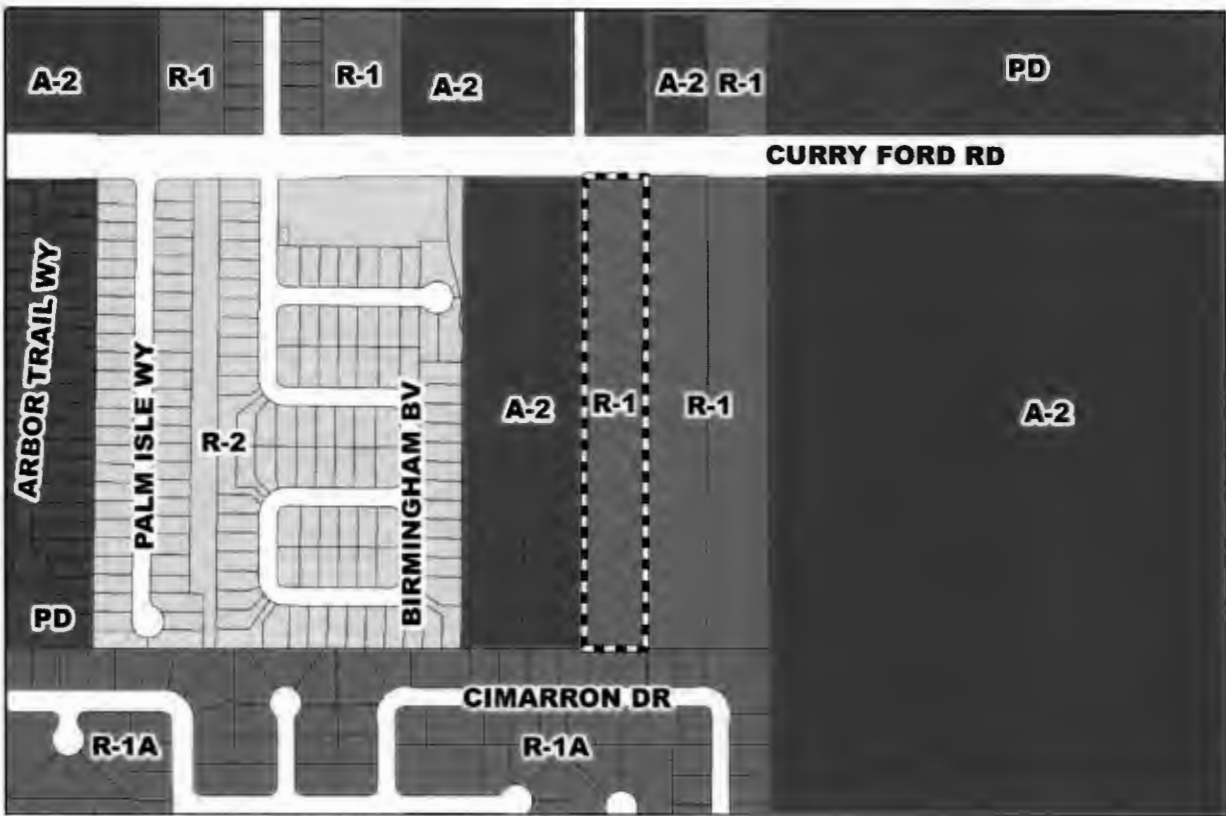


★ Subject Property

Future Land Use Map
 FLUM: Low Density Residential (LDR)
 APPLICANT: Brian Kittle
 LOCATION: 8908 Curry Ford Road, or generally on the south side of Curry Ford Road, north of Cimarron Drive, west of S. Econlockhatchee Trail, and east of S. Chickasaw Trail.
 TRACT SIZE: 4.89 gross acres
 DISTRICT: # 4
 S/T/R: 12/23/30
 1 inch = 425 feet



RZ-18-11-053



Subject Property



Subject Property

Zoning Map
 FLUM: Low Density Residential (LDR)
 APPLICANT: Brian Kittle
 LOCATION: 8908 Curry Ford Road, or generally on the south side of Curry Ford Road, north of Cimarron Drive, west of S. Econlockhatchee Trail, and east of S. Chickasaw Trail.
 TRACT SIZE: 4.89 gross acres
 DISTRICT: # 4
 S/T/R: 12/23/30
 1 inch = 425 feet



RZ-18-11-053



 Subject Property



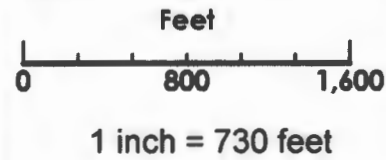
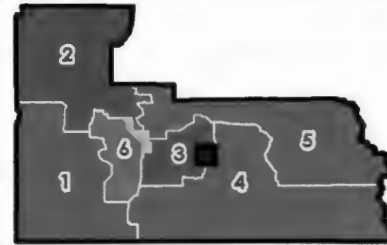
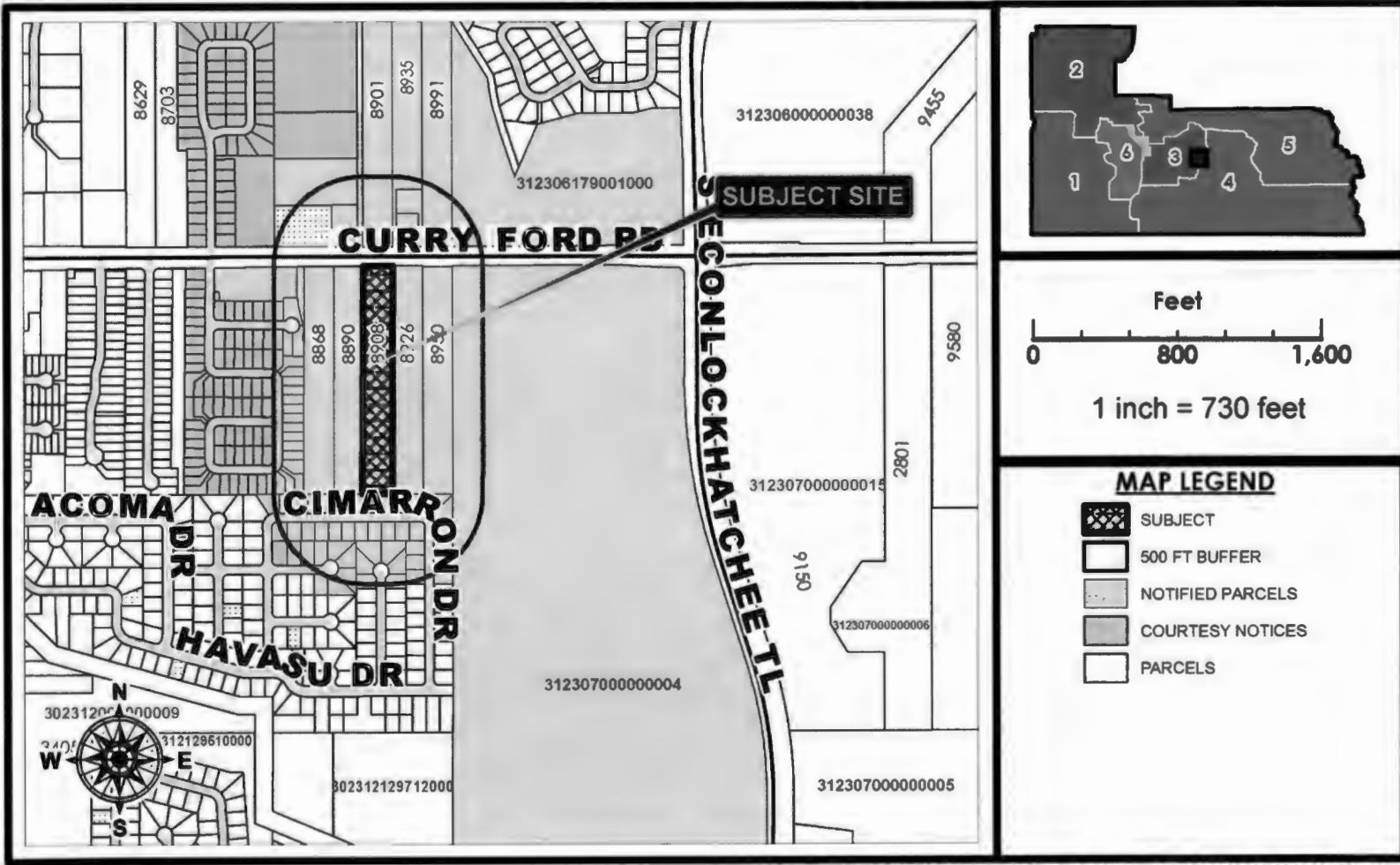
1 inch = 250 feet








Public Notification Map

RZ-18-11-053

500 FT BUFFER, 253 NOTICES



MAP LEGEND

-  SUBJECT
-  500 FT BUFFER
-  NOTIFIED PARCELS
-  COURTESY NOTICES
-  PARCELS

Notification Map

Case # RZ-18-11-053
 Orange County Planning Division
 PZC Hearing Date: November 15, 2018

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