

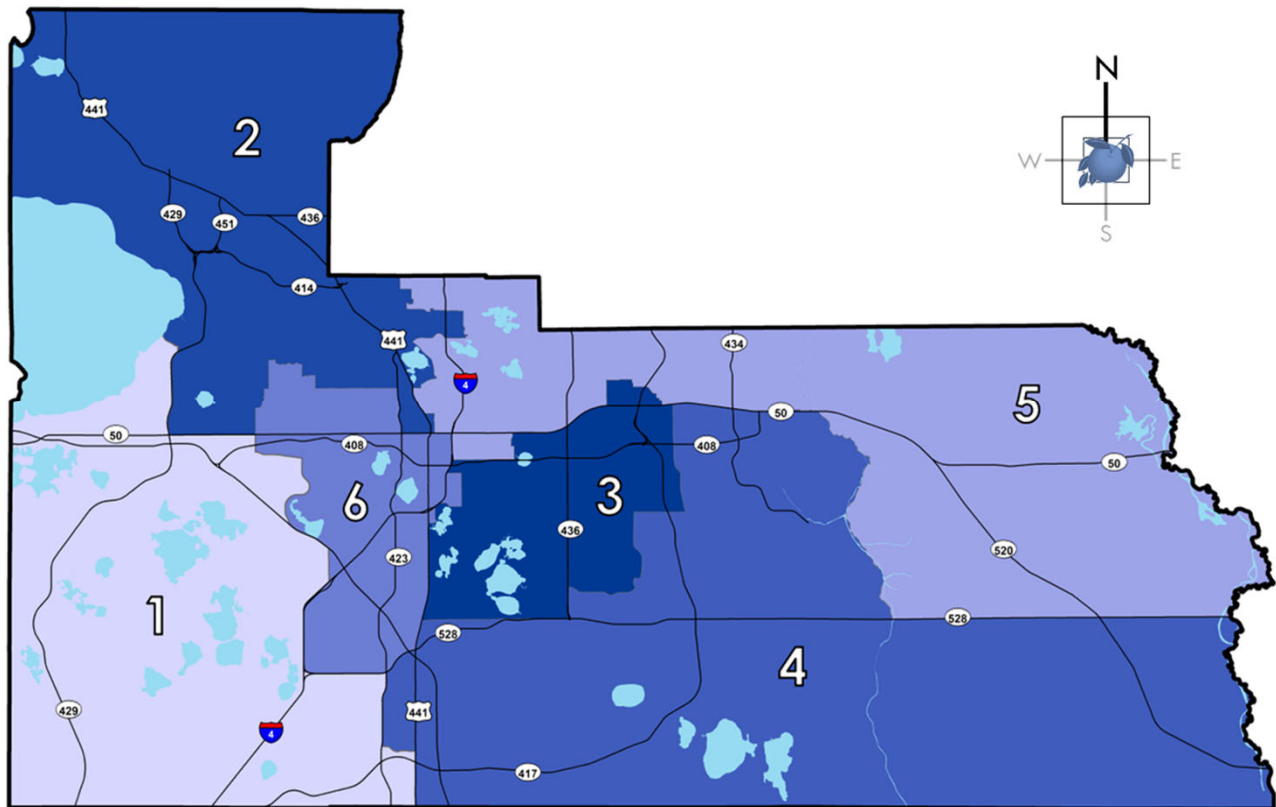


PLANNING AND ZONING COMMISSION

LOCAL PLANNING AGENCY

REZONING RECOMMENDATIONS

MARCH 19, 2026



PREPARED BY:

ORANGE COUNTY GOVERNMENT
PLANNING DIVISION | CURRENT PLANNING SECTION

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

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I. Conventional Rezoning Hearing					
RZ-26-01-036 Abdul Alkadry	<i>A-1 & R-CE to</i> R-1A Restricted	1	Approval with two (2) restrictions	Approval with two (2) restrictions	No
RZ-26-03-007 Rachquel Gipson	R-T-1 <i>to</i> I-1A	3	Approval	Approval	No
RZ-26-03-016 Sam Sebaali	A-2 <i>to</i> R-2 Restricted	5	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-26-03-011 Joan Staker	A-1 <i>to</i> R-2 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	<p>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.</p> <p>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.</p>
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-26-01-036

Commission District: #1

GENERAL INFORMATION

APPLICANT:	Abdul Alkadry
OWNER:	Landscape Nursery, Inc.
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	A-1 (Citrus Rural District) and R-CE (Country Estate District) to R-1A Restricted (Single-Family Dwelling District)
LOCATION:	1955 S. Apopka Vineland Road; west of SR 91 (Turnpike), south of Steer Lake Rd, east of S. Apopka Vineland Rd
PARCEL ID NUMBER:	03-23-28-0000-00-073
SIZE / ACREAGE:	20.98- 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]. Three hundred fourteen (314) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on March 05, 2026, and is summarized further in this report.
PROPOSED USE:	Fifty-One (51) Detached 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, subject to the following restrictions:

1. Development shall be limited to 51 detached single-family homes.
2. Lots along the southern property boundary shall be at least 85 feet in width.

SUBJECT PROPERTY ANALYSIS

The subject property is located at 1955 S. Apopka Vineland Road and is currently zoned R-CE (Country Estate District) and A-1 (Citrus Rural District). The property is presently vacant but was formerly utilized as a plant nursery. The property has an underlying Low Density Residential (LDR) Future Land Use designation; however, the existing zoning districts do not correlate with the underlying Future Land Use designation. Through this

request, the applicant seeks to rezone the subject property to R-1A Restricted (Single-Family Dwelling District) in order to allow for the development of 51 single-family homes. The proposed R-1A Restricted zoning district does correlate with the underlying Low Density Residential Future Land Use designation and would allow for a minimum of 75 ft lot widths. The proposed development would result in approximately 2.43 dwelling units per gross acre, which is below the maximum density permitted under the LDR designation of 4 units per acre.

The surrounding area is primarily characterized by single-family residential development with varying lot sizes. To the west of South Apopka Vineland Road are the Gotha and West Windermere Rural Settlements, which maintain a more rural development pattern characterized by larger residential lots and lower densities. Directly west of the subject property, between the Gotha and West Windermere Rural Settlements, is an established single-family neighborhood constructed between 1999 and 2004 and zoned R-L-D (Residential Low-Density District). This neighborhood contains single-family homes on relatively large lots, with lot widths generally ranging from 95 to 100 feet.

To the east of S. Apopka Vineland Road, where the subject property is located, the development pattern transitions to smaller, more urbanized single-family lots. Immediately south of the subject property is the Savona Planned Development (PD/PSP), which was approved in 2014. Lots within the Savona development range from approximately 85 to 100 feet in width. As part of that approval, the Board of County Commissioners included the following condition: "In order to accommodate a unified development, provide a potential connection to the property to the north for a potential future connection, if deemed necessary." While the Savona community remains gated, the inclusion of this condition indicates that the property to the north, now the subject property, was anticipated to develop in the future and that a potential connection between the two properties could be considered if appropriate. To the north of the subject property is a cell tower facility owned by AT&T. Further west, across State Road 91, are established neighborhoods within the City of Orlando, where lot widths generally range between 50 and 75 feet.

Overall, this area functions as a transition zone between the smaller urban residential lots located east of the Turnpike and the larger rural residential lots located west of S. Apopka Vineland Road within the nearby Rural Settlements.

Policy FLU1.1.2.A provides that the Low Density Residential (LDR) designation is intended for residential development within the Urban Service Area where urban services such as water and wastewater facilities are present or planned. The proposed rezoning would implement the adopted LDR designation and allow for development at approximately 2.43 dwelling units per gross acre, which remains below the maximum density permitted under LDR. Consistent with Orange County Code Chapter 37, the development will be required to connect to available utility services.

Objective FLU1.2 identifies the Urban Service Area as the County's primary growth management tool and as the area where urban development is intended to occur in coordination with available infrastructure and services. Policy FLU1.4.24 encourages the development of vacant land within the Urban Service Area in order to make efficient use of existing infrastructure. In this context, the request would facilitate development of a vacant parcel within the Urban Service Area without increasing density beyond what is currently permitted by the Future Land Use designation.

Policy H1.3.8 supports compatible infill development in areas where infrastructure already exists. In this context, development of the subject property would represent infill within an established residential corridor. Policy FLU8.1.1 requires zoning districts to be consistent with the Future Land Use Map designation and limits density to that allowed by the FLUM regardless of zoning. The R-1A district is a conventional single-family zoning category consistent with the LDR designation, and the proposed density remains within the allowable range.

Objective FLU6.2 establishes Rural Settlements to preserve established rural residential communities and prevent the expansion of rural development patterns. Policy FLU6.2.10 provides that development adjacent to a Rural Settlement shall not negatively impact its character and should be reviewed for compatibility, including minimizing impacts to local roads within the Rural Settlement. In this case, the subject property does not share a boundary with either the Gotha or West Windermere Rural Settlements, and access is proposed directly to S. Apopka Vineland Road, an arterial roadway, rather than through Rural Settlement streets. As such, the proposal would not expand any Rural Settlement boundary or introduce traffic onto Rural Settlement roadways.

Compatibility is identified in Objective FLU8.2 as the fundamental consideration in zoning decisions. Policy FLU8.2.1 requires land use changes to be compatible with existing development and development trends and allows for restrictions to ensure compatibility where appropriate. The surrounding area east of S. Apopka Vineland Road is developed with single-family subdivisions and Planned Developments with lot widths generally ranging from approximately 80 to 100 feet, and the proposal would allow for 75-foot-wide lots internally. Staff is requesting a restriction that would increase lot widths along the southern portion of the property in order to provide a compatible transition between the proposed development and the larger residential lots located within the development to the south. Policy FLU8.2.11 clarifies that compatibility does not require identical lot sizes or development patterns but may be achieved through appropriate site design and transitions.

The applicant has provided a conceptual site plan illustrating a potential layout for the proposed 51 single-family residential lots. This plan is intended for illustrative purposes only and has not been reviewed or approved by Orange County. Approval of the requested rezoning is required prior to the submittal and review of a formal Preliminary Subdivision Plan through the Development Review Committee (DRC) review process. The proposed subdivision plan would be reviewed by the appropriate County divisions to ensure compliance with Orange County Code and applicable development standards. Following the DRC review process and resolution of any outstanding comments, the Preliminary Subdivision Plan would be scheduled for consideration by the Board of County Commissioners (BCC) for final approval prior to development of the subdivision.

Land Use Compatibility

The R-1A 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 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:

FLU1.1.2(A) states that the Future Land Use Map shall reflect the most appropriate densities for residential development. The Low Density Residential (LDR) designation permits residential development at a density of up to four dwelling units per acre within the Urban Service Area.

OBJ FLU1.2 states that Orange County shall use the Urban Service Area as an effective fiscal and land use technique for managing growth. The Urban Service Area identifies the area where Orange County has the primary responsibility for providing infrastructure and services to support urban development.

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.

OBJ FLU6.2 states that Rural Settlements are established in order to preserve established rural residential communities and prevent the expansion of rural development patterns.

FLU6.2.10 states that the future land use, density, and intensity of development adjacent to a Rural Settlement shall not negatively impact the character of the Rural Settlement. Density on adjacent parcels shall be reviewed in the context of its compatibility with the Rural Settlement, and adjacent development shall be designed to produce minimal impact on local roads within the Rural Settlement.

FLU8.1.1 states that zoning districts shall be consistent with the Future Land Use Map designation. 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.

FLU8.2.11 states that compatibility does not necessarily require uniformity of architectural design, lot size, setbacks, density, or intensity of use. Compatibility may be achieved through appropriate site design, buffering, building orientation, screening, landscaping, or other development standards.

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-CE (County Estate District) E: City W: RLD (Residential Low Density) S: PD (Planned Development)
Adjacent Land Uses	N: Cell Tower E: Turkey Lake Service Plaza W: Single-Family Residential S: Single-Family Residential

R-1A Development Standards

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.

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.

** 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

Potential Soil/Groundwater Contamination - Due to the site's prior use as a plant nursery, there is potential for contamination to be located within the property boundaries. EPD may request a Phase I Environmental Site Assessment (ESA) to be submitted prior to any plan or permit approvals.

Proximity to FDEP Cleanup Site - Proximity to parcels with known FDEP cleanup sites associated with Landscape Nursery Inc located within project site. 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, a Concurrency Application through the Concurrency Management Office is 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.

Based on the recently approved Standard Procedures Manual for Specific Transportation Analysis Methodology Plan (STAMP), published February 27, 2024 (Sec.30-562-2 of the Code of Ordinances), an operational traffic analysis study (intersection analysis) will be required at DP level for proposed developments projected to generate 50 or more net PM peak hour vehicle trips (not including pass-by and internal capture). The operational traffic study will be based on the most updated STAMP. Please contact Wendy Aviles at wendy.aviles@ocfl.net or Azza Alisawi at azza.alisawi@ocfl.net for the most updated STAMP or for any questions regarding the Traffic Study or Methodology.

Please add a trip generation data table to include the ITE Land Use Code (LUC), the ITE Trip rate used for the PM Peak hour, the number of units added and the total PM Peak Hour Trips. Use and cite the ITE Trip Manual, 11th Edition.

Schools

The OCPS Capacity Determination shows that capacity is available for the proposed development.

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 at Olympia High School on March 5, 2026, at 6:00 p.m. in the auditorium. Approximately three (3) residents attended the meeting. Questions were asked regarding the lot sizes to the south, the current allowable uses of the property, and the anticipated timeline for the development process.

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: Development within this property will be required to connect to Orange County Utilities reclaimed water 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 – March 19, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1A Restricted (Single-Family Dwelling District) zoning, subject to the following restrictions:

1. Development shall be limited to 51 detached single-family homes; and
2. Lots along the southern property boundary shall be at least 85 feet in width.

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.

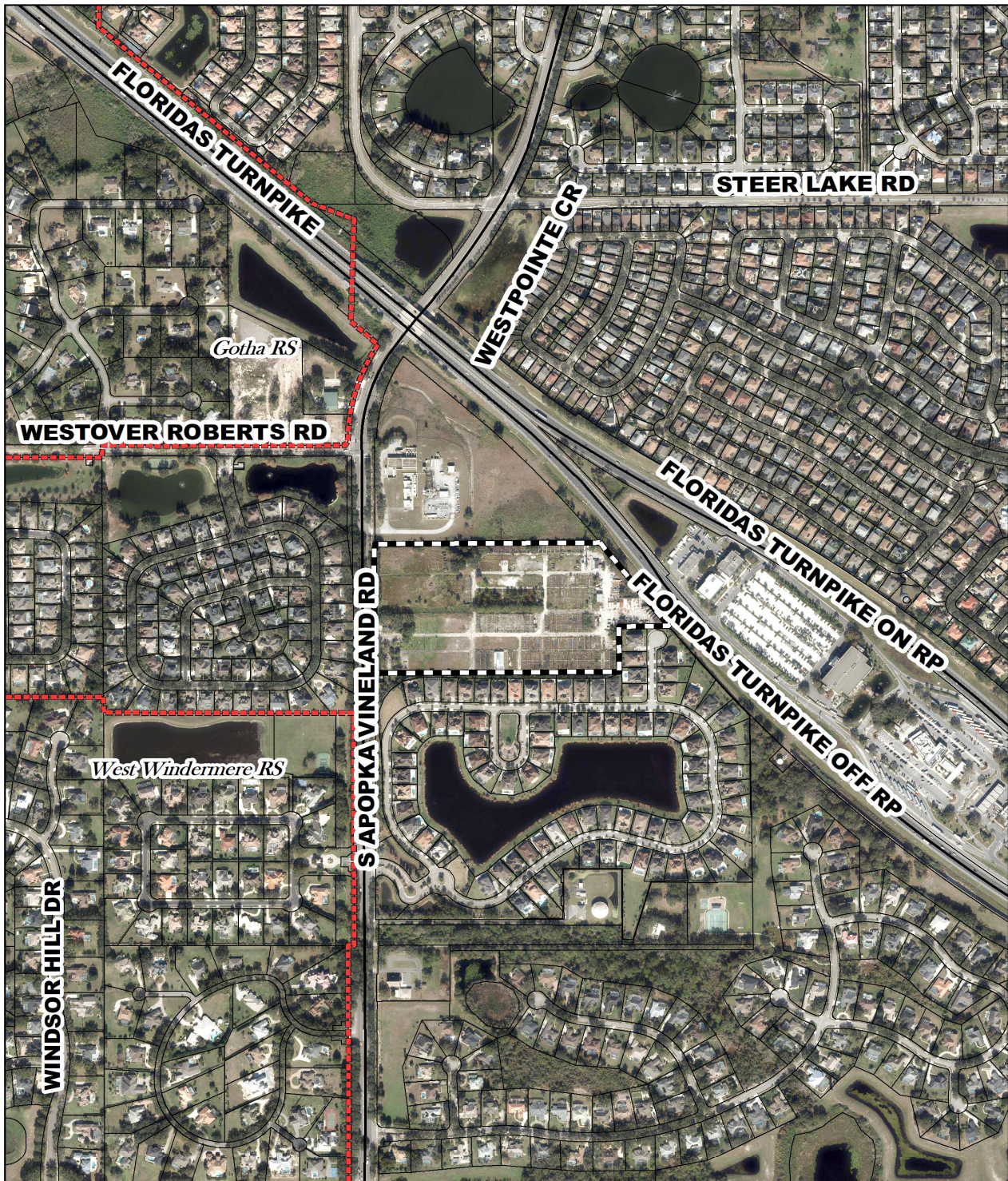
Staff indicated that three hundred fourteen (314) notices were sent to property owners within a 500-foot buffer of the subject property. A community meeting was held on March 5, 2026, with approximately three (3) residents in attendance. Since that time, staff has received one (1) comment in favor and one (1) comment in opposition. No members of the public spoke during the public comment portion of the hearing.

A discussion followed, during which the Commission discussed the proposed site plan, community interest in the project, and traffic-related concerns.

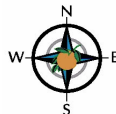
Commissioner Eric Gray made a motion to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested R-1A Restricted (Single-Family Dwelling District) zoning. The motion was seconded by Commissioner Marjorie Holt and carried on a 4-1 vote.

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

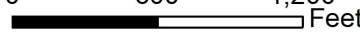
RZ-26-01-036



 Subject Property

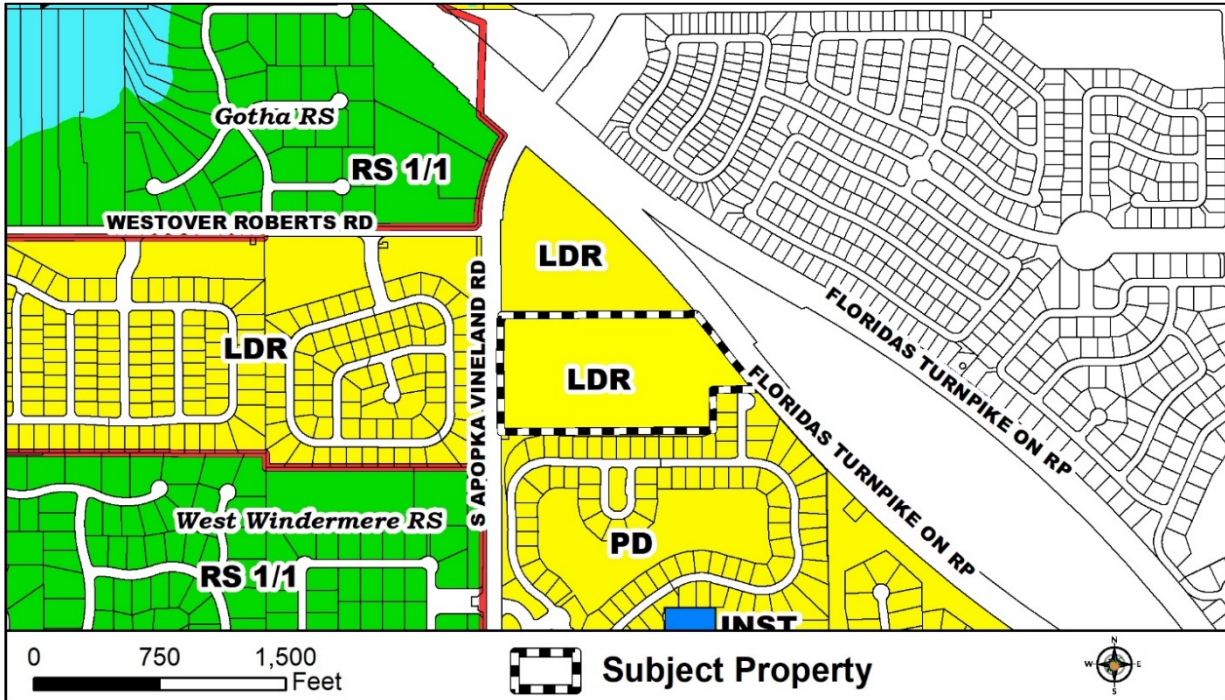


0 600 1,200 Feet



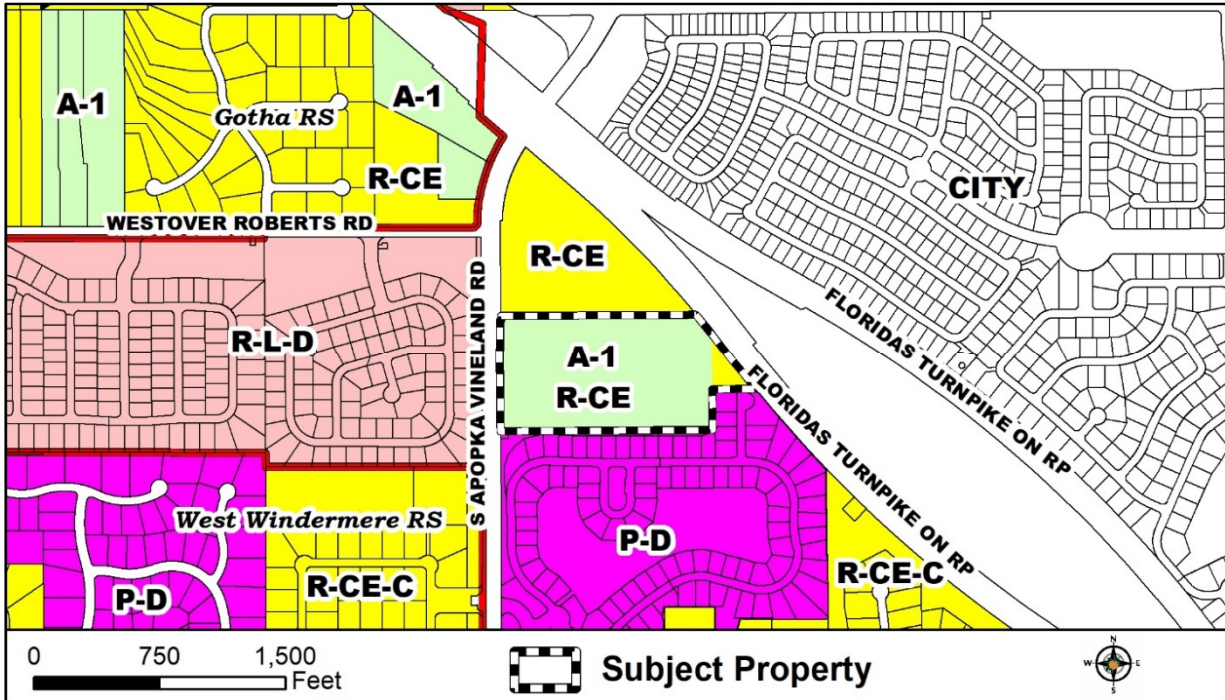
FUTURE LAND USE – CURRENT

Low Density Residential (LDR)



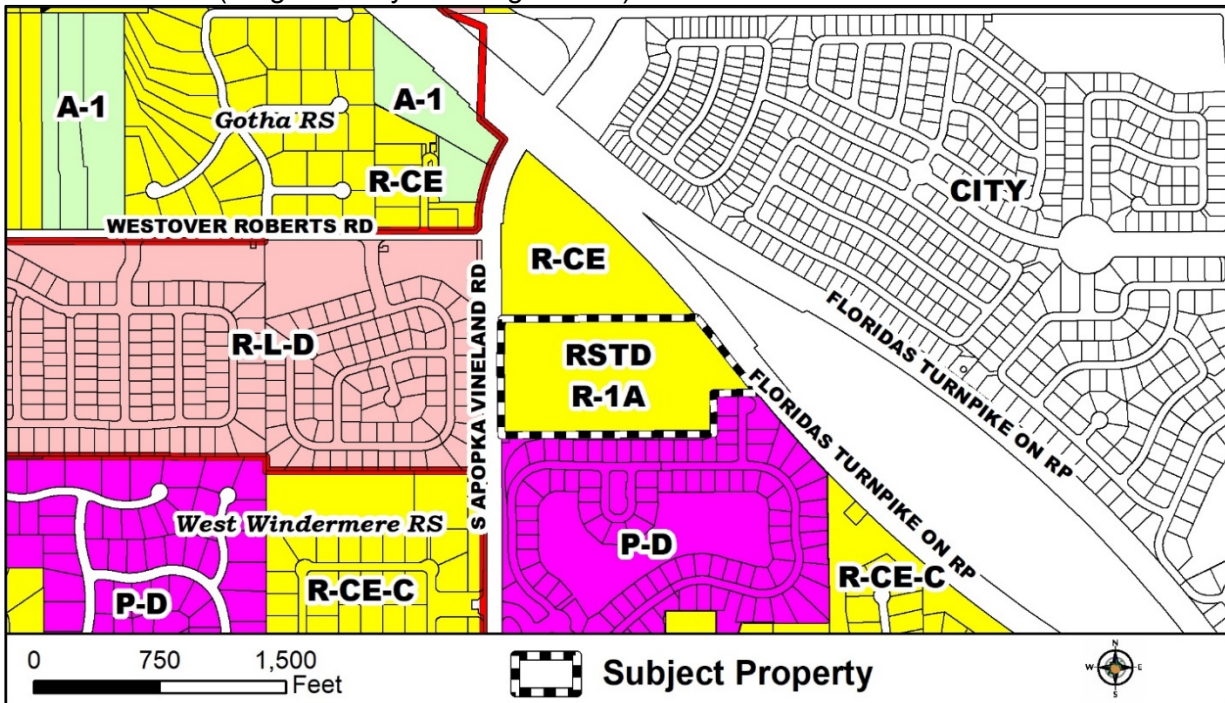
ZONING – CURRENT

R-CE (Country Estate District), A-1 (Citrus Rural District)



ZONING – PROPOSED

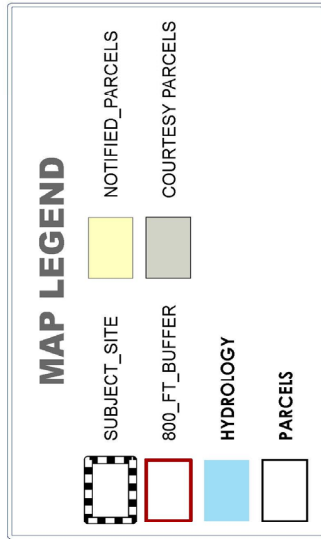
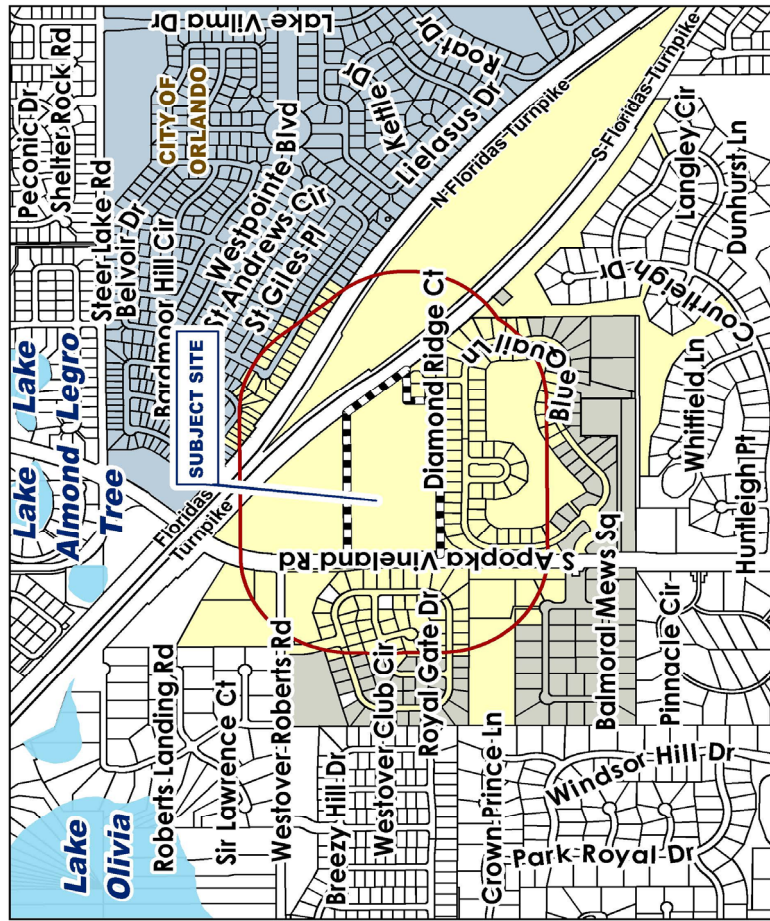
R-1A Restricted (Single-Family Dwelling District)



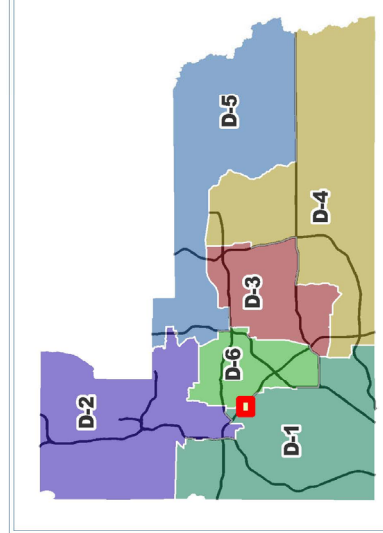
NOTIFICATION MAP

Public Notification Map

RZ-26-01-036



BUFFER DISTANCE: 800
 # OF NOTICES: 314



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Case Planner:
Natalie Kunes

Rezoning Staff Report
Orange County Planning Division
PZC Hearing Date: March 19, 2026

CASE # RZ-26-03-007

Commission District: #3

GENERAL INFORMATION

APPLICANT:	Rachquel T Gipson
OWNER:	Bonanza Property Group, LLC
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	R-T-1 (Mobile Home Subdivision District) to I-1A (Restricted Industrial District)
LOCATION:	9256 1st Avenue; generally located north of 1st Street, west of 1st Avenue, east of South Orange Avenue, and south Pine Street.
PARCEL ID NUMBER:	36-23-29-8228-50-715
SIZE / ACREAGE:	0.20 - 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 forty-three (143) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on February 16, 2026, and is summarized further in this report.
PROPOSED USE:	Warehouse Storage Building

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1A (Restricted Industrial District) zoning.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property, located at 9256 1st Avenue, is zoned R-T-1 (Mobile Home Subdivision District) and is currently vacant. The R-T-1 zoning designation is inconsistent with the parcel's Future Land Use Map (FLUM) designation of Industrial (IND). The immediate area is developed with a mixture of C-3 commercial uses, a fire station, a church, and vacant parcels.

Through this request, the applicant is seeking to rezone the subject property from R-T-1 (Mobile Home Subdivision District) to I-1A (Restricted Industrial District) to allow for the construction of a warehouse and to establish consistency with the zoning and Future Land Use designations.

Land Use Compatibility

The I-1A (Restricted Industrial 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 Industrial (IND). The proposed I-1A (Restricted Industrial District) 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 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	Vacant
Adjacent Zoning	N: C-3 (Wholesale Commercial District) E: R-1 (Single-Family Dwelling District) W: C-3 (Wholesale Commercial District) S: C-3 (Wholesale Commercial District)
Adjacent Land Uses	N: Vacant E: Fire Station W: Warehouse S: Store/Office

I-1A (Restricted Industrial District) Development Standards

Min. Lot Area:	N/A
Max. Height:	50 ft; or 35 ft within 100 ft of any residential use or district
Min. Floor Area:	N/A
<u>Building Setbacks:</u>	
Front:	35 ft
Rear:	25 ft
Side/StreetSide:	15 ft/25 feet

** 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 purposes of the I-1A industrial district are as follows:

1. To encourage high technology and research-oriented industry of such a nature that objectionable by-products of the activity (such as smoke, odors, dust, refuse, vibration, intense light, glare, and heat) are not a nuisance beyond the property on which the activity is located.
2. To encourage industry-related uses which do not require open storage of products and materials.

3. To provide space for those industries which require locations accessible to major transportation facilities.
4. To establish and maintain standards that will promote the development of those industries and related activities which desire an attractive, pleasant environment and compatible surroundings.
5. To establish and maintain standards which will protect adjacent residential and commercial developments.

SPECIAL INFORMATION

Staff Comments

Environmental

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.

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.

Proximity to FDEP Cleanup Site - Proximity to parcels with known FDEP cleanup sites associated with the PALMDALE OIL CO INC located 0.07 miles to the West. 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 staff reviewed the request but did not identify any issues of concerns.

Community Meeting Summary

A community meeting was held on Monday, February 16, 2026, at the Taft Community Center. Nine members of the community attended. The main concerns expressed are whether the lot is large enough for a warehouse and whether it has the potential to attract semitrucks to their streets. They are worried about the proposal's overall compatibility with the community, specifically with having industrial uses next to residential uses. Additional comments were made that it is difficult for them to support a request that does not have a more concrete plan for what the owner intends to use the space for.

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. In accordance with Orange County Code Chapter 37:

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 – March 19, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1A (Restricted 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 consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1A (Restricted Industrial District) zoning. The applicant was present for the hearing and agreed with staff's recommendation.

Staff indicated that one hundred and forty-three (143) notices were sent to property owners within a buffer of seven hundred (700) feet around the subject property located at 9256 1st Avenue, as well as being shared with community groups at the Taft Community Center by its staff members. A community meeting was held on Monday, February 16, 2026, with nine (9) members of the community in attendance. Since then, staff received one (1) additional comment in opposition from a community member. No one spoke during the public comment portion of the meeting.

A discussion ensued starting with Commissioner Holt asking how the intent of the I-1A district is compatible with using septic tank on site. Staff responded by explaining that I-1A is the least intense of the industrial districts and regardless of what will be developed on this property, it will eventually have to be rezoned to an industrial zoning district in order to establish consistency with its Future Land Use Map (FLUM) designation. It requires an enhanced septic system and is typically evaluated later on in the final development stage. Chief Planner, Jason Soreson, clarified that the FLUM was established by the County in the 90s and a home would not necessarily be appropriate on this site due to it being surrounded by industrial and commercial uses. Commissioner Gray pointed out the immediate area hosts several auto-related businesses and railroad tracks and agreed with staff's recommendation.

With Commissioner Fernandez as the representative from District 3 absent from the meeting, Commissioner Gray made a motion that was seconded by Commissioner Wiggins to make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1A (Restricted Industrial District) zoning. The motion was carried on a 5-0 vote.

Motion / Second

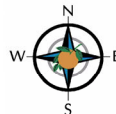
Eric Gray / George Wiggins

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


RZ-26-03-007



 **Subject Property**

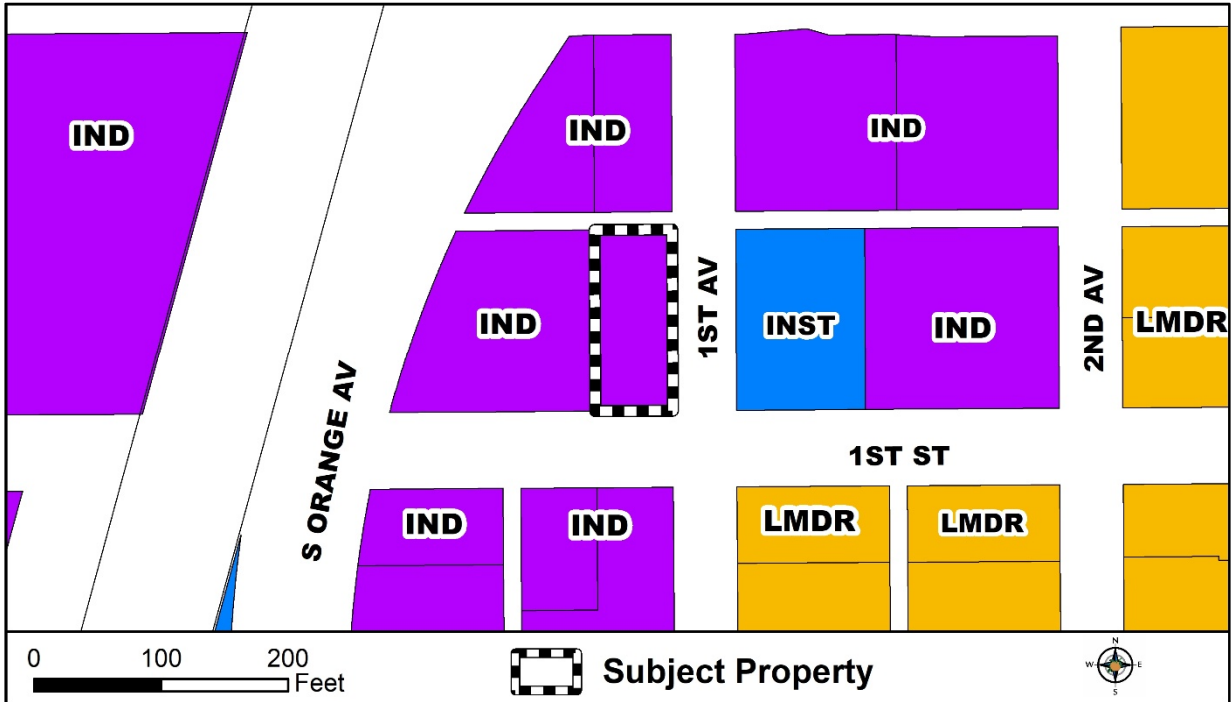


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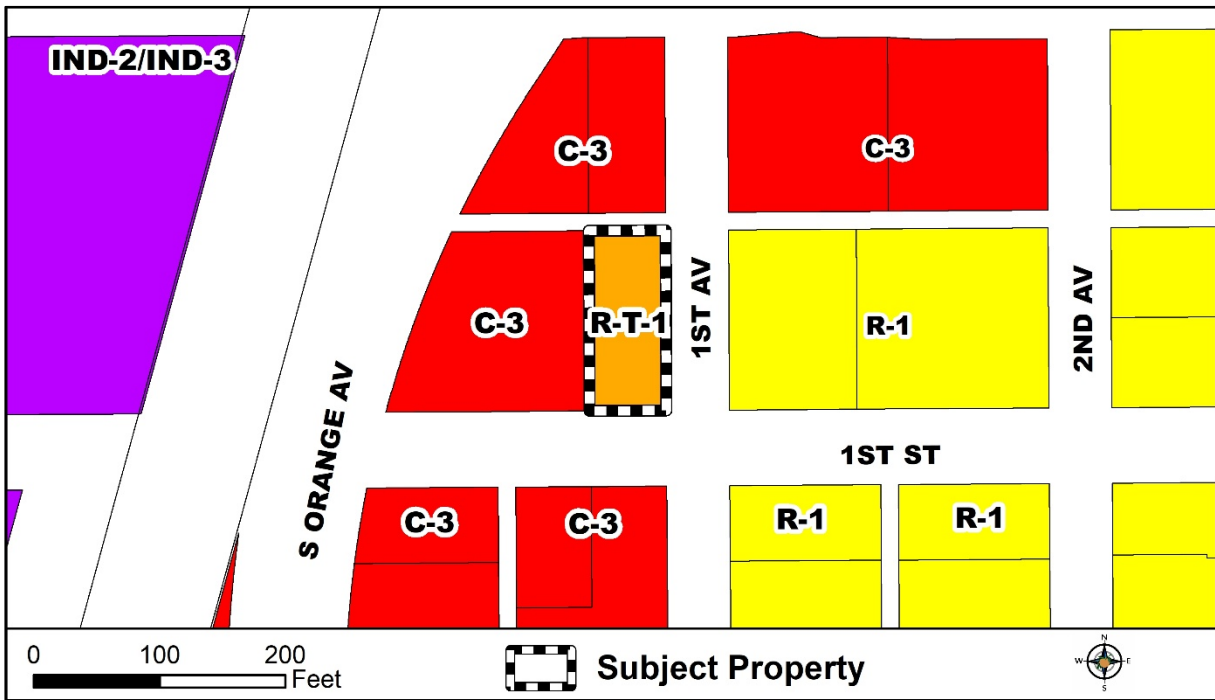
FUTURE LAND USE – CURRENT

Industrial (IND)



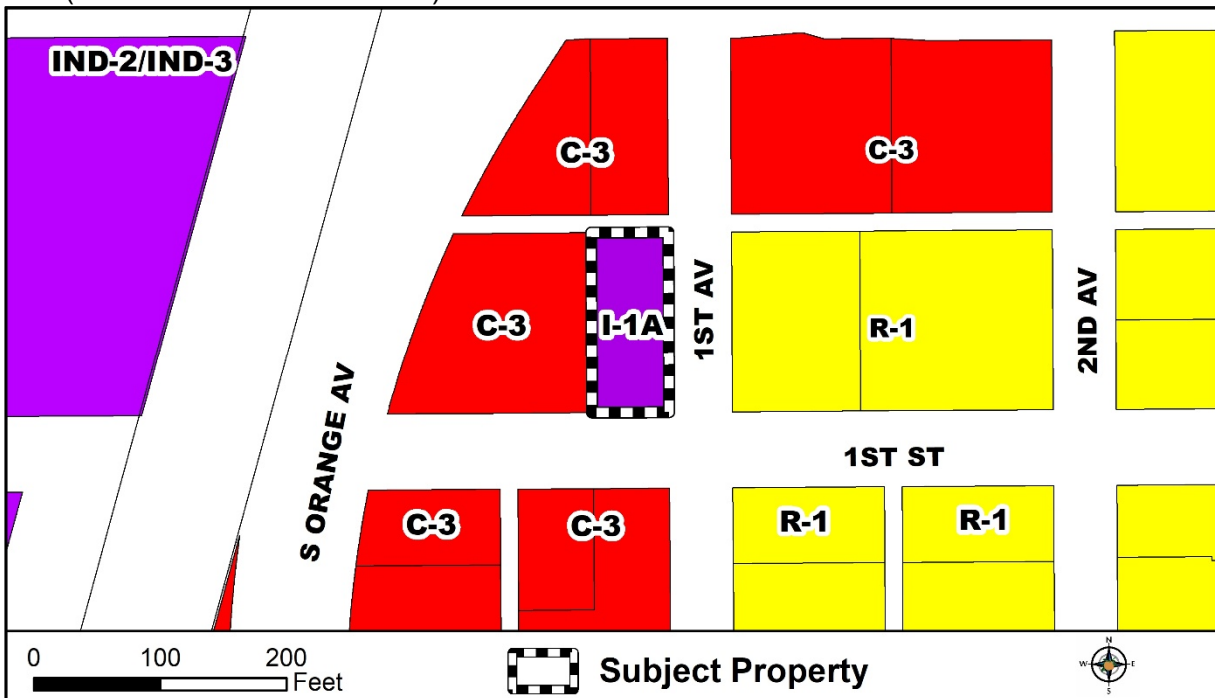
ZONING – CURRENT

R-T-1 (Mobile Home Subdivision District)

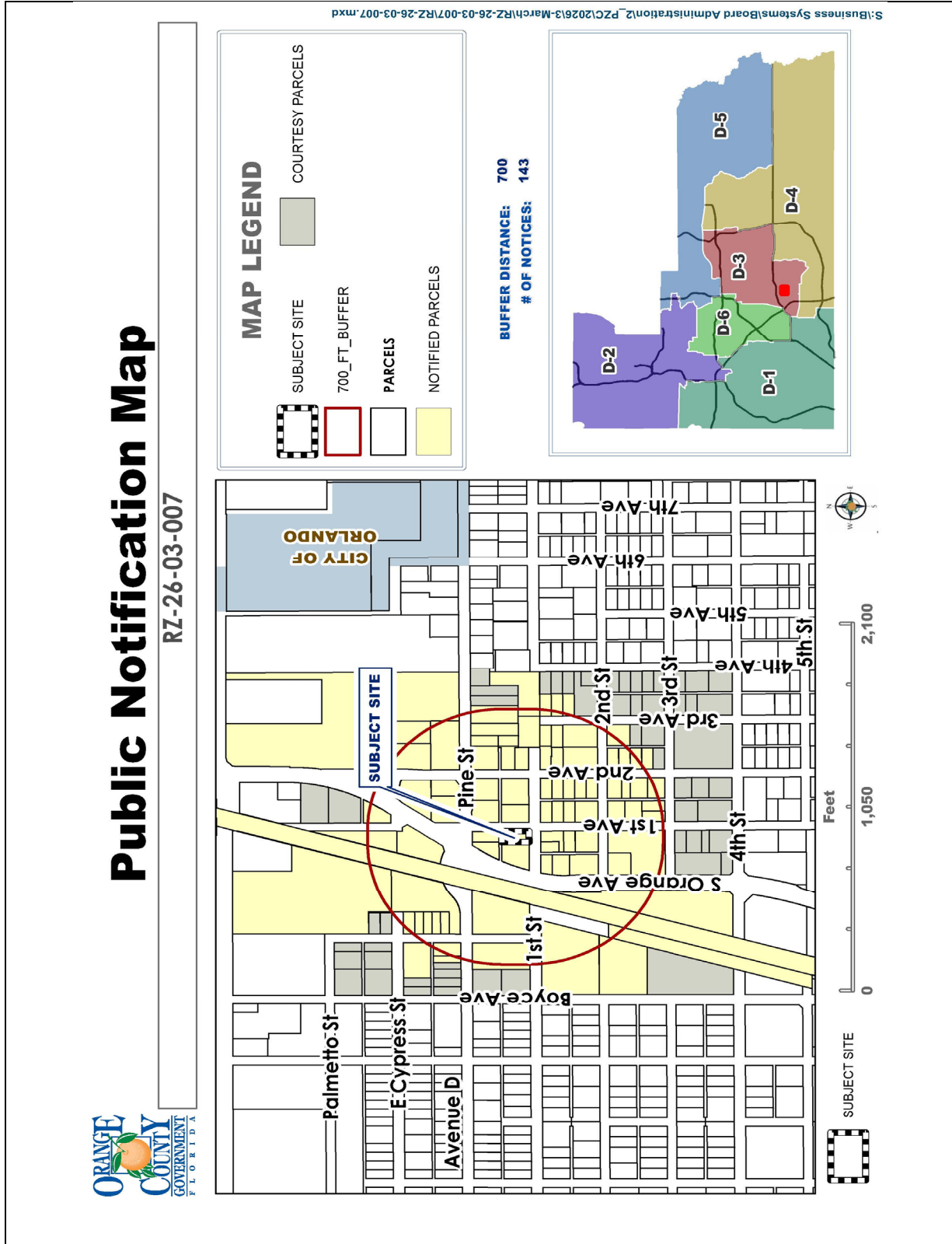


ZONING – PROPOSED

I-1A (Restricted Industrial District)



NOTIFICATION MAP



CASE # RZ-26-03-016

Commission District: #5

GENERAL INFORMATION

APPLICANT:	Sam J. Sebaali (Thomas and Hutton Engineering Co.)
OWNER:	Rosebank Estate Development, LLC
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	A-2 (Farmland Rural District) to R-2 Restricted (Residential District)
LOCATION:	7449 Restful Street; generally located north of Restful Street, south of University Boulevard, east of Wilde Avenue, and west of N. Goldenrod Road
PARCEL ID NUMBER:	11-22-30-0000-00-090
SIZE / ACREAGE:	0.66 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-six (176) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on March 11, 2026, and will be summarized at the March 19 th PZC hearing.
PROPOSED USE:	One (1) Duplex

STAFF RECOMMENDATION

PLANNING

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of R-2 Restricted (Residential District) zoning, subject to the following restriction:

- 1) Development shall be limited to 2 dwelling units.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property was zoned A-2 (Farmland Rural District) in 1957, prior to the adoption of the Orange County Comprehensive Plan. The parcel later received the Future Land

Use Map designation of Medium Density Residential (MDR), which allows consideration of up to 20 dwelling units per acre. The current zoning of A-2 is inconsistent with the MDR FLU.

The applicant is requesting a rezoning to R-2 (Residential District) to correct the FLU inconsistency and build a duplex. The applicant can currently build one single-family home on the lot without a rezoning. Staff is proposing a restriction to limit development to two units since up to 13 units could be allowed with the FLU of MDR.

The property is currently vacant. The surrounding area consists of a mix of housing types and zoning districts, as well as commercial uses along N. Goldenrod Road and to the north along University Boulevard. The area has numerous apartment complexes and townhomes zoned R-3, including immediately to the north. Single-family homes on larger lots zoned A-2 and smaller lots zoned R-2 also populate the neighborhood.

The property is within the Winter Park utility service area. Connection to water and wastewater 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 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 Medium Density Residential (MDR). The proposed R-2 zoning is consistent with the MDR 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	Vacant
Adjacent Zoning	N: P-D (Planned Development) 2004 E: A-2 (Farmland Rural District) 1957 W: A-2 (Farmland Rural District) 1957 S: A-2 (Farmland Rural District) 1957
Adjacent Land Uses	N: Target department store E: Single-family residence W: Vacant (pending approval for a single-family residence) S: Single-family residence

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

Enhanced Septic/Sewer Requirement - This site is located within the Crane Strand Drain 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.

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

Transportation / Access

The proposed development program of constructing one duplex 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 and to obtain a DeMinimis application:
<http://www.orangecountyfl.net/PlanningDevelopment/ConcurrencyManagement.aspx>

Schools

Two 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 held on March 11th at Glenridge Middle School. The overall sentiment was a dislike of duplexes and desire to keep the street as single-family residences. There were also concerns about rental properties being on the street and their unit size. The applicant was open to the proposed restriction, as well as a possible unit size restriction.

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 Winter Park Water and Wastewater Service Area. Connection to water and wastewater is required.

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

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 – March 19, 2026

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of R-2 Restricted (Residential District) zoning, subject to the following restriction:

1. Development shall be limited to 2 dwelling units.

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-2 Restricted (Residential District) zoning. The applicant was present for the hearing and agreed with staff's recommendation and the restriction.

Staff indicated that one hundred and seventy-six (176) notices were sent to property owners in the neighborhood. A community meeting was held on Wednesday, March 11, 2026, with seven (7) members of the community in attendance. No one spoke during the public comment portion of the meeting.

The applicant gave a survey of the neighborhood's residential diversity and highlighted how their request for two units is significantly below the Future Land Use designation's allowed density. Commissioner Evans noted that there was a rezoning application heard last month on the neighboring parcels. Staff confirmed for Commissioner Wiggins that the lot could be split for two single-family homes under R-2 zoning, due to the 45-foot lot width minimum. Commissioners Wiggins and Holt encouraged the applicant to pursue two single-family homes instead of a duplex. Commissioner Holt also inquired about the stormwater drainage plans. There was some discussion of other possible restrictions, such as requiring single-family homes only or requiring a certain minimum unit size, which the applicant was receptive to. Commissioner Gray supported higher density in line with the Future Land Use designation due to the need for affordable housing and existing housing diversity in the area. Commissioner Evans supported maintaining Restful Street's current large-lot single-family residence style, while also voicing supporting for infill development and a potential flag lot arrangement.

Commissioner Wiggins made a motion for a finding of consistency with the Comprehensive Plan and recommending APPROVAL of the requested Restricted R-2 (Residential District) zoning, keeping the restriction in line with the staff recommendation. The motion was seconded by Commissioner Holt and passed on a 4-1 vote.

Motion / Second

George Wiggins / Marjorie Holt

Voting in Favor

George Wiggins, Marjorie Holt, Eric Gray and Jorge Berrios Trinidad

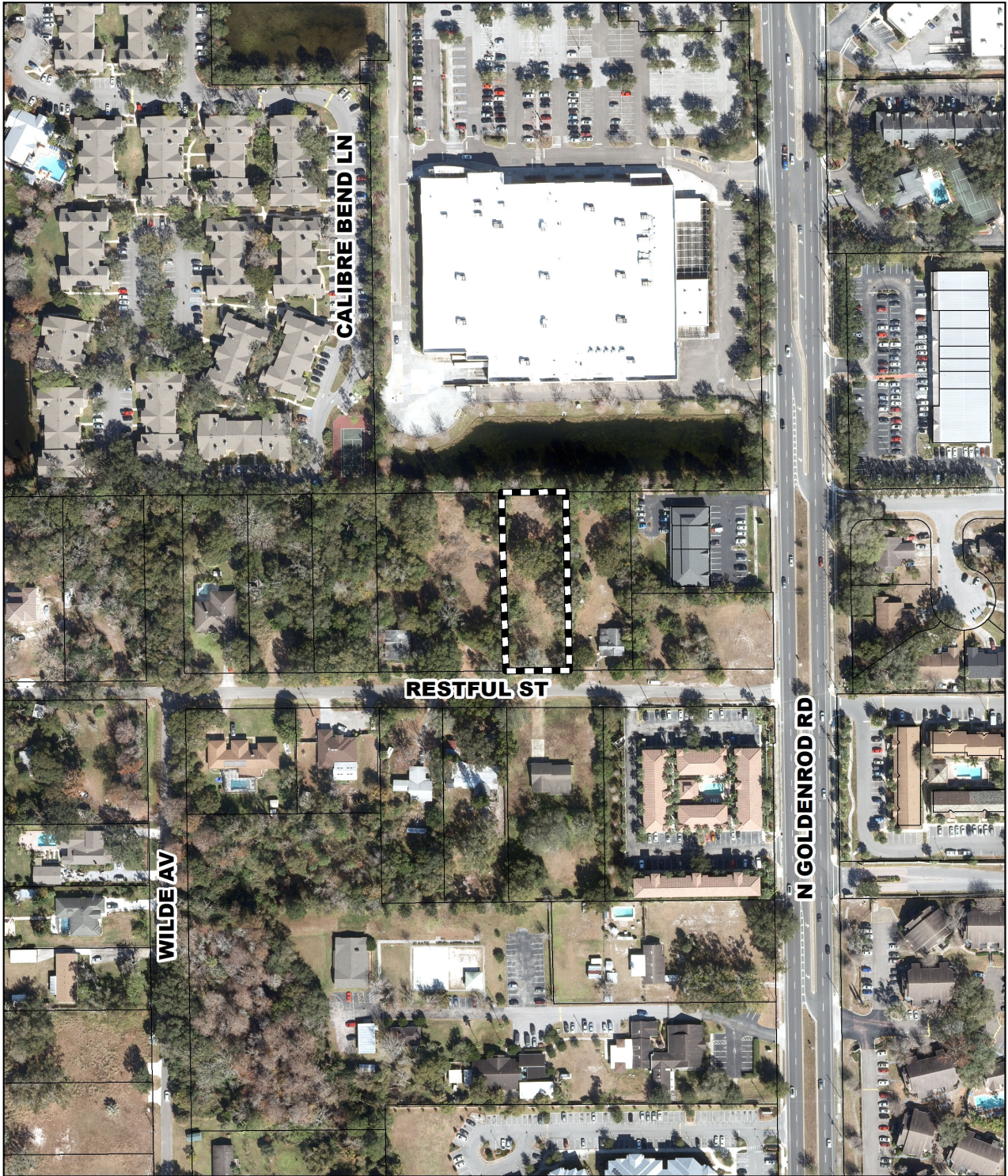
Voting in Opposition

Camille Evans

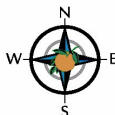
Absent

*Michael Arrington, David Boers, Eddie Fernandez and
Giancarlo Rodriguez*

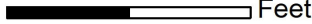
RZ-26-03-016



 Subject Property

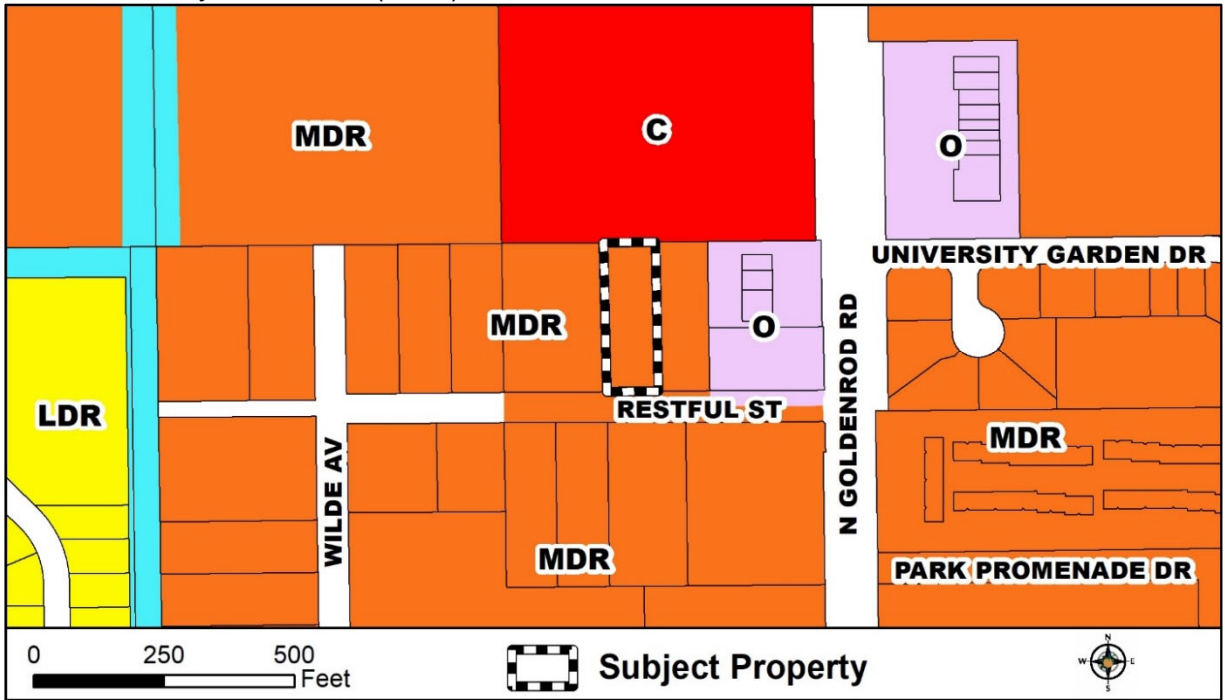


0 150 300 Feet



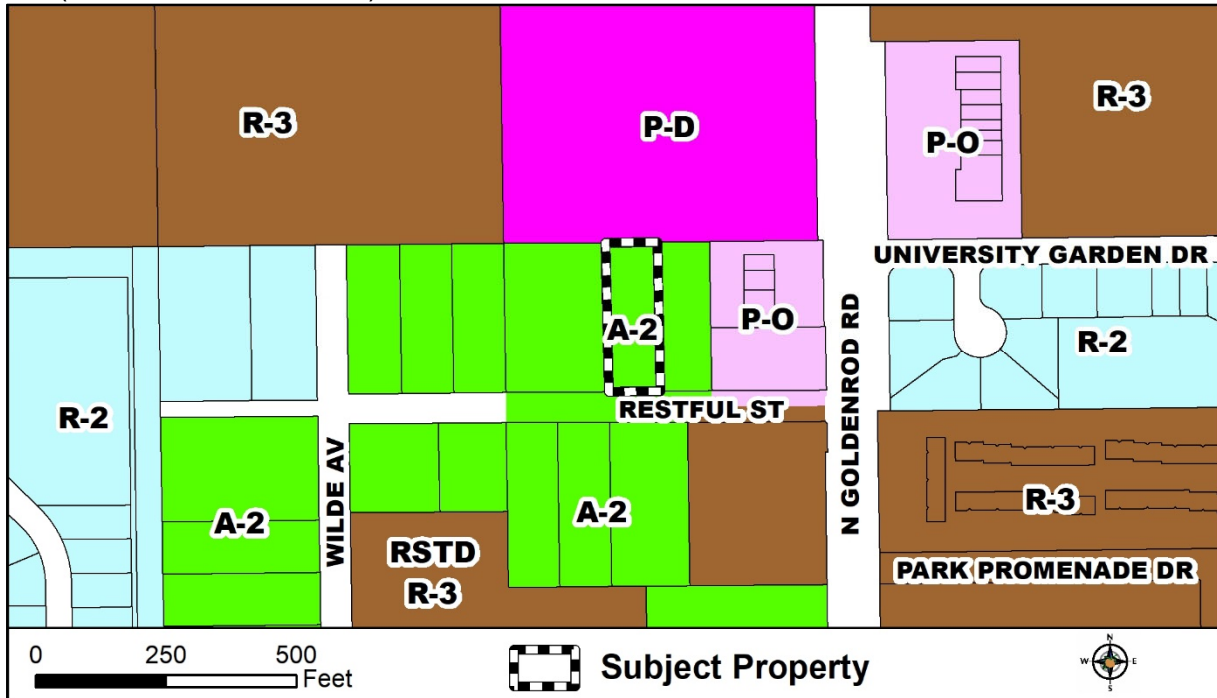
FUTURE LAND USE – CURRENT

Medium Density Residential (MDR)



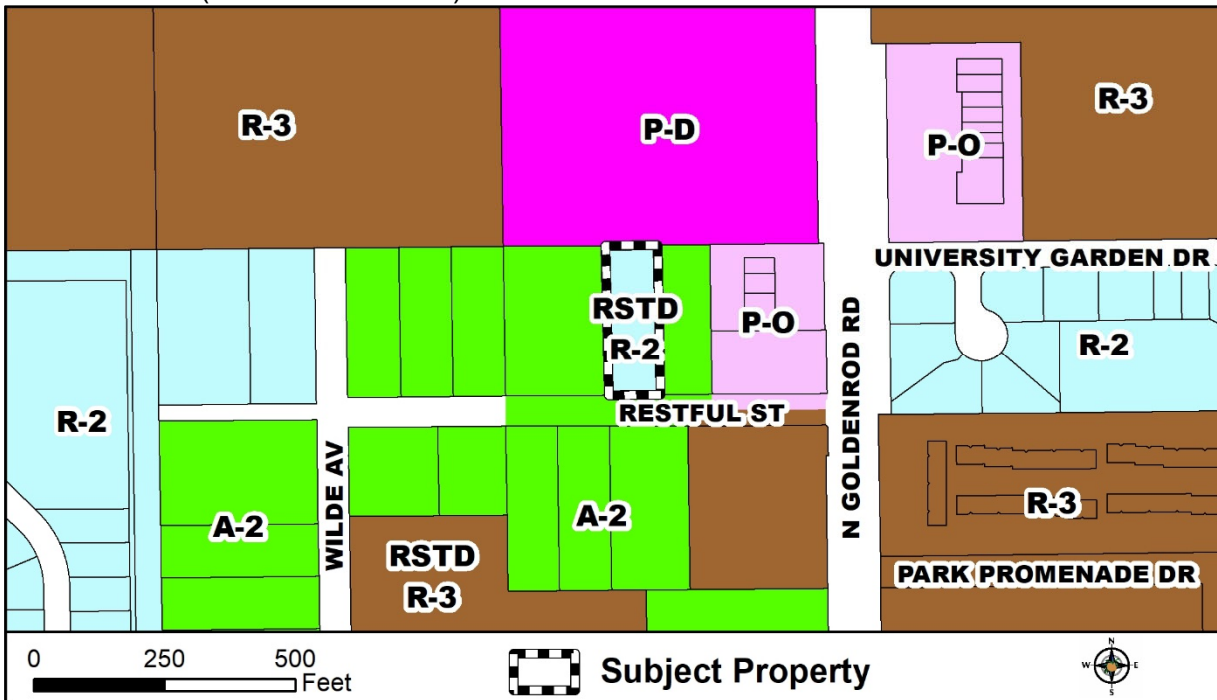
ZONING – CURRENT

A-2 (Farmland Rural District)



ZONING – PROPOSED

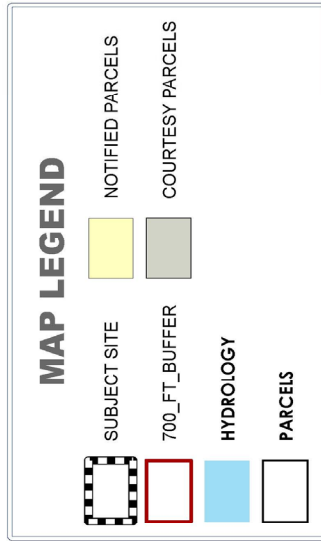
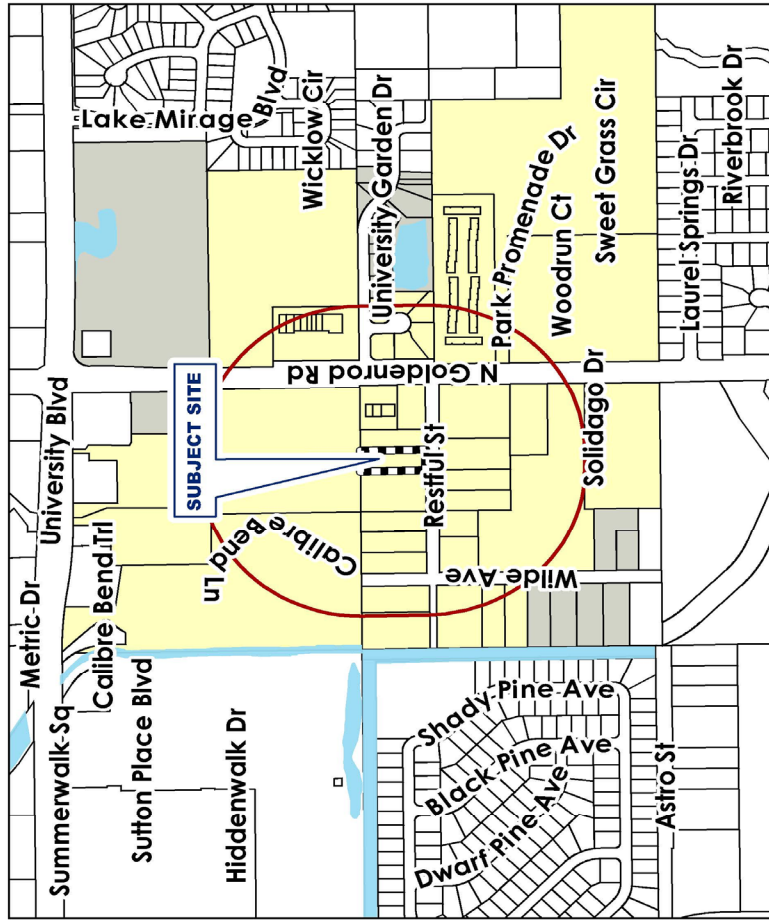
R-2 Restricted (Residential District)



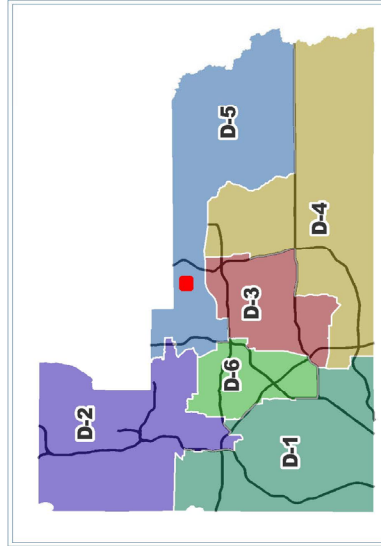
NOTIFICATION MAP

Public Notification Map

RZ-26-03-016



BUFFER DISTANCE: 700
 # OF NOTICES: 176



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CASE # RZ-26-03-011

Commission District: #6

GENERAL INFORMATION

APPLICANT:	Joan R Staker
OWNERS:	Robert Staker, 833 Pahoia Land Trust, Pahoia Street Land Trust
HEARING TYPE:	Planning and Zoning Commission
REQUEST:	A-1 (Citrus Rural District) to R-2 Restricted (Residential District)
LOCATION:	803 and 833 Pahoia Street; consisting of four parcels generally located east of Pahoia Street, south of Aloha Avenue, west of Lake Sherwood, and about 440 feet north of W. Colonial Drive.
PARCEL ID NUMBER:	22-22-28-8932-04-030, 22-22-28-8932-05-070, 22-22-28-8932-04-020, and 22-22-28-8932-04-011
SIZE / ACREAGE:	1.94- 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-three (123) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on March 9, 2026, and is summarized further in this report.
PROPOSED USE:	Four (4) Single-Family Detached Residential Dwelling 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. Development shall be limited to single-family detached residential dwelling units.

SUBJECT PROPERTY ANALYSIS

Overview

Through this request the applicant is seeking to rezone four properties to R-2 Restricted (Residential District) to be consistent with the future land use designation of MDR (Medium

Density Residential) and correct split zoning on three properties that was created in 2020 when the county vacated a portion of property adjacent to Lake Sherwood.

These properties were originally platted in 1923, since then lot lines have been shifted, unimproved right-of-way and land designated as “beach” have been vacated by the county. Three of the subject properties were previously rezoned in 2018 to R-2 Restricted. The restriction limits the development to four (4) single-family detached residential dwelling units.

The immediate area is developed with detached single-family homes and retail commercial. The surrounding properties are zoned A-1 (Citrus Rural District), PD (Planned Development District), R-1A (Single-Family Dwelling District), and R-1AAA (Residential Urban District).

Development within these properties will be required to connect to Orange County Utilities water and wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Land Use Compatibility

The R-2 Restricted (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 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 Medium Density Residential (MDR). The proposed R-2 (Residential District) zoning is consistent with the MDR 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.

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, Single-Family Residential
Adjacent Zoning	N: A-1 (Citrus Rural District) E: A-1 (Citrus Rural District) W: PD (Planned Development District) S: A-1 (Citrus Rural District)
Adjacent Land Uses	N: Single-Family Residential E: Water Body (Lake Sherwood) W: Retail Commercial S: Vacant Residential

R-2 (Residential District) 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 8,000 sq. ft. / 9,000 sq. ft.
Min. Lot Area:
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

1. To provide for the development of single-family detached and attached dwelling units containing a maximum of four (4) units per residential building within areas designated in adopted county development plans and policies for low-medium and medium density residential development.

2. To encourage the development of attached dwelling units in a manner compatible with the detached dwellings permitted in single-family residential districts when and where adequate access and public service are available.
3. To establish standards for low-medium and medium density residential development adequate to protect the public health, safety, and general welfare.

A use shall be permitted in the R-2 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

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.

Boat Docks or Ramps - Approval of this plan/request does not constitute approval of a permit for the construction of a boat dock (including: boardwalks or observation piers in wetlands/surface waters or in the upland buffer) or a boat ramp. Any person desiring to construct a boat dock or boat ramp within this county shall first apply for a permit prior to the installation. A boat dock shall require additional permitting under OC Code Chapter 15, Article IX, Dock Construction and a boat ramp shall require additional permitting under OC Code Chapter 15, Article XV, Boat Ramps. If a variance or waiver is requested as part of the Application to Construct a Dock, the request must be approved by the Board of County Commissioners. The Application to construct a Boat ramp Facility must be approved by the BCC. Application shall be made to the Orange County Environmental Protection Division (407-836-1402).

Delineated Groundwater Contamination Area - The project site is located within a delineated area of groundwater contamination as defined by the Florida Department of Environmental Protection (FDEP). 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

Four homes is de minimis.

Parks and Recreation

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

Community Meeting Summary

A community meeting was held on March 9, 2026, at West Oaks Elementary School. One resident was in attendance. The only concern expressed at the meeting was the possibility of apartments or any attached dwelling units being permitted on the subject properties.

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 – March 19, 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. Development shall be limited to single-family detached residential dwelling units.

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-2 Restricted (Residential District) zoning subject to one restriction.

The applicant was present for the hearing and agreed with staff's recommendation. One speaker was present during the public comment portion. The resident's main concerns were the access and circulation for traffic and trucks used for construction between Pahoa Street and Aloha Avenue.

Staff indicated that one hundred and twenty-three (123) notices were sent to property owners and residents extending beyond 600 feet surrounding the property, and that staff had received one (1) response in favor and zero (0) responses in opposition to the request.

Discussion began with Commissioner Wiggins asking about the project boundary and staff clarified only two of the properties are currently addressed but four parcels are included in the request. The applicant then helped explain the conditions of Pahoa Street and Aloha Avenue in relation to the residents' concerns. The applicant explained that they have no current plans to develop but are intending to split the properties into 50-foot-wide lots for future development. Commissioner Wiggins then inquired about the maximum number of lots that could be achieved, staff replied that based solely on the R-2 zoning designation minimum lot width, the maximum is 7 lots.

Commissioner Holt asked staff and the applicant about the size of Lake Sherwood, in reference to the impact of building boat docks.

A motion was made by Commissioner Gray and seconded by Commissioner Wiggins to recommend APPROVAL of the requested R-2 Restricted (Residential District) zoning subject to one restriction. The motion carried on a 5-0 vote.

Motion / Second

Eric Gray / George Wiggins

Voting in Favor

Eric Gray, George Wiggins, Marjorie Holt, Camille Evans, and Jorge Berrios Trinidad

Voting in Opposition

None

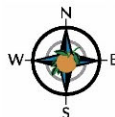
Absent

*Michael Arrington, David Boers, Eddie Fernandez and
Giancarlo Rodriguez*

RZ-26-03-011



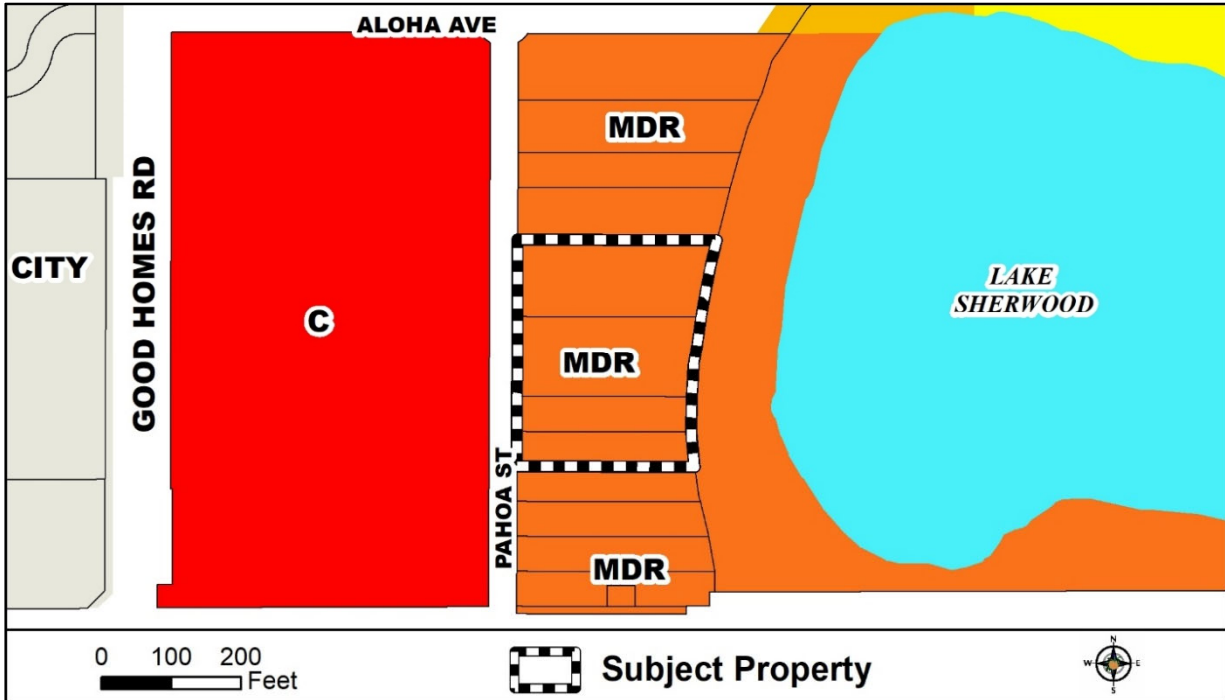
 Subject Property



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Feet

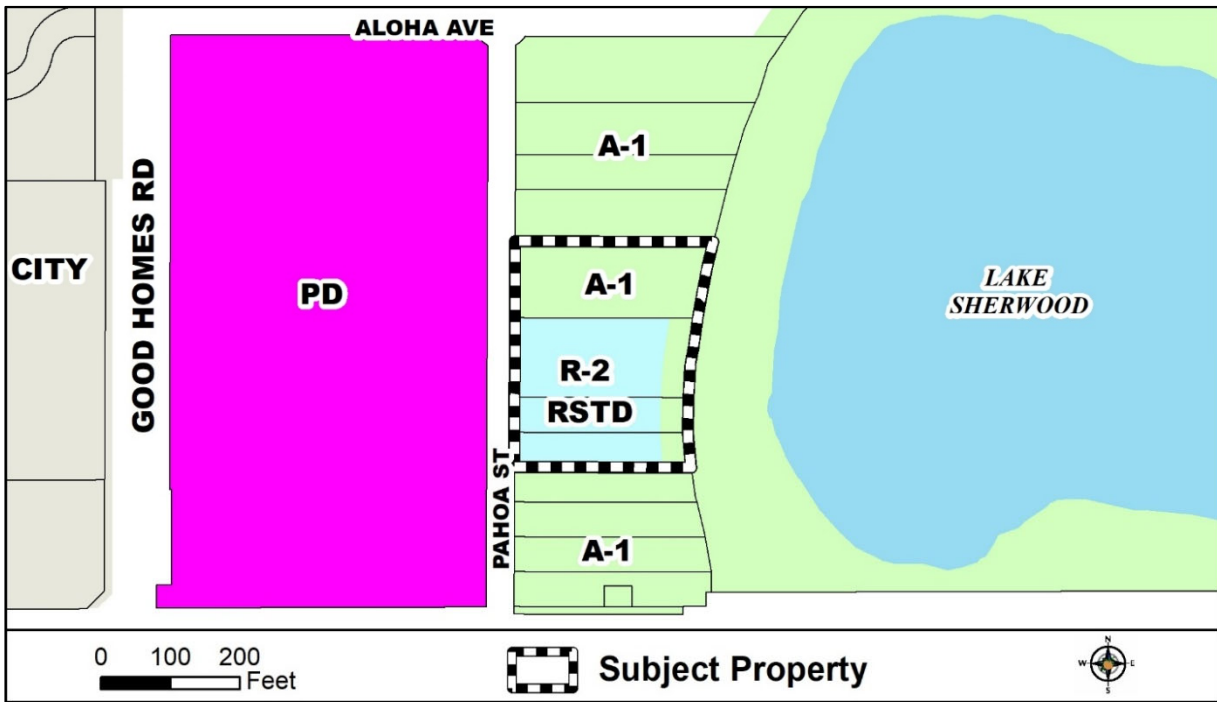
FUTURE LAND USE – CURRENT

Medium Density Residential (MDR)



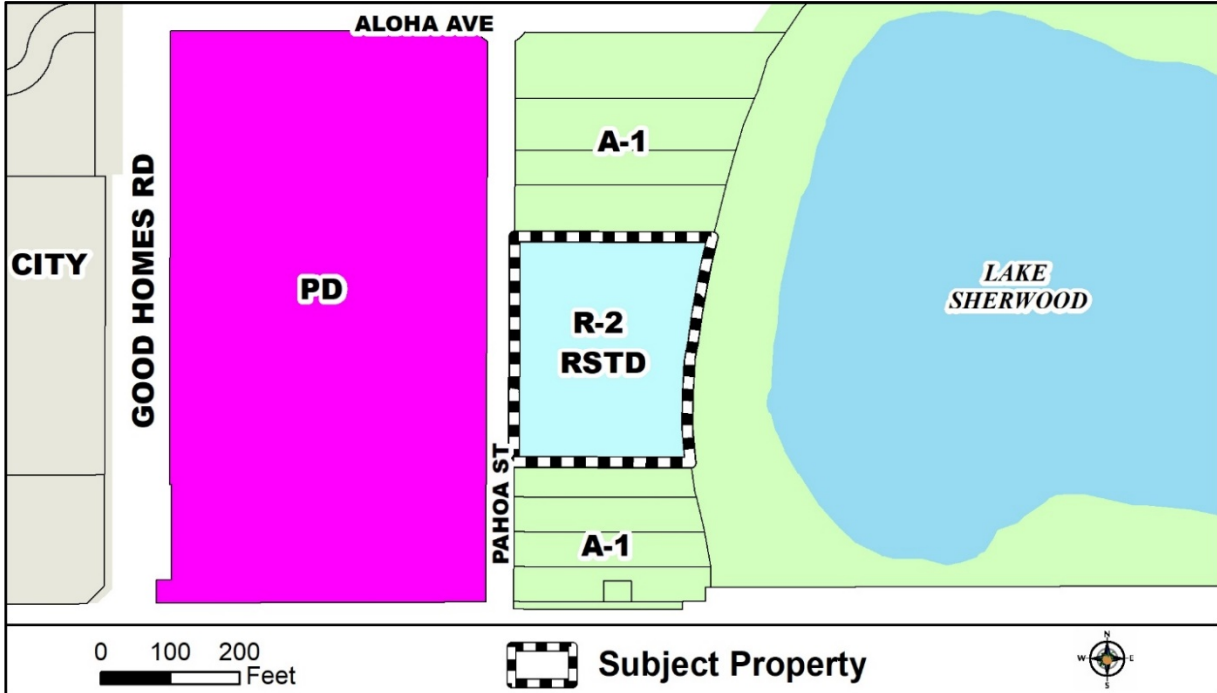
ZONING – CURRENT

A-1 (Citrus Rural District)



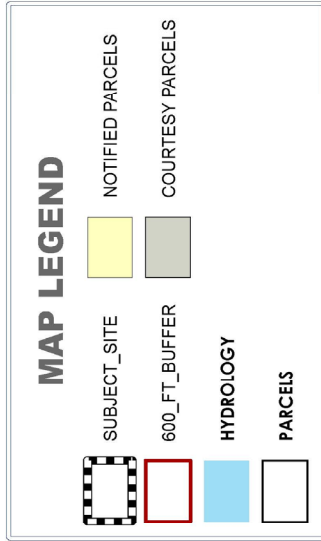
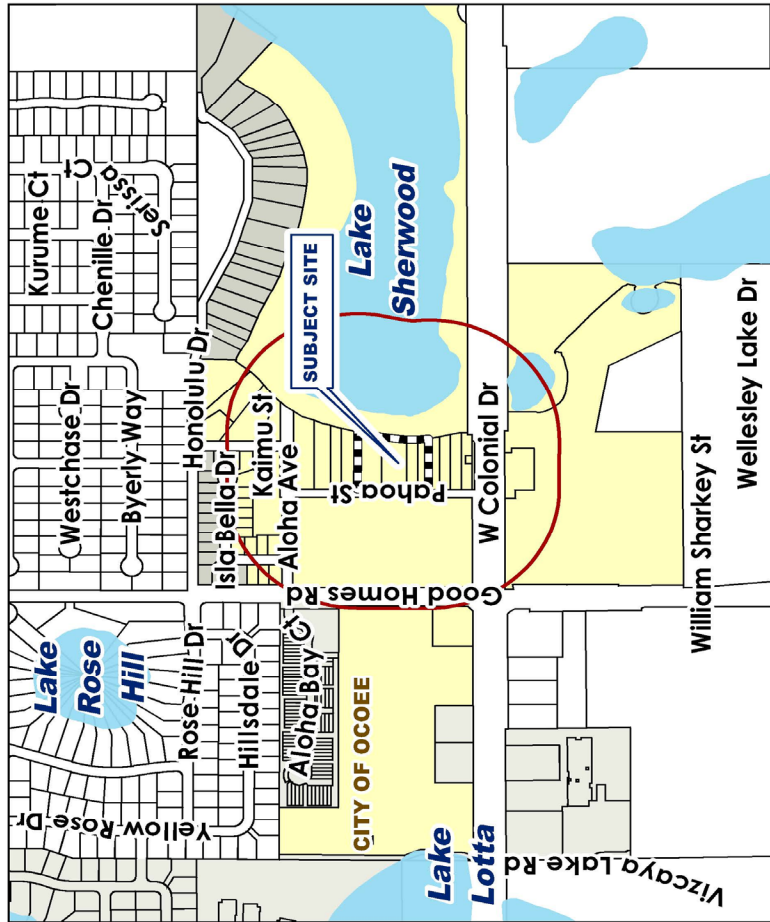
ZONING – PROPOSED

R-2 Restricted (Residential District)

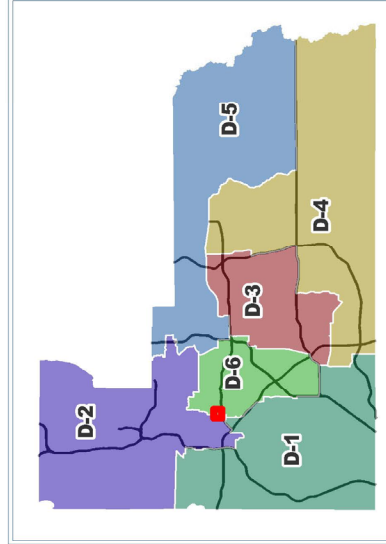


Public Notification Map

RZ-26-03-011



BUFFER DISTANCE: 600
 # OF NOTICES: 123



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