



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801

Decision Letter

Board of County Commissioners

Tuesday, June 2, 2026

2:00 PM

County Commission Chambers

26-0556 Adoption of Future Land Use Map Amendment SS-26-03-045, Ordinance, and Concurrent Rezoning RZ-26-03-045, Phaneendra Katta

a. Amendment SS-26-03-045

Consideration: To change the Future Land Use designation from Low Density Residential (LDR) to Office (O), pursuant to Orange County Code, Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

Location: District 5; property located at 862 Courtland Street; Orange County, Florida (legal property description on file in Planning Division)

And

b. Ordinance for Proposed Amendment

Consideration: AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING SMALL-SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, AND PROVIDING EFFECTIVE DATES.

And

c. ✓Rezoning RZ-26-03-045

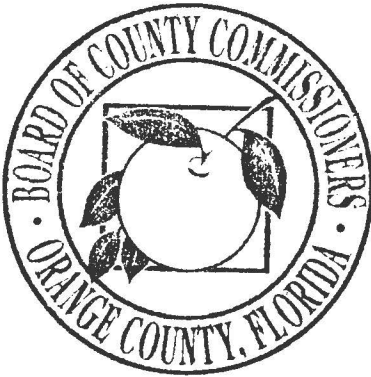
Consideration: Request to change the zoning classification from R-1A (Single-Family Dwelling District) to P-O Restricted (Professional-Office District) and request a variance of 2,491 square feet (SF) to the required minimum lot size of 10,000 SF, resulting in a 7,509 SF lot. The proposed use is a small office building; pursuant to Orange County Code, Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

Location: District 5; property located at 862 Courtland Street; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, adopt Amendment SS-26-03-045, Office (O) Future Land Use Map designation; further adopt the associated Ordinance 2026-10; further, approve the lot size variance of 7,509 s.f. in lieu of 10,000 s.f.; and further, approve the rezoning request RZ-26-03-045 from R1-A (Single-Family Dwelling District) to P-O Restricted (Professional Office District) zoning, subject to the one restriction listed under the Staff Report dated April 29, 2026. The motion carried by the following vote:

Aye: 5 - Mayor Demings, Commissioner Wilson, Commissioner Gomez Cordero,
Commissioner Martinez Semrad, and Commissioner Scott

Absent: 1 - Commissioner Uribe



THE FOREGOING DECISION HAS BEEN FILED WITH
ME THIS 15TH DAY OF JUNE 2026.

for J. Night
DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

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