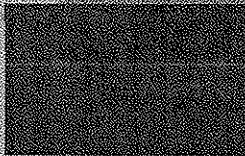


Orange County  
Community,  
Environmental  
&  
Development  
Services  
Department,  
Planning Division

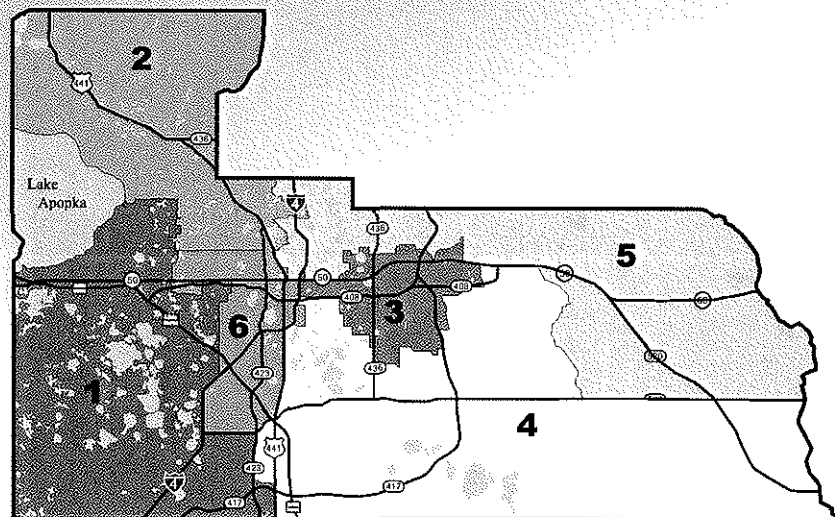


Comprehensive  
Planning  
Development  
Review  
Research and  
Intergovernmental  
Coordination  
Community Planning  
& Placemaking



Orange County, Florida

# Planning and Zoning Commission/ Local Planning Agency



## Recommendations

SEPTEMBER 15, 2016

Prepared by  
Orange County Community, Environmental &  
Development Services Department,  
Planning Division, Development Review Section

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



James Dunn	District #1
Marvin Barrett	District #2
Tina Demostene	District #3
Pat DiVecchio	District #4
Rick V. Baldocchi	District #5
JaJa J. Wade Vice - Chairman	District #6
Paul Wean	At Large
Yog Melwani	At Large
Jose Cantero Chairman	At Large

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**Planning and Zoning Commission**  
**September 15, 2016**

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**CONVENTIONAL REZONING PUBLIC HEARINGS**

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**TABLE OF HEARINGS**  
**Planning and Zoning Commission**  
**September 15, 2016**

<b><u>Case #</u> <u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Commission</u> <u>District</u></b>	<b><u>Recommendations</u> <u>Staff</u></b>	<b><u>PZC</u></b>	<b><u>BCC Hearing</u> <u>Required</u></b>
<b>I. CONVENTIONAL REZONING PUBLIC HEARINGS</b>					
RZ-16-09-031 Jonathan Mosquera	<i>A-1 to R-1</i>	2	Denial	Denial	No
RZ-16-09-032 Judith Perry Daley	<i>R-CE-2 to A-1</i>	1	Approval with one (1) restriction	Approval with one (1) restriction	No
RZ-16-09-033 Andy Bassler	<i>A-2 to I-1 / I-5</i>	4	Approval with three (3) restrictions	Approval with three (3) restrictions	No

# SITE and BUILDING REQUIREMENTS

Orange County Code Section 38-1501. Basic Requirements

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

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

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

District	Min. front yard (feet)	Min. rear yard (feet)	Min. side yard (feet)	Max. building height (feet)
I-1A	35	25	25	50, or 35 within 100 ft. of all residential districts; 100, when 500 ft. or more from residential districts
I-1 / I-5	35	25	25	50, or 35 within 100 ft. of all residential districts; 100, when 500 ft. or more from residential districts
I-2 / I-3	25	10	15	50, or 35 within 100 ft. of all residential districts; 100, when 500 ft. or more from residential districts
I-4	35	10	25	50, or 35 within 100 ft. of all residential districts; 100, when 500 ft. or more from residential districts

**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

- \* Setbacks shall be a minimum of 50 feet from the normal high water elevation contour on any adjacent natural surface water body and any natural or artificial extension of such water body, for any building or other principal structure. Subject to the lakeshore protection ordinance and the conservation ordinance, the minimum setbacks from the normal high water elevation contour on any adjacent natural surface water body, and any natural or artificial extension of such water body, for an accessory building, a swimming pool, swimming pool deck, a covered patio, a wood deck attached to the principal structure or accessory structure, a parking lot, or any other accessory use, shall be the same distance as the setbacks which are used per the respective zoning district requirements as measured from the normal high water elevation contour.
- \*\* Buildings in excess of 35 feet in height may be permitted as a special exception.
- \*\*\* Buildings in excess of 1 story in height within 100 feet of the property line of any single-family residential district may be permitted as a special exception.
- \*\*\*\* Side setback is 30 feet where adjacent to single-family district.
- \*\*\*\*\* For lots platted between 4/27/93 and 3/3/97 that are less than 45 feet wide or contain less than 4,500 sq. ft. of lot area, or contain less than 1,000 square feet of living area shall be vested pursuant to Article III of this chapter and shall be considered to be conforming lots for width and/or size and/or living area.
- \*\*\*\*\* For attached units (common fire wall and zero separation between units) the minimum duplex lot width is 80 feet and the duplex lot size is 8,000 square feet. For detached units the minimum duplex lot width is 90 feet and the duplex lot size is 9,000 square feet with a minimum separation between units of 10 feet. Fee simple interest in each half of a duplex lot may be sold, devised or transferred independently from the other half. For duplex lots that:
  - (i) are either platted or lots of record existing prior to 3/3/97, and
  - (ii) are 75 feet in width or greater, but are less than 90 feet, and
  - (iii) have a lot size of 7,500 square feet or greater, but less than 9,000 square feet are deemed to be vested and shall be considered as conforming lots for width and/or size.
- # Corner lots shall be 100 [feet] on major streets (see Art. XV), 80 [feet] for all other streets.
- ## Corner lots shall be 125 [feet] on major streets (see Art. XV), 100 [feet] for all other streets.
- ### Corner lots shall be 150 [feet] on major streets (see Art. XV), 125 [feet] for all other streets.
- ‡ For lots platted on or after 3/3/97, or un-platted 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.
- † 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.

- †† 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%.
- ††† Based on gross square feet.

***These requirements are intended for reference only; actual requirements should be verified in the Zoning Division prior to design or construction.***



# BUFFER YARD REQUIREMENTS

---

## Orange County Code Section 24-5.

Buffer yards prescribed are intended to reduce, both visually and physically, any negative impacts associated with abutting uses. Buffer yards shall be located on the outer perimeter of a lot or parcel, extending to the parcel boundary. Buffer yards shall not be located on any portion of an existing or dedicated public or private street or right-of-way.

### (a) *Buffer classifications:*

- (1) **Type A, opaque buffer:** This buffer classification shall be used to separate heavy industrial (I-4 and M-1) uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of fifty (50) feet wide. The type A buffer shall utilize a masonry wall.
- (2) **Type B, opaque buffer:** This buffer classification shall be used to separate commercial (general and wholesale) (C-2 and C-3) and industrial (general and light) (I-2/I-3 and I-1/I-5) uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of twenty-five (25) feet wide. The type B buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be four (4) feet high and seventy (70) percent opaque at planting and be capable of attaining full height and opacity within three (3) years.
- (3) **Type C, opaque buffer.** This buffer classification shall be used to separate neighborhood retail commercial (C-1), industrial-restricted (I-1A) and multi-family 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 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-16-09-031**

Commission District: # 2

**GENERAL INFORMATION**

<b>APPLICANT</b>	Jonathan Mosquera
<b>OWNER</b>	Jonathan Mosquera
<b>HEARING TYPE</b>	Planning and Zoning Commission
<b>REQUEST</b>	<b>A-1</b> (Citrus Rural District) <b>to</b> <b>R-1</b> (Single-Family Dwelling District)
<b>LOCATION</b>	6515 Lynn Road; or generally located on the north side of Lynn Road, approximately 200 feet west of Armstrong Road and 1,300 feet south of Beggs Road.
<b>PARCEL ID NUMBER</b>	36-21-28-5212-00-111
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing extended beyond 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Ninety-six (96) notices were mailed to those property owners in the mailing area. A community meeting was not required for this application.
<b>TRACT SIZE</b>	0.27-gross acre
<b>PROPOSED USE</b>	One single-family detached dwelling

**STAFF RECOMMENDATION**

**PLANNING**

**Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested R-1 (Single-Family Dwelling District) zoning.**

**IMPACT ANALYSIS**

**Land Use Compatibility**

The R-1 (Single-Family Dwelling District) zoning would allow for development that is inconsistent with the character of surrounding neighborhood, which consists of only A-1 zoned properties, and is essentially an enclave of relatively large parcels. Through this request, the applicant is seeking to legitimize the development of a parcel that was illegally split in 1981, by rezoning it from A-1 to R-1. Because the request could set a precedent for similar rezoning applications in the established neighborhood, staff has found it to be incompatible with the surrounding area.

**Comprehensive Plan (CP) Consistency**

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Low Density Residential (LDR). The R-1 (Single-Family Dwelling District) zoning is consistent with the LDR FLUM designation, but is inconsistent with the following applicable CP provisions:

**FLU1.4.2** states Orange County shall ensure that land use 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.

**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.

**SITE DATA**

<b>Existing Use</b>	Undeveloped Residential
<b>Adjacent Zoning</b>	N: A-1 (Citrus Rural District) (1957)
	E: A-1 (Citrus Rural District) (1957)
	W: A-1 (Citrus Rural District) (1957)
	S: A-1 (Citrus Rural District) (1957)
<b>Adjacent Land Uses</b>	N: Undeveloped Residential
	E: Single-Family Dwelling
	W: Single-Family Dwelling
	S: Single-Family Dwelling

**R-1 (SINGLE-FAMILY DWELLING DISTRICT) DEVELOPMENT STANDARDS\***

Min. Lot Area:	5,000 sq. ft.
Min. Lot Width:	50 ft.
Max. Height:	35 ft.
Min. Floor Area:	1,000 sq. ft.
Building Setbacks:	
Front:	20 ft.
Rear:	20 ft.
Side:	5 ft.

\* 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.

**Permitted Uses**

Per Section 38-276 of the Orange County Code, the intent and purpose of the R-1 zoning district is provide residential development similar in general character to the R-1AA and R-1A zoning districts, but with smaller minimum lots and yards, and a corresponding increase in population density.

Specific uses shall be identified by the letter "P" in the use table set forth in Section 38-77 of the Orange County Code.

**SPECIAL INFORMATION**

**Subject Property Analysis**

The subject 0.27-acre parcel is undeveloped and located at 6515 Lynn Road; or generally located on the north side of Lynn Road, approximately 200 feet west of Armstrong Road and 1,300 feet south of Beggs Road. Through this request, the applicant is seeking to legitimize the development of the parcel which was illegally split in 1981, by rezoning it from A-1 (Citrus Rural District) to R-1 (Single-Family Dwelling District), in order to construct one single-family detached dwelling.

Orange County identified this parcel as an illegally split lot during the review of a previously submitted building permit application (#B16011194). Based on Orange County Property Appraiser records, it was discovered that the parcel was created from a deed purchase in 1981, and has since remained undeveloped.

If approved, this request could establish a precedent for similar rezoning applications and smaller residential lots in the established large-lot neighborhood.

**Comprehensive Plan (CP) Amendment**

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

**State of Florida Notice**

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the

County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

**Rural Settlement**

The subject property is not located within a Rural Settlement.

**Joint Planning Area (JPA)**

The subject property is not located within a JPA.

**Overlay District Ordinance**

The subject property is not located within an Overlay District.

**Airport Noise Zone**

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

**Environmental**

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division, about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply.

**Transportation / Access**

The proposed use of one single family dwelling unit will generate one pm peak hour trip and is therefore considered De Minimis.

**Code Enforcement**

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

**Water / Wastewater / Reclaim**

Water:	<u>Existing service or provider</u> Orange County Utilities	There is a 6-inch main in the Lynn Road right of way abutting this property.
Wastewater:	Orange County Utilities	There are no wastewater gravity mains in the vicinity of this property. A 6-inch wastewater force main is located on Beggs Road at the intersection with Armstrong Road.
Reclaim Water:	Orange County Utilities	There are no reclaimed water mains in the vicinity of this property

**Schools**

Orange County Public Schools (OCPS) considers the impact to affected public schools to be "de minimus"; therefore a Capacity Enhancement Agreement (CEA) is not required.

**Parks and Recreation**

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

**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 – (September 15, 2016)**

**Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested R-1 (Single-Family Dwelling District) zoning.**

**PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS**

The staff report was presented to the PZC with the recommendation that they make a finding of inconsistency with the Comprehensive Plan and recommend denial of the requested R-1 (Single-Family Dwelling District) zoning, due to incompatibility with the existing neighborhood.

Staff indicated that ninety-six (96) notices were mailed to surrounding property owners within a buffer extending beyond 1,300 feet from the subject property, with twelve (12) commentaries in opposition and none in favor of the request received. The applicant was present, but disagreed with the staff recommendation and the finding of inconsistency / incompatibility.

Following brief discussion by the PZC, a motion was made by Commissioner Barrett to support the staff recommendation, by finding the request to be inconsistent with the Comprehensive Plan and recommend **DENIAL** of the R-1 (Single-Family Dwelling District) zoning. Commissioner Baldocchi seconded the motion, which was then carried on a 7-0 vote.

**Motion / Second**

*Marvin Barrett / Rick Baldocchi*

**Voting in Favor**  
*(of the motion)*

*Marvin Barrett, Rick Baldocchi, Paul Wean, JaJa Wade, James Dunn, Yog Melwani, and Jose Cantero*

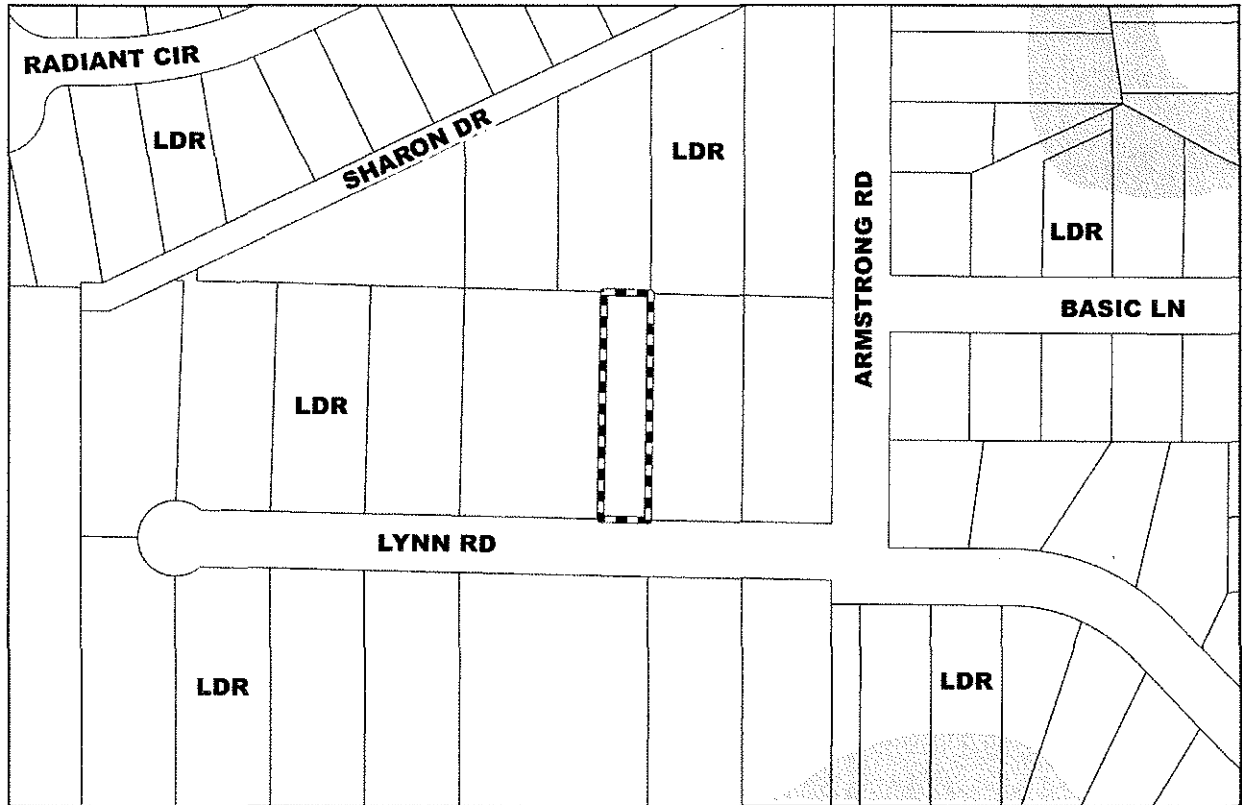
**Voting in Opposition**  
*(of the motion)*

*None*

**Absent**

*Pat DiVecchio and Tina Demostene*

RZ-16-09-031



 Subject Property

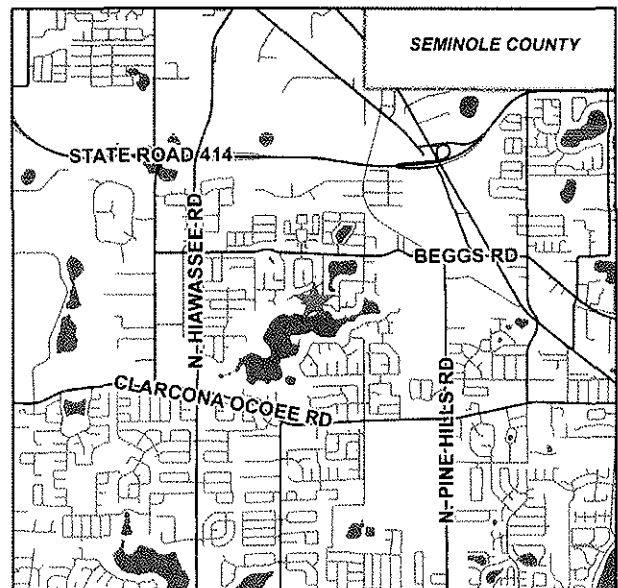


★ Subject Property

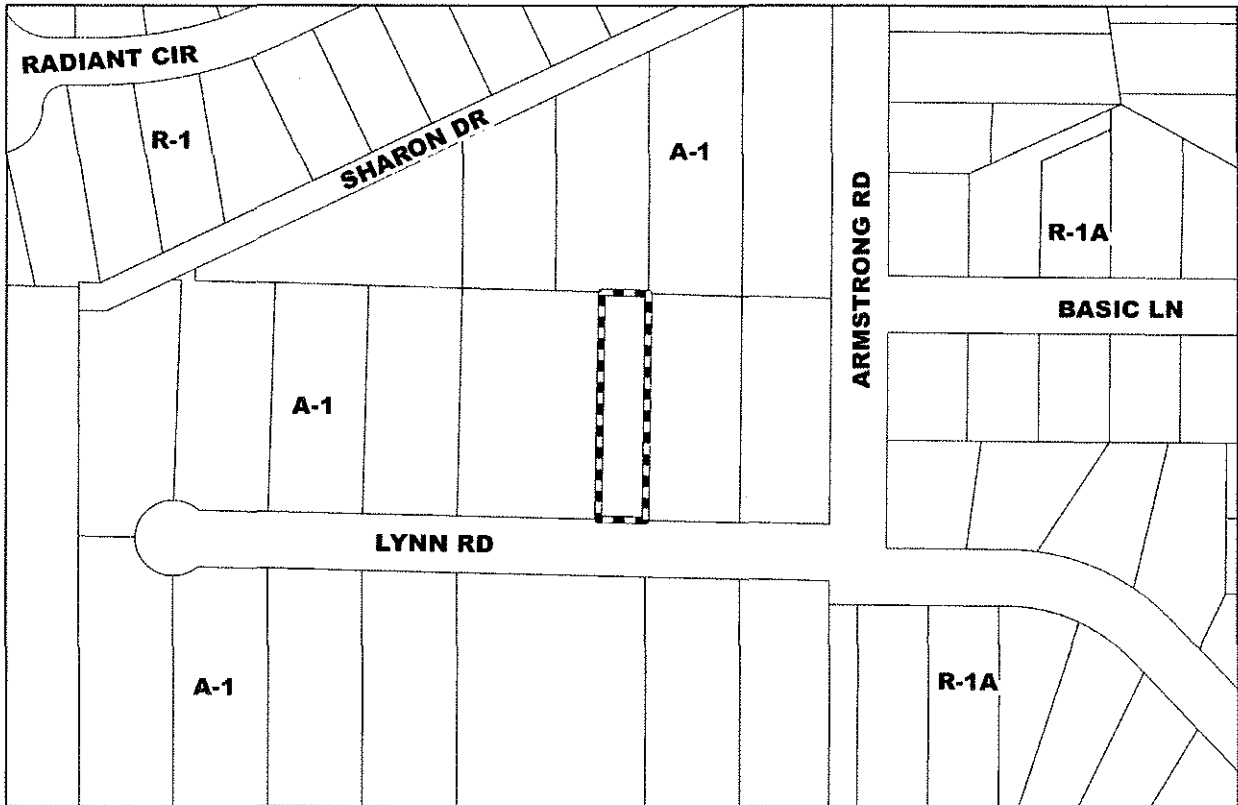
### Future Land Use Map

FLUM: Low Density Residential (LDR)  
 APPLICANT: Jonathan Mosquera  
 LOCATION: 6515 Lynn Road; or generally located on the north side of Lynn Road, approximately 200 feet west of Armstrong Road and 1,300 feet south of Beggs Road  
 TRACT SIZE: 0.27 gross acre  
 DISTRICT: # 2  
 S/T/R: 36/21/28

1 inch = 167 feet



RZ-16-09-031



Subject Property



Subject Property

### Zoning Map

**ZONING:** A-1 (Citrus Rural District) to  
 R-1 (Single-Family Dwelling District)

**APPLICANT:** Jonathan Mosquera

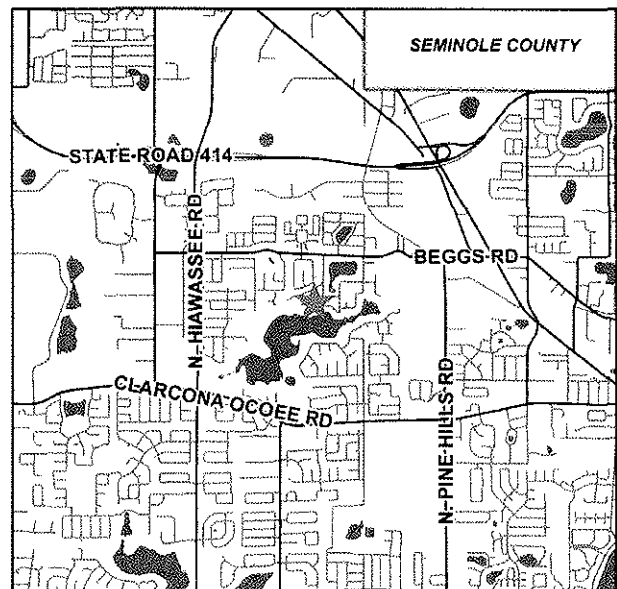
**LOCATION:** 6515 Lynn Road; or generally located on  
 the north side of Lynn Road, approximately  
 200 feet west of Armstrong Road and  
 1,300 feet south of Beggs Road

**TRACT SIZE:** 0.27 gross acre

**DISTRICT:** # 2

**S/T/R:** 36/21/28

1 inch = 167 feet





RZ-16-09-031



**Subject Property**



1 inch = 167 feet

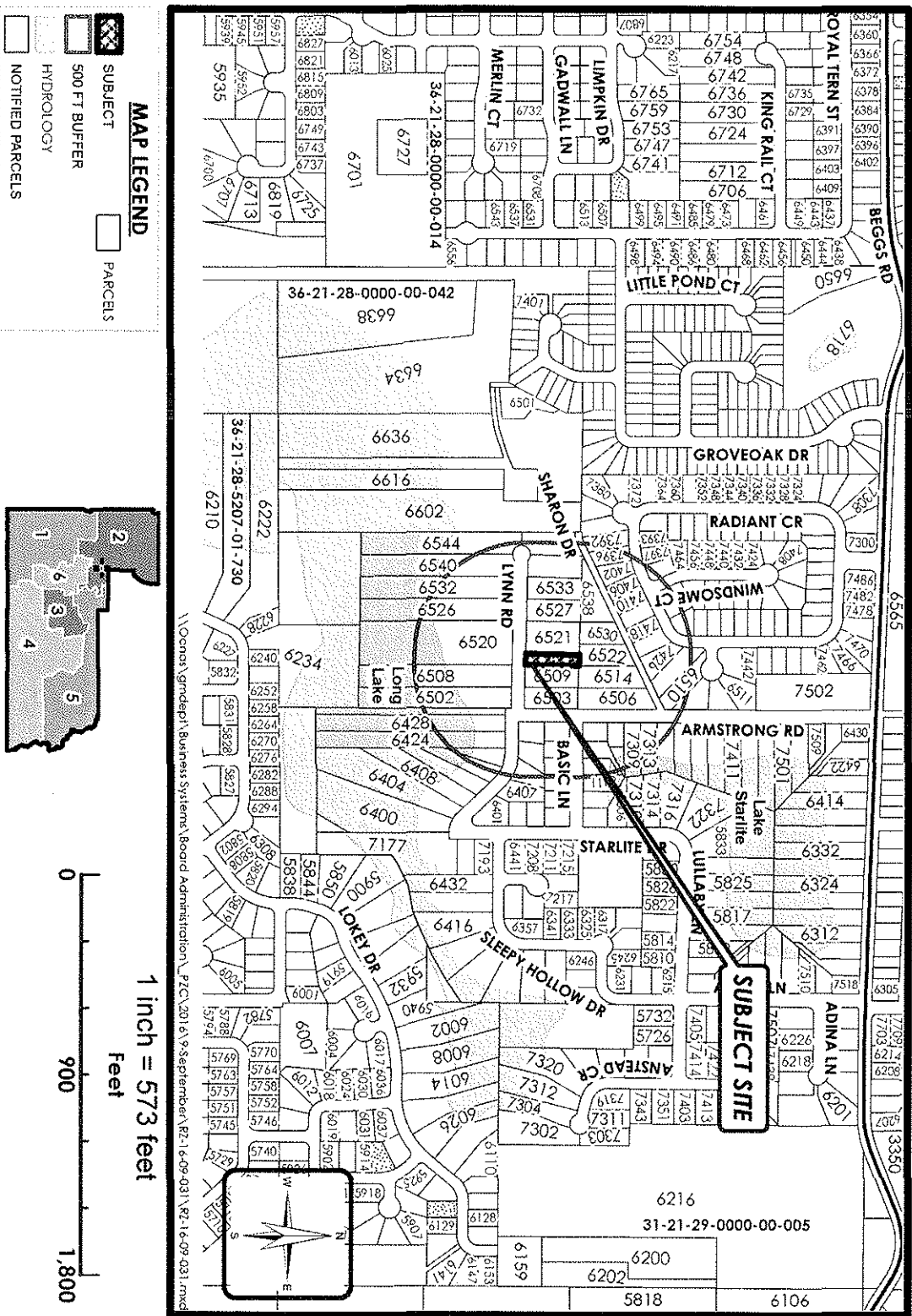
## Notification Map



# Public Notification Map

**RZ-16-09-031**

## 500 FT BUFFER, \_\_\_ NOTICES



**CASE # RZ-16-09-032**

Commission District: # 1

**GENERAL INFORMATION**

<b>APPLICANT</b>	Judith Perry Daley
<b>OWNERS</b>	Judith Perry Daley and Doowatee & Pertab Singh
<b>HEARING TYPE</b>	Planning and Zoning Commission
<b>REQUEST</b>	<b>R-CE-2</b> (Rural Residential District) <b>to</b> <b>A-1</b> (Citrus Rural District)
<b>LOCATION</b>	12937 and 12945 Reaves Road; or generally located on the east side of Reaves Road, northwest of State Road 429, approximately 500 feet north of Stoneybrook West Parkway
<b>PARCEL ID NUMBER</b>	36-22-27-1773-00-030, 36-22-27-1773-00-040
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing extended beyond 1000 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred thirty-four (134) notices were mailed to those property owners in the mailing area. A community meeting was not required for this application.
<b>TRACT SIZE</b>	4.78 gross acres
<b>PROPOSED USE</b>	Single-Family Dwelling Units with Farm Animals

**STAFF RECOMMENDATION**

**PLANNING**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested A-1 (Citrus Rural District) zoning, subject to the following restrictions:**

1. Development of the property shall be limited to R-CE-2 uses and the A-1 use of domestic breeding, keeping, and raising of farm animals only (e.g. goats, sheep, swine, pot-bellied pigs, etc.).

**IMPACT ANALYSIS**

**Land Use Compatibility**

The A-1 (Citrus Rural District) zoning, with the recommended restriction, would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

**Comprehensive Plan (CP) Consistency**

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Rural / Agricultural (R). The A-1 (Citrus Rural District) zoning is consistent with the Rural / Agricultural FLUM designation and the following applicable CP provisions:

**FLU1.4.1** states Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

**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. Density shall be calculated by the total number of units divided by developable land. (Natural lakes and designated Conservation Areas are excluded from the gross land area.)

**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**

<b>Existing Use</b>	Single-Family Residential Dwelling Units
<b>Adjacent Zoning</b>	N: R-CE-2 (Rural Residential District) (1987)
	E: No Zoning District
	W: R-CE-2 (Rural Residential District) (1988)
	S: R-CE-2 (Rural Residential District) (1987)

**Adjacent Land Uses**    N:    Undeveloped  
                                     E:    Undeveloped  
                                     W:    Single-Family Dwelling, Grazing  
                                     S:    Single-Family Dwelling

**A-1 (Citrus Rural District) Development Standards**

**A-1 District Summary \***

Min. Lot Area:	21,780 sq. ft. (1/2 acre)
Min. Lot Width:	100 ft.
Max. Height:	35 ft.
Min. Floor Area:	850 sq. ft.
Building Setbacks:	
Front:	35 ft.
Rear:	50 ft.
Side:	10 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.

**Permitted Uses**

Agricultural districts are intended to apply to those areas, the present or prospective use of which is primarily agricultural, or the future development of which is uncertain, and for which a more restricted zoning would be premature. The regulations in these districts are intended to permit a reasonable use of the property, while at the same time, prevent the creation of conditions which would blight or prevent the proper future use of contiguous or nearby property. The A-1 district is composed largely of land used for citrus production, nurseries, greenhouses, and vegetable farms, whereas, the A-2 district is composed largely of land used for livestock and poultry production.

Specific uses shall be identified by the letter "P" in the use table set forth in Section 38-77 of the Orange County Code.

**SPECIAL INFORMATION**

**Subject Property Analysis**

The subject parcels are located at 12937 and 12945 Reaves Road; or generally located on the east side of Reaves Road, northwest of State Road 429, approximately 500 feet north of Stoneybrook West Parkway. Both parcels are currently developed with one single-family dwelling unit. Through this request, the applicant is seeking to rezone the properties from R-CE-2 (Rural Residential District) to A-1 (Citrus Rural District) for the purpose adding the use of domestic breeding, keeping, and raising of farm animals only (e.g. goats, swine, pot-bellied pigs, etc.).

This rezoning application is the result of a Code Enforcement violation issued on the 12937 Reaves Road parcel for the presence of farm animals (cows, goats, and poultry).

Since the owner of the 12945 Raves Road parcel (acting as the applicant) has similar on-site activities, both properties were included in the application. The applicant has also submitted letters of no objection and/or support from the property owners of 12929, 12944, and 12952 Reaves Road.

**Comprehensive Plan (CP) Amendment**

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

**State of Florida Notice**

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

**Rural Settlement**

The subject property is not located within a Rural Settlement.

**Joint Planning Area (JPA)**

The subject property is located within the Winter Garden JPA; City staff was notified of the request, and provided no comments or objections.

**Overlay District Ordinance**

The subject property is not located within an Overlay District.

**Airport Noise Zone**

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

**Environmental**

Orange County Environmental Protection Division provided no comments regarding this request.

**Transportation / Access**

The proposed request to raise farm animals on the subject property will not result in any trip generation and will not impact area roadways.

**Code Enforcement**

There is an active Code Enforcement Violation on 12937 Reaves Road for the presence of farm animals (CEB 2016-304523Z / Incident 455496). A Code Enforcement Board hearing took place on August 17, 2016 and a code compliance deadline of November 16, 2016.

**Water / Wastewater / Reclaim**

Water: Existing service or provider  
City of Winter Garden

Wastewater: City of Winter Garden

Reclaim Water: City of Winter Garden

**Schools**

Orange County Public Schools (OCPS) did not comment on this case, as this project does not impact school capacity.

**Parks and Recreation**

Orange County Parks and Recreation did not provide any objections to this request.

**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 Commissioner (PZC) Recommendation – (September 15, 2016)**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested A-1 (Citrus Rural District) zoning, subject to the following restrictions:**

1. Development of the property shall be limited to R-CE-2 uses and the A-1 use of domestic breeding, keeping, and raising of farm animals only (e.g. goats, sheep, swine, pot-bellied pigs, etc.).

**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 A-1 (Citrus Rural District) zoning, subject to one (1) restriction.

Staff indicated that one hundred thirty-four (134) notices were mailed to surrounding property owners within a buffer extending beyond 1,000 feet from the subject property, with one (1) response in opposition and none (0) in favor of the request received. Staff also indicated that the City of Winter Garden had been notified of the request, but that no objections or concerns from the City had been received. Finally, the applicant was present and expressed support for the staff recommendation.

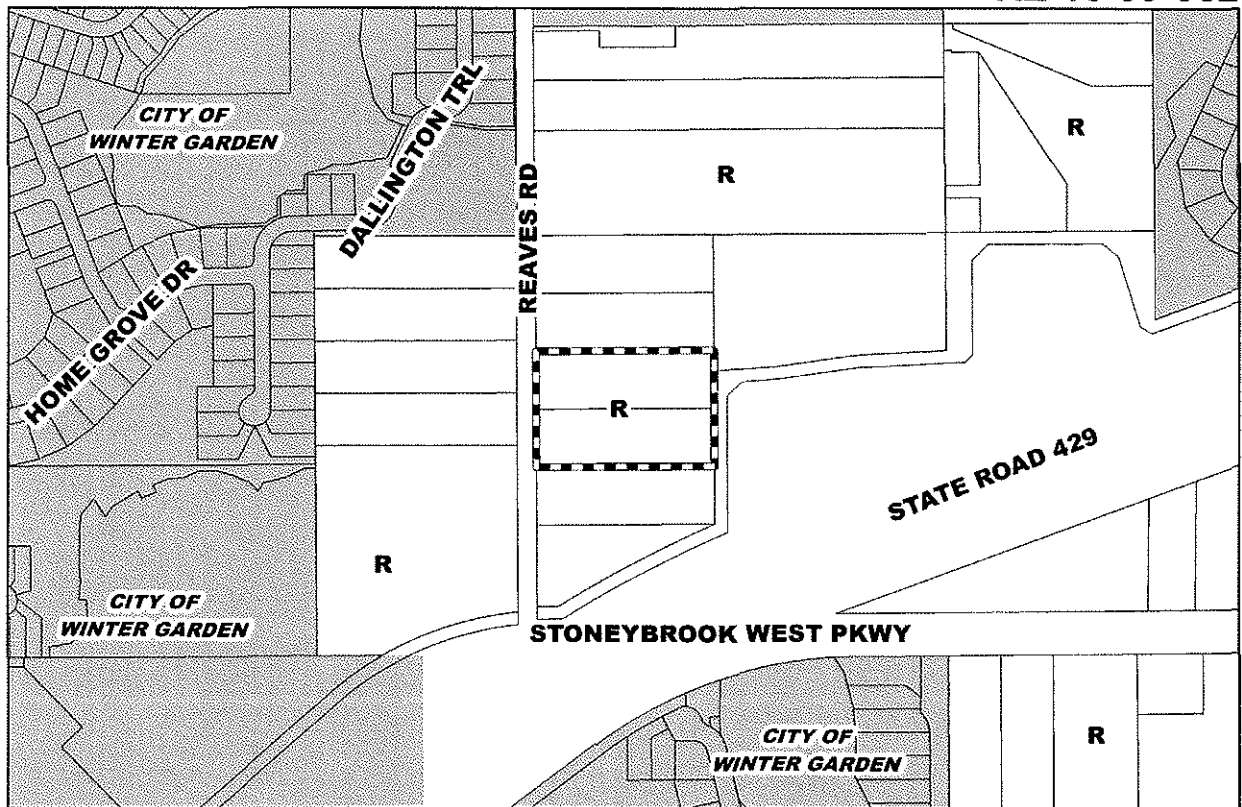
Following brief discussion by the PZC regarding animal care, a motion was made by Commissioner Dunn to find the request to be consistent with the Comprehensive Plan and recommend **APPROVAL** of the A-1 (Citrus Rural District) zoning, subject to the one (1)

restriction. Commissioner Wean seconded the motion, which was then carried on a 7-0 vote.

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



RZ-16-09-032



 Subject Property



★ Subject Property

### Future Land Use Map

FLUM: Rural (R)

APPLICANT: Judith Perry Daley

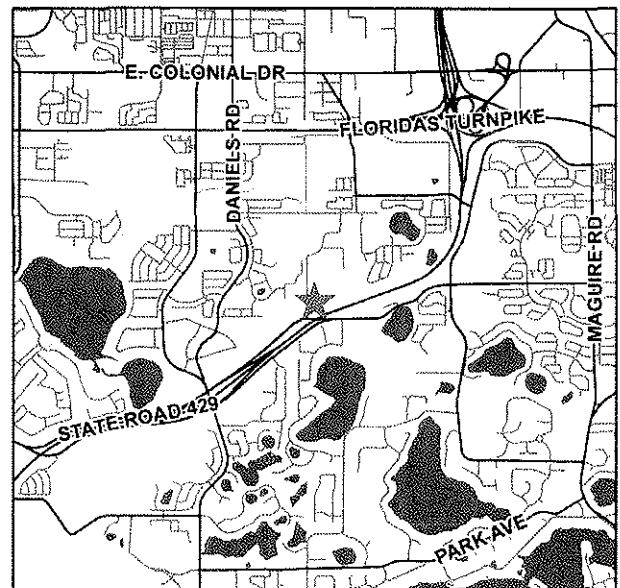
LOCATION: 12937 & 12945 Reaves Road; or generally located on the east side of Reaves Road, northwest of State Road 429, approximately 500 feet north of Stoneybrook West Parkway

TRACT SIZE: 4.78 gross acres

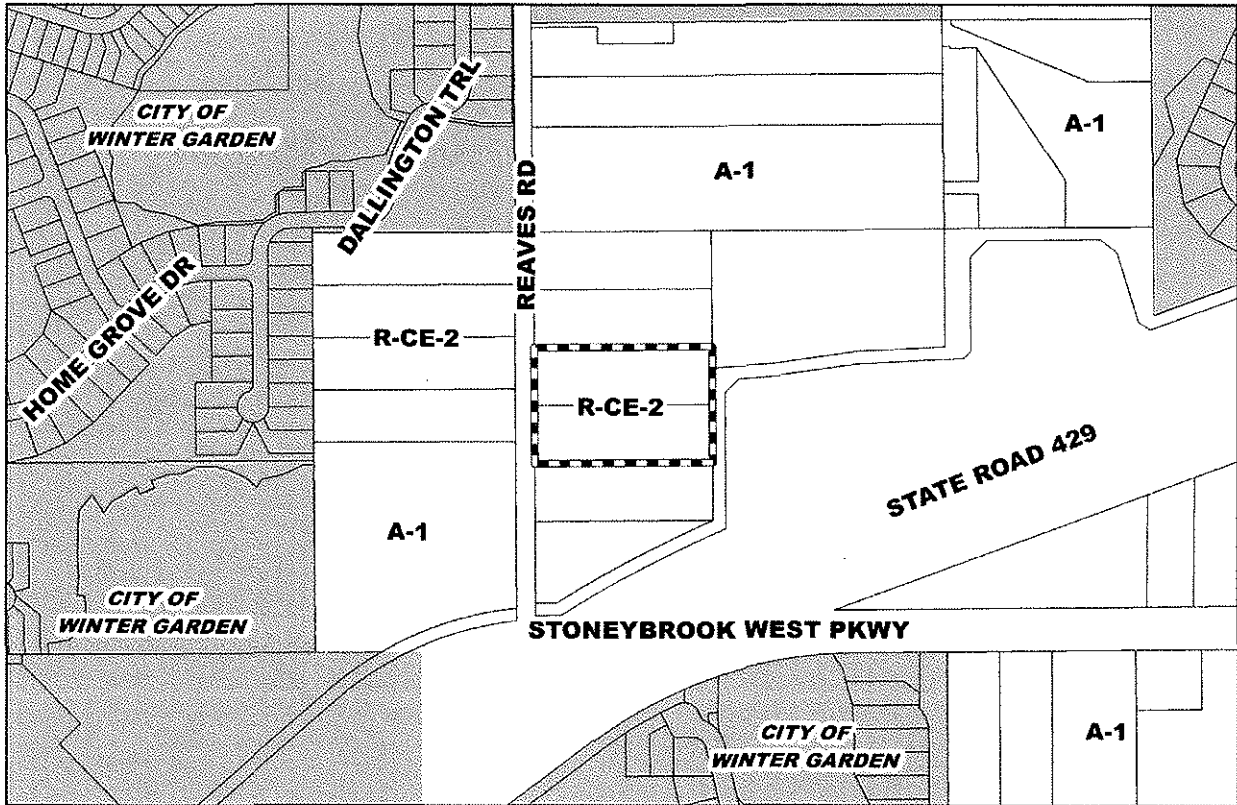
DISTRICT: # 1

S/T/R: 36/22/27

1 inch = 500 feet



RZ-16-09-032



Subject Property



★ Subject Property

### Zoning Map

FLUM: R-CE-2 (Rural Residential District) to  
 A-1 (Citrus Rural District)

APPLICANT: Judith Perry Daley

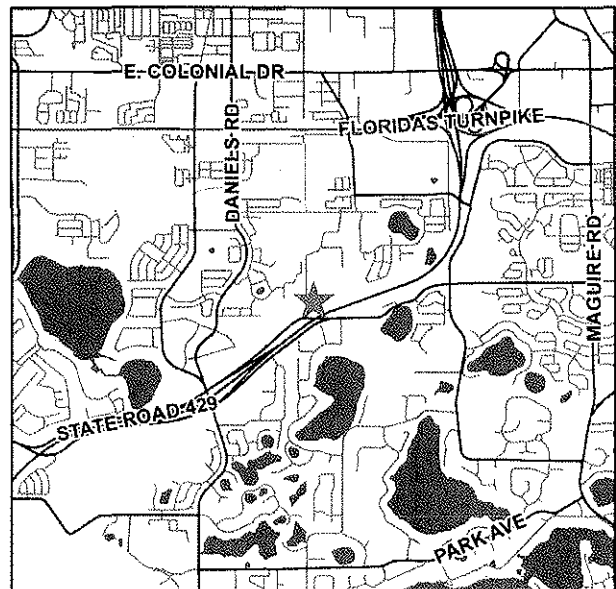
LOCATION: 12937 & 12945 Reaves Road; or generally  
 located on the east side of Reaves Road,  
 northwest of State Road 429,  
 approximately 500 feet north of  
 Stoneybrook West Parkway

TRACT SIZE: 4.78 gross acres

DISTRICT: # 1

S/T/R: 36/22/27

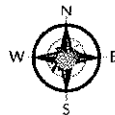
1 inch = 500 feet



RZ-16-09-032



 Subject Property



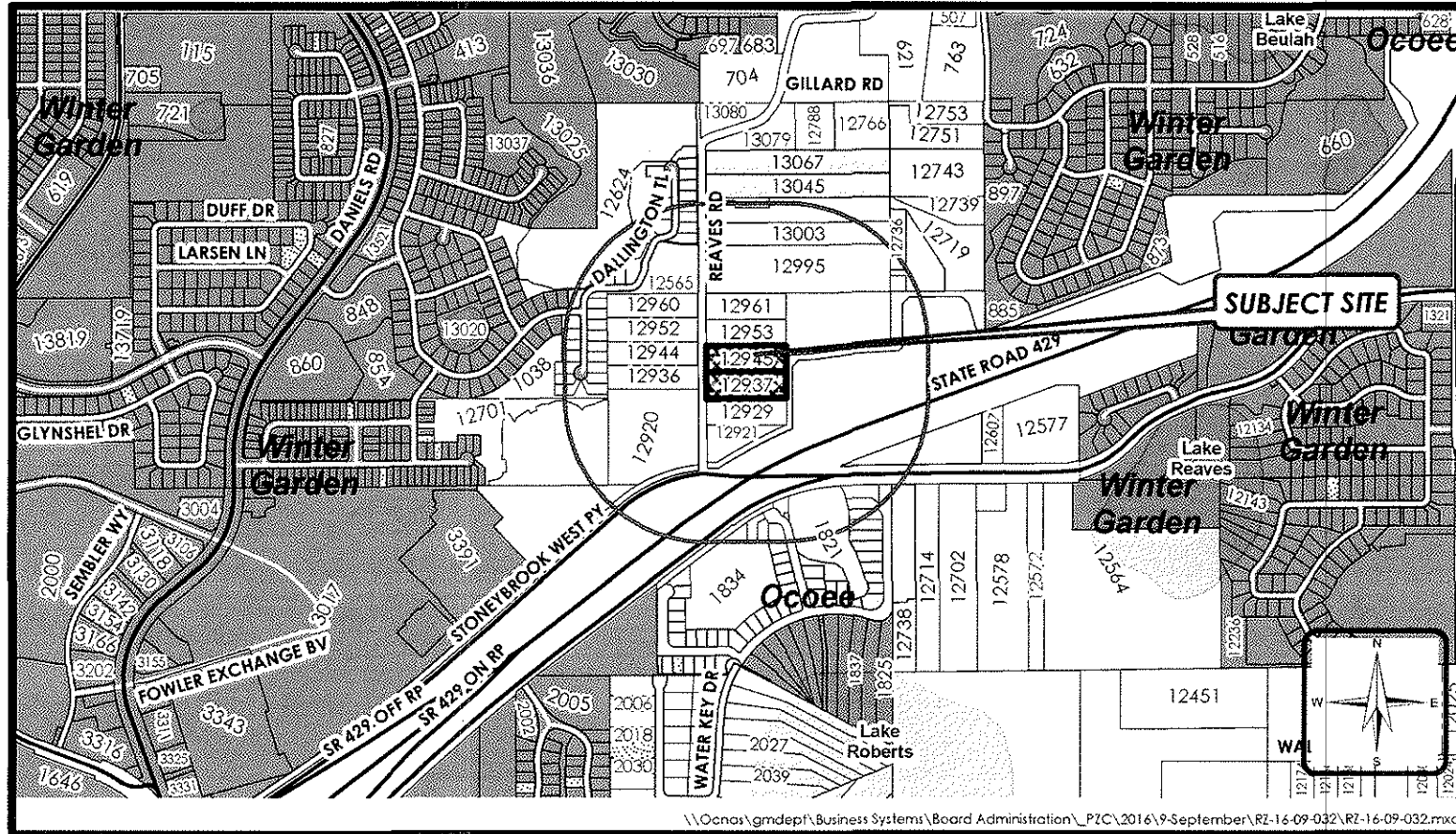
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# Public Notification Map

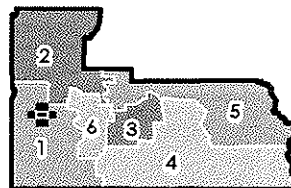
RZ-16-09-032

1000 FT BUFFER, 134 NOTICES

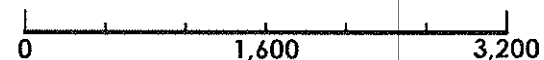


## MAP LEGEND

- |  |                  |  |                  |
|--|------------------|--|------------------|
|  | SUBJECT          |  | COURTESY NOTICES |
|  | 1000 FT BUFFER   |  | PARCELS          |
|  | HYDROLOGY        |  |                  |
|  | NOTIFIED PARCELS |  |                  |



1 inch = 1,003 feet  
Feet



## Notification Map

Case # RZ-16-09-032  
Orange County Planning Division  
PZC Hearing Date: September 15, 2016

**CASE # RZ-16-09-033**

Commission District: # 4

**GENERAL INFORMATION**

<b>APPLICANT</b>	Andy Bassler
<b>OWNER</b>	HC Buchanan Trust
<b>HEARING TYPE</b>	Planning and Zoning Commission
<b>REQUEST</b>	<b>A-2</b> (Farmland Rural District) <b>to</b> <b>I-1 / I-5</b> (Industrial District)
<b>LOCATION</b>	5010 Young Pine Road; or generally located on the west side of Young Pine Road, approximately 1.4 miles south of Curry Ford Road
<b>PARCEL ID NUMBER</b>	17-23-31-0000-00-078
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing extended beyond 1,200 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Three hundred thirty-six (336) notices were mailed to those property owners in the mailing area. A community meeting was not required for this application.
<b>TRACT SIZE</b>	14.31 gross acres
<b>PROPOSED USE</b>	Outdoor Storage Facility

**STAFF RECOMMENDATION**

**PLANNING**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1 / I-5 (Industrial District) zoning, subject to the following restrictions:**

1. New billboards and pole signs shall be prohibited;
2. A Type "B" buffer shall be used to separate commercial (C-2 and C-3) and industrial (I-1 / I-5) uses from all residential uses. The buffer shall be a minimum of twenty-five (25) feet wide, and must consist of a completely opaque feature such as a masonry wall, berm, planted and/or existing vegetation or any combination thereof. At a minimum, plantings must be four (4) feet high and seventy (70) percent opaque at planting and capable of attaining full height and opacity within three (3) years; and
3. The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate I-1 / I-5 uses.

## **IMPACT ANALYSIS**

### **Land Use Compatibility**

The I-1 / I-5 (Industrial District) zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

### **Comprehensive Plan (CP) Consistency**

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Industrial (IND). The I-1 / I-5 (Industrial District) zoning is consistent with the IND FLUM designation and the following Comprehensive Plan provisions:

**FLU1.4.16** states the Future Land Use Map shall reflect appropriate locations for industrial use. Proposed industrial changes shall be evaluated relative to the need to maintain adequate industrial sites to serve the projected market demand and corresponding needs for job creation and economic development.

**FLU1.4.18** states that the Future Land Use Map shall reflect a distribution of industrial areas throughout the Urban Service Area to reduce the journey to work, create more of a jobs/housing balance, avoid large concentrations of industrial traffic, provide adequate and sufficient locations for industrial uses, and provide a variety of locations with different transportation accessibility opportunities.

**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**

<b>Existing Use</b>	Undeveloped Land
<b>Adjacent Zoning</b>	N: PD (Planned Development District, The Villages at Waterside PD) (1993)  E: R-CE (Country Estate District) (1975)  W: PD (Planned Development District, The Villages at Waterside PD) (1993)  S: PD (Planned Development District) (City of Orlando)
<b>Adjacent Land Uses</b>	N: Storm Water Pond  E: Regional Park  W: Homeowners Association  S: Semi-Improved Grazing

## **I-1 / I-5 (INDUSTRIAL DISTRICT) DEVELOPMENT STANDARDS\***

Max. Height:	50 ft. (35 ft. within 100 ft. of all residential districts, 100 ft. when 500 ft. or more from residential districts)
Max. Floor Area Ratio:	0.50
Building Setbacks:	
<i>Front:</i>	35 ft.
<i>Rear:</i>	25 ft. (50 ft. if abutting a residential district)
<i>Side:</i>	25 ft. (50 ft. if abutting a residential district)

*\*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.*

## **Permitted Uses**

The I-1 / I-5 (Industrial District) zoning district is composed of lands and structures used primarily for the operation of general industrial 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. Permitted uses include, but are not limited to, religious institutions, warehouses, offices, contractors storage and offices, food processing and packaging; woodchipping, mulching, and composting; textile manufacturing; garment manufacturing; manufacturing of furniture and fixtures; manufacturing of medicinal chemicals and botanical products; manufacturing of commercial and industrial machinery; motor vehicle assembly; boat manufacturing; aluminum recycling collection drop-off sites; community correction centers; juvenile correction homes; etc.

## **SPECIAL INFORMATION**

### **Subject Property Analysis**

The subject undeveloped property is located 5010 Young Pine Road; or generally on the west side of Young Pine Road, approximately 1.4 miles south of Curry Ford Road. Through this request, the applicant is seeking to rezone the property from A-2 (farmland Rural District) to I-1 / I-5 (Industrial District), with the intent to develop an outdoor storage facility.

This segment of Young Pine Road serves as transitional area between more densely developed single-family projects to the north and industrial areas to the south, including the Orange County landfill at the terminus of Young Pine Road. The industrial development trend is expected to continue.

### **Comprehensive Plan (CP) Amendment**

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

### **State of Florida Notice**

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

### **Rural Settlement**

The subject property is not located within a Rural Settlement.

### **Joint Planning Area (JPA)**

The subject property is not located within a JPA; however, City of Orlando Planning Division staff was notified of the request, and provided no comments or objections.

### **Overlay District Ordinance**

The subject property is not located within an Overlay District.

### **Airport Noise Zone**

The subject property is located within Airport Noise Zone "E". However, as a non-residential use, development would not be subject to restrictions stated in Orange County Code Article XV – "Airport Noise Impact Areas".

### **Environmental**

Wetlands and surface waters are located on site and adjacent to the site. Prior to approval of any development plans or permit applications, the Environmental Protection Division (EPD) will require a completed Conservation Area Determination (CAD), and if encroachments are proposed, a Conservation Area Impact (CAI) Permit, consistent with Orange County Chapter 15, Article X Wetland Conservation Areas. Approval of this



request does not authorize any direct or indirect impacts to conservation areas or protective buffers.

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

This site is located nearby but outside of the geographical limits of the Econlockhatchee River Protection Ordinance, so the basin-wide regulations do not apply.

The Orange County Landfill is located approximately one mile to the east. Occasional odors have been an issue in this area.

This site is located within the boundaries of the Pinecastle Jeep Range, a former World War II demonstration range. The applicant should use caution in the event any unexploded ordinance or chemical residue is discovered during site studies, surveying or construction. As a general safety precaution, all site workers should be trained if any suspicious items are located. The workers should utilize the recommended three Rs: Recognize (the item may be dangerous), Retreat (and do not touch it), and Report (the location to the local Sheriff's office immediately).

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

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Furthermore, the site discharges into an impaired water body. Discharged stormwater runoff shall not degrade receiving surface water bodies below the minimum conditions established by state water quality standards (F.A.C. 17-302 and 17-40.420), per Orange County Code Section 30-520(5)e.

#### **Transportation / Access**

The proposed outdoor storage will generate more than 50 pm peak hour trips. Based on the Concurrency Management System database dated August 16, 2016, capacity is available to be encumbered for this project. The applicant will be required to submit a traffic study for review and approval by the Transportation Planning Division prior to obtaining an approved Capacity Encumbrance Letter (CEL).

#### **Code Enforcement**

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

**Water / Wastewater / Reclaim**

Water:	<u>Existing service or provider</u> Orange County Utilities	There is a 16-inch main in the Young Pine Road right of way abutting this property.
Wastewater:	Orange County Utilities	4-inch and 6-inch force mains are located in the Young Pine Road right of way approximately 1,300 feet north of this property
Reclaim Water:	Orange County Utilities	There are no reclaimed water mains in the vicinity of this property

**Schools**

Orange County Public Schools (OCPS) did not comment on this case, as this project does not impact school capacity.

**Parks and Recreation**

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

**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 – (September 21, 2016)**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1 / I-5 (Industrial District) zoning, subject to the following restrictions:**

1. New billboards and pole signs shall be prohibited;
2. A Type "B" buffer shall be used to separate commercial (C-2 and C-3) and industrial (I-1 / I-5) uses from all residential uses. The buffer shall be a minimum of twenty-five (25) feet wide, and must consist of a completely opaque feature such as a masonry wall, berm, planted and/or existing vegetation or any combination thereof. At a minimum, plantings must be four (4) feet high and seventy (70) percent opaque at planting and capable of attaining full height and opacity within three (3) years; and
3. The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate I-1 / I-5 uses.

**PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS**

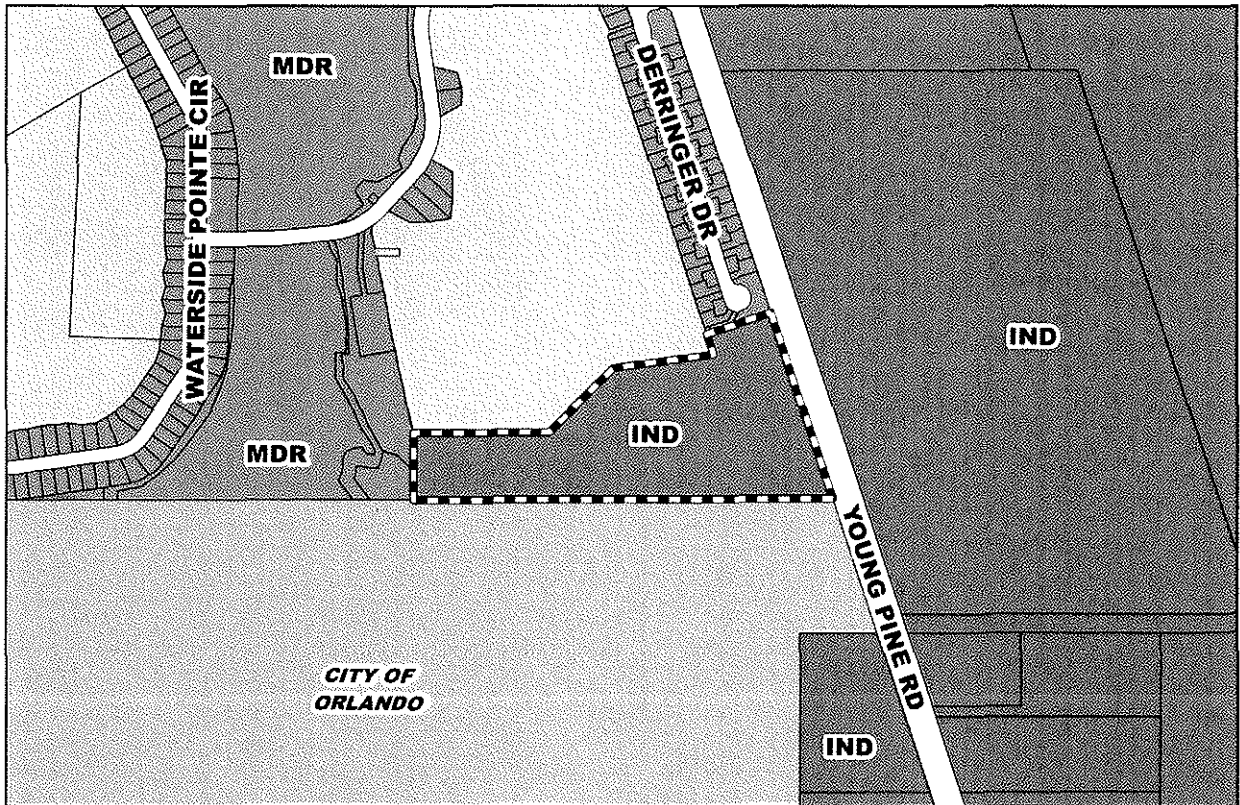
The staff report was presented to the PZC with the recommendation that they make a finding of Industrial District) zoning, subject to three (3) restrictions.

Staff indicated that three hundred thirty-six (336) notices were mailed to surrounding property owners within a buffer extending beyond 1,200 feet from the subject property, with nine (9) commentaries in opposition and none (0) received in support of the request. Staff also indicated that the City of Orlando had been notified of the request, but that no objections or concerns had been received. Finally, the applicant was present and expressed support for the staff recommendation.

Following brief discussion by the PZC, a motion was made by Commissioner Baldocchi to find the request to be consistent with the Comprehensive Plan and recommend **APPROVAL** of the I-1 / I-5 (Industrial District) zoning, subject to three (3) restrictions. Commissioner Barrett seconded the motion, which was then carried on a 6-0 vote, with Commissioner Melwani abstaining due to a potential conflict.

<b>Motion / Second</b>	<i>Rick Baldocchi / Marvin Barrett</i>
<b>Voting in Favor</b>	<i>Rick Baldocchi, Marvin Barrett, Paul Wean, Jose Cantero, JaJa Wade, and James Dunn</i>
<b>Voting in Opposition</b>	<i>None</i>
<b>Abstaining</b>	<i>Yog Melwani</i>
<b>Absent</b>	<i>Pat DiVecchio and Tina Demostene</i>

RZ-16-09-033



Subject Property



Subject Property

### Future Land Use Map

FLUM: Industrial (IND)

APPLICANT: Andy Bassler

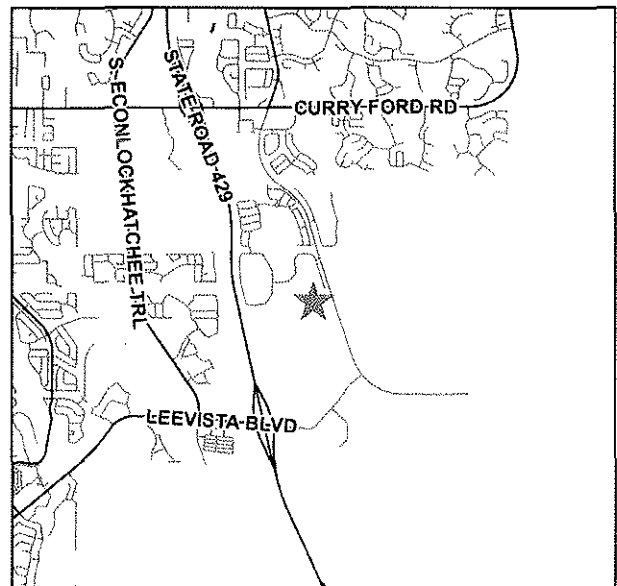
LOCATION: 5010 Young Pine Road; or generally located on the west side of Young Pine Road, approximately 1.4 miles south of Curry Ford Road

TRACT SIZE: 14.31 gross acres

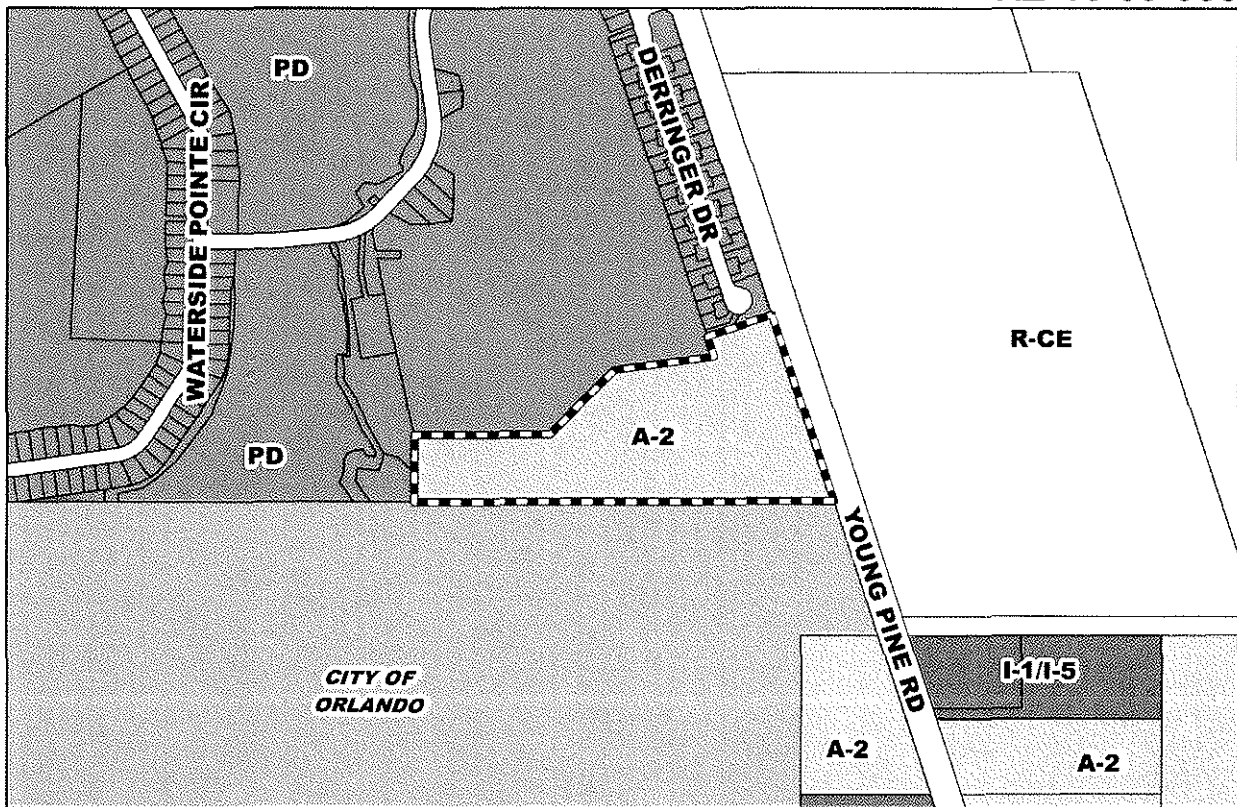
DISTRICT: # 4

S/T/R: 17/23/31

1 inch = 583 feet



RZ-16-09-033



Subject Property



Subject Property

**Zoning Map**

**ZONING:** A-2 (Farmland Rural District) to I-1/I-5 (Industrial District)

**APPLICANT:** Andy Bassier

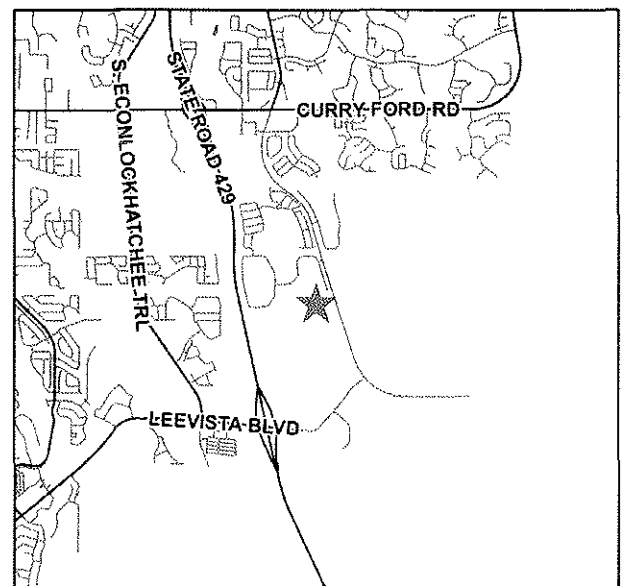
**LOCATION:** 5010 Young Pine Road; or generally located on the west side of Young Pine Road, approximately 1.4 miles south of Curry Ford Road

**TRACT SIZE:** 14.31 gross acres

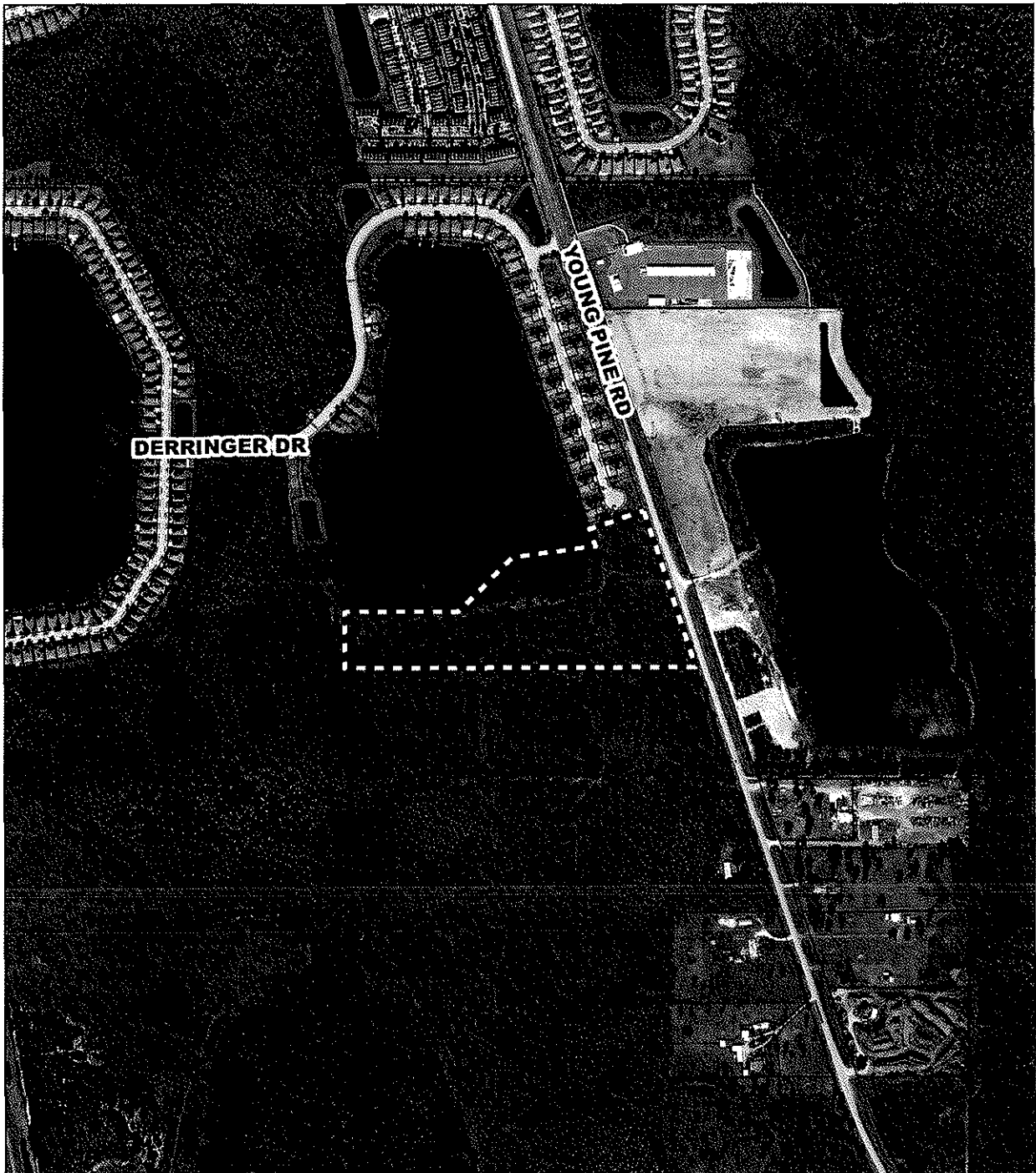
**DISTRICT:** # 4

**S/T/R:** 17/23/31

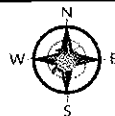
1 inch = 583 feet



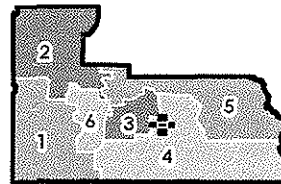
RZ-16-09-033



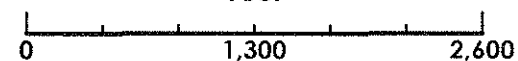
**Subject Property**



1 inch = 583 feet



1 inch = 833 feet  
Feet



Case # RZ-16-09-033  
Orange County Planning Division  
PZC Hearing Date: September 15, 2016