

**TABLE OF HEARINGS**  
**Planning and Zoning Commission**  
**March 16, 2017**

<b><u>Case #</u></b> <b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Commission</u></b> <b><u>District</u></b>	<b><u>Recommendations</u></b> <b><u>Staff</u></b>	<b><u>PZC</u></b>	<b><u>BCC Hearing</u></b> <b><u>Required</u></b>
<b>I. CONVENTIONAL REZONING PUBLIC HEARINGS</b>					
RZ-17-03-010 Badr El Gouchi	A-2 to R-1	3	Approval	Approval	No

**TABLE OF CONTENTS**  
**Planning and Zoning Commission**  
**March 16, 2017**

**Table of Contents** .....viii

**Table of Hearings** ..... ix

**Site and Building Requirements**.....x

**Buffer Yard Requirements**..... xiv

**CONVENTIONAL REZONING PUBLIC HEARINGS**

RZ-17-03-010  
District 3.....1

# 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-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

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## 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-17-03-010**

Commission District: # 3

**GENERAL INFORMATION**

<b>APPLICANT</b>	Badr El Gouchi
<b>OWNERS</b>	Badr El Gouchi and Franjo Livancic
<b>HEARING TYPE</b>	Planning and Zoning Commission
<b>REQUEST</b>	<b>A-2</b> (Farmland Rural District) <b>to</b> <b>R-1</b> (Single-Family Dwelling District)
<b>LOCATION</b>	7547 and 7553 Brentwood Drive; or generally on the north side of Brentwood Drive, approximately 1,700 feet west of Narcoossee Road
<b>PARCEL ID NUMBERS</b>	23-23-30-0892-00-240 and 23-23-30-0892-00-250
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing extended beyond 1,500 feet [ <i>Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet</i> ]. One hundred twenty-seven (127) notices were mailed to those property owners in the mailing area. A community meeting was not required for this application.
<b>TRACT SIZE</b>	0.41 gross acre
<b>PROPOSED USE</b>	Two (2) 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-1 (Single-Family Dwelling District) zoning.**

**IMPACT ANALYSIS**

**Land Use Compatibility**

The R-1 (Single-Family Dwelling District) zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

**Comprehensive Plan (CP) Consistency**

The underlying CP Future Land Use Map (FLUM) designation of the subject parcels is Low-Medium Density Residential (LMDR), which allow for consideration of up to ten (10) residential dwelling units per developable acre. The R-1 (Single-Family Dwelling District) zoning is consistent with the LMDR FLUM designation and the following



Comprehensive Plan provisions:

**FLU1.1.5** states that Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area.

**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.

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

**FLU8.1.1** states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

**OBJ FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

**FLU8.2.1** states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. 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 Residential
<b>Adjacent Zoning</b>	N: I-1 / I-5 (Industrial District) (1985)
	E: A-2 (Farmland Rural District) (1957)
	W: R-T-1 (Mobile Home Subdivision District) (1984)

S: A-2 (Farmland Rural District) (1957)  
R-T-1 (Mobile Home Subdivision District) (2015)

**Adjacent Land Uses** N: Undeveloped Industrial, Communications Tower  
  
E: Mobile Home  
  
W: Mobile Homes  
  
S: Mobile Homes

**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 undeveloped parcels are located at 7547 and 7557 Brentwood Drive; or generally on the north side of Brentwood Drive, approximately 1,700 feet west of Narcoossee Road, and within the Brentwood Subdivision.

The Brentwood Subdivision was platted and recorded on January 14, 1953 with lots 70 feet wide and 128 feet long (8,960 square feet / 0.205 acre). The subdivision can be characterized as having a mixture of both single-family detached residential dwelling units and mobile homes. The subject parcels were established prior to the approval of the Orange County Code in 1957, and are therefore considered "lots of record".

Through this request, the applicant is seeking to rezone the subject parcels from A-2 (Farmland Rural District) to R-1 (Single-Family Dwelling District) with the intent to

construct one (1) single-family detached residential dwelling unit on each lot. As lots of record, single-family residential is a permitted use in the A-2 zoning district. But because the lots do not currently meet the minimum A-2 lot standards, the applicant is seeking to rezone them to R-1.

The subject parcels are located within the Urban Service Area (USA) and the Orange County Utilities Potable Water Service Area and the City of Orlando Wastewater Service Area. Orange County Code Section 37-4 requires all development within the USA to connect public water service, unless otherwise determined by the Utilities Division Director or his/her authorized representative.

In this instance; however, and given the significant distance from an existing Orange County water main and the lack of water connections to other properties along Brentwood Drive, Orange County Utilities has determined that use of private potable water wells will be permitted. Additionally, due to lack of proximate public wastewater lines, and because the parcels are considered "lots of record", they are exempt from the minimum lot size requirements for private individual on-site sewage disposal systems, as described in Orange County Code Section 37-539 and at this time will not be required to connect to public wastewater.

**Comprehensive Plan (CP) Amendment**

A CP amendment is not required for this application, as the requested zoning is consistent with the underlying Low-Medium Density Residential (LMDR) 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 parcels are not located within a Rural Settlement.

**Joint Planning Area (JPA)**

The subject parcels are not located within a Joint Planning Area.

**Overlay District Ordinance**

The subject parcels are not located within an overlay district.

**Airport Noise Zone**

The subject parcels are located within Airport Noise Zone "C". An Aviation Easement and Waiver of Claim shall be executed between the applicant and Greater Orlando Aviation Authority (GOAA) prior to approval of any building within this airport noise zone. Additionally, incorporation of sound level reduction (SLR) of at least 35db into the building design, in accordance to Orange County Code Section 9-604, is required for

properties located within the "C" zone.

**Environmental**

CAD-16-12-128 and CAD-16-12-130 Orange County Conservation Area Determinations were completed on January 24, 2017 for the subject parcels. No conservation area was located onsite. There is a Class I conservation area (ditch) located offsite, adjacent to the southern property boundary of the subject parcels.

No construction, clearing, filling, alteration or grading is allowed within or immediately adjacent to a conservation area unless approved by Orange County. The applicant is responsible for addressing any adverse impacts, including secondary impacts, to surface waters, wetlands, or conservation areas that may occur as a result of development of the site. Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers.

Development of the subject parcels 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).

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. The applicant / developer is also advised to refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

The site will discharge into Boggy Creek, 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.

Finally, the applicant is advised to use caution to prevent erosion during construction along the boundary of the parcels, into wetlands and buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control.

**Transportation / Access**

Based on the Concurrency Management System Database dated February 20, 2017, capacity is available to be encumbered for this project. This information is dated and is subject to change. The proposed single family dwelling units will generate 4 PM peak hour trips and will not cause any significant impacts to the area roadways. An approved Capacity Encumbrance Letter (CEL) is required prior to obtaining a building permit.

**Code Enforcement**

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

**Water / Wastewater / Reclaim**

Water:	<u>Existing service or provider</u> Orange County Utilities	A 24-inch main is located on Narcoossee Road, approximately 1,700 feet from the subject parcels.
Wastewater:	City of Orlando	There are no wastewater mains in the immediate area.
Reclaim Water:	Orange County Utilities	There are no reclaim water mains located in the area.

**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 – (March 16, 2017)**

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

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

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

Staff indicated that one hundred twenty-seven (127) notices were mailed to surrounding property owners within a buffer extending beyond 1,500 feet from the subject property, with zero (0) responses in support and zero (0) in opposition received. The applicant was present and expressed support for the staff recommendation.

With no ensuing discussion by the PZC, a motion was made by Commissioner Demostene to find the request to be consistent with the Comprehensive Plan and recommend

**APPROVAL** of the R-1 (Residential District) zoning. Commissioner Cantero seconded the motion, which was then carried on a 6-0 vote.

**Motion / Second**

*Tina Demostene / Jose Cantero*

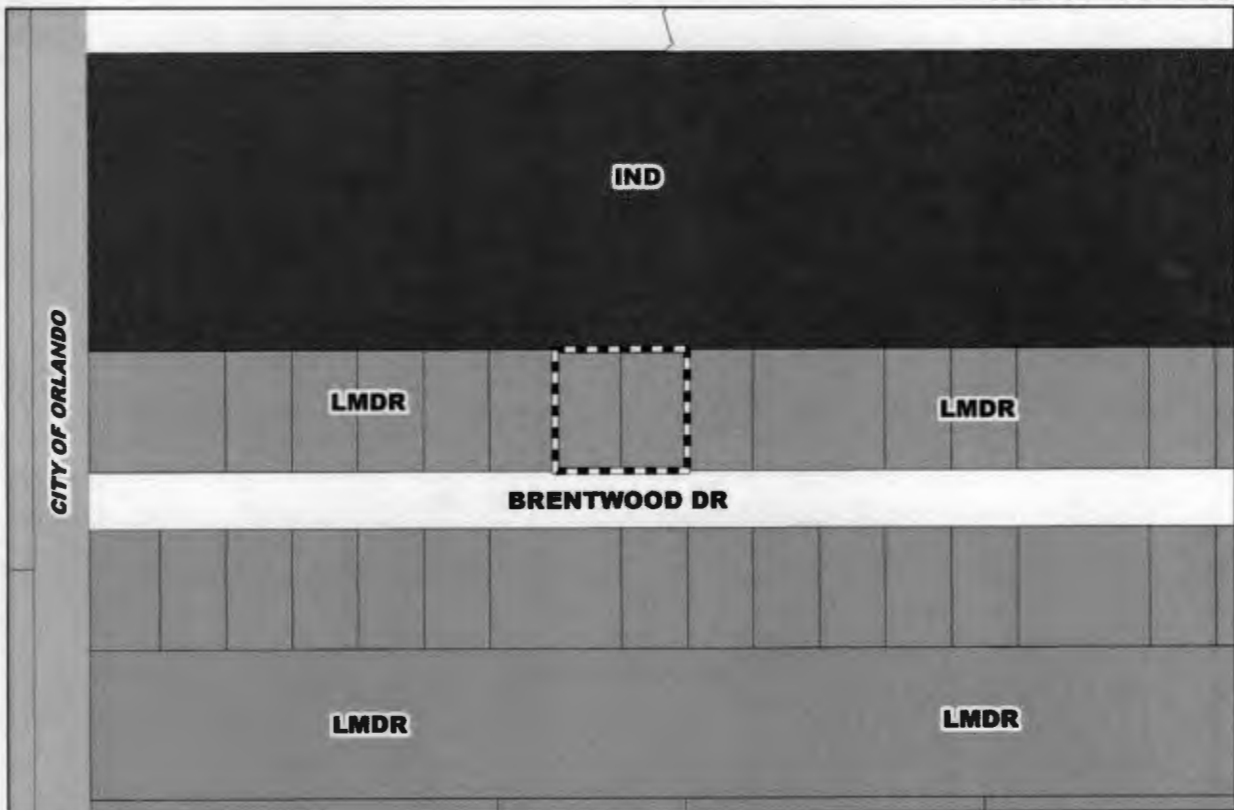
**Voting in Favor**

*Tina Demostene, Jose Cantero, Pat DiVecchio, William Gusler, JaJa Wade, and Gordon Spears*

**Absent**

*Yog Melwani, James Dunn and Paul Wean*

RZ-17-03-010



 Subject Property



★ Subject Property

### Future Land Use Map

FLUM: Low -Medium Density Residential (LMDR)

APPLICANT: Badr El Gouchi

LOCATION: 7547 and 7553 Brentwood Drive; or  
 generally on the north side of Brentwood  
 Drive, approximately 1,700 feet west of  
 Narcoossee Road

TRACT SIZE: 0.41 gross acre

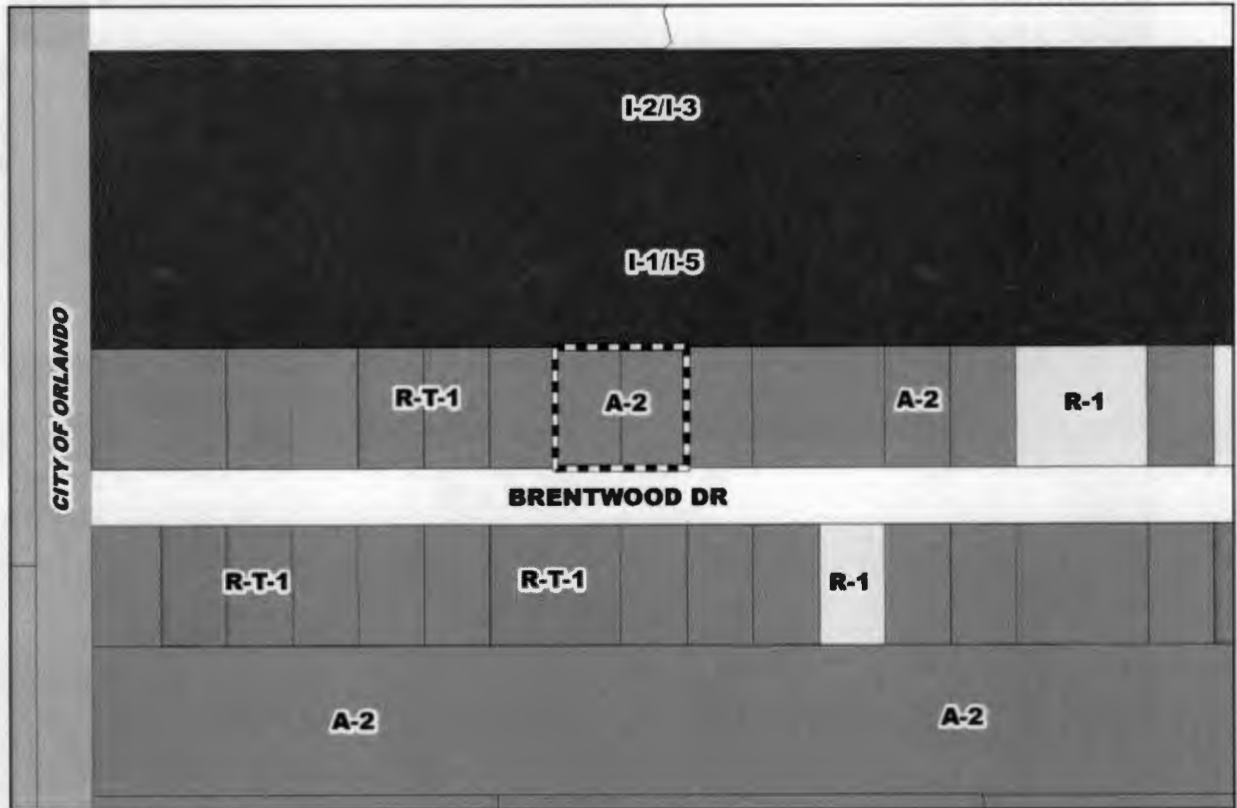
DISTRICT: # 3

S/T/R: 23/23/30

1 inch = 167 feet



RZ-17-03-010



Subject Property



★ Subject Property

### Zoning Map

**ZONING:** A-2 (Farmland Rural District) to  
 R-1 (Single-Family Dwelling District)

**APPLICANT:** Badr El Gouchi

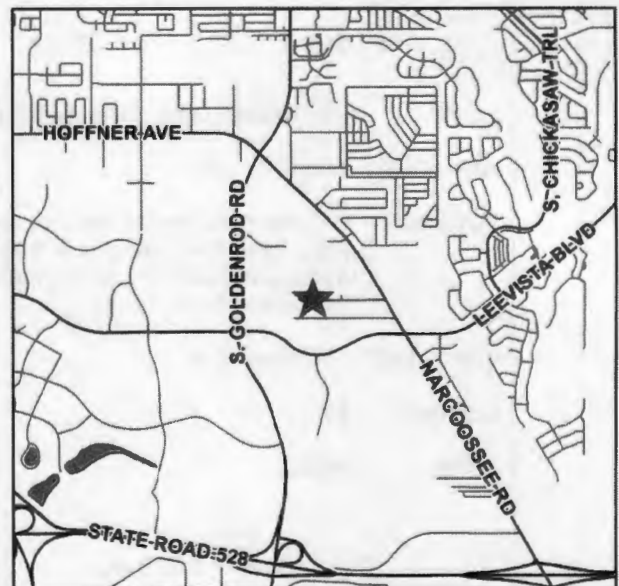
**LOCATION:** 7547 and 7553 Brentwood Drive; or  
 generally on the north side of Brentwood  
 Drive, approximately 1,700 feet west of  
 Narcoossee Road

**TRACT SIZE:** 0.41 gross acre

**DISTRICT:** # 3

**S/T/R:** 23/23/30

1 inch = 167 feet

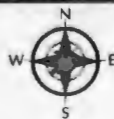




RZ-17-03-010



**Subject Property**



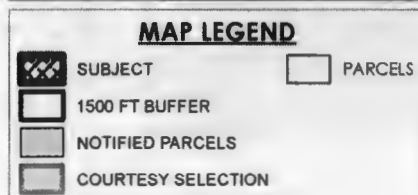
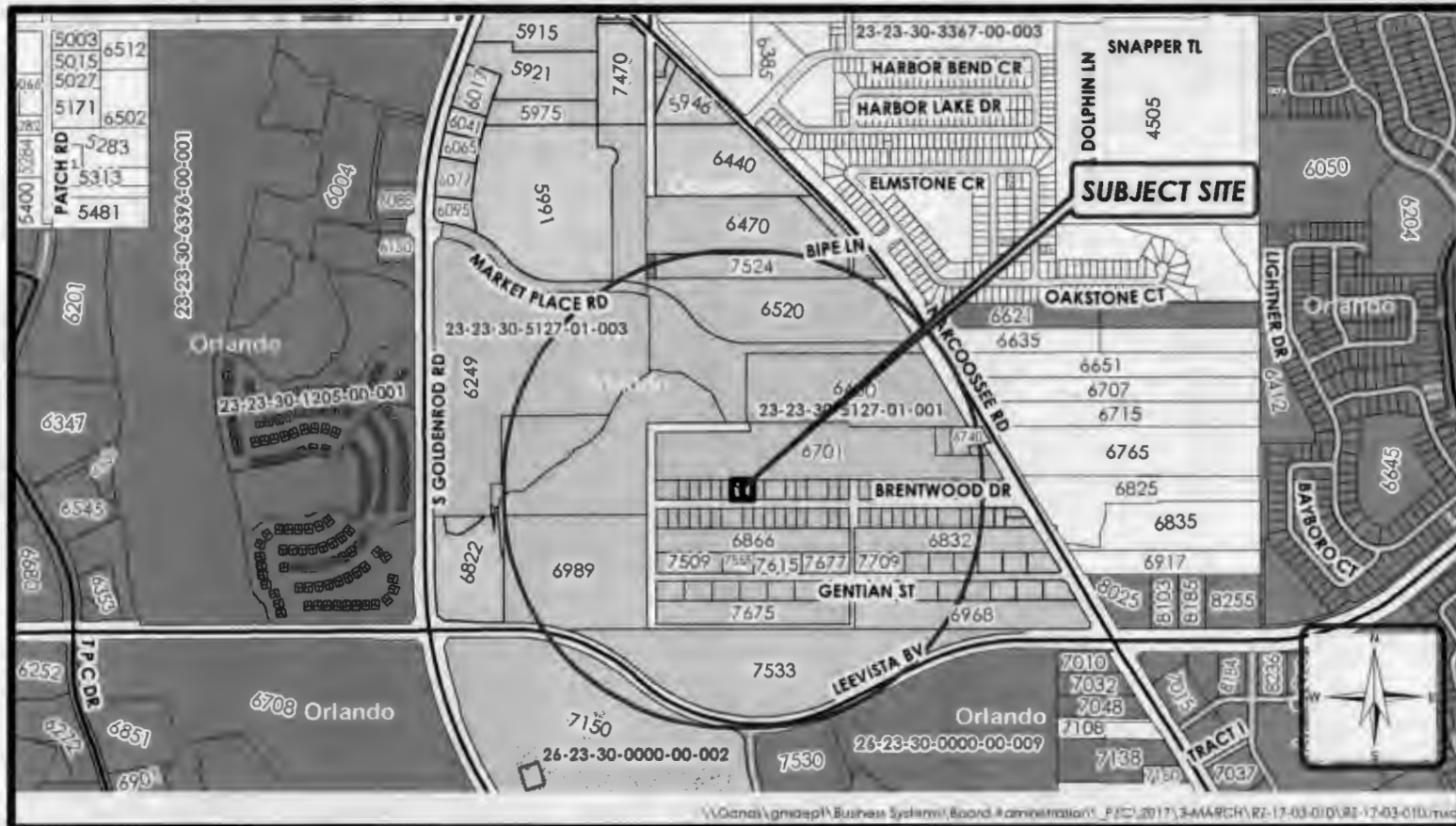
**1 inch = 146 feet**



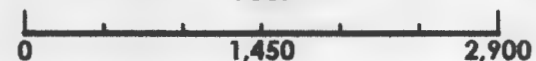
# Public Notification Map

RZ-17-03-010

1500 FT BUFFER, 127 NOTICES



1 inch = 929 feet  
Feet



## Notification Map

Case # RZ-17-03-010  
Orange County Planning Division  
PZC Hearing Date: February 16, 2017



PLANNING AND ZONING COMMISSION

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LOCAL PLANNING AGENCY

# REZONING RECOMMENDATIONS

MARCH 16, 2017



PREPARED BY:

ORANGE COUNTY GOVERNMENT  
PLANNING DIVISION | CURRENT PLANNING SECTION

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



James Dunn Vice-Chairperson	District #1
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William Gusler	District #2
----------------	-------------

Tina Demostene	District #3
----------------	-------------

Pat DiVecchio	District #4
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J. Gordon Spears	District #5
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JaJa J. Wade Chairperson	District #6
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Paul Wean	At Large
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Yog Melwani	At Large
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Jose Cantero	At Large
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