

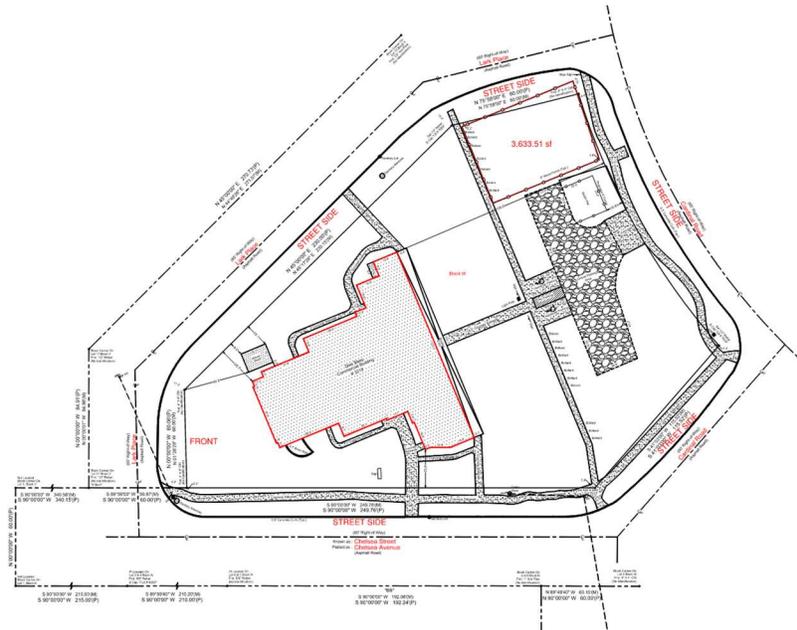
CUP2026-10003
Project Narrative

The property owner, Audubon Covenant Church of Orlando, Inc. ("ACC"), is requesting conditional use approval to help fulfill the church's strategic plan to provide ecofriendly and sustainability education initiatives. The property was annexed into the City of Orlando and platted as part of the Audubon Park Tanager Section in 1953, and the church was built the following year as the first building in the neighborhood.

Pursuant to Section 58.811(2), the Audubon Covenant Church is a 501(c)3 faith-based organization classified as an Assembly Public Benefit Use - Neighborhood Facility, which is permitted in the R-1A zoning district. Over the years, the church has evolved to provide various opportunities for educational initiatives, including but not limited to sustainability and urban agriculture education. Since 2014, the church engaged with another charitable organization (Ideas for Us, a sustainability 501(c)3) and provides office space within the ACC building.

This use meets the definition of an accessory service use as defined in Sections 58.910. As such, the Ideas for Us use is permitted by right, provided it meets the locational and maximum floor area criteria in Sections 58.911 and 58.912. Currently, the Ideas for Us fenced area is approximately 6% of the overall site area and occupies less than 25% of the principal structure.

In addition, to address the code enforcement violations related to the fence height and lack of permit, the church will be applying for the building permit and move the 6' fence to meet the 15' street side yard setback line. The front yard is defined in Chapter 66 as "A yard extending across the front of a lot, between the side lot lines, and being the minimum horizontal distance between the street right-of-way line and the front facade of the principal building." As shown below, we are proposing the following yard determinations as shown below.



However, in anticipation of expansion of the church's sustainability initiatives, we are submitting this conditional use application to accommodate the future plans to build Caretaker's Quarters and a solar carport structure over the existing parking lot. The specific conditional use requests are to allow for:

- 1) Caretakers Quarters to be constructed pursuant to Section 58.925; and
- 2) Allow cumulative accessory service uses (Ideas for Us), and structures (solar carport structure), to exceed 10% of the site area; however, no more than 15% of the site area, provided all other development standards and conditions are met.

Below are an analysis and justification for the conditional use application based on Section 65.285.

Purpose and Intent. The purpose and intent of the requested Conditional Use Approval is to provide the church with the physical space to fulfill their mission and strategic plan. The Caretaker's Quarters will be used to provide housing for owner/tenant or employee of the owner/tenant, receiving monetary or comparable payment.

In addition, the covered parking structure with a solar array is to continue providing sustainable educational opportunities to the church and greater Audubon Park community. In addition, the proposed structures will meet all other requirements of the Land Development Code.

These uses and structures meet the purpose and intent of the Assembly Public Benefit Use – Neighborhood Designation.

Growth Management Plan. The proposal is consistent with all applicable policies of the City's adopted Growth Management Plan. Specifically, the following policies relate to the requested application.

Policy LU.1.7.1 Orlando recognizes that the neighborhood represents the primary building block of the City, and that the health and vitality of existing and new neighborhoods is essential to building a livable, sustainable community. New development shall be encouraged to incorporate sustainable land use techniques and principles which ensure a strong local economy, produce communities of diverse livable neighborhoods, and conserve and protect the fragile natural and built environment. In every instance, the City shall strive to ensure through design that neighborhoods accommodate the needs of our children and elders by creating accessible places where they will feel comfortable and where a sense of community can be created and enhanced over time.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.1.7.3 Where possible, existing neighborhoods should be "retrofitted" with neighborhood-serving civic uses (parks, recreation centers, library branches, schools, day care, etc.) which offer opportunities for building community, but which do not unnecessarily dislocate viable existing housing stock.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.1.9.1 The concept of multi-objective planning and design should be fully integrated into the City's planning and operating philosophy. Dual and multi-use facilities should be encouraged as a way to improve efficiency and to beautify our various public works.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy C.2.1.1 The City shall lead by example and promote environmental stewardship, by partnering with other governments and nonprofits, educating citizens about "going green", and encouraging others to incorporate concern for the environment into the everyday workings of government, private business, and home life.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy C.2.1.6

The City shall provide “green” advocacy and education leadership by:

1. Partnering with Orange County and the Orlando Utilities Commission to promote conservation and efficiency programs;
2. Implementing to greatest extent possible the climate change initiatives outlined through national commitments, including Mayors National Climate Action Agenda, Carbon Disclosure Project, and Compact of Mayors;
3. Implementing to the greatest extent possible the State of Florida’s Energy Plan;
4. Implementing to the greatest extent possible the US EPA’s 50% food waste reduction goal by 2040; ~~goal.~~
5. Seeking community green designations from relevant organizations such as EcoDistricts designation, the Florida Green Building Coalition, Cities for Climate Protection and Best Workplace for Commuters, LEED and Audubon Cooperative Sanctuary; and
6. Increasing awareness by educating, encouraging and empowering City employees, residents and business owners to reduce climate pollution and live an environmentally-friendly lifestyle through such community programs as Green Up Orlando, One Person One Tree, PACE Financing Program, Keep Orlando Beautiful, Trees in the Parkway, Backyard Composting and Recycling, and the Community Footprint Reduction Campaign and to pursue grants to develop complimentary programs.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201; Amended September 8, 2025, Effective October 9, 2025, Doc. No. 25090812a)

Compatibility. The proposed (1) Caretakers Quarters and (2) accessory service uses/structures are compatible with the surrounding land uses and general character of the area in the following manner:

- Caretaker’s Quarters are compatible with the surrounding land uses as it will be a residential structure and use, which is consistent with the R-1A zoning district. In addition, the City of Orlando allows accessory dwelling units for residential lots in the R-1A zoning district.
- The solar carport structure is compatible with the surrounding land uses as the residential lots are permitted to have attached or stand-alone carports, provided they meet the setback requirements for the designated yard. The parking area is located along northeastern property line adjacent to Cardinal Road, which is the street side yard as shown above.

Public Facilities and Services. Neither the Caretaker’s Quarters, nor the solar carport structure, will require additional public facilities and services not already provided to the church.

Residential Displacement. As discussed above, both structures are compatible with residential uses. The church use, a public benefit use, has been in place prior to the surrounding residences being built, so the addition of Caretaker’s Quarters and the solar carport structure will not encourage the displacement of adjacent residential. Further, the property could be developed with a residential structure of equal size to the church, along with an accessory dwelling unit and solar carport structure by right in this zoning district. Finally, the conditional use request will increase residential use on the site, rather than displace it.