

MEMORANDUM

TO: Orlando City Council

FROM: Jason Burton, City Planning Division Manager

DATE: January 28, 2026

SUBJECT: CUP2025-10022: Additional Bufferyard Conditions
St. Philip Catholic Church Parish Hall

At its December 16, 2025 meeting, the Municipal Planning Board forwarded a recommendation to the City Council regarding the proposed expansion of the St. Philip Catholic Church Parish Hall and associated parking areas. The recommendation for approval included a condition requiring that additional bufferyard enhancements be addressed by staff during the Final Site Plan review phase.

On January 26, 2026, the City Council deferred the item at the request of the District Commissioner in order to allow staff additional time to develop enhanced bufferyard conditions for the Council's consideration.

In response, staff developed bufferyard conditions based on the Land Development Code's requirements for appropriate land use transitions, specifically Section 60.221, Bufferyard Design Requirements. These conditions include enhancements intended to address the context of a non-residential use located within a residentially zoned neighborhood. Accordingly, staff met with the applicant on January 28, 2026, to review and discuss the proposed conditions, which staff recommends be incorporated into the Conditional Use Permit for City Council approval.

SUGGESTED ADDITIONAL CONDITIONS OF APPROVAL FOR BUFFERYARDS

To mitigate potential impacts associated with the operation of a non-residential church use within a residential zoning district and to ensure a compatible transition to surrounding residential properties, the following buffer improvements shall be provided and maintained as a condition of the Conditional use Permit (CUP):

1. Parking Areas Adjacent to Residential Properties

Where on-site parking areas abut or are adjacent to a residentially zoned or developed property, a continuous solid masonry, precast or composite material 6-ft wall shall be constructed along the shared property line that meets all the requirements of Chapter 58, 5B(5) - Fences and Walls. Pilasters shall be required for masonry and concrete walls and shall not be spaced more than 20 linear feet on center to match the residential context.

2. Parking Areas Adjacent to Backspin Lane Right-of-Way

Where parking spaces are adjacent to the Backspin Lane public right-of-way, a minimum three-foot high (3-ft) knee wall, consisting of either a solid wall or decorative metal screen, shall be provided. This requirement shall apply only along the frontage of actual parking spaces and is intended to provide visual relief from parked vehicles.

3. Rear Yard Buffer Areas

All remaining rear property boundaries not previously addressed shall be enclosed with a wooden or vinyl fence six feet (6 ft) in height. However, an upgraded wall may be used instead, provided it is consistent with the parking buffer wall described above. Additionally, the side property lines of 282 Dubsdread Cir. and 308 Dubsdread Cir. adjacent to the wet retention pond may be excluded from this requirement, subject to written consent from the respective property owners, which must be submitted to the Planning Official.

4. Design Review and Approval

The required buffer wall treatments shall include sufficient design detail to demonstrate compliance with the above conditions. Final wall and fencing materials, colors and finishes shall be subject to review and approval by the Appearance Review Official prior to issuance of building permits.

ATTACHED INFORMATION

To assist both the City Council and the applicant in understanding the proposed bufferyard requirements, staff has included an attached diagram illustrating the locations of the required fencing and wall elements. In addition, examples of acceptable wall and screening treatments are provided for reference.

Designed: PJS
Drawn: JA
Checked: DRB
Job No.: 2400967
Date: Jan. 2019

PRELIMINARY OVERALL LANDSCAPE PLAN
ST. PHILIP PHAN VAN MINH
CITY OF ORLANDO, FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

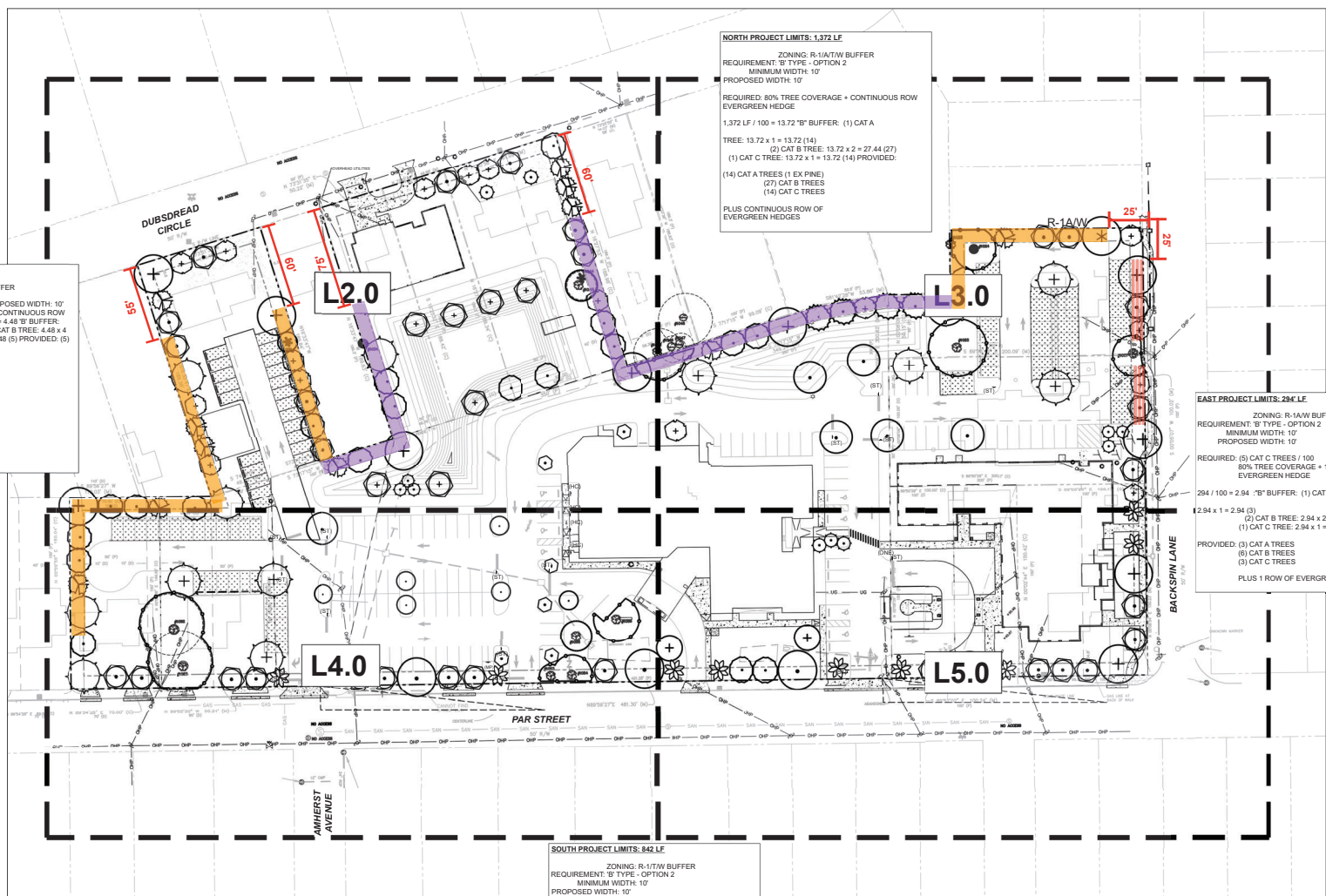
Always call 811 two full business days before you dig

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THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

Sheet No.
L1.0



NORTH PROJECT LIMITS: 1,372 LF
 ZONING: R-1A/W BUFFER
 REQUIREMENT: 'B' TYPE - OPTION 2
 MINIMUM WIDTH: 10'
 PROPOSED WIDTH: 10'
 REQUIRED: 80% TREE COVERAGE + CONTINUOUS ROW EVERGREEN HEDGE
 1,372 LF / 100 = 13.72 "B" BUFFER: (1) CAT A
 TREE: 13.72 x 1 = 13.72 (14)
 (2) CAT B TREE: 13.72 x 2 = 27.44 (27)
 (1) CAT C TREE: 13.72 x 1 = 13.72 (14) PROVIDED:
 (14) CAT A TREES (1 EX PINE)
 (27) CAT B TREES
 (14) CAT C TREES
 PLUS CONTINUOUS ROW OF EVERGREEN HEDGES

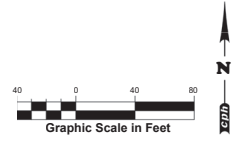
WEST PROJECT LIMITS: 448.92 LF
 ZONING: R-1A/W BUFFER
 REQUIREMENT: 'B' TYPE - OPTION 2
 MINIMUM WIDTH: 10'
 PROPOSED WIDTH: 10'
 REQUIRED: 80% TREE COVERAGE + CONTINUOUS ROW EVERGREEN HEDGE: 448.92 LF / 100 = 4.48 "B" BUFFER:
 (1) CAT A TREE: 4.48 x 1 = 4.48 (5) (2) CAT B TREE: 4.48 x 4 = 17.92 (18)
 (1) CAT C TREE: 4.48 x 1 = 4.48 (5) PROVIDED: (5) CAT A TREES (6) CAT B TREES
 (5) CAT C TREES
 PLUS CONTINUOUS ROW OF EVERGREEN HEDGES

EAST PROJECT LIMITS: 294 LF
 ZONING: R-1A/W BUFFER
 REQUIREMENT: 'B' TYPE - OPTION 2
 MINIMUM WIDTH: 10'
 PROPOSED WIDTH: 10'
 REQUIRED: (5) CAT C TREES / 100
 80% TREE COVERAGE + 1 ROW OF EVERGREEN HEDGE
 294 / 100 = 2.94 "B" BUFFER: (1) CAT A TREE:
 2.94 x 1 = 2.94 (3)
 (2) CAT B TREE: 2.94 x 2 = 5.88 (6)
 (1) CAT C TREE: 2.94 x 1 = 2.94 (3)
 PROVIDED: (3) CAT A TREES
 (6) CAT B TREES
 (3) CAT C TREES
 PLUS 1 ROW OF EVERGREEN HEDGES

SOUTH PROJECT LIMITS: 842 LF
 ZONING: R-1/TW BUFFER
 REQUIREMENT: 'B' TYPE - OPTION 2
 MINIMUM WIDTH: 10'
 PROPOSED WIDTH: 10'
 REQUIRED: 80% TREE COVERAGE + 1 ROW OF EVERGREEN SHRUBS
 842 LF - 96' LF (INGRESS/EGRESS) = 746'
 746 / 100 = 7.46
 "B" BUFFER: (1) CAT A TREE: 7.46 x 1 = 7.46 (8)
 (2) CAT B TREE: 7.46 x 2 = 14.92 (15)
 (1) CAT C TREE: 7.46 x 1 = 7.46 (8)
 PROVIDED: (8) CAT A TREES
 (15) CAT B TREES
 (8) CAT C TREES
 PLUS 1 ROW OF EVERGREEN HEDGES

WALL / FENCE LEGEND

- 3' WALL / SCREEN
- 6' FENCE
- 6' WALL



SCREENING, WALL, AND FENCE EXAMPLES

