

Orange County Government

*Orange County Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393*



Draft Meeting Minutes

Tuesday, May 20, 2025

9:00 AM

County Commission Chambers

Board of County Commissioners

Call to Order

County Mayor Jerry L. Demings called the meeting to order at 9:01 a.m.

Present: 7 - Mayor Jerry L. Demings, Commissioner Nicole Wilson, Commissioner Christine Moore, Commissioner Mayra Uribe, Commissioner Maribel Gomez Cordero, Commissioner Kelly Martinez Semrad, and Commissioner Michael Scott

Others present:

County Comptroller Phil Diamond as Clerk
County Administrator Byron Brooks
Deputy County Administrator Jon Weiss
County Attorney Jeffrey J. Newton
Deputy County Attorney Georgiana Holmes
Planning Administrator Nicolas Thalmueller
Minutes Coordinator Megan Fiocco
Minutes Coordinator Rafael Encarnacion, Jr.

Invocation - District 3

Major Ken Chapman, Salvation Army

Pledge of Allegiance**Proclamations**

Presentation of a proclamation recognizing May as Community Action Month

Presentation of a proclamation recognizing May 18 through May 24, 2025 as Public Works Week

Presentation of a proclamation recognizing May 18 through May 24, 2025 as Water Reuse Week

Presentation of a proclamation recognizing May as Mental Health Awareness Month

Public Comment

The following persons addressed the Board during public comment:

- David Porter
- Orange County Soil and Water Conservation District 2 Supervisor Jim Moyer
- Larry Hopkins
- Eric Gray
- Trini Quiroz

(Pursuant to Section 209 of the Orange County Charter)

I. CONSENT AGENDA**Approval of the Consent Agenda**

A motion was made by Commissioner Scott, seconded by Commissioner Uribe, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mayor Demings, Commissioner Wilson, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

Absent: 1 - Commissioner Moore

A. COUNTY COMPTROLLER

1. **25-724** Approval and execution of the minutes of the April 8, 2025 meeting of the Board of County Commissioners. (Clerk's Office)
2. **25-725** Approval of the check register authorizing the most recently disbursed County funds, having been certified that no accounts have been overdrawn due to the issuance of same. (Finance/Accounting)

Disbursement periods cover:

- May 2, 2025 to May 8, 2025; \$63,337,150.36
- May 9, 2025 to May 15, 2025; \$54,455,953.59

B. COUNTY SHERIFF

1. **25-753** Approval and execution of Edward Byrne Memorial Justice Assistance Grant (JAG) Program Award Agreement for Award Title: C-6N247 Safety and Protection in Law Enforcement in the amount of \$104,950 for the period of January 1, 2025 through December 31, 2025. No matching funds are required.

C. COUNTY ADMINISTRATOR

1. **25-735** Approval and execution of Art in the Chambers Loan and Exhibition Agreement by and between Orange County, Florida and Priscilla J. Svejda for the period of June 6, 2025, through September 24, 2025. (Arts and Cultural Affairs Office)
2. **25-719** Approval and execution for the Orange County Sheriff's Office to spend \$12,500 from the FY 2025 Law Enforcement Trust Fund-State Forfeitures for eligible contributions to Central Florida Crimeline Program (\$5,000) and Camaraderie Foundation (\$7,500). (Office of Management and Budget)
3. **25-720** Approval of budget amendments #25-33 and #25-34. (Office of Management and Budget)

4. **25-721** Approval to increase the Florida Virtual School contracted behind the wheel driver education training rate to \$150.87 per student per two-hour session at no additional cost to the student, effective July 1, 2025. (Office of Management and Budget)
5. **25-722** Approval for the Orange County Sheriff's Office to spend \$1,581,656.50 from the Law Enforcement Impact Fee Funds to purchase patrol vehicles. (Office of Management and Budget)

D. ADMINISTRATIVE SERVICES DEPARTMENT

1. **25-742** Approval of Change Order No 1, Contract Y23-738 Clerk of Courts Branch Security Upgrades, with Core Engineering & Construction Inc in the amount of \$298,159.72, for a revised lump sum contract amount of \$713,920.98. District 2. (Capital Projects Division)
2. **25-743** Approval of Change Order No 8, Contract Y23-724 Corrections Genesis Sanitary Pipe Replacement, with S A Casey Construction Inc in the amount of \$151,628.46, for a revised lump sum contract amount of \$2,793,777.62. District 6. (Capital Projects Division)
3. **25-630** Approval to award Invitation for Bids Y25-186-KC, Street Sweeping Services for Roads and Drainage, to the following bidders by lot for an estimated contract award amount for a three-year term: Lot A - USA Services of Florida, LLC, in the estimated contract award amount of \$668,118.60 for a three-year term, Lot B - TransPremier LLC, in the estimated award amount of \$1,293,699.60 for a three-year term, Lot C - USA Services of Florida, LLC, in the estimated award amount of \$1,105,170.60 for a three-year term, and Lot D - TransPremier LLC, in the estimated award amount of \$1,705,881.60 for a three-year term.

In the event the bidder recommended above fails to achieve timely compliance with pre-award deliverables, as defined in the Invitation for Bids, including, but not limited to, M/WBE participation sub-contract agreements, State Division of Corporations registration, E-Verify, insurance and bonds, further request Board authorization for the Procurement Division to award to the next low responsive and responsible bidder as listed in the bid tabulation herein, to the extent practicable and advantageous to the County. ([Public Works Department Roads and Drainage Division] Procurement Division)

4. **25-703** Approval of Change Order No. 2, Purchase Order M116128, Weekly Temporary Landscape Services, with Aristocuts Lawn & Garden Services, Inc., in the amount of \$88,224, for a revised total amount of \$183,800. ([Utilities Department Water Division] Procurement Division)
5. **25-705** Approval of Amendment No. 5, Contract Y20-134A, Elevators and

Escalators Maintenance Service, with Kone Inc., in the amount of \$275,911.20, for a revised estimated contract amount of \$2,723,707.20. ([Administrative Services Department Facilities Management Division] Procurement Division)

6. **25-711** Approval to award Invitation for Bids Y25-126-KC, Landscape Maintenance - Bithlo Area Section II, to the low responsive and responsible bidder, Solscape Services LLC, in the estimated contract award amount of \$828,688.50 for the base year. Further request Board authorization for the Procurement Division to exercise option years one and two. ([Public Works Department Roads and Drainage Division] Procurement Division)
7. **25-716** Approval of Purchase Order M118093, Powertrain Plus Rebuild of an 836K Compactor 87153, with Ring Power Corporation, in the total amount of \$548,070. [(Utilities Department Solid Waste Division) Procurement Division]
8. **25-729** Approval and execution of Donation Agreement between The School Board of Orange County, Florida and Orange County, and approval of Special Warranty Deed by The School Board of Orange County, Florida, f/k/a The Board of Public Instruction of Orange County, Florida and Orange County, and authorization to disburse funds to pay recording fees and record instrument for Clarcona Park Lift Station and Electric Upgrades (former Clarcona ES). District 2. (Real Estate Management Division)
9. **25-730** Approval and execution of Agreement for Sale and Purchase by and between Orlando 403 LLC, Orlando 403 IW LLC, Orlando 403 SW LLC, Orlando 403 MB LLC, Orlando 403 LP LLC, Orlando 403 MM LLC, Orlando 403 MR LLC, Orlando 403 DD LLC and Orange County, Florida, approval of Warranty Deed, and authorization for the Manager of the Real Estate Management Division to exercise all delegations of authority expressly provided by the Agreement for Sale and Purchase, disburse funds to pay purchase price in the amount of \$10,105,766.50 for approximately 403 acres (+/-) of Environmentally Sensitive Land, and perform all actions necessary and incidental to closing for Green PLACE Parcel 232. District 5. (Real Estate Management Division)
10. **25-731** Approval and execution of Agreement for Sale and Purchase by and between Wintersweet Investments, LLC and Orange County, Florida, approval of Warranty Deed, and authorization for the Manager of the Real Estate Management Division to exercise all delegations of authority expressly provided by the Agreement for Sale and Purchase, disburse funds to pay purchase price in the amount of \$1,912,115.75 for 28.72 acres of Environmentally Sensitive Land, and perform all actions necessary and incidental to closing for Green PLACE Parcel 234. District 1. (Real Estate Management Division)

11. **25-732** Approval of Warranty Deed by CalAtlantic Group, LLC and Orange County, and authorization to record instrument for Oak Ridge Phase 2, Tract J. District 2. (Real Estate Management Division)
12. **25-733** Approval and execution of Termination of Agreement to offer donation of Real Property by and between Orange County, Florida and OCE West Orange, LLC and authorization to record instrument for OCE West Orange - Closed C&D Debris Disposal Landfill - Termination Agreement (7902 Avalon Road). District 1. (Real Estate Management Division)
13. **25-734** Approval and execution of Orlando Utilities Commission Utility Easement (8100 Presidents Drive) by and between Orange County, the Orlando Utilities Commission, and the City of Orlando, and authorization to record instrument for President Drive FGT Mainline Relocation OUC Easement. District 6. (Real Estate Management Division)
14. **25-782** Approval of bid amount, approval and execution of County Deed by Orange County and Carter-Kaley Street, LLC, authorization for the Manager of the Real Estate Management Division to perform all actions necessary and incidental to closing, and authorization to record instrument for S011 - 438 W. Kaley Street. District 6. (Real Estate Management Division)

E. HEALTH SERVICES DEPARTMENT

1. **25-718** Approval and execution of the renewal Paratransit Services License for BESAFE TRANSPORTATION, LLC to provide wheelchair/stretchers service. The term of this license shall be from May 23, 2025, and will terminate on May 22, 2027. There is no cost to the County. (EMS, Office of the Medical Director)

F. PLANNING, ENVIRONMENTAL, AND DEVELOPMENT SERVICES DEPARTMENT

1. **25-668** Approval and execution of Orange County, Florida, Resolutions Establishing Special Assessment Liens for Lot Cleaning Services, and approval to record Special Assessment Liens on property cleaned by Orange County, pursuant to Orange County Code, Chapter 28, Nuisances, Article II, Lot Cleaning. Districts 1, 2, 3, 5, and 6. (Neighborhood Services Division)
LC 25-0153 LC 25-0114 LC 25-0125 LC 25-0127 LC 25-0141
LC 25-0145 LC 25-0151 LC 25-0144 LC 25-0148 LC 25-0102
LC 25-0105 LC 25-0112 LC 25-0155 LC 25-0129 LC 25-0130
LC 25-0131 LC 25-0134 LC 25-0138 LC 25-0149 LC 25-0162
2. **25-669** Approval and execution of Amendment NO.4 to Agreement NO. LPF4801 between Florida Department of Environmental Protection and Orange County relating to an extension of task and expiration dates for the Orange County Septic Upgrade Incentive Program. Districts 1, 2, 5, and 6.

(Environmental Protection Division)

3. **25-696** Approval of the Neighborhood Grants Advisory Board recommendations for February 2025 Neighborhood Beautification Grants to Roseview Subdivision (\$2,496) and authorization for the Director of Planning, Environmental, and Development Services to execute the associated grant agreements. All Districts. (Neighborhood Services Division)

4. **25-702** Approval and execution of 1) Subrecipient Agreement between Orange County, Florida and Aspire Health Partners, Inc. regarding U.S. Department of Housing and Urban Development ("HUD") Community Development Block Grant ("CDBG") Program FY 2024-2025; 2) Subrecipient Agreement between Orange County, Florida and Coalition for the Homeless of Central Florida, Inc. regarding U.S. Department of Housing and Urban Development ("HUD") Community Development Block Grant ("CDBG") Program FY 2024-2025 FY 2022-2023; 3) Subrecipient Agreement between Orange County, Florida and Orlando Neighborhood Improvement Corporation, Inc. and ONIC-Maitland Oaks, LLC regarding U.S. Department of Housing and Urban Development ("HUD") Community Development Block Grant ("CDBG") Program FY 2022-2023 FY 2023-2024; and 4) Project Administration Subrecipient Agreement (#2024-11-04) between Orange County, Florida and The Salvation Army regarding The Emergency Solutions Grant ("ESG") Program FY 2024-2025. Districts 2 and 6. (Housing and Community Development Division)

5. **25-708** Approval of the street name change to rename North Orion Boulevard to Ken Dixon Way and authorization for County staff to update associated records. District 5. (Zoning Division)

G. PUBLIC WORKS DEPARTMENT

1. **25-745** Approval and execution of (1) Off System Construction and Maintenance Agreement Between State of Florida, Department of Transportation ("Department") and Orange County ("Local Government") and (2) Resolution 2025-M-18 of the Orange County Board of County Commissioners regarding the Off System Construction and Maintenance Agreement with the State of Florida Department of Transportation concerning the State Road 500 at Clarcona Ocoee Road Project (FPN Number 445772-1-52-01). District 2. (Roads and Drainage Division)

2. **25-746** Approval and execution of Proportionate Share Agreement for El Car Wash Sand Lake Sand Lake Road by and between Lowe's Home Centers, LLC and Orange County for a proportionate share payment in the amount of \$38,208. District 6. (Roadway Agreement Committee)

3. **25-747** Approval and execution of Proportionate Share Agreement for Nona West Multifamily Phase 2 Boggy Creek Road by and between DHIC-Nona West,

LLC and Orange County for a proportionate share payment in the amount of \$1,502,828. District 4. (Roadway Agreement Committee)

4. **25-749** Approval and execution of Proportionate Share Agreement for Palms at Waterford Colonial Drive by and between Palm Village CFB Homes LLC and Orange County for a proportionate share payment in the amount of \$1,052,644. District 4. (Roadway Agreement Committee)
5. **25-751** Approval and execution of Interlocal Agreement (Kirkman Road Extension Operation and Maintenance) by and between Orange County and Shingle Creek Transit and Utility Community Development District. District 6.

H. UTILITIES DEPARTMENT

1. **25-727** Approval and execution of Resolution 2025-M-19 of the Orange County Board of County Commissioners regarding utilities billing adjustments for excessive water consumption; adding reclaimed water to the existing Utilities Billing Adjustment Schedule; and providing an effective date. All Districts. (Customer Service Division)
2. **25-728** Approval and execution of Poitras East Parcel N-1 Phase 1 (24-U-107) Wastewater Capital Charge Escrow Agreement by and among TDCP, LLC, Orange County, and the Orange County Comptroller. District 4. (Engineering Division)

II. INFORMATIONAL ITEMS**

A. COUNTY COMPTROLLER

1. **25-726** Receipt of the following items to file for the record: (Clerk's Office)
 - a. Orange County Industrial Development Authority Oaths of Office for the following individuals:
 - Betty Hernandez, Chairman
 - Mark Gonzalez, Vice Chairman
 - Jordan DeWitt, Secretary
 - Jose R. Bracero, Board Member
 - b. Golden Gem Community Development District Proposed Budget Fiscal Year 2026.

These items were received and filed.

III. DISCUSSION AGENDA

A. ADMINISTRATIVE SERVICES DEPARTMENT

1. **25-697** Selection of one firm and an alternate to provide Building Envelope Engineering and Consulting Services, Request for Proposals Y24-907-RC from the following firms listed alphabetically:

- A/R/C Associates, Incorporated
- Jay Ammon Architect, Inc.

Further request Board authorization for the Procurement Division to negotiate the professional services rates and execute a five-year contract to provide the services for future requirements.

Further request Board authorization for the Procurement Division to formally terminate negotiations with the top ranked firm, if we are unable to come to a favorable negotiated agreement, and commence negotiations with the ranked alternate, until a successful negotiation is reached. ([Administrative Services Department Capital Projects Division] Procurement Division)

A motion was made by Commissioner Uribe, seconded by Commissioner Wilson, to appoint Jay Ammon Architect, Inc., 384.50 points, as the selected firm; further, appoint A/R/C Associates, Incorporated, 317 points, as the selected ranked alternate; further, authorize the Procurement Division to negotiate the professional services rates and execute a five-year contract to provide the services for future requirements; and further, authorize the Procurement Division to formally terminate negotiations with the top ranked firm, if we are unable to come to a favorable negotiated agreement, and commence negotiations with the next ranked alternate, until a successful negotiation is reached. The motion carried by the following vote:

Aye: 6 - Mayor Demings, Commissioner Wilson, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

Absent: 1 - Commissioner Moore

2. **25-699** Selection of three firms and three ranked alternates to provide Continuing Mechanical Engineering and Plumbing Term Contract, Request for Proposals Y25-909-RC from the following firms listed alphabetically:

- AtkinsRéalis USA, Inc.
- Graef-USA, Inc.
- Hanson Professional Services, Inc.
- RTM Engineering Consultants, LLC
- SGM Engineering, Inc.
- Tags Engineering, LLC

Further request Board authorization for the Procurement Division to negotiate the professional services rates and execute five-year contracts to provide the services for future requirements.

Further request Board authorization for the Procurement Division to formally terminate negotiations with the top three ranked firms, if we are unable to come to a favorable negotiated agreement, and commence negotiations with the next ranked alternate, until a successful negotiation is reached. ([Administrative Services Department Capital Projects Division])

Procurement Division)

A motion was made by Commissioner Uribe, seconded by Commissioner Scott, to appoint AtkinsRéalis USA, Inc., 497 points, SGM Engineering, Inc., 429 points, and Graef-USA, Inc., 419.50 points, as the selected firms; further, appoint RTM Engineering Consultants, LLC, 402 points, Tags Engineering, LLC, 387 points, and Hanson Professional Services, Inc., 362.50 points, as the selected ranked alternates; further, authorize the Procurement Division to negotiate the professional services rates and execute five-year contracts to provide the services for future requirements; and further, authorize the Procurement Division to formally terminate negotiations with the top ranked firm, if we are unable to come to a favorable negotiated agreement, and commence negotiations with the next ranked alternate, until a successful negotiation is reached. The motion carried by the following vote:

Aye: 6 - Mayor Demings, Commissioner Wilson, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

Absent: 1 - Commissioner Moore

3. **25-701** Selection of one firm and two ranked alternates to provide Geotechnical Engineering, Testing, And Inspections for the Orange County Convention Center North-South Building Improvements Phase 5A, Request for Proposals Y25-906-RC from the following firms listed alphabetically:

- Terracon Consultants, Inc.
- Tierra, Inc.
- UES Professional Solutions, LLC

Further request Board authorization for the Procurement Division to negotiate the professional services rates and execute a five-year contract to provide the services for the North-South Building Improvements Phase 5A project.

Further request Board authorization for the Procurement Division to formally terminate negotiations with the top ranked firm, if we are unable to come to a favorable negotiated agreement, and commence negotiations with the next ranked alternate, until a successful negotiation is reached. ([Convention Center Fiscal and Operational Support Division] Procurement Division)

A motion was made by Commissioner Uribe, seconded by Commissioner Scott, to appoint Terracon Consultants, Inc., 382 points, as the selected firm; further, appoint Universal Engineering Sciences LLC, 375 points, and Tierra, Inc., 327.50 points, as the selected ranked alternates; further, authorize the Procurement Division to negotiate the professional services rates and execute a five-year contract to provide the services for future requirements; and further, authorize the Procurement Division to formally terminate negotiations with the top ranked firm, if we are unable to come to a favorable negotiated agreement, and commence negotiations with the next ranked alternate, until a successful negotiation is reached. The motion carried by the following vote:

Aye: 6 - Mayor Demings, Commissioner Wilson, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

Absent: 1 - Commissioner Moore

B. COUNTY MAYOR

1. **25-748** 2025 State Legislative Session Overview (Legislative Affairs Office)

The following persons addressed the Board:

- Andrew Kalel
- Yolanda Cash Jackson

The Board took no action.

IV. WORK SESSION AGENDA**A. COUNTY ATTORNEY**

1. **25-757** Use of Fireworks - Proposal for an Ordinance

Board discussion ensued. County Attorney Newton and County Administrator Brooks contributed to the discussion.

The Board took no action.

B. PLANNING, ENVIRONMENTAL, AND DEVELOPMENT SERVICES DEPARTMENT

1. **25-767** Outstanding policy issues related to Vision 2050 and Orange County Public Schools. (Planning Division)

The following person addressed the Board: Orange County School Board Chair Teresa Jacobs.

Board discussion ensued. County Administrator Brooks contributed to the discussion.

The Board took no action.

V. RECOMMENDATIONS

1. **25-698** May 1, 2025, Board of Zoning Adjustment Recommendations.

A motion was made by Commissioner Uribe, seconded by Commissioner Gomez Cordero, to approve the recommendations, with the exception of Case # SE-24-09-086, Derek Bruce for Orlando Torah Center (Appeal Filed) and Case # VA-25-06-017, Thomas Karr (Board-Called) which were pulled from the recommendations; subject to the usual right of appeal by any aggrieved party. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

VI. PUBLIC HEARINGS

A. Shoreline Alteration/Dredge and Fill**1. 25-265 √Case # SADF-24-01-002**

2023-011-803W2ndAve, Florida Land Trust, Lake Butler, permit; District 1
(Continued from March 11, 2025)

Consideration: Request for a Shoreline Alteration/Dredge and Fill Permit SADF # 24-01-002 to authorize the construction of a new vinyl seawall along a portion of the shoreline of Lake Butler, pursuant to Orange County Code, Chapter 33, Article IV, Windermere Water & Navigational Control District

Location: District 1; on property located adjacent to Lake Butler, located at 803 W 2nd Avenue, Windermere, FL 34786; Orange County, Florida (legal property description on file in Environmental Protection Division)

The following person addressed the Board: Marcie Lewandowski (phonetic).

A motion was made by Commissioner Wilson, seconded by Commissioner Gomez Cordero, to accept the findings and recommendation of the Environmental Protection Division; and further, approve the Shoreline Alteration/Dredge and Fill Permit (SADF-24-01-002) subject to the twenty-seven (27) conditions of approval listed in the Staff Report dated April 10, 2025. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

B. Substantial Change**2. 25-655 √Case # CDR-23-09-270**

Lance Bennett, Poulos & Bennett, LLC, Orangewood N-2 Planned
Development (PD), amend plan; District 1

Consideration: A PD substantial change to convert 27,772 square feet of tourist commercial, 38 attached shore-term rental units, and 47 hotels rooms to 267 multifamily units related to Parcel 11D. In addition, one (1) waiver is being requested from Section 38-1300 on OCPA parcel number, 13-24-28-6283-12-040, to allow multi-family buildings a maximum building height of 110', in lieu of the code requirement of 60' for the maximum building height; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

Location: District 1; property located at 11304 International Drive Orlando; North of Paradiso Grande Boulevard / West of International Drive; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: Rebecca Hammock.

A motion was made by Commissioner Wilson, seconded by Commissioner Moore, to make a finding of consistency with the Comprehensive Plan; and further, approve the substantial change

request subject to the twenty-three (23) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated April 23, 2025. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

C. Preliminary Subdivision Plan

3. **25-525** ✓Case # PSP-23-09-288

Garrett George, CESO Inc., Dean Road DDCM Townhomes (fka Union Park Condominiums) PD / Dean Road DDCM Townhomes PSP; District 5
(Continued from April 22, 2025)

Consideration: Dean Road DDCM Townhomes (fka Union Park Condominiums) PD / Dean Road DDCM Townhomes Preliminary Subdivision Plan, Case # PSP-23-09-288, submitted in accordance with Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89; This Preliminary Subdivision Plan (PSP) is a request to subdivide 10.65 acres in order to construct 46 single-family attached residential dwelling units

Location: District 5; property generally located North of Elm Street / West of Dean Road; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: Carolyn Haslam.

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the twenty-seven (27) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated April 23, 2025. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

D. Planning and Zoning Commission Rezoning Board-Called

4. **25-549** ✓Case # RZ-25-01-051

Nick Houndonougbo, Ashkyd, LLC, February 20, 2025; District 2 (Continued from April 22, 2025) (Withdrawn)

Consideration: Request to re-zone the subject property from R-1A Restricted (Single-Family Dwelling District) to R-1 Restricted (Single-Family Dwelling District) and remove the existing restriction that limits development to no more than 10 dwelling units in order to build no more than 12 single-family dwelling units.

Location: District 2; property located at 849 N. Thompson Road; generally located on the east side of N. Thompson Road, north of E. Sandpiper Street, and south of Orchard Drive; Orange

County, Florida (legal property description on file Planning Division)

The public hearing was withdrawn.

E. Ordinance/Comprehensive Plan - Adoption of Small-Scale Amendments, Ordinances and Concurrent Rezonings

5. **25-700** Adoption of Future Land Use Map Amendment SS-25-02-071, Ordinance, and Concurrent Rezoning LUP-24-12-295, Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

a. Amendment SS-25-02-071

Consideration: To change the Future Land Use designation from Low-Medium Density Residential (LMDR) & Commercial (C) to Medium-High Density Residential (MHDR), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

Location: District 3; property located at 1700 S. Bumby Avenue; generally located north of Carlton Drive, south of Henderson Drive, west of S. Bumby Avenue, east of Cloverlawn Avenue; Orange County, Florida (legal property description on file in Planning Division)

And

b. Ordinance for Proposed Amendment

Consideration: An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; Amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

And

c. ~~√~~Rezoning LUP-24-12-295

Consideration: Request to rezone 1.86 acres from C-1 (Retail Commercial District) and R-1A (Single-Family Swelling District) to PD (Planned Development District) in order to construct 29 single-family attached residential dwelling units. In addition, the following eight (8) waivers from Orange County Code are requested: 1. A waiver from Section 38-79(20)(f)(2) to allow a minimum lot size of 1090 square feet in lieu of 2,000 sf. 2. A waiver from Section 38-79(20)(f)(3) to allow front yard setbacks of 6.5 feet in lieu of 20 feet for lots fronting Henderson Drive and South Bumby Avenue ROWs and to allow front yard setbacks of 5.5 feet in lieu of 20 feet for interior lots. 3. A waiver from Section 38-79(20)(f)(4) to allow minimum side yard setback of 5 feet in lieu of 10 feet for end units. 4. A waiver from Section 38-79(20)(f)(5) to allow a side street yard setback of 11.2 feet in lieu of 15 feet for the northeast corner lot bordering both the Henderson Drive and Bumby Avenue right-of-ways. 5. A waiver from Section 38-79(20)(f)(6) to allow a minimum rear yard setback of 5 feet in lieu of 20 feet. 6. A waiver from Section 38-79(20)(f)(9) to allow a maximum building height of 40 feet / 3 stories in lieu of a maximum building height of 35 feet. 7. A waiver from Section 38-79(20)(f)(10) to allow a maximum lot coverage of 87 percent in lieu of 75 percent.

8. A waiver from Section 38-1254(a)(1) to allow a PD Boundary setback of 6.5 feet in lieu of 25 feet for lots fronting the Henderson Drive or South Bumby Avenue right-of-ways and to allow a PD Boundary setback of 10 feet in lieu of 25 feet for lots abutting commercially zoned properties; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

Location: District 3; property located at 1700 S. Bumby Avenue; generally located north of Carlton Drive, south of Henderson Drive, west of S. Bumby Avenue, east of Cloverlawn Avenue; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: Kevin Dickey.

A motion was made by Commissioner Uribe, seconded by Commissioner Gomez Cordero, to continue the public hearing until June 3, 2025, at 2 p.m. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

6. **25-616** Adoption of Future Land Use Map Amendment SS-25-02-072, Ordinance, and Concurrent Rezoning RZ-25-02-072, Bradley Busbin, Busbin Law Firm, P.A. (Continued from May 6, 2025)

a. Amendment SS-25-02-072

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

Location: District 2; properties located at 6711, 6767, and 6833 Clarcona Ocoee Road; property generally located south of Groveline Drive, east of N. Hiawassee Road, north of Clarcona Ocoee Road, and west of Long Breeze Road; Orange County, Florida (legal property description on file in Planning Division)

And

b. Ordinance for Proposed Amendment

Consideration: An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; Amending the Orange County Comprehensive Plan, commonly known as the "2010- 2030 Comprehensive Plan," as amended, by adopting Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

And

c. Rezoning RZ-25-02-072

Consideration: Request to rezone from A-1 to C-1 to allow for the development of C-1 retail uses: 100,000 sq. ft. of climate-controlled self-storage; 15,000 - 20,000 sq. ft. retail plaza; and 15,000 - 20,000 sq. ft. medical office space; pursuant to Part II, Chapter 163, Florida Statutes and

Orange County Code Chapter 30.

Location: District 2; properties located at 6711, 6767, and 6833 Clarcona Ocoee Road; property generally located south of Groveline Drive, east of N. Hiawasse Road, north of Clarcona Ocoee Road, and west of Long Breeze Road; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: McGregor Love.

A motion was made by Commissioner Moore, seconded by Commissioner Uribe, to continue the public hearing until June 3, 2025, at 2 p.m. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

F. Comprehensive Plan – Adoption of Regular Cycle Staff-Initiated Text Amendments

7. **25-771** Adoption of Staff-Initiated Comprehensive Plan Text & Map Amendment 2024-2-B-CP-1, and Ordinance

a. Amendment 2024-2-B-CP-1

Consideration: Text and map amendments to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan, to amend existing policies to create the Kilgore Road Rural Residential Enclave and add Map 25(f), to the Future Land Use Map Series.

And

b. Ordinance for Proposed Text and Map Amendment

Consideration: AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING AMENDMENTS PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2024 CALENDAR YEAR (SECOND CYCLE); AND PROVIDING EFFECTIVE DATES.

A motion was made by Commissioner Wilson, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; and further, adopt Ordinance 2025-11 for Amendment 2024-2-B-CP-1. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

8. **25-772** Adoption of Staff-Initiated Comprehensive Plan Text & Map Amendment 2024-2-B-CP-2, and Ordinance

a. Amendment 2024-2-B-CP-2

Consideration: Text and map amendments to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan, to amend existing policies to reduce the size of the existing Lake Pickett Study Area and to amend Map 22, of the Future Land Use Map Series.

And

b. Ordinance for Proposed Text and Map Amendment

Consideration: AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING AMENDMENTS PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2024 CALENDAR YEAR (SECOND CYCLE); AND PROVIDING EFFECTIVE DATES.

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; and further, adopt Ordinance 2025-12 for Amendment 2024-2-B-CP-2. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

9. **25-774** Adoption of Staff-Initiated Comprehensive Plan Text & Map Amendment 2024-2-B-CP-3, and Ordinance

a. Amendment 2024-2-B-CP-3

Consideration: Text and map amendments to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan, amending policies to reflect the adoption of Section 506. - Rural Boundary and Rural Area, of the Orange County Charter establishing the Rural Boundary and Rural Area and adopting Map 5b, to the Future Land Use Map Series.

And

b. Ordinance for Proposed Text and Map Amendment

Consideration: AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING AMENDMENTS PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2024 CALENDAR YEAR (SECOND CYCLE); AND PROVIDING EFFECTIVE DATES.

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; and further, adopt Ordinance 2025-13 for Amendment 2024-2-B-CP-3. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

G. Planned Development

10. 25-626 √Case # LUPA-24-11-278

David Evans, Evans Engineering, Inc., Grand Cypress Resort Planned Development Land Use Plan Amendment; District 1 (Continued from May 6, 2025)

Consideration: This request is to rezone 9.57 acres from R-CE (Country Estate District) to PD (Planned Development District) and add the property to the existing Grand Cypress Resort PD. The request also includes updating the overall PD Development Program from 1,668 resort rental units; 1505 hotel rooms; 207 multi-family residential dwelling units; and 100,000 square feet of retail / entertainment uses - To 6,378 Resort Rental units; 1,505 hotel rooms; 207 multi-family residential dwelling units, and 500,000 square feet of retail commercial / entertainment uses; pursuant to Orange County Code, Chapter 30.

Location: District 1; property generally located South of Winter Garden Vineland Road / West of S Apopka Vineland Road; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: David Evans.

A motion was made by Commissioner Wilson, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the thirteen (13) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report dated April 21, 2025. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

11. 25-617 √Case # LUP-22-01-002

Jennifer Stickler, Kimley-Horn & Associates, Inc., Tuscana Planned Development (PD); District 1

Consideration: This request is to rezone 227.48 acres from A-2 (Farmland Rural District) to PD (Planned Development) with a proposed development program of 653,400 square feet of commercial uses, 1,291 hotel rooms, and 4,814 multi-family dwelling units. In addition, the following waivers from Orange County Code are being requested: 1. A waiver from Section 38-1287(2) to allow for a zero (0) feet side setback in lieu of ten (10) feet when the side is internal to the development. 2. A waiver from Section 38-1287(3) to allow for a zero (0) feet rear setback in lieu of twenty (20) feet when the rear is internal to the development. 3. A waiver from Section 38-1287(5) to allow for a zero (0) foot paving setback for pedestrian facilities only for side lot lines in

lieu of seven and a half (7.5) feet internal to the PD. 4. A waiver from Section 38-1300 to allow the maximum building height for multi-family to be one-hundred and fifty (150) feet in lieu of sixty (60) feet, but thirty-five (35) feet within one hundred (100) feet of single-family residential; pursuant to Orange County Code, Chapter 30.

Location: District 1; property generally located North of State Road 417 / South of Central Florida Parkway / East of International Drive; Orange County, Florida (legal property description on file in Planning Division)

The following persons addressed the Board:

- Dan O'Keefe
- Dan DeLisi
- Jennifer Stickler
- John Miklos
- Kim Sewell
- Michael Manucy
- David Pedersen
- Benny Paulino
- Arleen Shabel
- Sunshine Grund
- Skyler Carpenter
- Val Mobley
- Kayla Hoffman
- Richard Rampi
- Liz Connor
- Marjorie Holt
- Robert Rosa
- Aaron Lewis
- Larry Colleton
- John Jennings
- Eugene Stoccardo
- Hilary Headrick
- Julie Walters
- Ramon Pereira Bonilla
- Rick Baird
- Matthew Grocholske
- Dan Shabel

The following materials were presented to the Board prior to the close of the public hearing:

- Exhibit 1, from Dan O'Keefe
- Exhibit 2, from Dan DeLisi
- Exhibit 3, from Richard Rampi
- Exhibit 4, from Eugene Stoccardo
- Exhibit 5, from Hilary Headrick

The following materials were received by the Clerk prior to the close of the public hearing. The materials referenced by the speakers were not presented to the Board:

- Submittal 1, from Dan O'Keefe
- Submittal 2, from John Miklos
- Submittal 3, from John Miklos

A motion was made by Commissioner Wilson, seconded by Commissioner Martinez Semrad, to make a finding of inconsistency with the Comprehensive Plan; further, deny the request to rezone 227.48 acres from A-2 (Farmland Rural District) to PD (Planned Development) to construct 653,400 square feet of commercial uses, 1,291 hotel rooms, and 4,814 multi-family dwelling units; further, accept the findings and recommendation of the Environmental Protection Division; and further, deny the Conservation Area Impact Permit CAI-23-05-022 for Shingle Creek Co-Owners, LLC. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

and

H. Conservation Area Impact

12. 25-648 √Case # CAI-23-05-022

Shingle Creek Co-Owners, LLC, Tuscana PD, permit; District 1

Consideration: Request for a Conservation Area Impact Permit to authorize impacts to 22.444 acres of wetlands (22.363 acres Class I and 0.081 acre Class III) for the construction of the Tuscana PD which includes hotel and commercial buildings, multi-family buildings, and associated infrastructure. The development will also result in 28.035 acres of secondary wetland impacts.

Location: District 1; property generally located in southwest Orange County just north of the Orange/Osceola County line between South International Drive and State Road 417, Orlando, Florida 32821; (legal description on file in Environmental Protection Division)

This item was denied.

✓ The notated public hearing is quasi-judicial in nature. As such, any verbal or written communication with a member of the Board of County Commissioners prior to today's quasi-judicial hearing should be disclosed on the record or made a part of the record during the public hearing by or on behalf of the party who communicated with the Board member to allow any interested party an opportunity to inquire about or respond to such communication. Failure to disclose any such communication may place the party who ultimately prevails at the quasi-judicial hearing at risk of having the Board's decision overturned in a court of law due to prejudice against the party who was not privy to the ex parte communication.

Information regarding meetings held at the County Administration Building between any member of the Board and an outside party may be obtained at <https://www.ocfl.net/OpenGovernment/MeetingsReport.aspx>

ADJOURNMENT: 4:48 p.m.

ATTEST:

County Mayor Jerry L. Demings

Date: _____

ATTEST SIGNATURE:

Phil Diamond
County Comptroller as Clerk

Deputy Clerk

Any person wishing to appeal any decision made by the Board of County Commissioners at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later

than two (2) business days prior to the proceeding, he or she should contact the Orange County Communications Division at (407) 836-5517.

Para mayor información en español, por favor llame al (407) 836-3111. Si w bezwen èd nan lang Kreyòl oswa sèvis tradiksyon, tanpri rele (407) 836-3111.

NOTE: Reports from the County Mayor, the County Commissioners, the County Administrator, and the County Attorney may be presented at unscheduled times throughout the day, depending on the length of time required for advertised public hearings.

Copies of Specific Project Expenditure Reports and Relationship Disclosure Forms are not included with agenda items unless there is a listed expenditure or disclosure. Copies of these completed reports and forms may be obtained by contacting the relevant Department/Division Office.

**With respect to informational items, Board action is neither required nor necessary, and Board approval (or disapproval) is not to be implied.