

BCC Mtg. Date: May 19, 2026

# Orange County Government

*Orange County Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32801*



## Final Meeting Minutes

**Tuesday, April 7, 2026**

**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 Rafael Encarnacion, Jr.  
Minutes Coordinator Terrell Hightower

**Invocation - District 1**

Imam Tariq Rasheed, Islamic Center of Orlando

**Pledge of Allegiance**

**Proclamations**

Presentation of a proclamation designating April 7, 2026 as 407 Day

Presentation of a proclamation recognizing April 6 through April 10, 2026 as National Community Development Week

Presentation of a proclamation recognizing April 22, 2026 as Earth Day

Presentation of a proclamation recognizing April as Water Conservation Month

**Presentations**

Presentation of International Accreditation Service Certification

**Public Comment**

The following persons addressed the Board during public comment:

- Town of Windermere Council Member Tom Stroup
- Orange County Soil and Water Conservation District 2 Supervisor Jim Moyer
- Kathleen Fitzgerald

- Alan Levi
- Val Mobley
- Michael Perkins
- Gabriel Serrato
- Evan Quiquia
- Chris Stalder
- Trini Quiroz
- Travis Miller (Angela)
- Ericka Gómez-Tejeda
- Linda Coffin
- Elliot Patterson
- Adison Rahmanian (phonetic)

**(Pursuant to Section 209 of the Orange County Charter)**

**I. CONSENT AGENDA**

**Approval of the Consent Agenda**

The Mayor deleted County Administrator Item 2F, and Administrative Services Department Item 8; and further, a motion was made by Commissioner Uribe, seconded by Commissioner Gomez Cordero, to approve the balance of the Consent Agenda. 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

**A. COUNTY COMPTROLLER**

1. **26-0404** 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:

- March 20, 2026 to March 26, 2026; \$28,037,091.02
- March 27, 2026 to April 2, 2026; \$116,885,531.59

**B. COUNTY ADMINISTRATOR**

1. **26-0416** Appointment of Juraj Haas to the Code Enforcement Board in the engineer/surveyor representative category with a term expiring December 31, 2026. (Agenda Development Office)
2. **26-0421** Approval of the Membership and Mission Review Board's recommendations for advisory board appointments. (Agenda Development Office)

A. Children and Family Services Board: Appointment of Zoe C. Sadiq to succeed Jose G. Castro and Oliver Von Trapp to succeed Michael V. Andriano in the at large representative category with terms expiring December 31, 2026 and Belinda Ford to succeed Alycia Banks in the at large representative category with a term expiring December 31, 2027.

B. Commission on Aging: Appointment of Samuel H. Reddick to succeed Sharda I. Singh in the education representative category and Catherine Hagan to succeed Dr. Angel M. Torres in the health care representative category with terms expiring June 30, 2027.

C. Disability Advisory Board: Appointment of Dr. Nicole O. Crawford to succeed Kristi Keoughan in the at large representative category with a term expiring June 30, 2027.

D. Neighborhood Grants Advisory Board: Appointment of Avis Jenkins to succeed Linda G. Sibley in the District 1 representative category with a term expiring June 30, 2028.

E. Nuisance Abatement Board: Appointment of Matthew M. Lai to succeed Deidre Graybill and Brian Henley to succeed Donnalyn M. Ginther in the at large representative category with terms expiring January 1, 2028.

F. Tourist Development Council: Appointment of Christopher Jaskiewicz to succeed John J. Stine in the non-owner/operator representative category and Michael Tipton in the owner or non-owner representative category with terms expiring April 30, 2030. Note: Raman P. Rama, who is currently serving in the owner or non-owner representative category, will be reassigned to the owner subject to the tax representative category, succeeding Jonathan McGavin.

(County Administrator Consent Items 2A, 2B, 2C, 2D and 2E were approved. County Administrator Consent Item 2F was deleted.)

3. **26-0400** Approval and execution for the Orange County Sheriff's Office to spend \$36,500 from the FY 2026 Law Enforcement Trust Fund-State Forfeitures for eligible contributions to Our Community Salutes USA Inc (\$500), Florida Sheriff's Youth Ranches (\$5,000), Florida Safety Council (\$1,000), and Boys and Girls Club of Central Florida (\$30,000). (Office of Management and Budget)
4. **26-0401** Approval of budget amendment #26-21. (Office of Management and Budget)
5. **26-0402** Approval and execution for the Orange County Sheriff's Office to spend \$261,443.45 from the FY 2026 Law Enforcement Fund-Federal Justice

Forfeitures for an eligible expense for Brother in Car Printers. (Office of Management and Budget)

### C. COUNTY ATTORNEY

1. **26-0395** Approval and execution of the Six (6) Remnant Defendants' Combined Subdivision Participation and Release Form ("Combined Participation Form") and authorization for staff to return the executed form to the National Opioids Settlement Implementation Administrator by May 4, 2026.

### D. ADMINISTRATIVE SERVICES DEPARTMENT

1. **26-0348** Approval of Change Order No. 1, Task Authorization No. 18, Contract Y25-901, Continuing Professional Services for Environmental Site Assessment and Remediation, with RES Florida Consulting, LLC dba E Sciences, in the amount of \$157,750.26, for a revised total amount of \$276,772.84. ([Administrative and Fiscal Services Department Risk Management Division] Procurement Division)
2. **26-0370** Approval to award Invitation for Bids Y26-601-JA, South Water Reclamation Facility Effluent 4160V Variable Frequency Drives Failures and Replacement to the sole responsive and responsible bidder, Sinns & Thomas Electrical Contractors, Inc., in the estimated contract award amount of \$579,000. ([Utilities Department Engineering Division] Procurement Division)
3. **26-0378** Award of Invitation for Bids Y26-126-LS, Sewer Pipes and Fittings, to the low responsive and responsible bidder, Ferguson Enterprises, LLC, in the estimated contract award amount of \$9,842,207.72 for a five-year term. ([Utilities Department Field Services Division] Procurement Division)
4. **26-0379** Approval of Amendment No. 3, Contract Y20-830, Chuluota Road Roadway Conceptual Analysis (RCA), with Johnson, Mirmiran & Thompson, Inc., in the amount of \$116,718.85 for a revised total contract amount of \$1,231,607.37. ([Public Works Department Transportation Planning Division] Procurement Division).
5. **26-0381** Approval of Amendment No. 6, Contract Y23-151, The Management of the Youth Mental Health Management Network Consortium and the Provision of Mental Health Support Services, with RISE Community Solutions, Inc., in the amount of \$300,000, for a revised estimated contract amount of \$1,029,656.81. ([Community and Family Services Department Mental Health and Homelessness Division] Procurement Division)
6. **26-0385** Approval of Contract Y26-130-TF, ABS Pumps, Parts, and Repairs, with Hydra Service(s), Inc., in the estimated contract award amount of \$3,412,500 for a five-year term. ([Utilities Department Field Services

Division] Procurement Division)

7. **26-0399** Approval of Amendment No. 6, Contract Y23-130, Infrastructure Locator Services, with High Tech Engineering Incorporated, in the amount of \$255,000, for a revised estimated contract amount of \$5,509,215.12. ([Utilities Department Field Services Division] Procurement Division)
8. **26-0396** Approval and execution of Quit-Claim Deed by Orange County Community Redevelopment Agency to Habitat for Humanity Greater Orlando and Osceola County, Inc. and authorization to record instrument for Donation of CRA-owned Properties for the Construction of Permanent Affordable Housing. District 6. (Real Estate Management Division)

(This item was deleted.)

9. **26-0397** Approval and execution of Contract for Purchase and Sale by and between Gary R. Culbertson and Carol T. Culbertson and Orange County; approval of Warranty Deed; and authorization to perform all actions necessary and incidental to closing, disburse funds to pay purchase price, closing costs and recording fees, and record instruments for Lake Mary Jane / Isle of Pines (Parcel 112). District 4. (Real Estate Management Division)
10. **26-0398** Approval and execution of Resolution of the Orange County Board of County Commissioners regarding (Second) Amending Resolution approved March 25, 2025 for Parcels 1017, 7017, and 9017 Reams Road (Summerlake Park Boulevard to Taborfield Avenue) and authorization to initiate condemnation proceedings for Reams Road (Summerlake Park Boulevard to Taborfield Avenue) Parcels 1017/7017/9017. District 1. (Real Estate Management Division)
11. **26-0441** Approval and execution of Short Form Memorandum of Pedestrian Bridge Agreement by and among Silver City Properties, LTD, SCPAD, Phase 1, LLC, University Place Properties, LLC, University Park Associates LLLP, and Orange County, Florida and authorization to record instrument for Silver City Pedestrian Bridge (University Blvd.). District 5. (Real Estate Management Division)

#### **E. COMMUNITY AND FAMILY SERVICES DEPARTMENT**

1. **26-0410** Receipt and filing of Head Start Policy Council Program Information and Updates February 2026 and Head Start Policy Council Meeting Minutes January 21, 2026 for the official county record. (Head Start Division)
2. **26-0411** Approval and execution of Resolution 2026-M-14 of the Orange County Board of County Commissioners regarding Memorandum of Agreement (MOA) with the State of Florida Department of Transportation (FDOT) for the installation, operation and maintenance of Trail Traffic Counters along the

Pine Hills and Orlando SE Trails and FDOT Non-Motorized Traffic Monitoring Program Continuous Counting Hardware (or Permanent Count) Memorandum of Agreement and authorization for the Mayor or designee to execute any further necessary amendments to such Agreement that do not change the scope of the agreement. Districts 5 and 6. (Parks and Recreation Division)

#### F. FIRE RESCUE DEPARTMENT

1. **26-0409** Approval and execution of Interconnection of Customer-Owned Renewable Generation Systems to Duke Energy Florida, Inc. Electric Grid Application and Compliance Form for Tier 3 Customer-Owned Renewable Generation Systems (>100kw, <=2mw) by and between Orange County, FL and Duke Energy Florida, Inc. and Duke Energy Florida, Inc. Standard Interconnection Agreement for Tier 3 Customer-Owned Renewable Generation Systems (>100kw, <=2mw) for the Orange County Fire Rescue Training Center CPAT Building and authorization for the County Administrator to sign application documents incidental to the project. (Fire Logistics Division)

#### G. PLANNING, ENVIRONMENTAL, AND DEVELOPMENT SERVICES DEPARTMENT

1. **26-0380** Approval and execution of Public Services Subrecipient Agreement between Orange County, Florida and Christian Service Center for Central Florida, Inc. regarding the Community Development Block Grant - Disaster Recovery ("CDBG-DR") Program B-23-UN-12-0003 in the amount of \$350,000 for FY 2026. All Districts. (Housing and Community Development Division)
2. **26-0413** Approval of the Neighborhood Grants Advisory Board recommendations for January 2026 Neighborhood Beautification Grants to Bay Park Homeowners' Association, Inc. (\$15,000), Cypress Point Homeowners' Association of Orange County, Inc. (\$15,000), Sand Lake Point Homeowners' Association, Inc. (\$4,100), Windermere Downs Community Association, Inc. (\$15,000), Windsor Hill Homeowners' Association, Inc. (\$10,000), Chatham Woods Subdivision (\$15,000), Lakewood Forest Homeowners' Association, Inc. (\$15,000), Granada Woods Homeowners' Association, Inc. (\$15,000), High Point of Orlando Condominium Association Section 1, Inc. (\$15,000), Watermill Cove Homeowners' Association, Inc. (\$15,000), Bel-Aire Woods 7th Addition Homeowners' Association, Inc. (\$15,000), Lake Rose Ridge Homeowners' Association, Inc. (\$15,000), and authorization for the Director of Planning, Environmental, and Development Services to execute the associated grant agreements. All Districts. (Neighborhood Services Division)

#### H. UTILITIES DEPARTMENT

1. **26-0415** Approval and execution of Access and License Agreement (The Place at

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Alafaya Sanitary Sewer Gravity Main) by and between Orange County, Florida and BW Arbour Apartments LLC. District 5. (Engineering Division)

## II. INFORMATIONAL ITEMS\*\*

### A. COUNTY COMPTROLLER

1. **26-0403** Receipt of the following items to file for the record: (Clerk's Office)
  - a. Orange County Convention Center, Orange County, Florida, Annual Financial Report for the years ended September 30, 2025, and 2024.
  - b. Orange County Solid Waste System, Orange County, Florida, Annual Financial Report for the years ended September 30, 2025, and 2024.
  - c. Orange County Water Utilities System, Orange County, Florida, Annual Financial Report for the years ended September 30, 2025, and 2024.

These items were received and filed.

## III. DISCUSSION AGENDA

### A. COUNTY MAYOR

1. **26-0425** Orange County Economic Outlook. (Office of Economic, Trade and Tourism Development)

The following person addressed the Board: Sean Snaith.

The following material was presented to the Board: Exhibit 1, from Sean Snaith.

The Board took no action.

### B. COMMISSIONER'S REPORT

1. **26-0429** Commissioner Wilson would like to discuss Zoning Tobacco Shops.

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

The Board took no action.

## IV. RECOMMENDATIONS

1. **26-0414** March 19, 2026 Planning and Zoning Commission Recommendations

A motion was made by Commissioner Uribe, seconded by Commissioner Gomez Cordero, to approve the recommendations, with the exception of Case # RZ-26-03-016, Sam Sebaali (Board-Called), and Case # RZ-26-03-007, Rachquel Gipson (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:** 6 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Scott

**Absent:** 1 - Commissioner Martinez Semrad

## V. PUBLIC HEARINGS

### A. Municipal Service Benefit Unit

1. **26-0371** Lakeview Pointe at Horizon West Area, Ravenna Phase 3 and Shoppes at Lakeview, amend for retention pond(s) maintenance; District 1

**Consideration:** Amend by resolution a Municipal Service Benefit Unit for retention pond(s) maintenance at Lakeview Pointe at Horizon West Area, Ravenna Phase 3 and Shoppes at Lakeview to add one commercial lot of Shoppes at Lakeview

**Location:** District 1; Section 34, Township 23, Range 27; Orange County, Florida (legal property description on file)

A motion was made by Commissioner Wilson, seconded by Commissioner Scott, to approve the request as referenced in the Staff Report dated March 26, 2026. 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

2. **26-0372** Northlake at Ovation Area, amend for streetlighting and for retention pond(s) maintenance; District 1

**Consideration:** Amend by resolution a Municipal Service Benefit Unit for streetlighting and retention pond(s) maintenance at Northlake at Ovation Area Phase 2 and 3 which consists of 105 lots

**Location:** District 1; Section 19, Township 24, Range 27; Orange County, Florida (legal property description on file)

A motion was made by Commissioner Wilson, seconded by Commissioner Scott, to approve the request as referenced in the Staff Report dated March 26, 2026. 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

3. **26-0374** Sagewood, establish for streetlighting and for retention pond(s) maintenance; District 2

**Consideration:** Establish by resolution a Municipal Service Benefit Unit for streetlighting and retention pond(s) maintenance at Sagewood which consists of 71 lots

**Location:** District 2; Section 02, Township 21, Range 28; Orange County, Florida (legal property description on file)

A motion was made by Commissioner Moore, seconded by Commissioner Uribe, to approve the request as referenced in the Staff Report dated March 26, 2026. 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

**4. 26-0375** Silverleaf Area, amend for streetlighting; District 1

**Consideration:** Amend by resolution a Municipal Service Benefit Unit for streetlighting at Silverleaf Area to add Silverleaf Oaks at Hamlin Phase 3B subdivision consisting of 238 lots

**Location:** District 1; Section 30, Township 23, Range 27; Orange County, Florida (legal property description on file)

A motion was made by Commissioner Wilson, seconded by Commissioner Moore, to approve the request as referenced in the Staff Report dated March 26, 2026. 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

**5. 26-0376** Silverleaf Area, amend for retention pond(s) maintenance; District 1

**Consideration:** Amend by resolution a Municipal Service Benefit Unit for retention pond(s) maintenance at Silverleaf Area to include 165 lots of Hamlin Meadows of Hamlin and 238 lots of Silverleaf Oaks at Hamlin Phase 3B subdivision

**Location:** District 1; Section 30, Township 23, Range 27; Orange County, Florida (legal property description on file)

A motion was made by Commissioner Wilson, seconded by Commissioner Scott, to approve the request as referenced in the Staff Report dated March 26, 2026. 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. 26-0377** Stoneybrook Hills Master Roads, amend for streetlighting; District 2

**Consideration:** Amend by resolution a Municipal Service Benefit Unit for streetlighting for Stoneybrook Hills Master Roads to include 101 lots of Foothills of Mount Dora Phase 4-2

**Location:** District 2; Section 10, Township 20, Range 27; Orange County, Florida (legal property description on file)

A motion was made by Commissioner Moore, seconded by Commissioner Uribe, to approve the request as referenced in the Staff Report dated March 26, 2026. 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. Shoreline Alteration/Dredge and Fill

7. **26-0266**      ✓Case # SADF-25-07-022

Rebecca Mueller and Steven A. Mueller, Lake Pearl, permit; District 5

**Consideration:** Request for a Shoreline Alteration/Dredge and Fill Permit SADF # 25-07-022 to construct a replacement vinyl seawall, with riprap and plantings, on the shoreline of Lake Pearl, pursuant to Orange County Code, Chapter 15, Article VI, Pumping and Dredging Control

**Location:** District 5; on property located adjacent to Lake Pearl, located at 8751 Harbor View Drive, Orlando, FL 32817; Orange County, Florida (legal property description on file in Environmental Protection Division)

The following persons addressed the Board: Angela Schaefer.

A motion was made by Commissioner Martinez Semrad, 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-25-07-022) subject to the twenty-eight (28) conditions of approval listed in the Staff Report dated February 23, 2026. 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. Board of Zoning Adjustment Appeal

8. **26-0343**      ✓Case # VA-26-02-087

Yougraj Beharry, February 5, 2026; District 6

**Consideration:** Appeal of the recommendation of the Board of Zoning Adjustment on a request by applicant for Variances in the A-1 zoning district for a new residence as follows: 1) To allow a north side setback of 5 ft. in lieu of 10 ft. 2) To allow a south side setback of 5.08 ft. in lieu of 10 ft. 3) To allow a front setback of 20 ft. in lieu of 35 ft. 4) To allow a maximum building height of 43.3 ft. in lieu of 35 ft.

**Location:** District 6; property located at 719 Paha St., Orlando, FL 32818; Orange County, Florida (legal property description on file at Zoning Division)

The following persons addressed the Board:

- Yougraj Beharry
- Joan Staker
- Kathryn Rucci

A motion was made by Commissioner Scott, seconded by Commissioner Wilson, to deny the applicant's request for variances in the A-1 zoning district for a new residence as follows: 1) To allow a north side setback of 5 ft. in lieu of 10 ft. 2) To allow a south side setback of 5.08 ft. in lieu of 10 ft. 3) To allow a front setback of 20 ft. in lieu of 35 ft. and 4) To allow a maximum building height of 43.3 ft. in lieu of 35 ft., consistent with the Board of Zoning Adjustment recommendation of February 5, 2026. 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. Development Review Committee Appeal**

9. **26-0242**      ✓Case # DRCA-25-09-214

M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.,  
Shadow Pines Planned Development (PD); District 5

**Consideration:** An appeal of the Development Review Committee's (DRC) decision of January 28, 2026, to uphold the Planning Division's decision letter in consultation with the County Attorney's Office and deny the request for the Vested Rights Certificate (TCVRC-25-05-017).

**Location:** District 5; property generally located North of East Colonial / East of Baxter Road; Orange County, Florida (legal property description on file in Planning Division)

**Court Reporter:** Amy F. Godoy, Court Reporting Specialists, LLC

The following persons addressed the Board:

- Rebecca Wilson
- Dana Hutchinson
- Carl Speake
- Liz Connor

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

- Exhibit 1, from Rebecca Wilson
- Exhibit 2, from Rebecca Wilson

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Wilson, to uphold the Development Review Committee (DRC) action of January 28, 2026, to uphold the Planning Division's decision letter in consultation with the County Attorney's Office; and further, deny the request for the Vested Rights Certificate (TCVRC-25-05-017). 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

### E. Preliminary Subdivision Plan

10. **26-0004**      ✓Case # PSP-25-08-192

John Prowell, VHB, Inc., Eagle Creek Planned Development / Parcel O-1 Preliminary Subdivision Plan; District 4 (Continued from January 27, and March 10, 2026)

**Consideration:** Eagle Creek Planned Development / Parcel O-1 Preliminary Subdivision Plan, Case # PSP-25-08-192, 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 Parcel O-1 into 17 single-family lots, and to modify Golf Course Hole 5 by adding a dry retention pond. The applicant is also requesting the following waiver from Orange County Code: A waiver from Orange County Code Section 34-152(c) is requested to allow the 20 ft. frontage for SW-1 to be along Emerson Lake Boulevard, in lieu of the required access from an internal subdivision street (Street A).

**Location:** District 4; property generally located South of Tyson Road / East of Narcoossee Road; Orange County, Florida (legal property description on file in Planning Division)

**Court Reporter:** Amy F. Godoy, Court Reporting Specialists, LLC

The following persons addressed the Board:

- Rebecca Wilson
- Dan Langley
- Mike Santos
- Jose Martinez
- Gabriel Diaz
- Kevin Behrens

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

- Exhibit 1, from Dan Langley
- Exhibit 2, from Mike Santos
- Exhibit 3, from Rebecca Wilson
- Exhibit 4, from Rebecca Wilson

The applicant withdrew the application and the public hearing ended.

### F. Planning and Zoning Commission Rezoning Board-Called

11. **26-0310**      ✓Case # RZ-26-01-035

Dustin Culver, Culver Engineering, LLC, January 15, 2026; District 2

**Consideration:** Request to rezone from R-1A Restricted (Single-Family Dwelling District) to R-1A Restricted (Single-Family Dwelling District) and amend the existing 10-lot maximum restriction to allow for 12 single-family residential lots. In addition, there are two variance requests to allow 62.5 foot lot width in lieu of 75 feet and 6,749 square foot lot size minimum in lieu of 7,500 square feet

**Location:** District 2; property located at 849 N. Thompson Road; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: Dustin Culver.

The following material was presented to the Board prior to the close of the public hearing: Exhibit 1, from Dustin Culver.

A motion was made by Commissioner Moore, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; and further, approve the request to rezone from R-1A Restricted (Single-Family Dwelling District) to R1-A (Single-Family Dwelling District) zoning, amending the existing 10-lot maximum restriction to allow for 12 Single-Family residential lots, subject to one (1) restriction, including two variances, listed in the Staff Report dated March 4, 2026. 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. Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment, Ordinance, and Concurrent Rezoning**

12. **26-0313** Adoption of Future Land Use Map Amendment SS-25-12-029, Ordinance, and Concurrent Rezoning RZ-25-12-029, Sam Sebaali, Thomas and Hutton

a. Amendment SS-25-12-029

**Consideration:** To change the Future Land Use designation from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR) to allow up to 46 single-family attached dwelling units (townhome units), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 2; property located at 4823 Beggs 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 AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.

AND

c. ✓Rezoning RZ-25-12-029

**Consideration:** Request to change the zoning from R-1 (Single-Family Dwelling District) to R-2 (Residential Dwelling District). The R-1 district allows for development on minimum 50 foot wide lots and 5,000 square feet size lots. R-2 allows development consisting of duplexes, triplexes, and townhomes. The applicant is proposing 46 townhome units; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 2; property located at 4823 Beggs Road; Orange County, Florida (legal property description on file in Planning Division)

The following persons addressed the Board:

- Kurt Ardaman
- Gregory Lenkevich
- Melinda Davis

A motion was made by Commissioner Moore, seconded by Commissioner Gomez Cordero, to continue the public hearing until April 21, 2026, 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

✓ **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>**

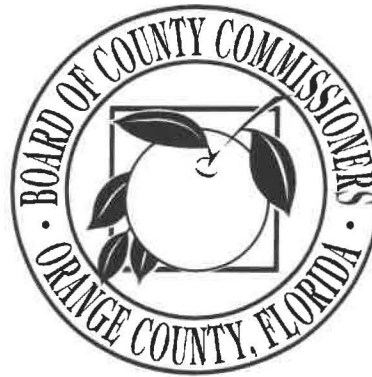
ADJOURNMENT: 5:08 p.m.

ATTEST:



County Mayor Jerry L. Demings

Date: May 19, 2026



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.