

# **Orange County Government**

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



## **Draft Meeting Minutes**

**Tuesday, April 8, 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 9:10 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 Megan Fiocco

**Invocation - County Mayor**

Lieutenant Dave A. Weaver, U.S. Navy Reserve Chaplain

**Pledge of Allegiance****Proclamations**

Presentation of a proclamation recognizing April as Water Conservation Month

Presentation of a proclamation recognizing April 13, 2025 as U.S. 65th Infantry Regiment Borinqueneers Day

**Presentation**

Presentation of the Mayor's Veteran of the Year Award

**Moment of Silence**

In honor and remembrance of David Siegel

**Acknowledgment**

University of Florida Gators Basketball team recognized for becoming NCAA Division 1 Champions

**Public Comment**

The following persons addressed the Board during public comment:

- Linda Ferrone
- Zachary Moldof
- Orange County Soil and Water Conservation District 2 Supervisor Jim Moyer
- Marty Friedman
- Sheila Mayhew
- Sue Grode
- Louis Gingo
- David Shepard
- Michael Boston
- Craig Cooke
- Val Mobley
- Trini Quiroz

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

- Exhibit 1, Sheila Mayhew
- Exhibit 2, Louis Gingo

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

## **I. CONSENT AGENDA**

### **Approval of the Consent Agenda**

A motion was made by Commissioner Uribe, seconded by Commissioner Gomez Cordero, to approve 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. **25-519** Approval and execution of the minutes of the February 25, 2025 meeting of the Board of County Commissioners. (Clerk's Office)
2. **25-521** Disposition of Tangible Personal Property. (Property Accounting)  
  
Approval is requested of the following:
  - a. Dispose of assets.
3. **25-522** 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 21, 2025 to March 27, 2025; \$40,743,436.34
- March 28, 2025 to April 3, 2025; \$120,617,047.67

## **B. COUNTY SHERIFF**

1. **25-539** Approval and execution of Edward Byrne Memorial Justice Assistance Grant (JAG) Program Award Agreement for Award Title: C-6N249: After-Hour Strike Team Equipment in the amount of \$21,379.90 for the period of January 1, 2025 through September 30, 2025. No matching funds are required.

## **C. COUNTY ADMINISTRATOR**

1. **25-541** Confirmation of the reappointment of Eduardo Fernandez to the Planning and Zoning Commission as the District 3 representative with a term expiring December 31, 2026. (Agenda Development Office)
2. **25-542** Confirmation of Commissioner Martinez Semrad's appointment to the Lake Killarney Advisory Board of Gary W Bush with a term expiring December 31, 2025 and Udo Zirn with a term expiring December 31, 2026. (Agenda Development Office)
3. **25-543** Confirmation of Commissioner Martinez Semrad's appointment of Daniel S. Munizzi to the Lake Price Advisory Board with a term expiring December 31, 2025. (Agenda Development Office)
4. **25-544** Confirmation of Commissioner Martinez Semrad's reappointment of Denise M. Hammond to the Lake Sue Advisory Board with a term expiring December 31, 2026. (Agenda Development Office)
5. **25-505** Approval and execution of Resolution 2025-B-04 of the Orange County Board of County Commissioners Regarding the Issuance of Tourist Development Tax Refunding Revenue Bonds, Series 2025. (Fiscal and Business Services Division)
6. **25-536** Approval of budget amendments #25-27, #25-28, and #25-29. (Office of Management and Budget)
7. **25-537** Approval of budget transfer #25C-0079. (Office of Management and Budget)
8. **25-538** Approval of CIP amendment #25C-0079. (Office of Management and Budget)

9. **25-546** Approval and execution for the Orange County Sheriff's Office to spend \$65,500 from the FY 2025 Law Enforcement Trust Fund-State Forfeitures for eligible contributions to Phi Beta Sigma Fraternity, Inc. (\$2,500); Florida FBI National Academy Associates, Inc. (\$5,000); MADD Central Florida Chapter (\$8,000); and Peace and Justice Institute (\$50,000). (Office of Management and Budget)

#### **D. COUNTY ATTORNEY**

1. **25-532** Approval of the Settlement Agreement in the case of Orange County v. Luong Van Nguyen, et al., Case No. 2024-CA-006908-O, Parcels 1043 and 9043, Ficquette Road Project, and authorization for the County Attorney's Office to execute the Joint Motion for Entry of Stipulated Final Judgment agreeing to the entry of the proposed Stipulated Final Judgment on behalf of Orange County.

#### **E. ADMINISTRATIVE SERVICES DEPARTMENT**

1. **25-407** Approval to award Invitation for Bids Y25-106-KK, Countywide Cleaning of Curb Inlet Openings and Grates, to the low responsive and responsible bidder, EnviroWaste Services Group, Inc., in the estimated contract award amount of \$2,377,500 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, 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)

2. **25-436** Approval to award Invitation for Bids Y25-723-GG, Orangewood Boulevard Aerial Crossing Replacements, to the low responsive and responsible bidder, Prime Construction Group, Inc., in the total contract award amount of \$1,537,586.65.

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. ([Utilities Department Engineering Division] Procurement Division)

3. **25-495** Approval of Amendment No. 1, Contract Y24-821, Engineering Services for County Road 535 Water Supply Facility Ozone and Granular Activated Carbon (GAC) Improvements, with Hazen and Sawyer, Inc., to change the structure of award to be negotiated in phases. ([Utilities Department Engineering Division] Procurement Division)
4. **25-497** Approval to award Invitation for Bids Y25-725-EB, Clarcona Ocoee Road Signal Improvements, to the low responsive and responsible bidder, Traffic Engineering and Management, LLC dba Control Specialists, in the total contract award amount of \$2,202,512.

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, Department of State registration, E-Verify, insurance, and bonds, further request Board authorization 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 Traffic Engineering Division] Procurement Division)

5. **25-506** Approval of Amendment No. 7, Contract Y20-144B, Liquid Polymer for South Water Reclamation Facility Polymer for Centrifuge Application, with Polydyne, Inc., in the amount of \$371,250, for a revised estimated contract amount of \$1,478,109.60. ([Utilities Department Water Reclamation Division] Procurement Division)
6. **25-507** Approval of Amendment No. 3, Contract Y23-2206, The Homeless Services Drop-in Center, with Samaritan Resource Center, Inc. in the amount of \$933,193.74, for a revised total contract amount of \$1,101,289.74. ([Community and Family Services Department Mental Health and Homelessness Division] Procurement Division)
7. **25-509** Approval to award Invitation for Bids Y25-738-GO, Watermark Park, to the low responsive and responsible bidder, Saboungi Construction, Inc., in the total contract award amount of \$1,271,750.

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. ([Administrative Services Department Capital Projects Division] Procurement Division).

8. **25-510** Approval to award Invitation for Bids Y25-730-R2, Sheriff's Criminal Investigation Division Renovation, to the low responsive and responsible bidder, CORE Engineering & Construction, Inc., in the total contract award amount of \$975,833.99 inclusive of Additive No. 1.

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. ([Administrative Services Department Capital Projects Division] Procurement Division).

9. **25-514** Approval to award Invitation for Bids Y25-107-AH, Operable Partition Maintenance, to the low responsive and responsible bidder, Precision Service & Installation, LLC, in the estimated contract award amount of \$2,596,062.50, for a five-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. ([Orange County Convention Center Fiscal and Operational Support Division] Procurement Division)

10. **25-516** Selection of Brown and Caldwell to provide Continuing Program Management Services for Wastewater Collection, Water and Reclaimed Water Distribution and Transmission Systems, Request for Proposals Y25-905-ZR.

Further request Board authorization for the Procurement Division to negotiate the professional services rates and execute a three-year term contract to provide the services for future requirements. Further request Board authorization for the Procurement Division to renew the contract for two additional one-year terms. ([Utilities Department Engineering Division] Procurement Division)

11. **25-517** Approval to award Invitation for Bids Y25-727-GV Gatlin-Bumby Sidewalk Project, to the low responsive and responsible bidder, Development of Central Florida, Inc., in the total contract award amount of \$1,876,441.78.

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 Engineering Division] Procurement Division)

12.     **25-526**     Approval and execution of Orange County, Florida and The Center for Micro-Entrepreneurial Training, Inc. Affiliate Service Provider Agreement, and authorization for the Manager of the Real Estate Management Division to exercise renewal option, execute a termination notice, and furnish notices, required or allowed by the Affiliate Service Provider Agreement, as needed for The Center for Micro-Entrepreneurial Training, Inc., NEC at Fashion Square Mall, 3201 East Colonial Drive, Orlando, Florida 32803. Lease File 2062 ASP11. District 5. (Real Estate Management Division)
13.     **25-527**     Approval and execution of Conservation Easement Agreement (19040 Cocoa Water Plant Road) by and between Lockheed Martin Corporation, in favor of Orange County, Florida and authorization to record instrument for Conservation Area Impact Permit No. CAI-23-10-047 (Lockheed). District 4. (Real Estate Management Division)
14.     **25-528**     Approval and execution of Agreement for Sale and Purchase by and between Minh D. Tran and Thu Anh Tran, as Co-Trustees of THE TRAN FAMILY TRUST, 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 \$8,977,208.75 for 396.14 acres of Environmentally Sensitive Land, and perform all actions necessary and incidental to closing for Green PLACE Parcel 247. District 5. (Real Estate Management Division)
15.     **25-529**     Approval and execution of Amendment to Regulatory Conservation Easement in Exchange for Substitute Mitigation by Orange County and St. Johns Water Management District; two Notice of Reservation; and Access and License Agreement between Orange County, Florida and KB Home Orlando LLC (Oasis Reserve) for Oasis Reserve Access and License Agreement. District 3. (Real Estate Management Division)
16.     **25-530**     Approval and execution of Distribution Easement from Orange County Board of County Commissioners to Duke Energy Florida, LLC, d/b/a Duke Energy, for Orlo Vista Pump Station. District 6. (Real Estate Management Division)



**F. FIRE RESCUE DEPARTMENT**

1.     **25-513**       Approval and execution of (1) Federally Funded Subaward and Grant Agreement for Hurricane Milton DR4834 Agreement Number :Z4647 by the State of Florida Division of Emergency Management and Orange County; (2) Systems Access Form (Contacts) FEMA/Grantee Public Assistance Program Florida Division of Emergency Management; (3) Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion; (4) Certification regarding Lobbying; and (5) Foreign Country of Concern Attestation (PUR 1355); and authorization for the Deputy County Administrator of Public Safety to execute any additional supplemental documents required by the state or federal governments over the course of their administration of the related funding, so long as such documents do not impose additional budgetary obligations upon the County; (Office of Emergency Management).
  
2.     **25-515**       Approval and execution of Memorandum of Agreement for use of WeatherSTEM Stations between the Florida Division of Emergency Management and Orange County, Florida. (Office of Emergency Management)

**G. HEALTH SERVICES DEPARTMENT**

1.     **25-511**       Approval and execution of the renewal Certificate of Public Convenience and Necessity for Affordable Transport, Inc. to provide Advanced Life Support and Basic Life Support interfacility transport services in Orange County, Florida. The term of this Certificate is from April 8, 2025, through April 7, 2027. There is no cost to the County. (EMS, Office of the Medical Director)
  
2.     **25-512**       Approval and execution of the renewal Paratransit Services License for Rokoli LLC to provide wheelchair/stretchers service. The term of this license shall be from April 8, 2025 and will terminate on April 7, 2027. There is no cost to the County. (EMS, Office of the Medical Director)
  
3.     **25-523**       Approval and execution of Florida Department of Agriculture and Consumer Services Memorandum of Understanding FDACS# 32128 by and between the Florida Department of Agriculture and Consumer Services and Orange County Mosquito Control and authorization for the Mayor or designee to sign any future amendments of this agreement. No county match is required. (Mosquito Control Division)

**H. PLANNING, ENVIRONMENTAL, AND DEVELOPMENT SERVICES DEPARTMENT**

1.     **25-499**       Approval of the Neighborhood Grants Advisory Board recommendations for February 2025 Neighborhood Beautification Grants to Hunter's Estates

Homeowners' Association, Inc. (\$11,710), Chatham Woods Homeowners' Association, Inc. (\$14,443), Hiawassee Oaks Homeowners' Association, Inc. (\$15,000), Magnolia Lakes Subdivision (\$15,000), Ridge Manor Subdivision (\$15,000), Autumn Pines Subdivision (\$14,993), Camelot at Mariners Village Community Association, Inc. (\$5,975), Creekwater Community (\$10,622), Rio Pinar Lakes, Unit 4 (\$3,186), The Pines Community Association, Inc. (\$10,400), Opal Gardens Neighborhood Association (\$12,872), Sylvan Hylands Homeowners' Association, Inc. (\$5,863), and Winter Run Crossing Community Organization (\$14,783) and authorization for the Director of Planning, Environmental, and Development Services to execute the associated grant agreements. All Districts. (Neighborhood Services Division)

## **I. PUBLIC WORKS DEPARTMENT**

1.     **25-534**     Approval and execution of Proportionate Share Agreement for The Worx John Young Parkway by and between 12060 Hunters Creek Shoppes, LLC and Orange County for a proportionate share payment in the amount of \$350,156. District 1. (Roadway Agreement Committee)
2.     **25-540**     Approval and execution of Developer's Agreement pertaining to Approval of a Gated Community by and between M/I Homes of Orlando, LLC and Orange County and acknowledged and joined in by Solace at Corner Lake Homeowners Association, Inc. for Solace at Corner Lake Preliminary Subdivision Plan. District 5. (Development Engineering Division)
3.     **25-545**     Adoption of (1) Orange County, FL Program for Public Information 2025; (2) Orange County FL, Floodplain Management Plan 2025; and (3) Orange County, FL Repetitive Loss Area Analysis 2025. All Districts. (Stormwater Management Division)
4.     **25-547**     Approval of Change Order Number 1, Purchase Order M114783, Emergency Connection of Temporary Pumps to the Existing Pump Station and Additional Pumping, with Thalle Construction Co., Inc. in the amount of \$216,561, for a revised total amount of \$827,509.76. District 6. (Stormwater Management Division)
5.     **25-548**     Approval and execution of (1) Joint Participation Agreement between the State of Florida Department of Transportation and Orange County and (2) Resolution 2025-M-12 of the Orange County Board of County Commissioners regarding the Joint Participation Agreement between the State of Florida Department of Transportation concerning State Road 434/Forest City Road (from State Road 424/Edgewater to the Seminole County Line) Project (FPN Number 239422-2-58-02). District 2. (Engineering Division)
6.     **25-563**     Authorization to revise Excavation Borrow Pit Permit No. 22-E5-0012 for

stockpiling and backfilling for CPG Florida, LLC. District 5. (Development Engineering Division)

## **J. UTILITIES DEPARTMENT**

1. **25-531** Approval and execution of Project Sub-Agreement for Cost-Sharing Wheeling Infrastructure Project Sub-Agreement No.SA-6 (CL2-P-07C) for the Cypress Lake Alternative Water Supply Project. (Fiscal and Operational Support Division)

## **II. INFORMATIONAL ITEMS\*\***

### **A. COUNTY COMPTROLLER**

1. **25-520** Receipt of the following items to file for the record: (Clerk's Office)
  - a. Orange County Solid Waste System Orange County, Florida Annual Financial Report for the years ended September 30, 2024 and 2023.
  - b. Orange County Convention Center Orange County, Florida Annual Financial Report for the years ended September 30, 2024 and 2023.
  - c. Orange County Water Utilities System Orange County, Florida Annual Financial Report for the years ended September 30, 2024 and 2023.
  - d. Audit Report No. 516 - Follow-up Audit of Orange County Security Guard Services

These items were received and filed.

### **Announcement**

County Administrator Brooks announced a Brownfield Public Meeting. Orlando Hotel 46 Owner, LLC has requested that the County designate the property that they own as a Brownfield site to be named Orland W Hotel Revitalizing Orange County Communities. The property is located at 3098 Destination Parkway within unincorporated Orange County in Commission District 6. Section 376.80, Subsection 1(c)(4)(b) of the Florida Statutes requires the County to announce the public meeting at a scheduled hearing of a local governing body before the actual public. The first public hearing for the Brownfield area designation will be held at 6:00 p.m., on Monday, April 14, 2025 at Freedom Middle School, which is located at 2850 West Taft Vineland Road in Orlando. Then there will be a hearing on this topic before the Board of County Commissioners somewhere in the May-June time frame.

## **III. DISCUSSION AGENDA**

### **A. ADMINISTRATIVE SERVICES DEPARTMENT**

1. **25-508** Selection of two firms and three ranked alternates to provide Continuing Engineering Services for Building Commissioning, Request for Proposals Y24-906-RC from the following firms listed alphabetically:

- EXP U.S. Services Inc.
- FCM Engineering
- Graef-USA Inc.
- Hanson Professional Services Inc.
- Quality Commissioning and Consulting Inc.
- SGM Engineering, 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 next ranked alternate, until a successful negotiation is reached. ([Administrative Services Department Capital Projects Division] Procurement Division)

A motion was made by Commissioner Wilson, seconded by Commissioner Scott, to appoint FCM Engineering, 472.50 points, and Graef-USA Inc., 440.75 points, as the selected firms; and further, appoint SGM Engineering, Inc., 412 points, Hanson Professional Services Inc., 397 points and Quality Commissioning and Consulting Inc., 380 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:** 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

## **B. COUNTY ADMINISTRATOR**

1. **25-565** United Arts of Central Florida Presentation. (Arts and Cultural Affairs Office)

The following person addressed the Board: Jennifer Evins.

The following material was presented to the Board: Exhibit 1, from Jennifer Evins.

The Board took no action.

## **C. UTILITIES DEPARTMENT**

1. **25-429** Pluris Wedgefield Update. (Fiscal and Operational Support Division)

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

The Board took no action.

#### IV. RECOMMENDATIONS

1. **25-500** March 20, 2025 Planning and Zoning Commission Recommendations

A motion was made by Commissioner Uribe, seconded by Commissioner Gomez Cordero, to approve 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

#### V. PUBLIC HEARINGS

##### A. Municipal Service Benefit Unit

1. **25-476** Stoneybrook Hills Master Roads, amend for streetlighting; District 2

**Consideration:** Amend by resolution a Municipal Service Benefit Unit for streetlighting at Stoneybrook Hills Master Roads to include Foothills of Mount Dora Phase 4-1C, which will add 73 lots.

**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 Gomez Cordero, to approve the request as referenced in the Staff Report dated March 25, 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

2. **25-478** Summerlake Reserve, establish for streetlighting and for retention pond(s) maintenance; District 1

**Consideration:** Establish by resolution a Municipal Service Benefit Unit for streetlighting and for retention pond(s) maintenance at Summerlake Reserve, which consists of 41 lots.

**Location:** District 1; Section 04, Township 24, Range 27; Orange County, Florida (legal property description on file)

A motion was made by Commissioner Wilson, seconded by Commissioner Uribe, to approve the request as referenced in the Staff Report dated March 25, 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

3. **25-479** Thompson Road Townhomes, establish for streetlighting and for retention pond(s) maintenance; District 2

**Consideration:** Establish by resolution a Municipal Service Benefit Unit for streetlighting and for retention pond(s) maintenance at Thompson Road Townhomes, which consists of 92 lots.

**Location:** District 2; Section 11, Township 21, Range 28; Orange County, Florida (legal property description on file)

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

4. **25-480** Waterleigh Area, amend for streetlighting and for retention pond(s) maintenance; District 1

**Consideration:** Amend by resolution a Municipal Service Benefit Unit for streetlighting and for retention pond(s) maintenance at Waterleigh Area to include Waterleigh Phase 5, which will add 286 lots.

**Location:** District 1; Section 18, Township 24, Range 27; Orange County, Florida (legal property description on file)

A motion was made by Commissioner Wilson, seconded by Commissioner Uribe, to approve the request as referenced in the Staff Report dated March 25, 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

5. **25-481** Wekiwa Springs Septic to Sewer Retrofit Program Phase 7A, establish for construction of a central gravity sewer system; District 2

**Consideration:** Establish by resolution a Municipal Service Benefit Unit for the construction of a central gravity sewer system to include Wekiwa Manor Section 1, Wekiwa Manor Section 2 and Wekiwa Man Section 3 for the Wekiwa Springs Septic to Sewer Retrofit Program Phase 7A.

**Location:** District 2; Section 12, Township 21, Range 28; Orange County, Florida (legal property description on file)

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

6. **25-482** Wekiwa Springs Septic to Sewer Retrofit Program Phase 7B, establish for construction of a central gravity sewer system; District 2

**Consideration:** Establish by resolution a Municipal Service Benefit Unit for the construction of a central gravity sewer system to include Lake Mendelin Estates, Lake Mendelin Estates 1st Add, and Lake Mendelin Estates 2nd Add for the Wekiwa Springs Septic to Sewer Retrofit Program Phase 7B.

**Location:** District 2; Section 12, 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, 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

7. **25-483** Lake Hourglass, establish for general lake cleaning, water quality improvement, maintenance and aquatic plant control services; District 3

**Consideration:** Establish by resolution a Municipal Service Benefit Unit for general lake cleaning, water quality improvement, maintenance and aquatic plant control services at Lake Hourglass, to include parcels and lots from Cloverlawn, Hour Glass Lake Park, Kalina Replat, Pember Terrace and Richmond Terrace.

**Location:** District 3; Section 06, Township 23, Range 30; Orange County, Florida (legal property description on file)

The following persons addressed the Board:

- Carmen Motta Whitney
- Ray McBryde

A motion was made by Commissioner Uribe, seconded by Commissioner Moore, to approve the request as referenced in the Staff Report dated March 25, 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

8. **25-484** Resolution for collection of special assessment liens for one time only lot cleaning; All Districts

**Consideration:** Establish a resolution for Special Assessments for one-time only lot cleaning assessments.

**Location:** All Districts; Multiple parcels and Sections, Townships and Ranges; Orange County, Florida (legal property description on file)

The following person addressed the Board: Jean Baptiste Charles.

A motion was made by Commissioner Wilson, seconded by Commissioner Moore, to adopt Resolution 2025-M-13, for Special Assessments, for one-time only lot cleaning assessments. 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. Petition to Vacate**

### **9.     25-399           Case # PTV-24-04-013**

David Woollums, U.S. Pipe Fabrication, on behalf of 109 and 204 Fifth Street LLC, vacate a portion of an unopened, unimproved right-of-way and 2 portions of unopened, unimproved and unnamed alleyways; District 3

**Consideration:** Resolution granting Petition to Vacate # 24-04-013, vacating a portion of an unopened, unimproved 50-foot-wide right-of-way known as Avenue D and 2 portions of unopened, unimproved and unnamed 14-foot-wide alleyways, all located within the town of Taft, containing a total of approximately 0.48 acres.

**Location:** District 3; Two parcels are unaddressed, and the other parcel addresses are 204 8th Street, 306 5th Street and 204 5th Street; S01/T24/R29; Orange County, Florida (legal property description on file)

The following person addressed the Board: Saya Thomas.

A motion was made by Commissioner Uribe, seconded by Commissioner Gomez Cordero, to approve the request listed in the Staff Report dated April 8, 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

### **10.    25-496           Case # PTV-24-06-020**

Carlos Alves De Melo and Regina Giimaraes Malo, vacate a portion of a utility easement; District 1

**Consideration:** Resolution granting Petition to Vacate # 24-06-020, vacating a portion of a 10-foot-wide utility easement that lies within the parcel, located in the Lake Sheen Estates Subdivision, containing a total of approximately 1,397.64 square feet.

**Location:** District 1; The parcel address is 10375 Burris Court; S05/T24/R28; Orange County, Florida (legal property description on file)

The following person addressed the Board: Johnathan Lam.

A motion was made by Commissioner Wilson, seconded by Commissioner Uribe, to approve the



request listed in the Staff Report dated April 8, 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. Shoreline Alteration/Dredge and Fill

**11. 25-423**      ✓Case # SADF-24-11-025

Drogosch Family Revocable Trust, Davis Canal off Lake Down,  
After-the-Fact permit; District 1

**Consideration:** Request for an After-the-fact Shoreline Alteration/Dredge and Fill Permit SADF # 24-11-025 to construct a replacement vinyl seawall and authorize an after-the-fact portion of concrete seawall on the shoreline of Davis Canal off Lake Down, pursuant to Orange County Code, Chapter 33, Article IV, Windermere Water and Navigation Control District.

**Location:** District 1; on property located adjacent to the shoreline of Davis Canal off Lake Down, located at 57 Oakdale Street, Windermere, FL 34786; Orange County, Florida (legal property description on file in Environmental Protection Division)

A motion was made by Commissioner Wilson, seconded by Commissioner Scott, to accept the findings and recommendation of the Environmental Protection Division; and further, approve the After-the-Fact Shoreline Alteration/Dredge and Fill Permit (SADF-24-11-025) subject to the twenty-six (26) conditions of approval listed in the Staff Report dated March 5, 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

**12. 25-319**      ✓Case # SADF-24-08-020

Walter and Elizabeth Schwarz, Lake Ola, After-the-Fact permit; District 2  
(continued from March 25, 2025)

**Consideration:** Request for an After-the-fact Shoreline Alteration/Dredge and Fill Permit SADF # 24-08-020 to authorize installation of a riprap revetment to replace the existing concrete rubble stabilization along the shoreline of Lake Ola; pursuant to Orange County Chapter 15, Article VI, Pumping and Dredging Control.

**Location:** District 2; on property located adjacent to Lake Ola, located at 5039 Dora Drive, Mount Dora, Florida, 32757; Orange County, Florida (legal property description on file in Environmental Protection Division)

Revised Conditions of Approval #3, #5, and #6:

3. Construction activities shall be completed in accordance with the engineered plans signed and sealed by Darcy Unroe, P.E., and received by the Environmental Protection Division (EPD) on ~~September 24, 2024~~ April 2, 2025. The permitted activity must be completed within one year from

the date of issuance of the permit. In the event that the project has not been completed within one year or extended, this permit shall be void and a new permit application with fee will be required.

5. The riprap revetment will be installed in accordance with the engineered plans signed and sealed by Darcy Unroe, P.E., and received by EPD on ~~September 24, 2024~~ April 2, 2025. The slope of the riprap shall be no steeper than two (horizontal) to one (vertical), and the stone materials shall measure between 12 inches to three feet in diameter.

6. Installation of plantings must be initiated within 30 days and be completed within 60 days of installation of the riprap in accordance with the engineered plans signed and sealed by Darcy Unroe, P.E., and received by EPD on ~~September 24, 2024~~ April 2, 2025. After one year, if 80 percent areal coverage of native emergent or aquatic plant species is not established, additional plantings may be required.

New Condition of Approval #28:

28. Prior to installation of the natural stone riprap, the existing concrete rubble must be removed. The shoreline riprap area shall be regraded to a smooth contour to the east and west, tying back into the shoreline of the adjacent eastern property in a manner that will not create a stagnant pocket where debris may accumulate, to the satisfaction of EPD and in accordance with the approved plans. The toe of slope of the natural stone riprap must be at least six feet landward of the current toe of slope of the concrete rubble, and no more than 50.5 feet waterward of the oak tree depicted on the approved plans. All of the backfill material and concrete rubble removed from the shoreline must be disposed of in an upland location at least 15-feet landward of the NHWE.

A motion was made by Commissioner Moore, seconded by Commissioner Uribe, to accept the findings and recommendation of the Environmental Protection Division; further, approve the After-the-Fact Shoreline Alteration/Dredge and Fill Permit (SADF-24-08-020) subject to the twenty-seven (27) conditions of approval listed in the Staff Report dated February 18, 2025; further modify conditions of approval #3, #5, and #6; and further, approve new condition of approval #28. 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. Board of Zoning Adjustment Board-Called**

**13.     25-461             √Case # VA-25-02-141**

Rizwan Chaudhry, February 6, 2025; District 3

**Consideration:** Request for variances in the R-1A zoning district as follows: 1) To allow a lot width of 50 ft. in lieu of 75 ft. 2) To allow a lot area of 6,092 sq. ft. in lieu of 7,500 sq. ft. 3) To allow a north side setback of 6 ft. in lieu of 7.5 ft. 4) To allow a south side setback of 6 ft. in lieu of 7.5 ft.

**Location:** District 3; property located at 5637 Marinell Dr., Orlando, FL 32809; Orange County, Florida (legal property description on file in Zoning Division)

The following persons addressed the Board:

- David Pedeusen
- Wendy Helms
- Alvin Helms
- Rizwan Chaudhry

Revised Condition of Approval #1:

1. Development shall be in accordance with the ~~site plan as modified to reflect 6.5 ft. side setbacks~~ lot area and width dimensioned on the site plan dated January 13, 2025, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).

A motion was made by Commissioner Uribe, seconded by Commissioner Scott, to uphold the decision of the February 6, 2025, Board of Zoning Adjustment, Case# VA-25-02-141, approving Variance #1: To allow a lot width of 50 ft. in lieu of 75 ft., and Variance #2 To allow a lot area of 6,092 sq. ft. in lieu of 7,500 sq. ft.; further, overrule the decision of the February 6, 2025 Board of Zoning Adjustment Case # VA-25-02-141, and deny modified Variance #3: To allow a north side setback of 6.5 ft. in lieu of 7.5 ft. and deny modified variance #4: To allow a south side setback of 6.5 ft. in lieu of 7.5 ft.; further, approve the three (3) Conditions of Approval listed under the Board of Zoning Adjustment recommendation in the Staff Report dated March 12, 2025; and further, modify Condition of Approval #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

## **E. Development Plan**

- 14.     25-404**       √Case # CDR-22-01-011  
Scott Gentry, Kelly, Collins & Gentry, Inc., Hamlin Planned Development (PD)  
- Unified Neighborhood Plan (UNP) / Waterside at Hamlin - a portion of  
Corporate Campus Mixed-Use District 3 (CCM-3) (fka Shaw Daniels  
Infrastructure) Development Plan (DP); District 1 (Continued from April 8,  
2025)

**Consideration:** Hamlin Planned Development (PD) - Unified Neighborhood Plan (UNP) / Waterside at Hamlin - a portion of Corporate Campus Mixed-Use District 3 (CCM-3) (fka Shaw Daniels Infrastructure) Development Plan (DP), Case # CDR-22-01-011, submitted in accordance with Article II of the Orange County Subdivision Regulations; This amendment to the Development Plan (DP) is a request to construct 113 multi-family residential dwelling units on 10.78 acres. The request also includes the following waivers from Orange County Code: 1. A

waiver is requested from Section 38-1501 to allow a 35' setback from the NHWE for buildings in lieu of the required 50' setback. 2. A waiver from Section 38-1501 to allow a 5' setback from NHWE for parking, paving, and pool in lieu of a 20' setback. 3. A waiver from Section 38-1390.55(a)(2) to allow a 15-foot building separation in lieu of 20 feet. 4. A waiver from Section 38-1390.16 (4)(a)(1) the link to node ratio requirements, to allow a ratio of 1 in lieu of 1.35; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207 and Chapter 30, Article II, Section 30-40.

**Location:** District 1; property generally located North of Summerlake Park Boulevard, south of New Independence Parkway, east of Hamlin Groves Trail, and west of Ficquette Road; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: Jim Willard.

A motion was made by Commissioner Wilson, seconded by Commissioner Moore, to continue the public hearing until April 22, 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. Planned Development**

**15.     25-434           √Case # CDR-24-10-258**

Brittany Eveler, Nvision Development, Silver City Properties Planned Development (PD); District 5

**Consideration:** A PD substantial change to request a waiver from Orange County Code Section 38-1476(a) to reduce the code minimum parking requirement for student housing to 0.9 spaces per bedroom in lieu of the code minimum 1 space per bedroom; pursuant to Orange County Code, Chapter 30.

**Location:** District 5; property generally located North of University Boulevard / East of N. Semoran Boulevard; Orange County, Florida (legal property description on file in Planning Division)

New Condition of Approval #11

11. The developer must submit an updated flood study/report to the Stormwater Manager addressing the following concerns:

a. Flood Claims: Address any FEMA flood claims adjacent to the site.

b. Storm Event Analysis: Use multi-day storm events in the analysis.

c. Pipe Connection: Clarify the connection between the existing depression area (remnant of the original Zone A/wetland) and the stormwater ponds, confirming its impact on floodplain storage.

d. Compensatory Storage: Verify compensatory storage provisions within the pond system to ensure compliance with floodplain storage requirements.

e. Buffer Area/Landscaping: Confirm the 7.8-acre buffer area's relationship to previous compensatory storage calculations.

This study and report must be approved by Stormwater Management prior to the first construction permit approval associated with the project.

Additionally, the developer must submit a Conditional Letter of Map Revision (CLOMR), and no construction permit for this project will be issued until FEMA provides an approval letter to the County. After construction is completed, the developer must submit a Letter of Map Revision (LOMR), and a Certificate of Occupancy (C/O) will not be issued until FEMA's approval is received.

Previous Condition of Approval #11 is renumbered to Condition of Approval #12 and modified; by deleting 11j as follows:

44-12. Except as amended, modified, and / or superseded, the following Board Conditions of Approval, dated September 10, 2024 shall apply:

a. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S., as may be amended.

b. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC).

c. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.

d. As required by Section 38-1259(e), Orange County Code, for all student housing projects, a Mobility Plan shall be submitted with the DP to the Transportation Planning Division. The student housing mobility plan shall describe and depict pedestrian and bicycle systems and facility needs consistent with this section, transit service and facility needs, university and County coordination

measures that will be implemented by the developer to manage transportation demand and promote pedestrian and bicycle safety, and designation of appropriate space within the development for carsharing, bike sharing, and electric car charging stations, as they may be implemented within the university area. The student housing mobility plan also shall describe and depict the pedestrian and bicycle safety features cross-sections, marked and stamped crosswalks, safety beacons, traffic signal modifications, pedestrian scale lighting, and other pedestrian and bicycle safety features (with associated funding and maintenance responsibilities) that will be provided and are needed (and warranted, as applicable) to ensure safe pedestrian and bicycle access to adjacent land uses and across major roadways to commercial land uses and transit facilities. Improvements identified by the plans shall be constructed or implemented prior to issuance of a certificate of occupancy and shall be consistent with the most recent editions of Florida Department of Transportation standards.

e. New pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.

f. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.

g. In order to qualify as student housing, all units must comply at all times with the definition of student housing in Section 38-1, Orange County Code, as such definition exists as of the date of approval of this development plan. Failure to comply with such definition may subject the project to code enforcement and/or increased impact fees, as well as any applicable concurrency requirements.

h. Per Sec. 38-1259(a) of Orange County Code, a student housing development plan shall require approval through a public hearing before the Board of County Commissioners.

i. All facades of the structured parking shall reflect the character, scale, massing and materiality of the principal structures surrounding them. These facades shall be architecturally treated to compliment the principal building, including but not limited to roof treatments, wall finishes, and color palette.

~~j. In compliance with Section 19 of the Orange County Code, the property owner / engineer may be required to provide a series of FEMA Letter of Map Changes (LOMC). For development within the 1% annual chance flood (100-year flood) floodplain without an established Base Flood Elevations (BFE), depicted as Zone A, the owner/engineer must perform a study to establish the BFE and obtain a FEMA LOMR (Letter of Map Revision) prior to site construction plan submittal. For modifications to a determined BFE (Zone AE), floodway, or flood hazard area boundaries on the Flood Insurance Rate Maps (FIRMs), a FEMA Conditional Letter of Map Revision (CLOMR) must be obtained prior to site construction plan approval; a subsequent FEMA Letter of Map Revision (LOMR) reflecting final construction will be required. Said FEMA LOMR approval must be obtained by the owner / engineer and must be submitted to the Floodplain Administrator prior to the release of the Certificate of Occupancy and / or Certificate of Completion. Compensation Storage for all projects within the 1% annual chance flood (100-year flood) floodplain shall be~~

~~provide on a "cup for cup" basis in accordance with Chapter 19-107(1).~~

l. The owner of the student housing complex shall provide twenty-four-seven security through property management staff, a contracted security company, Full Sail Campus Security or a combination thereof. Also, the owner shall provide adequate additional security and/or staffing as required for known special events.

~~l-k.~~ The following waivers from Orange County Code are granted:

i. A waiver from Section 38-1272(a)(3)(a) to allow a minimum required front (south) building setback for commercial buildings along the east one hundred fifty feet (150'), to ten feet (10') in lieu of the minimum required thirty feet (30').

ii. A waiver from Section 38-1259(3) to allow a student housing complex to contain up to 2,400 beds in lieu of not more than 750 total bedrooms.

iii. A waiver from Section 38-1272(a)(5), to allow commercial buildings a maximum height of seventy feet (70') for buildings located between ninety feet (90') and three hundred fifty feet (350') from University Boulevard right-of-way and a maximum height of ninety-five feet (95') for buildings located beyond three hundred fifty feet (350') from University Blvd right-of-way, in lieu of fifty feet (50').

iv. A waiver from Section 38-1258 (2), to allow residential buildings a maximum height of seventy feet (70') for buildings located between ninety feet (90') and three hundred fifty feet (350') from University Boulevard right-of-way and a maximum height of ninety-five feet (95') for buildings located beyond three hundred fifty feet (350') from University Blvd right-of-way, in lieu of three (3) stories or forty feet (40') in height.

v. A waiver from Section 38-1254(c)(1) to allow a zero foot (0') minimum front setback between interior lot lines in lieu of the minimum twenty five foot (25') setback.

vi. A waiver from Section 38-1254(c)(3) to allow a zero foot (0') minimum rear setback between interior lot lines in lieu of the minimum twenty five foot (25') setback.

Previous Conditions of Approval #12, #13, and #14 are renumbered to Conditions of Approval #13, #14 and #15.

~~42~~ 13. Except as amended, modified, and / or superseded, the following Board Conditions of Approval, dated January 9, 2024 shall apply:

a. A waiver from Orange County Code Section 38-1272(3)(b) is granted to allow 8 feet setback for accessory structures along Forsyth Road in lieu of the required 30 feet setback from collector roads.

~~43~~ 14. Except as amended, modified, and/or superseded, the following Board Conditions of

Approval, dated June 18, 2019, shall apply:

a. A waiver from Orange County Code Section 38-1476(a) is granted for Phase 1 Lot 1 only, to allow 4.4 spaces for each 1,000 square feet, in lieu of 5.0 spaces for each 1,000 square feet.

14 15. Except as amended, modified, and / or superseded, the following Board Conditions of Approval, dated January 5, 2016 shall apply:

a. The billboards identified as “BB 2” and “BB 4” shall be removed within 90 days of the submittal of the first permit to convert the other signs to digital display.

b. The billboard identified as “BB 3” shall be allowed to operate as a three-faced billboard.

Revised Condition of Approval #9:

9. Developer shall enter into an agreement with the County for the ownership, construction, and maintenance of the proposed overhead pedestrian bridge as well as the necessary ancillary easements and agreements; such easements and agreements shall be reviewed and approved by the County for this project and recorded in Public Records of Orange County, Florida prior to ~~construction plan approval~~ issuance of the first building permit for the project.

The following person addressed the Board: Mickey Grindstaff.

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; further, approve the request subject to the fourteen (14) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated March 10, 2025; further, approve new Condition of Approval #11; further, delete Condition of Approval #11j; further, approve renumbered Conditions of Approval #12, #13, #14 and #15; and further, modify Conditions of Approval #9 and #12. 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. Preliminary Subdivision Plan**

16. 25-437      ✓Case # CDR-24-12-307

Marc Stehli, Poulos & Bennett, LLC, Silverleaf Planned Development (PD) -  
Regulating Plan (RP) / Silverleaf Phase 3 (Tract FD-1) Preliminary  
Subdivision Plan (PSP); District 1

**Consideration:** Silverleaf Planned Development (PD) - Regulating Plan (RP) / Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan (PSP), Case # CDR-24-12-307, submitted in accordance with Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207; This Preliminary Subdivision Plan (PSP) is requesting a waiver from Orange County Code Section 38-79(16)c.1.(i) to allow a mechanical unit side setback of zero (0) feet from the property line for



internal units of rear loaded townhome building for Lots 407-412, 415-418, 421-426, 429-434, 437-440, 443-448, 495-496, 499-504, 507-512, 515-516, 636-641, 644-649, 652-657, 660-665, 675-680, 683-688, 691-696, 699-704, 714-717, 720-725, 728-733, 736-739 in lieu of the two (2) foot setback from the property line. In addition, the plan proposes to revise the lot numbering.

**Location:** District 1; property generally located South of Silver Grove Boulevard / West of Avalon Road; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: Marc Stehli.

A motion was made by Commissioner Wilson, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the ten (10) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated March 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

#### H. Substantial Change

**17.     25-231           √Case # CDR-24-05-130**

Steve Boyd, Boyd Civil Engineering, Inc., Orangewood N-1 Planned Development (PD), amend plan; District 1 (Continued from March 11 and April 8, 2025)

**Consideration:** A PD substantial change to add a development program of 160,000 square feet of office use and 300 multi-family dwelling units, and to add a trip conversion matrix for Westwood Lot 1; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property generally located North of Central Florida Parkway / South of State Road 528/ East of Interstate 4 / West of Westwood Boulevard; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: Chris Roper.

A motion was made by Commissioner Wilson, seconded by Commissioner Moore, to continue the public hearing until May 6, 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

**18.     25-232           √Case # CDR-24-09-228**

Zach Kasky, Zach Kasky Architecture, LLC, Hiawassee Lake Shores Planned Development (PD), amend plan; District 6 (Continued from March 11, 2025)

**Consideration:** A PD substantial change to increase the maximum commercial square footage from 20,000 square feet to 32,000 square feet; amend the maximum FAR from 0.18 to 0.50; remove the prohibited use of “Appliance stores and any store principally operated for the sale of services of refrigerators, ovens, washing machines, or air conditioners or their parts”; change the minimum Old Winter Garden Road (front) building setback from 50 feet to 30 feet [to be consistent with Section 38-1272(a)(3)(a)]; and change the minimum residential (side) building setback from 30 feet to 25 feet [to be consistent with Section 38-1272(a)(3)(b)]; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 6; property generally located Northwest Corner of Hiawassee Road and Old Winter Garden Road; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: Zach Kasky.

The material referenced by the speaker was not received by the Clerk prior to the close of the public hearing: Exhibit 1, from Zach Kasky.

A motion was made by Commissioner Scott, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; and further, approve the substantial change request subject to the twelve (12) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated March 13, 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

#### **I. Ordinance/Comprehensive Plan - Adoption of Small-Scale Amendment, Ordinance and Concurrent Rezoning**

- 19.     25-490**           Adoption of Future Land Use Map Amendment SS-25-01-058, Ordinance, and Concurrent Rezoning RZ-25-01-059, Omar A. Rodriguez Nieves

a. Amendment SS-25-01-058

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

**Location:** District 2; property located at 422 W 13th Street; generally located south of W 13th Street, north of W Ella J. Gilmore Street, east of Ocoee Apopka Road, and west of S Hawthorne 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 RZ-25-01-059

**Consideration:** Request to change the zoning classification from R-3 (Multiple-Family Dwelling District) to R-2 (Residential District) to allow for the construction of up to two (2) single-family detached homes; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 2; property located at 422 W 13th Street; generally located south of W 13th Street, north of W Ella J. Gilmore Street, east of Ocoee Apopka Road, and west of S Hawthorne Avenue; Orange County, Florida (legal property description on file in Planning Division)

County staff presented one (1) Restriction:

1. Development shall be limited to a maximum of two (2) single-family detached dwelling units.

A motion was made by Commissioner Moore, seconded by Commissioner Wilson, to make a finding of consistency with the Comprehensive Plan; further, adopt Amendment SS-25-01-058 Low-Medium Density Residential (LMDR) Future Land Use map designation; further; adopt associated Ordinance 2025-05; and further, approve the rezoning request RZ-25-01-059 from R-3 (Multiple-Family Dwelling District) to R-2 (Residential District) zoning subject to the one (1) restriction as presented. 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

**J. Ordinance/Comprehensive Plan - Adoption of Small-Scale Amendment, and Ordinance**

**20.     25-493**           Adoption of Future Land Use Map Amendment SS-25-02-077, Richard Musgrave and Ordinance

a. Amendment SS-25-02-077

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

**Location:** District 6; property generally located east of S. Observatory Drive, west of S Powers Drive, north of Old Winter Garden Road, and south of Jansen Street; 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.

The following person addressed the Board: Rookmin Prashad (phonetic).

A motion was made by Commissioner Scott, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; further, adopt Amendment SS-25-02-077, Low-Medium Density Residential (LMDR) Future Land Use Map Designation; and further, adopt associated Ordinance 2025-06. 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. WORK SESSION AGENDA

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

#### 1. 25-504 Shingle Creek Basin and St. Johns River Basin Technical Studies

The following persons addressed the Board:

- Claudia Listopad
- Lee Mullon

The Board took no action.

√ **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: 5:36 p.m.

ATTEST:

\_\_\_\_\_  
County Mayor Jerry L. Demings

Date: \_\_\_\_\_

ATTEST SIGNATURE:

Phil Diamond  
County Comptroller as 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.