

BCC Mtg. Date: February 10, 2026

# Orange County Government

*Orange County Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32801-1393*



## Final Meeting Minutes

**Tuesday, January 13, 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 9:06 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  
Deputy County Attorney Georgiana Holmes  
Senior Assistant County Attorney Whitney Evers  
Planning Administrator Nicolas Thalmueller  
Minutes Coordinator Megan Fiocco  
Minutes Coordinator Rafael Encarnacion, Jr.

**Invocation - District 3**

Father Francisco Ojeda, St. John Vianney Catholic Church & School

**Pledge of Allegiance**

**Proclamations**

Presentation of a proclamation recognizing January 16, 2026 as Florida Arbor Day

Presentation of a proclamation recognizing January 19, 2026 as Dr. Martin Luther King Jr. Day

**Presentation**

Presentation of Friends of Lake Apopka Jim Thomas Environmental Hero Award

**Public Comment**

The following persons addressed the Board during public comment:

- Alan Levi
- Alan Medrano
- Adrienne Doniphan
- Caleb Pierre
- Val Mobley
- Bob Stein
- Paige McRight
- Jim Mikes

- Kathleen Fitzgerald
- Victoria Hernandez
- Corey Hill
- William Hill
- Annabelle Chapman
- Joseph Amaya
- David Siegel
- Kevin Parker
- Marcel Spitz
- Seven Charlestin
- Sarah Robinson
- Felipe Sousa Lazaballet
- Jennifer Hall
- Ericka Gómez-Tejeda
- Sophia Glover
- Hedder Pierre-Joseph
- Aaron Lewis
- Fidel Gomez
- Sean Crumpacker
- Dana Raulerson
- Paul Heroux
- Orange County Soil and Water Conservation District 2 Supervisor Jim Moyer
- Trini Quiroz
- Christopher Stalder
- Hecser Barros
- Noemi Teutsch
- Amor Poalasin Pogyo
- Liz Connor
- Dana Hutchinson
- Giancarlo Rodriguez
- Deborah Ferencak
- Valerie Anderson
- Eugene Stoccardo
- Matthew Grocholske
- Julian McGee

The following material was presented to the Board during public comment: Exhibit 1, from Jennifer Hall.

(Pursuant to Section 209 of the Orange County Charter)

## I. CONSENT AGENDA

### Approval of the Consent Agenda

The Mayor deleted County Administrator Item 80 and County Administrator Item 10; further,

deferred action on County Attorney Item 1, Planning, Environmental, and Development Services Department Item 2, and Planning, Environmental, and Development Services Department Item 4; further, corrected the Resolution Number LC 25-0016 to state Resolution Number LC 26-0016 for Planning, Environmental, and Development Services Department Item 1; and further, a motion was made by Commissioner Uribe, seconded by Commissioner Scott, 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 MAYOR**

- 1. **26-0078** Confirmation of the Mayor’s managerial appointment of Heather Peeples as Fiscal and Operational Support Manager, Orange County Convention Center.

**B. COUNTY COMPTROLLER**

- 1. **26-0058** Approval and execution of the minutes of November 18 and December 2, 2025 meetings of the Board of County Commissioners. (Clerk’s Office)
- 2. **26-0059** 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:

- December 12, 2025 to December 18, 2025; \$56,280,455.67
- December 19, 2025 to December 25, 2025; \$54,048,503.83
- December 26, 2025 to January 1, 2026; \$162,467,054.22
- January 2, 2026 to January 8, 2026; \$78,665,443.82

- 3. **26-0060** Disposition of Tangible Personal Property (Property Accounting)

Approval is requested of the following:

- a. Dispose of assets.

**C. COUNTY ADMINISTRATOR**

- 1. **26-0051** Reappointment of Daniel Giordano to the Tourist Development Tax Sports Incentive Committee in the Visit Orlando representative category with a term expiring December 31, 2028. (Agenda Development Office)
- 2. **26-0052** Confirmation of Commissioner Martinez Semrad’s reappointment of Ian Bennett, Gary W. Bush, John C. Mitchell, and Langdon Stanley to the Lake Killarney Advisory Board with terms expiring December 31, 2027. (Agenda Development Office)

3. **26-0053** Confirmation of Commissioner Martinez Semrad's reappointment of Anita L. Castiglia, Ken Krueger, and Henry P. Petit to the Lake Pearl Advisory Board with terms expiring December 31, 2027. (Agenda Development Office)
4. **26-0054** Confirmation of Commissioner Martinez Semrad's reappointment of Bill Moorefield, Joshua J. Velazquez, and Dan G. Washburn to the Lake Pickett Advisory Board with terms expiring December 31, 2027. (Agenda Development Office)
5. **26-0055** Confirmation of Commissioner Martinez Semrad's reappointment of Judge Amanda Bova, Linda E. Gooch, and Daniel S. Munizzi to the Lake Price Advisory Board with terms expiring December 31, 2027. (Agenda Development Office)
6. **26-0056** Confirmation of Commissioner Martinez Semrad's reappointment of Kyle M. Crofoot to the Lake Sue Advisory Board with a term expiring December 31, 2027. (Agenda Development Office)
7. **26-0057** Confirmation of Commissioner Martinez Semrad's reappointment of Scott Greer to the Little Lake Fairview Advisory Board with a term expiring December 31, 2027. (Agenda Development Office)
8. **26-0081** Approval of the Membership and Mission Review Board's recommendations for advisory board reappointments and appointments. (Agenda Development Office)

A. Agricultural Advisory Board: Reappointment of James C. Dowdy in the tree producer and/or arborist representative category and Michael D. Patterson in the equine and/or livestock industry representative category and the appointment of Robbin L. Ward in the plant/foilage nursery industry representative category and Ricky Artes in the fruit crop industry representative category, all with terms expiring December 31, 2027.

B. Animal Services Advisory Board: Reappointment of Dr. Nanette P. Parratto-Wagner in the veterinarian representative category and the appointment of Cathy A. Houde to succeed Rosina A. McVicker in the Pet Alliance of Greater Orlando representative category and Dannielle A. Southon to succeed Erika B. Higgins in the at large representative category with terms expiring December 31, 2027.

C. Building Codes Board of Adjustments and Appeals: Reappointment of David E. Washington in the consumer representative category with a term expiring December 31, 2027.

D. Children and Family Services Board: Reappointment of Alycia C. Banks, Samara Jules-Robinson, Dr. Willie J. Montague, Janae N. Moore, and Traci

L. Smith-Kimes in the at large representative category with terms expiring December 31, 2027.

E. Citizens' Commission for Children: Reappointment of Talia P. DeCant and Leo A. Robinson in the at large representative category with terms expiring December 31, 2027.

F. Citizens' Review Panel for Human Services: Reappointment of Daphne Simmons in the physically challenged representative category with a term expiring December 31, 2028.

G. Development Advisory Board: Appointment of Alan R. Danaher to succeed Dr. Arnold Sanchez in the homeowners' association or residential representative category with a term expiring June 30, 2027.

H. Disability Advisory Board: Appointment of Kristi Keoughan to succeed Benjamin V. House in the at large representative category with a term expiring June 30, 2027.

I. Environmental Protection Commission: Reappointment of Dawson L. Amico in the agricultural industry representative category, Margaret S. Atkins in the recognized environmental conservation organization representative category, and Kelly S. Eger-Smith in the environmental specialist representative category and the appointment of Richard A. Horn to succeed Peter J. Fleck in the regulated business or municipality representative category with terms expiring December 31, 2027.

J. Fire and Life Safety Code Board of Adjustments and Appeals: Reappointment of Christopher G. Creamer in the fire alarm contractor representative category and Bill G. Graney in the engineer representative category with terms expiring December 31, 2028.

K. Green PLACE Advisory Board: Reappointment of Elaine A. Imbruglia in the at large representative category and Eric Rollings in the recognized environmental conservation organization representative category with terms expiring December 31, 2027.

L. Health Facilities Authority: Reappointment of Dr. Charlotte Coppenhaver and Jeff Hogan in the at large representative category with terms expiring December 31, 2029.

M. Housing Finance Authority: Reappointment of Curtis C. Hunter in the finance representative category with a term expiring December 31, 2029.

N. Industrial Development Authority: Appointment of Nico LoDolce to

succeed Julio Rocha in the at large representative category with a term expiring December 31, 2029.

O. International Drive CRA Advisory Committee: Reappointment of Chadwick Hardee in the at large representative category, Derek N. Baum in the International Drive Resort Area Chamber of Commerce representative category, Chris S. Mueller in the Mayor's representative category, and Carmen K. Petersen in the Universal Boulevard Property Owners Association, Inc. representative category with terms expiring January 1, 2028. Note: This will be a third term for Mr. Hardee and will require a supermajority (5) vote of the Board of County Commissioners. The recommendation for a third term is based on a request from Universal Boulevard Properties. The request cites Mr. Hardee's representation of one of the largest employers along International Drive and his continued involvement in key redevelopment initiatives within the CRA district. A third term would allow for continuity on several ongoing priorities, including the completion of the Community Center, public safety improvements at the Sand Lake Road and International Drive intersection, and redevelopment efforts in Tangelo Park. His reappointment would also help maintain institutional knowledge and stability as the CRA approaches its Sunset Review, while allowing continued leadership on projects already underway.

P. Nuisance Abatement Board: Reappointment of Kyle E. Dalton and Mark Guberman in the at large representative category with terms expiring January 1, 2028.

Q. Orange Blossom Trail Development Board: Reappointment of Morgan L. Hostetler in the Orange County representative category with a term expiring January 14, 2030.

R. Sustainability Advisory Board: Appointment of Curt M. Ostrodka to succeed Susanne Torriente in the smart infrastructure or resiliency representative category with a term expiring June 30, 2027.

(County Administrator Consent Items 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8P, 8Q and 8R were approved. County Administrator Consent Item 8O was deleted.)

9. **26-0077** Approval and execution of Orange County, Florida and FusionFest, Inc. Funding Agreement relating to FusionFest 2026 and authorization to disburse \$250,000 as provided in the FY2025-26 adopted budget. (Arts and Cultural Affairs Office)
10. **26-0085** Approval and execution of Agreement between Orange County, Florida and AFSCME Florida Public Employees' Council 79 American Federation of State, County And Municipal Employees, AFL-CIO Fiscal Years 2025-26 through 2027-28. (Human Resources Division)

(This item was deleted.)

11. **26-0080** Approval and execution for the Orange County Sheriff's Office to spend \$332,100 from the FY 2026 Law Enforcement Fund-Federal Justice Forfeitures for an eligible expense for Rifle Rated Shields - Vanguard-L Level III. (Office of Management and Budget)
12. **26-0036** Approval of budget amendments #26-07 and #26-08. (Office of Management and Budget)
13. **26-0041** Approval and execution for the Orange County Sheriff's Office to spend \$164,000 from the FY 2026 Law Enforcement Trust Fund-State Forfeitures for eligible contributions to The VERB Kind - 2026 Berk Golf Classic (\$2,500), Central Florida Council Boy Scouts of America - 2026 Golden Eagle Dinner (\$17,500), Harbor House of Central Florida - 15th Annual Paws for Peace Walk (\$1,500), S.A. Casey Construction - Ballistic Storefront Replacement Sector I & III (\$140,000), and National Alliance on Mental Illness (NAMI) (\$2,500). (Office of Management and Budget)

#### D. COUNTY ATTORNEY

1. **26-0106** Approval of a new Administrative Regulation, titled "Brand Guidelines" and proposed revisions to the following Administrative Regulations: Administrative Regulation 2.05, titled "Issuance and Control of Forms," Administrative Regulation 2.05.01, titled "Printing and Copy Center Services", Administrative Regulation 2.07.01, titled "Stationery Requirements," Administrative Regulation 2.07.03, titled "Use of County Seals and Logos," Administrative Regulation 2.10 titled "Official County Ceremonies," Administrative Regulation 5.02 titled "News Release," and Administrative Regulation 5.02.01, titled "Newsletter, Public Information and/or Public Relations Publications."

(This item was deferred.)

#### E. ADMINISTRATIVE SERVICES DEPARTMENT

1. **26-0017** Approval to award Invitation for Bids Y25-1068-CR, Stormwater Pipe Video Inspection, Cleaning, Sealing and Related Services to the two low responsive and responsible bidders, Flotech Environmental, LLC, in the estimated contract award amount of \$9,438,869.50 for a five-year term, and Envirowaste Services Group, Inc., in the estimated contract award amount of \$9,579,046 for a five-year term. ([Public Works Department Roads and Drainage Division] Procurement Division)
2. **26-0027** Approval to award Invitation for Bids Y25-1002-MV, Tree Trimming and Related Services for Roads and Drainage Division, to the two low

responsive and responsible bidders, Q Pavers & Concrete LLC, in the estimated contract award amount of \$9,793,525 for a five-year term, and Rapid Response Force LLC, in the estimated contract award amount of \$12,666,112.15 for a five-year term. ([Public Works Department Roads and Drainage Division] Procurement Division)

3. **26-0030** Approval to award Invitation for Bids Y25-798-RC Orange County Convention Center West Building Westwood Lobby Gardens Upgrades, to the low responsive and responsible bidder, PeakCM, LLC, in the total contract award amount of \$437,423.

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, 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 Capital Projects and Planning Division] Procurement Division)

4. **26-0033** Approval to award Invitation for Bids Y25-771-GV, Corrections Campus Wide Wi-Fi Upgrades, to the low responsive and responsible bidder, A.B. Closing Corporation dba Kavaliro, in the total contract award amount of \$877,694.

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, 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)

5. **26-0038** Approval to award Invitation for Bids Y25-1050-MV, Roadway Median Tree and Pond Planting Program, to the low responsive and responsible bidder, James F. McCann Landscaping, LLC, in the estimated contract award amount of \$2,584,225 for a three-year term. ([Public Works Department Engineering Division] Procurement Division)

6. **26-0039** Approval of Amendment 1, Contract Y24-807, Design Services for Orange County Convention Center North-South Building Food Service Renovations, with Helman Hurley Charvat Peacock/Architects, Inc., in the amount of \$292,568.94, for a revised total contract amount of \$2,052,151.53. ([Orange County Convention Center Capital Planning Division] Procurement Division)

7. **26-0040** Approval of Purchase Order M120102, Purchase of Aqua Guard Bar/Filter

Screens at South Water Reclamation Facility, with Parkson Corporation, in the total amount of \$637,298. ([Utilities Department Water Reclamation Division] Procurement Division)

8. **26-0062** Approval and execution of Temporary Easement Agreement made and entered by Woodward Ave. MHP LLC and Orange County, Florida, authorization to disburse funds for purchase price and recording fees, and authorization for the Manager or Assistant Manager of the Real Estate Management Division to exercise all delegations of authority expressly provided for by the Temporary Easement Agreement for Fire Station 20 Groundwater Remediation. District 2. (Real Estate Management Division)
9. **26-0063** Approval and execution of First Amendment to the Memorandum of Understanding by and between Valencia Community College and Orange County, Florida regarding Sheriff's Office K-9 Training Facility and authorization for the Manager or Assistant Manager of the Real Estate Division to exercise renewal options, furnish notice, required or allowed by the Memorandum of Understanding as needed for OCSO K-9 Training Facility, 8600 Valencia College Lane, Orlando, Florida 32825. Lease File 5058. District 6. (Real Estate Management Division)
10. **26-0064** Approval and execution of Limited Non-Exclusive License Agreement by and between The Church of Jesus Christ of Latter-Day Saints and Orange County and authorization for the Manager or Assistant Manager of the Real Estate Management Division to exercise renewal options, execute termination notices, and furnish notices, required or allowed by the License Agreement, as needed for Reams Road Roadway Improvements (South of Summerlake Park Boulevard to Taborfield Avenue) - Parcel 7061. District 1. (Real Estate Management Division)
11. **26-0065** Approval and execution of Utility and Access Easement Agreement by and among the City of Orlando, Orange County, Florida, and Sumter Electric Cooperative, Inc. d/b/a SECO Energy and authorization to record instrument for SECO Easement Conserv II. Lake County. (Real Estate Management Division)
12. **26-0066** Approval and execution of Resolution 2026-M-01 of the Orange County Board of County Commissioners regarding the acceptance of the East Orlando Gateway Subdivision Plat including rights-of-way and drainage easements and authorization to disburse funds to pay recording fees for Shepard Canal - East Orlando Gateway. District 5. (Real Estate Management Division)
13. **26-0067** Approval and execution of Resolution 2026-M-02 of the Orange County Board of County Commissioners regarding the acceptance of the East Orlando Gateway Annex Subdivision Plat including rights-of-way and drainage easements and authorization to disburse funds to pay recording

- fees for Shepard Canal - East Orlando Gateway Annex. District 5. (Real Estate Management Division)
14. **26-0068** Approval and execution of License Agreement between Orange County, Florida and Specialized Treatment, Education and Prevention Services, Inc. related to not-for-profit Eastside Health Center utilization for the provision of services benefitting the public regarding Medication Assisted Treatment Clinic Team and authorization for the Manager or Assistant Manager of the Real Estate Management Division, or their designee, to exercise all delegations of authority expressly provided under the License Agreement, as needed for STEPS at Eastside Health Center, 12050 East Colonial Drive, Orlando, Florida 32826. Lease File 10427. District 4. (Real Estate Management Division)
15. **26-0069** Approval and execution of Orange County, Florida and The Orange County Supervisor of Elections Facility Use Agreement for the 2026 Election Year and authorization for the Manager or Assistant Manager of the Real Estate Management Division to amend the agreement to update exhibits for polling places, election schedule, hours of operation, and polling place contact information, and furnish notices, required or allowed by the Use Agreement, as needed for Supervisor of Elections Facilities Use Agreement. All Districts. (Real Estate Management Division)
16. **26-0070** Approval and execution of Corrective Utility Easement between The School Board of Orange County, Florida and Orange County, Florida and authorization to record instrument for Deerwood Elementary School (18-E-013) OCU File No. 96246. District 3. (Real Estate Management Division)
17. **26-0071** Approval and execution of Corrective Utility Easement between The School Board of Orange County, Florida and Orange County, Florida and authorization to record instrument for Lake Gem Elementary School (18-U-070) OCU File No. 96845. District 2. (Real Estate Management Division)
18. **26-0072** Approval and execution of Corrective Utility Easement between The School Board of Orange County, Florida and Orange County, Florida and authorization to record instrument for OCPS Middle School Site 37-M-SW-4 (18-E-003) #95826. District 1. (Real Estate Management Division)
19. **26-0073** Approval and execution of Corrective Utility Easement between The School Board of Orange County, Florida and Orange County, Florida and authorization to record instrument for OCPS School Site 49-E-W-4 (Water Spring Elementary School) #96865. District 1. (Real Estate Management Division)
20. **26-0074** Approval and execution of Corrective Utility Easement between The School

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Board of Orange County, Florida and Orange County, Florida and authorization to record instrument for Site 20 Elementary School OCU File No. 97347. District 1. (Real Estate Management Division)

21. **26-0075** Approval and execution of First Amendment to Commercial Lease Agreement by and between Pyramid Properties III, LLP and Orange County, Florida for Facilities Management Division at Parkway (Pyramid III), 4548 Parkbreeze Court, Orlando, Florida 32808. Lease file 2015A. District 2. (Real Estate Management Division)

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

1. **26-0082** Approval and execution of Funding Agreement between Orange County, Florida and Boys & Girls Clubs of Central Florida and authorization for the Mayor or designee to execute any amendments or modifications to the agreement. District 1. (Parks and Recreation Division)
2. **26-0083** Approval and execution of Affiliation Agreement between Orange County, Florida and The Florida State University Board of Trustees related to Experiential Learning Placement Program to facilitate the placement of students at no cost to the County and authorization for the Mayor or designee to execute any amendments to this agreement. (Youth and Family Services Division)

#### **G. FIRE RESCUE DEPARTMENT**

1. **26-0024** Approval and execution of Master License Agreement between Orange County and Valencia College for use of Fire Training Facility. There is no cost to Orange County. (Planning and Technical Services Division)
2. **26-0047** Approval and execution of First Amendment to Interlocal Agreement between Orange County, Florida and City of Belle Isle, Florida regarding Orange County's provision of Fire Prevention and Rescue Services for the City of Belle Isle, Florida. (Planning and Technical Services Division)
3. **26-0048** Approval and execution of First Amendment to Interlocal Agreement between Orange County, Florida and Town of Eatonville, Florida regarding Orange County's provision of Fire Prevention and Rescue Services for the Town of Eatonville, Florida. (Planning and Technical Services Division)
4. **26-0049** Approval and execution of First Amendment to Interlocal Agreement between Orange County, Florida and City of Edgewood, Florida regarding Orange County's provision of Fire Prevention and Rescue Services for the City of Edgewood, Florida. (Planning and Technical Services Division)
5. **26-0050** Approval and execution of First Amendment to Interlocal Agreement between Orange County, Florida and Town of Oakland, Florida regarding

Orange County’s provision of Fire Prevention and Rescue Services for the Town of Oakland, Florida. (Planning and Technical Services Division)

**H. HEALTH SERVICES DEPARTMENT**

- 1. **26-0012** Approval and execution of Interlocal Agreement between Orange County, Florida and City of Apopka, Florida regarding Medical Direction, Quality Management, and Medical Communication. The term of this agreement shall be for five years commencing on the effective date. There is no cost to the County. (EMS, Office of the Medical Director)
- 2. **26-0013** Approval and execution of Interlocal Agreement between Orange County, Florida and Central Florida Tourism Oversight District regarding Medical Direction, Quality Management, and Medical Communication. The term of this agreement shall be for five years commencing on the effective date. There is no cost to the County. (EMS, Office of the Medical Director)
- 3. **26-0020** Approval and execution of Interlocal Agreement between Orange County, Florida and Greater Orlando Aviation Authority regarding Medical Direction, Quality Management, and Medical Communication. The term of this agreement shall be for five years commencing on the effective date. There is no cost to the County. (EMS, Office of the Medical Director)
- 4. **26-0035** Approval and execution of Interlocal Agreement between Orange County, Florida and City of Orlando, Florida regarding Medical Direction, Quality Management, and Medical Communication. The term of this agreement shall be for five years commencing on the effective date. There is no cost to the County. (EMS, Office of the Medical Director)
- 5. **26-0103** Approval and execution of Individual Investigator Agreement by and between Orlando Health Inc. and Orange County, Florida for EMS research to improve patient outcomes. The term of this agreement shall be from the effective date of the last signature added and shall continue until completion of research and satisfaction of the Investigator’s responsibilities, unless terminated earlier (in accordance with the terms outlined in the agreement). (EMS, Office of the Medical Director)

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

- 1. **26-0079** Approval and execution of Orange County, Florida, Resolutions Establishing Special Assessment Liens for Lot Cleaning Services, and approval to record Special Assessment Liens on property cleaned by Orange County, pursuant to Orange County Code, Chapter 28, Nuisances, Article II, Lot Cleaning. All Districts. (Neighborhood Services Division)  
 LC 26-0030 LC 25-0342 LC 25-0355 LC 25-0358 LC 25-0388  
 LC 25-0428 LC 25-0436 LC 25-0438 LC 25-0443 LC 25-0461  
 LC 26-0029 LC 26-0032 LC 25-0320 LC 25-0385 LC 25-0397

LC 25-0432 LC 26-0012 LC 25-0016 LC 26-0038 LC 25-0237  
 LC 25-0335 LC 25-0337 LC 25-0338 LC 25-0390 LC 25-0413  
 LC 26-0013 LC 25-0332 LC 25-0345 LC 25-0360 LC 25-0362  
 LC 25-0419 LC 25-0423 LC 25-0424 LC 25-0435 LC 25-0449  
 LC 25-0452 LC 25-0459 LC 25-0462 LC 25-0481 LC 26-0010

(Resolution number LC 25-0016 was corrected to Resolution number LC 26-0016.)

2. **26-0087** Approval and execution of Non-Substantial Deviation Second Amendment to Thirteenth Amended and Restated Development Order for Southchase Development of Regional Impact (DO-25-08-189). District 4. (Development Review Committee)

(This item was deferred.)

3. **26-0089** Approval and execution of Order Approving the Recission of the Development Order for the Orlando Jetport Center Development of Regional Impact. District 4. (Development Review Committee)

4. **26-0107** Approval and execution of Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact. District 5. (Development Review Committee)

(This item was deferred.)

## J. PUBLIC WORKS DEPARTMENT

1. **26-0090** Approval of the Preliminary Plat of Lake Cawood Cove. District 1. (Development Engineering Division)
2. **26-0099** Approval and execution of Memorandum of Understanding regarding installation and maintenance of median trees (Dr. Phillips Boulevard) by and between Orange County and the Rotary Club of Dr. Phillips Foundation, Incorporated. District 1. (Engineering Division)
3. **26-0100** Approval and execution of Proportionate Share Agreement for LivSmart Studios by Hilton at Hamlin Avalon Road by and between NF V ES-H Hamlin, LLC and Orange County directing both the proportionate share payment in the amount of \$158,312 and future transportation impact fee payments that may be associated with the project to be utilized towards the completion of Avalon Road/CR 545 improvements pursuant to the Amended and Restated Escrow Agreement for Town Center West (Silverleaf). District 1. (Roadway Agreement Committee)

## K. UTILITIES DEPARTMENT

1. **26-0084** Approval and execution of Joint Participation Agreement for Sink Hole

Grouting Project by and between Orange County, Florida and the City of Orlando, Florida for Orange County to reimburse the City of Orlando for design and construction services provided during the sink hole grouting project. Districts 1 and 6. (Water Reclamation Division)

- 2. **26-0086** Approval and execution of Resolution 2026-M-03 of the Orange County Board of County Commissioners regarding declaring the County’s Official Intent to reimburse itself from the proceeds of tax-exempt or other tax-advantaged obligations for certain capital expenditures to be made by the County with respect to the financing of certain costs and repayment of interfund loans relating to the acquisition, construction, and equipping of Capital Improvements to its existing water and wastewater facilities; authorizing certain incidental actions; and providing for an effective date. All Districts. (Fiscal and Operational Support Division)
- 3. **26-0104** Approval and execution of Access and License Agreement (Paradiso Grande County Pump Station) by and between Orange County, Florida and Park Square Grande Pines, LLC. District 1. (Engineering Division)

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

**A. COUNTY COMPTROLLER**

- 1. **26-0061** Receipt of the following items to file for the record: (Clerk’s Office)
  - a. St. Johns River Water Management District 2026 Governing Board Meeting Schedule.
  - b. City of Orlando Annexation Request - ANX2025-10003, Ordinance No. 2025-46. The public hearing and request for the second reading of this ordinance is scheduled for the City Council meeting on January 12, 2026. The first reading of this ordinance was scheduled for December 8, 2025. Notice of Proposed Enactment on December 8, 2025 and January 12, 2026, the Orlando City Council will consider proposed Ordinance 2025-46, entitled: An Ordinance of the City Council of the City of Orlando, Florida, annexing the Jennie Jewel Drive right of way from Orange Avenue to South Rosalind Avenue and the South Rosalind Avenue right of way from Jennie Jewel Drive to Highway Place (vacated) compromised of approximately 1.24 acres of land into the corporate limits of the City; providing amendment of the City’s boundary description, and for amendment of the City’s official maps; providing for severability, correction of scrivener’s errors, and an effective date.

These items were received and filed.

**III. DISCUSSION AGENDA**

**A. ADMINISTRATIVE SERVICES DEPARTMENT**

1. **26-0021** Selection of one firm and three ranked alternates to provide Landscape Management and Irrigation at the Orange County Convention Center, Request for Proposals Y25-164-AV, from the following firms alphabetically:

Aero Groundtek LLC  
Arazoza Brothers Corp  
Helping Hand Lawn Care, LLC  
Yellowstone Landscape-Southeast LLC

Further request Board authorization for the Procurement Division to negotiate and execute a contract in the not-to-exceed amount of \$15,359,255.50 for a five-year term.

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

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Gomez Cordero, to appoint Aero Groundtek LLC, 419 points, as the selected firm; further, appoint Arazoza Brothers Corp, 407.45 points, Yellowstone Landscape–Southeast LLC, 321.13 points, and Helping Hand Lawn Care, LLC, 319.31 points, as the selected ranked alternates; further, authorize the Procurement Division to negotiate and execute a five-year contract in the not to exceed amount of \$15,359,255.50; 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

2. **26-0028** Selection of one firm and three ranked alternates to provide Continuing Professional Construction, Engineering & Inspection (CEI) Services, Request for Proposals Y25-910-GO, from the following firms listed alphabetically:

- CDM Smith, Inc.
- Civil/Site Engineering Inc.
- GAI Consultants
- Rummel, Klepper & Kahl, LLP

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. ([Public Works Department Highway Construction Division] Procurement Division)

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Gomez Cordero, to appoint Civil/Site Engineering Inc., 400 points, as the selected firm; further, appoint Rummel, Klepper & Kahl, LLP, 302 points, CDM Smith, Inc., 295.67 points, and GAI Consultants, 250 points, as the selected ranked alternates; further, authorize the Procurement Division to negotiate the professional services rates and execute a five-year contract to provide 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

3. **26-0031** Selection of five firms and three ranked alternates to provide Continuing Architectural Services, Request for Proposals Y25-908-RC from the following firms listed alphabetically:

Architectural Design Collaborative, Inc. (ADC)  
Bentley Group, Inc.  
Borrelli + Partners, Inc.  
KMF Architects, LLC  
MRI Architectural Group, Inc.  
Rhodes+Brito Architects, Inc.  
Spiezle Architectural Group, Inc.  
Zyscovich, LLC

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

Further request 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 Uribe, seconded by Commissioner Gomez Cordero, to

appoint Zyscovich, LLC, 406 points, Rhodes+Brito Architects, Inc., 404 points, KMF Architects, LLC, 394 points, MRI Architectural Group, Inc., 385 points, and Architectural Design Collaborative, Inc. (ADC), 362 points, as the selected firms; further, appoint Bentley Group, Inc., 357 points, Borrelli + Partners, Inc., 352 points, and Spiezle Architectural Group, Inc., 332 points, as the selected ranked alternates; further, authorize the Procurement Division to negotiate the professional services rates and execute five-year contracts to provide 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

### C. COMMISSIONER'S REPORT

1. **26-0110** Commissioner Wilson would like to discuss Trust for Public Lands Regarding the Local Government Infrastructure Sales Tax Consideration.

The following person addressed the Board: Pegeen Hanrahan.

The following material was presented to the Board: Exhibit 1, from Pegeen Hanrahan.

The Board took no action.

2. **26-0109** Commissioner Wilson would like to discuss CFX SR 534 (Osceola Parkway Extension) - County Parcel Acquisitions and Eminent Domain Process.

Board discussion ensued. Deputy County Attorney Holmes, County Administrator Brooks, and County Comptroller Diamond contributed to the discussion.

A motion was made by Commissioner Scott, seconded by Mayor Demings, to approve the request for presuit mediation. The motion failed by the following vote:

**Aye:** 3 - Mayor Demings, Commissioner Moore, and Commissioner Scott

**Nay:** 4 - Commissioner Wilson, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Martinez Semrad

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Wilson, to challenge the condemnation of the taking. The motion carried by the following vote:

**Aye:** 4 - Commissioner Wilson, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Martinez Semrad

**Nay:** 3 - Mayor Demings, Commissioner Moore, and Commissioner Scott

### B. COUNTY ADMINISTRATOR

1. **26-0042** Orange County Canvassing Board Appointments.

County Administrator Brooks and Senior Assistant County Attorney Evers contributed to the discussion. Board discussion ensued.

The following person addressed the Board: Supervisor of Elections Karen Castor Dentel.

The Board took no action.

#### IV. RECOMMENDATIONS

1. **26-0118** December 4, 2025 Board of Zoning Adjustment

A motion was made by Commissioner Scott, seconded by Commissioner Uribe, to approve the recommendations, with the exception of Case # VA-25-12-073, Rebecca Hammock (Board-Called), Case # VA-25-12-074, Rebecca Hammock (Board-Called), Case # SE-25-11-068, Scott Gentry for Discovery Church (Board-Called), Case # VA-25-08-033, Jose Martinez (Continued), and Case # VA-25-10-046, Jeffery Dyal (Continued), 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:** 5 - Mayor Demings, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

**Absent:** 2 - Commissioner Wilson, and Commissioner Moore

2. **26-0108** December 18, 2025 Planning and Zoning Commission

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Scott, to approve 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 Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

**Absent:** 1 - Commissioner Moore

#### V. PUBLIC HEARINGS

##### A. Substantial Change

1. **26-0011** ✓Case # CDR-25-06-146

Carlos Perero, Kimley-Horn and Associates, Southchase Planned Development (PD), amend plan; District 4

**Consideration:** A PD substantial change to add a helipad / vertiport use to Parcel 44. The proposed helipad would be an ancillary use to an AdventHealth stand-alone Emergency Room, for which a development plan (DP) (DP-24-03-083) has already been approved; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 4; property generally located South of W. Wetherbee Road / East of Florida's Turnpike / West of S. Orange Avenue / North of State Road 417; Orange County, Florida (legal property description on file in Planning Division)

New Condition of Approval #8:

8. The proposed helipad use on Parcel 44 shall only be allowed to operate as an ancillary use to an operating stand-alone emergency room on the site.

Previous Conditions of Approval #8, #9, #10, #11, and #12 are renumbered to Conditions of Approval #9, #10, #11, #12, and #13.

§ 9. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 8, 2024, shall apply:

a. The Temporary Access Point shall be converted to a right-in only when either: the second phase of Lot 3 is constructed and rear access to the lot must be provided; or when Parcel 44A is constructed and rear access to Lot 3 must be provided; whichever occurs first.

§ 10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 9, 2024, shall apply:

a. The proposed areas for outdoor storage and display, equipment rental and leasing with outdoor storage, and truck rental and leasing shall generally be located as shown on Sheet C0.06 in the provided concept plan for CDR-23-05-167. Temporary overnight parking of dual rear wheel vehicles, for unloading shipments only, shall be limited to the rear (east side) of the building.

b. Applicant shall post "No Loitering / No Soliciting" signs in the four (4) locations agreed upon, at the January 9, 2024, BCC hearing for CDR-23- 05-167, prior to using the site for any C-2 or C-3 uses.

~~10~~ 11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 7, 2023, shall apply:

a. 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.

b. Short term / transient rental is prohibited on Parcel 44A. Length of stay shall be for 180 consecutive days or greater.

c. 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 & Wildlife Conservation Commission (FWC).

d. All acreages identified as conservation areas and wetland buffers are considered approximate

until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.

e. A 6 ft. high wall and enhanced landscaping shall be provided along the entire length of the western property line. This enhanced buffer shall consist of 2 parallel rows, planted 25 ft. on center, staggered, with alternating canopy shade and understory trees. The canopy trees will be 4-inch caliper.

f. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.

g. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.

h. The Development Plan for parcel 44A shall be reviewed by the Board of County Commissioners at a Public Hearing.

i. A waiver from Section 38-1258(d) for Parcel 44A to allow the multi-family residential buildings, to have a maximum building height of four (4) stories, fifty (50) feet with the buildings to be located minimum 150 feet from the residential property in lieu of the maximum three (3) stories or forty (40) feet subject to approval by the Board of County Commissioners.

44 12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 20, 2013 shall apply:

a. A waiver from Orange County Code Section 31.5-68(e) is granted to allow three (3) pole signs in lieu of two (2) pole signs within PD Parcels 8 and 9 only.

42 13. Except as amended. modified, and / or superseded, the following BCC Conditions of Approval, dated April 2, 2002 shall apply:

a. Prior to construction plan approval, a Master Stormwater Management Plan and a drainage study to establish the 100-year flood elevation shall be submitted to the County Development Engineering Division for review and approval.

b. All commercial development shall comply with the Commercial Design Standards Ordinance. All industrial development along Orange Avenue shall comply with the design standards established in the Commercial Design Standards Ordinance. All development shall comply with the lighting standards established in the Commercial Design Standards Ordinance.

c. Outdoor storage and display (in Industrial tracts) shall not be permitted within 100 feet of Orange Avenue or within 100 feet of residential areas.

d. Prior to the approval of the first development plan or preliminary subdivision plan, access to the Kissimmee Utility Authority's easement shall be addressed.

County Staff clarified that the correct title of the agreement is:

The Non-Substantial Deviation Second Amendment to the Thirteenth Amended and Restated Development Order for the Southchase Development of Regional Impact.

The following persons addressed the Board:

- Jennifer Stickler
- Ana Rosso
- Margo Williams
- Michael Schulte
- Aisha Adams

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

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; 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 November 13, 2025; further, approve new Condition of Approval #8; further, approve renumbered Conditions of Approval #9, #10, #11, #12 and #13; and further, approve and execute the Non-Substantial Deviation Second Amendment to the Thirteenth Amended and Restated Development Order for the Southchase Development of Regional Impact (DO-25-08-189). The motion carried by the following vote:

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

and

**I. CONSENT AGENDA (Deferred)**

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

- 2. **26-0087** Approval and execution of Non-Substantial Deviation Second Amendment to Thirteenth Amended and Restated Development Order for Southchase Development of Regional Impact (DO-25-08-189). District 4. (Development Review Committee)

This consent item was approved.

## V. PUBLIC HEARINGS (Continued)

### A. Substantial Change

2. **26-0002**      ✓Case # CDR-25-05-095

Christopher Leppert, Kimley-Horn and Associates, Inc., The Quadrangle  
Planned Development (PD), amend plan; District 5

**Consideration:** A PD substantial change to split PD Tract 12 into Tracts 12A and 12 B. The request is to assign the existing 103,000 sf of office uses to Tract 12A, and to use the approved trip equivalency matrix to convert 147,808 sf of office uses to 900 student housing bedrooms to be assigned to Tract 12B. The following waivers from Orange County Code are being requested: 1. A waiver from Orange County Code 38-1259(3) is requested to allow nine hundred (900) student housing beds, in lieu of seven hundred and fifty (750) student housing beds for tract 12B only. 2. A waiver from Orange County Code 38-1476(a) is requested to allow 0.90 parking spaces per bedroom, in lieu of one (1) space per bedroom for tract 12B only. 3. A waiver from Orange County Code 38-1254(d)(2) is requested to allow a building height up to eighty-five (85) feet, in lieu of forty (40) feet for tract 12B only; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 5; property located at 11486 Corporate Boulevard; South of Corporate Boulevard/ West of Quadrangle Boulevard / North of University Boulevard / East of Rouse Road; Orange County, Florida (legal property description on file in Planning Division)

County Staff made a correction to the two Conditions of Approval #9 listed in the Staff Report.

Second Condition of Approval #9 will be renumbered to Condition of Approval #10.

9 10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 11, 2025, shall apply:

a. 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.

b. The following conditions are applicable to the student housing development on Tract 16B only:

i) 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.

As required by Section 38-1259(e), Orange County Code, for all student housing projects, a community/site design plan for crime prevention through environmental controls shall be submitted with the DP to the Planning Division and must be consistent with the Crime Prevention through Environmental Design ("CPTED") Manual used by the International CPTED Association and Florida CPTED Network.

Developer/Applicant shall also provide a traffic operational and safety analysis on University Blvd and Systems Way intersection. The University Blvd/Systems Way intersection analysis may be provided as part of any studies or analyses related to the student housing mobility plan, but shall be provided prior or concurrent with the development plan submittal and accepted by the County Engineer prior to the Development Plan approval.

Any recommendations contained within the University Blvd/Systems Way intersection safety analysis must be incorporated into the site plan prior to approval. The intersection safety analysis shall use a 5-year post opening date projected traffic generation and will identify operational, and safety improvements required to address safe and adequate access. Improvements related to the intersection safety analysis may include but are not limited to signing, pavement markings, traffic control such as signalization, roundabouts, or other roadway improvements.

ii) The developer of Tract 16B "student housing development" shall provide a shuttle service to and from UCF. The shuttle service shall operate five (5) days per week during the academic year. The developer shall enter into a formal agreement with UCF or other operator/management company regarding the operation, maintenance, and funding for the shuttle service. Prior to Certificate of Occupancy issuance, the developer shall provide documentation to Orange County confirming the execution of such agreement. The County reserves the right to verify compliance with the condition, periodically during the operation of the "student housing development."

iii) All exterior facing facades of the structured parking, particularly those not screened by residential units and including those portions that project above the residential units, shall reflect the character, scale, massing and materiality of the principal structures surrounding them. These facades shall be architecturally treated to complement the principal building, including but not limited to roof treatments, wall finishes and color palette.

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

v) Per Section 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.

vi) The owner of the student housing complex shall provide a security service twenty-four-seven through the property management staff. Also, the owner shall provide additional security for known special events, including during annual move in and football game days.

c. The following waivers from Orange County Code are granted for Tract 16B only:

i) A waiver from Section 38-1476 to allow parking for student housing at a ratio of 0.9 spaces per bedroom in lieu of 1.0 space per bedroom.

ii) A waiver from Section 38-1258(2) to allow a maximum building height of 7-stories (90-feet) in lieu of 3-stories (40-feet) for student housing.

iii) A waiver from Section 38-1405(a) to allow a balcony projection to extend five (5) feet into the required setback, in lieu of three (3) feet.

Previous Conditions of Approval #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24 will be renumbered to Conditions of Approval #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25.

~~40~~ 11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 27, 2024, shall apply:

a. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.

b. Within multifamily developments, short-term rental shall be prohibited. Length of stay shall be for a minimum of 180 consecutive days.

c. A traffic study must be submitted to, and accepted by, Orange County prior to approval of the first Development Plan and/or Preliminary Subdivision Plan associated with this Planned Development. Should the need for improvements result from the study, it must be submitted as an E-Plan, constructed and installed, and any necessary right-of-way conveyed, all at no cost to Orange County. There shall be no Certificate of Occupancy for any multi-family or single-family structure until a Certificate of Completion has been issued for the improvements.

d. The owner of the student housing complex shall provide a security service twenty-four-seven through the property management staff. Also, the owner shall provide additional security for known special events, including during annual move in and football game days.

e. The developer of "Tract 17D student housing development" as identified on the plan dated "Received July 15, 2024" shall provide a shuttle service to and from UCF. The shuttle service shall operate five (5) days per week during the academic year. The developer shall enter into a formal agreement with UCF or other operator/management company regarding the operation, maintenance, and funding for the shuttle service. At least 6-months prior to Certificate of Occupancy, the developer shall provide documentation to Orange County confirming the execution of such agreement. The County reserves the right to verify compliance with the condition, periodically during the operation of the "Tract 17D student housing development" as identified on the plan dated "Received July 15, 2024".

f. All facades of the structured parking, including those portions that project above the residential units, 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.

g. The following waivers from Orange County Code are granted:

i) A waiver from Section 38-1476(a) to allow a parking ratio of 1 space per 250 square feet of floor area used for office purposes, in lieu of 1 space per 200 square feet for Tract 17C only.

ii) A waiver from Section 38-1476(a) to allow 0.80 parking spaces per bedroom, in lieu of one (1) space per bedroom for Tract 17D only.

iii) A waiver from Section 38-1254(d)(2) to allow a building height up to eighty-five (85) feet, in lieu of forty (40) feet for Tract 17D only.

44 12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 6, 2023, shall apply:

a. As allowed for by Chapter 38-1205(5), a traffic study for operational analysis and signal requirements must be completed and accepted by Orange County prior to any subsequent Development Plan and/or Preliminary Subdivision Plan approval.

b. The following waivers from Orange County Code are granted for PD Parcel 7B only:

i) A waiver from Orange County Code Section 38-1476 to allow parking for student housing at a ratio of 0.9 spaces per bedroom in lieu of 1.0 space per bedroom.

ii) A waiver from Orange County Code Section 38-1259(d) to allow no masonry wall in lieu of a six-foot masonry wall along the right-of-way.

- iii) A waiver from Orange County Code Section 38-1501 to allow a minimum unit size of 400 square feet in lieu of 500 square feet.
- iv) A waiver from Orange County Code Section 38-1259(k) to allow a maximum building height of 7 stories (100 feet) in lieu of 3 stories (40 feet) for student housing.
- v) A waiver from Orange County Code Section 38-1259(c) to allow a maximum of 896 bedrooms in lieu of a maximum of 750 bedrooms.
- vi) A waiver from Orange County Code Section 38-1251 to allow 55 percent lot coverage versus the maximum 30 percent per code.
- c. A shuttle with transportation to and from UCF shall be provided to residents of the student housing complex.
- d. The owner of the student housing complex shall provide a security service twenty-four-seven through the property management staff. Also, the owner shall provide additional security for known special events, including during annual move in and football game days.
- e. An agreement by the applicant to construct a six foot pre-cast wall along the northern boundary of the office property prior to vertical construction.

~~12~~ 13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 11, 2022, shall apply:

- a. 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 & Wildlife Conservation Commission (FWC).
- b. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water and wastewater systems have been designed to support all development within the PD.

~~13~~ 14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 26, 2021 , shall apply:

- a. The required road right-of-way and or/easements shall be conveyed to the County via separate instrument prior to Construction Plan Approval
- b. This property is located within the UCF Pedestrian Safety project limits. There is an overall requirement for an 8' wide sidewalk. Sidewalk easements and /or row shall be provided to ensure that the minimum of 8' can be achieved prior to Development Plan approval.
- c. 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.

d. Prior to development plan approval, a shared parking agreement shall be recorded on the applicable property, to run with the land, for all off-site parking.

e. The following waivers from Orange County Code are granted for Tract 23A only:

i) A waiver from Orange County Code Section 38-1259(c) to allow a maximum of 950 bedrooms in lieu of a maximum of 750 bedrooms.

ii) A waiver from Orange County Code Section 38-1259(d) to allow no masonry wall in lieu of a six-foot masonry wall along right of way.

iii) A waiver from Orange County Code Section 38-1259(k) to allow a maximum building height of 10 stories / 135-feet in lieu of 3 stories/ 40-feet.

iv) A waiver from Orange County Code Section 38-1259(j) to allow a density calculation of 4.261 bedrooms equals 1 multi-family unit in lieu of 4 bedrooms equals 1 multi-family unit.

v) A waiver from Orange County Code Section 38-1477 to allow offsite parking to be provided within 1,300 feet from the principal entrance in lieu of 300 feet.

vi) A waiver from Orange County Code Section 38-1254 to allow a 20-foot building setback from the right of way line of Turbine Drive and High Tech Avenue in lieu of 25-feet.

vii) A waiver from Orange County Code Section 38-1254 to allow a 35-foot building setback from the right of way line of University Boulevard in lieu of 50-feet; and in lieu of the prior centerline setback requirement of 114-feet and the current 70-foot setback from the centerline for a building or structure.

viii) A waiver from Orange County Code Section 38-1501 to allow a minimum unit size of 250 square feet in lieu of 500 square feet.

14 15. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated July 13, 2021, shall apply:

a. The owner of the student housing complex shall maintain a security service that is present 24 hrs. a day 7 days a week.

b. The following waivers from Orange County Code are granted for Tract 5B only:

i) A waiver from Section 38-1476 to allow parking for student housing at a ratio of 0.9 spaces per bedroom in lieu of 1.0 spaces per bedroom.

ii) A waiver from Section 38-1259(d) to allow no masonry wall in lieu of a six (6) foot masonry wall along the right-of-way.

iii) A waiver from Section 38-1258(j) to allow buildings to have twenty-five feet (25') separation in lieu of thirty feet (30') for two-story buildings, forty feet (40') for three-story buildings, fifty feet (50') for four-story buildings, sixty feet (60') for five-story buildings, seventy feet (70') for six-story buildings, and eighty feet (80') for seven-story buildings.

iv) A waiver from Section 38-1501 to allow a minimum studio and 1-bedroom unit size of 400 square feet in lieu of 500 square feet.

v) A waiver from Section 38-1259(k) to allow a maximum building height of 75' (7-stories) in lieu of 40' (3-stories).

~~45~~ 16. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 20, 2018, shall apply:

a. 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.

b. Outside sales, storage, and display shall be prohibited.

c. A waiver from Orange County Code Section 38-1476 for Tract 23 only is granted to allow 3.5 parking spaces per 1,000 square feet, in lieu of 4.0 spaces per 1,000 square feet of net office space.

~~46~~ 17. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 26, 2013, shall apply:

a. Car rental is approved as an ancillary use within PD Tract 22 only, including 14 parking spaces to be used exclusively for rental cars.

~~47~~ 18. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 3, 2009, shall apply:

a. As specifically applicable to Tracts 16 & 18, all acreages regarding conservation areas and buffers are considered approximate until finalized by Conservation Area Determination and Conservation Area Impact Permits. Approval of this plan does not permit any proposed conservation impacts.

~~48~~ 19. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 4, 2005, shall apply:

a. As applicable to the entire PD:

i) Prior to construction plan approval, certification with supporting calculations shall be submitted, which states that this project is consistent with approved master utility and stormwater plans for this Planned Development.

ii) This project shall comply with Lighting Ordinance 2003-08.

iii) This project shall comply with the Commercial Design Standards Ordinance.

iv) The developer shall obtain wastewater and water service from Orange County subject to County rate resolutions and ordinances.

v) This project shall comply with the drainage requirements of the Orange County Subdivision Regulations.

b. As specifically applicable to Tract 11:

i) A Developer's Agreement for right-of-way shall be required with the approval of the rezoning.

ii) Prior to issuance of a building permit, the property shall be re-platted.

iii) There shall be no direct access to Rouse Road.

iv) Commercial restaurants shall not have outdoor speakers or music.

v) The following Student Housing waivers are granted and are consistent with previous Board approvals for student housing:

1) A waiver is granted from Section 38-1476 to allow parking spaces for student housing at a ratio of 1.0 spaces per unit in lieu of 1.25 spaces per bedroom.

2) A waiver is granted from Section 38-1259(d) to eliminate the requirement of a six-foot masonry wall along University Boulevard.

3) A waiver is granted from Section 38-1259(d) to eliminate the requirement of a six-foot masonry wall along Alafaya Trail.

4) A waiver is granted from Section 38-1259(h) to allow a maximum building height of 10 stories/120 feet in lieu of 3 stories/40 feet.

5) A waiver is granted from Section 38-1253 to eliminate the requirement of providing recreational facilities at the rate of 2.5 acres per 1,000 population.

6) A waiver is granted from Section 38-1259(c) to allow 2,063 bedrooms in lieu of the maximum 750 permitted.

7) A waiver is granted from Section 38-1259(g) to allow for one unit to equal 3.427 bedrooms instead of 2 bedrooms. This is based upon an ITE rate provided by Orange County.

vi) Because the location of Tract 24 merits an intense development style due to the proximity of the UCF campus, the following waivers are granted from the suburban standards of the Land Development Code:

1) A waiver is granted from Section 38-1254 to allow parcels within Tract 24 to have a 0 foot building setback in lieu of 10 foot building setback between internal parcels.

2) A waiver is granted from Section 38-1254 to allow a 25 foot setback from the right-of-way line of University Blvd in lieu of 60 foot from the centerline for parking structures.

3) A waiver is granted from Section 38-1258(d) to allow a maximum building height of 10 stories/120 feet in lieu of 3 stories/40 feet for the student housing and multi-family (senior housing).

4) A waiver is granted from 38-1258(j) to eliminate the spatial separation of buildings.

vii) The following multi-family waivers are granted:

1) A waiver is granted from Section 38-1501 to allow a minimum unit size of 250 square feet in lieu of 500 square feet to allow for dorm-style units.

2) A waiver is requested from Section 38-1258(h) to eliminate the requirement of providing recreation areas at the rate of 2.5 acres per 1,000 residents. One acre shall be provided for the multi-family development.

viii) A waiver is granted from Section 38-1476 to allow commercial parking at a ratio of 3 spaces per 1,000 square feet in lieu of 5 spaces per 1,000 square feet.

ix) Senior Housing will be segregated from student housing in a separate structure and the buildings will not touch.

x) No permanent school-aged children that will impact the Orange County Public School system shall be generated as a result of student housing and/or senior housing on Tract 24. Any proposal to add permanent school-aged children on Tract 24 will be deemed a substantial change and shall require BCC approval, and will be subject to school concurrency.

~~19~~ 20. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 4, 2005, shall apply:

a. Commercial restaurants shall not have outdoor speakers or music.

~~20~~ 21. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 24, 1997, shall apply:

a. Prior to approval of any development plan for multi-family uses in Tracts 5 and 7 a neighborhood meeting shall be held. The adjacent property owners shall be notified of the Development Review Committee meeting to consider such uses. Under the Orange County Code, the decision of the DRC may be appealed to the Board of County Commissioners.

~~24~~ 22. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated May 10, 1994, shall apply:

a. Prior to submittal of any Development Plan, revised drainage calculations shall be submitted for approval verifying that the hydraulics of the Master Drainage system will not be impacted by the requested changes.

b. Those residential and nonresidential uses along the PD boundary of Parcels 4-B, 5, 7, and 12 shall be limited to 35 feet in height within 100 feet of the PD boundary.

c. Setbacks from McCulloch Road shall be 35 feet from the right-of-way line for Parcels 4-A and 4-Bi and 40 feet from the right-of-way line for Parcel 1 per the PD regulations.

~~22~~ 23. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated July 10, 1989, shall apply:

a. On-site water or wastewater facilities shall be prohibited.

b. The following uses shall be prohibited:

i) Battery manufacturing and storage;

ii) The manufacturing of boats, building products, garments or textiles, pharmaceuticals and shoes/goods;

iii) Hospitals;

iv) Portable signs and billboards; and

v) Warehousing (storage of materials may be allowed, provided sufficient performance standards are submitted by the applicant and approved by the Planning and Zoning Directors).

c. Freestanding commercial uses shall be limited to Parcels 25 (pursuant to PD conditions of approval with respect to Parcel 25), #17 and #17A.

d. The developer shall be responsible for constructing the following road improvements which are required prior to the initiation of the development phase:

#### Phase 4A (First Phase of Substantial Deviation)

Four (4) lanes of Alafaya Trail from State Road 50 to the Seminole County line MUST be in place before the project can go forward. The Developer will have the specific responsibility to fund and construct the missing section from University Boulevard north to the Orange/Seminole County line, subject to an impact fee credit assessment, in accordance with the then existing regulations.

#### Phase 4B

Four (4) lanes of Rouse Road from Corporate Boulevard to State Road 50 MUST be in place prior to the initiation of Phase 4B and the Developer must advance the greater of its pro rata share of the cost of such improvement or the transportation impact fees anticipated.

#### Phase 4C

An alternative improvement to provide a capacity equivalent of an additional two through-lanes on University Boulevard from Rouse Road to Dean Road (i.e., the equivalent mitigation which would have been accomplished had University Boulevard been eight lanes).

A Developer's Agreement will be executed in conjunction with the approval of the Development Order that addresses the following issues:

- i) Transportation impact fee credits;
- ii) Right of applicant to submit a traffic study that proves a specific improvement is not needed;
- iii) Waiving of any of the roadway improvement requirements if a governmental entity or another developer constructs the facility; and
- iv) Ability to cease development activity until needed improvements are in place.

e. The following mass transit conditions shall apply:

- i) Bicycle lanes, bicycle lockers, transit passenger shelters and transit parking bays should be constructed where necessary to augment and facilitate the operation of off-site transit and bicycle facilities. Furthermore, the applicant shall make known to tenants that the Orlando area has an existing ride-sharing program operated by the Tri-County Transit Authority and the City of Orlando, and the applicant shall encourage the use of said facility. The applicant shall also designate at least one(1) employee to coordinate a ride-share program in conjunction with the Tri-County Transit. In addition, the applicant shall encourage the individual building owners or tenants to allow promoters of a ridesharing program to have access to employees for the purposes of promoting ride-sharing programs. The level of participation shall be included in the annual monitoring report in two ways:

1) A list of companies which allow access to employees to promote ride-sharing, and a list of companies which prohibit such access, along with the reasons for the prohibition,

2) An estimate of the level of participation in the program measured in percentage reduction of single-occupant vehicles.

f. The applicant shall conduct a feasibility study to assess the viability of a shuttle system to serve the Quadrangle and the immediate vicinity. This study may be in conjunction with the University of Central Florida, the Central Florida Research Park, or other interested parties. If a shuttle system is implemented, the applicant shall make a fair share contribution toward its implementation and operation.

g. The applicant shall dedicate up to one hundred thousand (100,000) square feet of land to the Tri-county Transit Authority (at a mutually acceptable location) for a transfer or circulation facility as needed by the Transit Authority. The dedication shall be coupled with an appropriate reverted if such a facility is not constructed and used by the Transit Authority within five (5) years from the date of donation.

h. The applicant shall include in the covenants and restrictions applicable to the Quadrangle a requirement whereunder tenants shall be encouraged to stagger work hours so as to mitigate peak hour traffic impacts.

i. The applicant shall reserve a location for a day care center within the project. The applicant shall take the lead in establishing a Transportation Management Association ("TMA"), inviting participation by the major landowners in the area, including but not limited to Westinghouse, the University of Central Florida, the Research Park and the Tri-County Transit Authority.

~~23~~ 24. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 15, 1988, shall apply:

a. Amend existing Quadrangle Development Order to provide:

i) Subject to the conditions described in Paragraph b., the 9.2 acres, as approved under proposed amended P-D, are added to the existing Quadrangle DRI.

ii) Development impacts for total amended Quadrangle DRI (including added 9.2 acre parcel) shall not exceed development impacts previously approved and vested pursuant to prior development order.

iii) Made a finding that because of the impact limitations imposed pursuant to Paragraph b. above, the addition of 9.2 acres is a "Non-substantial Deviation" to existing DRI Development Order.

iv) As development permits are processed for the 9.2 acre parcel, the developer (subject to County review and approval) will reduce development intensity on the balance of the Quadrangle

P-D/DRI so as to assure compliance with sub-paragraph b. above.

b. Development shall be in accordance with the Conditions of Approval, as established for the currently applicable approved Quadrangle DRI.

c. Any commercial-type uses permitted are intended to serve the employees onsite. There shall be no free-standing commercial structures, and the commercial use shall not exceed ten percent (10%) of the total square footage and no more than twenty percent (20%) of anyone structure being created.

d. Landscaping along University Boulevard shall be compatible with the Orange County Commission's landscape design for the roadway.

e. A 50-foot landscape buffer shall be provided along any adjacent residentially zoned district. A plan identifying specific language materials shall be submitted for the affected area.

~~24~~ 25. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 17, 1986, shall apply:

a. Approval, subject to development per:

1) The Development Order of November 5, 1984.

County Staff clarified the Future Land Use of the property listed in the Staff Report. Under the Comprehensive Plan Section it indicates that there is an active request to change the Future Land Use designation from Office to High-Density Residential. There were concurrent applications to amend the Future Land Use and the PD Zoning of this property from Office to, in the Future Land Use case, High-Density Residential Student Housing qualifier and in the Zoning case to convert the uses for Student Housing. The Future Land Use Amendment did precede ahead of time and was approved by the Board of County Commissioners in May of 2025. In the Future Land Use Map on Tract 12B area does have that High-Density Residential Future Land Use with that Student Housing qualifier.

The following person addressed the Board: Rebecca Wilson.

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, approve the substantial change request subject to the twenty-four (24) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated December 5, 2025; further, approve correcting 2nd Condition of Approval #9 as Condition of Approval #10; further, approve renumbered Conditions of Approval #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24 and #25; and further, approve and execute the Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development Regional Impact (DO-25-06-162). The motion carried by the following vote:

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

and

**I. CONSENT AGENDA (Deferred)**

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

- 4. **26-0107** Approval and execution of Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact. District 5. (Development Review Committee)

This consent item was approved.

**V. PUBLIC HEARINGS (Continued)**

**A. Substantial Change**

- 3. **26-0003** ✓Case # CDR-25-07-186

Jennifer Stickler, Kimley-Horn & Associates, Inc., West Orange Plaza  
Planned Development (PD), amend plan; District 6

**Consideration:** A PD substantial change to add the existing Master Sign Plan (MSP) from the PSP to the LUP and update the MSP for additional signage proposed for Parcel A. The applicant is also requesting the following two (2) waivers from Orange County Code: 1. A waiver from Orange County Code Section 31.5-15(a)(2) within Parcel A to allow a maximum copy area of 350 sf in lieu of a maximum allowable copy area of 138 sf. 2. A waiver from Orange County Code Section 31.5-67(e) is requested within Parcel A to allow separation of 58’ between signs in lieu of 100’ between signs; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 6; property generally located South of W. Colonial Drive / East of Dorscher Road; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: Jennifer Stickler.

A motion was made by Commissioner Scott, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; and further, approve the substantial change request subject to the eighteen (18) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated December 16, 2025. The motion carried by the following vote:

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

**B. Planned Development**

4. **26-0001**      ✓Case # CDR-25-06-144  
Constance Silver, PE, Tri3 Civil Engineering Design Studio, Inc., Kensington Church - Village H Planned Development (PD); District 1

**Consideration:** A request to remove the previously approved waiver and conditions of approval allowing for a temporary athletic field with grass parking; to decrease the square footage (sf) of pre-school from 9,970 sf to 8,132 sf. (a decrease of 1,838 sf.); to increase the square footage of church uses from 17,296 sf to 29,042 sf. (an increase of 11,746 sf.); and to reduce the number of full-access connections to Old YMCA Road from two (2) to one (1); pursuant to Orange County Code, Chapter 30

**Location:** District 1; property generally located South of Old YMCA Road / West of Lake Hickory Nut Drive; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: Constance Silver.

A motion was made by Commissioner Wilson, seconded by Commissioner Moore, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the eleven (11) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated December 9, 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. **26-0018**      ✓Case # CDR-24-02-034  
  
Brandon Sansaricq, P.E., Kimley-Horn & Associates, Redditt Property Planned Development (PD); District 4

**Consideration:** A request to increase the development program from 110,647 square feet of industrial uses to 346,300 square feet and to allow for the development of 316,000 square feet of light industrial uses on Tract 2; pursuant to Orange County Code, Chapter 30

**Location:** District 4; property generally located East of Innovation Way / South of Alafaya Trail; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: Brandon Sansaricq.

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the nineteen (19) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated November 24, 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. Exclusive Method for Voluntary Annexation and Interlocal Agreement

6. **26-0019** Exclusive Method for Voluntary Annexation and Interlocal Agreement for Annexation of 2619 Mayer Street between the City of Orlando, Florida and Orange County, Florida; District 3

**Consideration:** Exclusive Method for Voluntary Annexation and Interlocal Agreement for Annexation of 2619 Mayer Street between the City of Orlando, Florida and Orange County, Florida.

**Location:** District 3; 2619 Mayer Street; bounded by Mayer Street on the west, East Michigan Street to the south, East Crystal Lake Avenue to the north, and South Brown Avenue to the east.

A motion was made by Commissioner Uribe, seconded by Commissioner Gomez Cordero, to approve the annexation request; and further, approve and execute the Interlocal Agreement for Annexation of 2619 Mayer Street between City of Orlando, Florida and Orange County, Florida. The motion carried by the following vote:

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

### D. Planning and Zoning Commission Rezoning Appeal

7. **26-0015** ✓Case # RZ-25-09-002

Zoltan Kecskes, Jr.

Frank Diefenderfer, October 16, 2025; District 5

**Consideration:** Appeal of the recommendation of the Planning and Zoning Commission on a request by applicant to rezone from R-1A (Single-Family Dwelling District) to R-1 Restricted (Single-Family Dwelling District) to split the lot and develop two detached single-family homes on minimum 50 foot wide lots

**Location:** District 5; property located at 1871 Staunton Avenue; generally located on the north side of Staunton Avenue, east of Ohio Street, west of Clay Street, north of W. Fairbanks Avenue; Orange County, Florida (legal property description on file in Planning Division)

New Restriction #4:

4. A minimum of eight (8) feet clear access on one side of each lot is required for maintenance of the on-site sewage disposal system (OSDS) if placed in the rear yard as stipulated by the County Engineer (Section 37-540[j][2]).

The following persons addressed the Board:

- Frank Diefenderfer
- Zoltan Kecskes
- David McNulty

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

- Exhibit 1, from Frank Diefenderfer
- Exhibit 2, from Frank Diefenderfer
- Exhibit 3, from David McNulty

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, approve the request to rezone from R-1A (Single-Family Dwelling District) to R-1 Restricted (Single-Family Dwelling District) to allow for two detached single-family homes, pending lot split approval on minimum 50 foot wide lots; and further, approve new Restriction #4. 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. 26-0014      ✓Case # RZ-25-10-011**

Charles Zoebelein  
Frank Diefenderfer October 16, 2025; District 5

**Consideration:** Appeal of the recommendation of the Planning and Zoning Commission on a request by applicant to rezone from R-1A (Single-Family Dwelling District) to R-1 Restricted (Single-Family Dwelling District) to split the lot and develop two detached single-family homes on minimum 50 foot wide lots

**Location:** District 5; property located at 1860 Staunton Avenue; generally located on the south side of Staunton Avenue, east of Ohio Street, west of Clay Street, north of W. Fairbanks Avenue; Orange County, Florida (legal property description on file in Planning Division)

New Restriction #3:

3. A minimum of eight (8) feet clear access on one side of each lot is required for maintenance of the on-site sewage disposal system (OSDS) if placed in the rear yard as stipulated by the County Engineer (Section 37-540(j)(2)).

The following persons addressed the Board:

- Frank Diefenderfer
- Charles Zoebelein
- Dave McNaulty

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

- Exhibit 1, from Frank Diefenderfer

- Exhibit 2, from Charles Zoebelin

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 to rezone from R-1A (Single-Family Dwelling District) to R-1 Restricted (Single-Family Dwelling District) to allow for two detached single-family homes, pending lot split approval on minimum 50 foot wide lots; and further, approve new Restriction #3. The motion carried by the following vote:

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

**E. Ordinance**

- 9. 26-0008 Pertaining to Orange County seals and logos; Amending Section 2-3 of the Orange County Code; updating the logos and seals; and providing an effective date; All Districts

Proposed changes to the Draft Ordinance as follows:

Section 2-3, (b) Definitions.

~~The Board of County Commissioners (BCC) seal means the visual design presented below, displayed in any form, whether painted, drawn, printed, electronically reproduced, stamped, embossed, or otherwise.~~

~~BOARD OF COUNTY COMMISSIONERS SEAL~~

~~BCC SEAL  
COLOR, BLACK & WHITE  
AND GRAY SCALE LOGOS~~

Reclassifying the item labeled "COUNTY SEAL" as a "COUNTY LOGO" and removing the term "COUNTY SEAL"

~~County seal means the visual design presented below, displayed in any form, whether painted, drawn, printed, electronically reproduced, stamped, embossed, or otherwise.~~

~~COUNTY SEAL  
COLOR, BLACK & WHITE~~

The remainder of the sentence on line 135 was unintentionally omitted.

Use means stamp, emboss, manufacture, display, employment, reproduce, print, draw, graphic presentation, electronic reproduction, or other use of the board seal, the county mayor's seal, the county logos, or the Orange TV logo, whether by traditional means and media or electronically, or by facsimile.

**Consideration:** AN ORDINANCE PERTAINING TO ORANGE COUNTY SEALS AND LOGOS; AMENDING SECTION 2-3 OF THE ORANGE COUNTY CODE; UPDATING THE LOGOS AND SEALS; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Scott, to adopt Ordinance 2026-01 pertaining to Orange County Seals and Logos; Amending Section 2-3 of the Orange County Code; updating the Logos and Seals; and providing and effective date, as amended today; further, approve the New Administrative Regulations titled "Brand Guidelines"; further, approve the proposed changes to administrative regulations: 2.05 Issuance and Control of Forms, 2.05.01 Printing and Copy Center Services, 2.07.01 Stationery Requirements, 2.07.03 Use of County Seals and Logos, 2.10 Official County Ceremonies, 5.02 News Release, 5.02.01 Newsletters, Public Information and/or Public Relations Publications; and further, authorize the County Attorney to make non-substantive and scrivener's error corrections to the Ordinance and Administrative Regulations. The motion carried by the following vote:

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

and

#### I. CONSENT AGENDA (Deferred)

#### D. COUNTY ATTORNEY

1. **26-0106** Approval of a new Administrative Regulation, titled "Brand Guidelines" and proposed revisions to the following Administrative Regulations: Administrative Regulation 2.05, titled "Issuance and Control of Forms," Administrative Regulation 2.05.01, titled "Printing and Copy Center Services", Administrative Regulation 2.07.01, titled "Stationery Requirements," Administrative Regulation 2.07.03, titled "Use of County Seals and Logos," Administrative Regulation 2.10 titled "Official County Ceremonies," Administrative Regulation 5.02 titled "News Release," and Administrative Regulation 5.02.01, titled "Newsletter, Public Information and/or Public Relations Publications."

This consent item was approved.

#### VI. WORK SESSION AGENDA

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

1. **26-0093** Affordable Housing for Institutional Lands Program. (Development Review Committee)

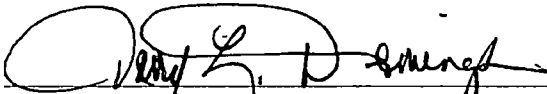
The Board took no action.

√ 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.

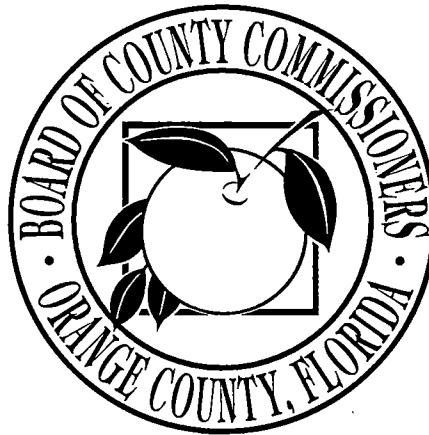
Information regarding meetings held at the County Administration Building between any member of the Board and an outside party may be obtained at <https://www.ocfl.net/OpenGovernment/MeetingsReport.aspx>

ADJOURNMENT: 5:48 p.m.

ATTEST:


  
County Mayor Jerry L. Demings

Date: February 10, 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.