

# **Orange County Government**

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



## **Draft Meeting Minutes**

**Tuesday, May 6, 2025**

**9:00 AM**

**County Commission Chambers**

**Board of County Commissioners**

**Call to Order**

County Mayor Jerry L. Demings called the meeting to order at 9:05 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 Administrator Byron Brooks  
Deputy County Administrator Jon Weiss  
County Attorney Jeffrey J. Newton  
Deputy County Attorney Georgiana Holmes  
Planning Administrator Nicolas Thalmueller  
Senior Minutes Coordinator Noelia Perez  
Minutes Coordinator Megan Fiocco

**Invocation - District 2**

Reverend Father Chau Nguyen, St. Philip Phan Van Minh Catholic Church

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

Presentation of a proclamation recognizing May as Asian American, Native Hawaiian, and Pacific Islanders Heritage Month

Presentation of a proclamation recognizing May 4 through May 10, 2025 as National Correction Officer and Employee Week

Presentation of a proclamation recognizing May 4 through May 10, 2025 as National Small Business Week

Presentation of a proclamation recognizing May 11 through May 17, 2025 as Economic Development Week

**Public Comment**

The following persons addressed the Board during public comment:

- Valerie Anderson
- Val Mobley
- Rick Rampi
- Marcel Spitz
- Noemi Teutsch

- Nelson Betancourt
- John Jennings
- Eugene Stoccardo
- Megan Sorbo
- Tina Sorbo
- Trevor Sorbo
- Kani Mote
- Katrina Shadix
- Joseph Humphreys
- Susana Rojas
- Dale Johnson
- Ella Wood
- Matthew Silverman
- Kay Hudson
- Liz Connor
- Skyler Carpenter
- Matthew Grocholske
- Dennis Smith
- Richard Horn
- Florida State Senator Linda Stewart
- Constantino Cano
- Kristin Luckock
- David Siegal

The following materials were presented to the Board during public comment:

- Exhibit 1, from Val Mobley
- Exhibit 3, from Rick Rampi
- Exhibit 5, from Eugene Stoccardo
- Exhibit 6, from Trevor Sorbo
- Exhibit 7, from Kani Mote

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

- Exhibit 2, from Val Mobley
- Exhibit 4, from John Jennings

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

## **I. CONSENT AGENDA**

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

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

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

#### **A. COUNTY COMPTROLLER**

1. **25-651** Approval and execution of the minutes of the March 25, 2025 meeting of the Board of County Commissioners. (Clerk's Office)
2. **25-652** 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:
  - April 18, 2025 to April 24, 2025; \$43,173,349.91
  - April 25, 2025 to May 1, 2025; \$93,038,009.79
3. **25-653** Disposition of Tangible Personal Property (Property Accounting)

Approval is requested of the following:

- a. Dispose of assets.

#### **B. COUNTY ADMINISTRATOR**

1. **25-676** Approval of the following nominations for appointment/reappointment by the Greater Orlando Aviation Authority to the Aviation Noise Abatement Committee with terms expiring April 4, 2029: (1) Christina Morris for appointment in the Osceola County representative category and (2) Gerald B. Lane for reappointment in the City of Orlando representative category. (Agenda Development Office)
2. **25-677** Approval of the Membership and Mission Review Board recommendations for extending the existence of the Affordable Housing Advisory Board, Children and Family Services Board, and Citizens' Commission for Children with a new sunset review date of 2029. (Agenda Development Office)
3. **25-692** Confirmation of Commissioner Martinez Semrad's appointment of Suzanne T. Grantham to the Lake Sue Advisory Board with a term expiring December 31, 2026. (Agenda Development Office)
4. **25-695** Approval of the Membership and Mission Review Board's recommendations for advisory board appointments. (Agenda Development Office)

A. Building Codes Board of Adjustments and Appeals: Appointment of Matthew J. Angiulli to succeed Raymond T. Kilmer in the roofing contractor representative category with a term expiring December 31, 2026.

B. Development Advisory Board: Appointment of Kelly Eger-Smith to succeed Melisse T. James in the environmental specialist representative category and Gabriel G. Auffant to succeed Ernesto Gonzalez-Chavez in the licensed architect representative category with terms expiring June 30, 2026.

C. Environmental Protection Commission: Appointment of Dr. Sergio Alvarez in the at large representative category with a term expiring December 31, 2026.

D. Health Council of East Central Florida: Appointment of Louis Sabater to succeed Joseph F. Williams in the health care provider representative category with a term expiring September 30, 2026.

E. Nuisance Abatement Board: Appointment of Venessa M. Tomlin to succeed Brandan Dixon in the at large representative category with a term expiring January 1, 2027.

5.     **25-660**     Approval of budget amendment #25-32. (Office of Management and Budget)
6.     **25-661**     Approval of budget transfers #25-0835 and #25-0836. (Office of Management and Budget)
7.     **25-682**     Approval and execution for the Orange County Sheriff's Office to spend \$293,000 from the FY 2025 Law Enforcement Trust Fund-State Forfeitures for eligible contributions to Legal Aid Society (\$5,000), Pace Center for Girls Inc. (\$5,000), and Community Crime Prevention Grant Program (\$283,000). (Office of Management and Budget)

#### **C. COUNTY ATTORNEY**

1.     **25-691**     Approval of the Proposed Revised Administrative Regulation, Section 4.09, titled "Water Quality Projects Prioritization."

#### **D. ADMINISTRATIVE SERVICES DEPARTMENT**

1.     **25-633**     Approval of Amendment No. 1, Contract Y25-800, Malcolm Road Water Supply Facility Poly-Fluoroalkyl Substances (PFAS) and Permit Improvements, with Tetra Tech, Inc., to change the structure of award to be negotiated in phases. ([Utilities Department Engineering Division] Procurement Division)
2.     **25-635**     Approval to award Invitation for Bids Y25-740-R2, Pine Hills Road Pedestrian Safety Improvements-Phase 3, to the low responsive and responsible bidder, Cathcart Construction Company-Florida LLC, in the total contract award amount of \$16,704,685.

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

3.     **25-636**     Selection of Aramark Correctional Services, LLC to provide Inmate Commissary and Banking Services, Request for Proposals Y24-113-KS. Further request Board authorization for the Procurement Division to negotiate the professional services rates and execute a five-year term contract to provide the services for future requirements. Further request Board authorization for the Procurement Division to renew the contract for two additional one-year terms. ([Corrections Department Fiscal and Operational Support Division] Procurement Division).
4.     **25-640**     Approval to award Invitation for Bids Y25-137-MV, Emergency Generator Maintenance and Repairs for Utilities Department, to the low responsive and responsible bidder, CJ's Sales and Service of Ocala, Inc., in the estimated contract award amount of \$3,716,075 for a 5-year term. ([Utilities Department Field Services Division] Procurement Division)
5.     **25-641**     Award of Invitation for Bids Y25-175-KK, Plumbing Services for Orange County Convention Center, to the lowest responsive and responsible bidder, Frank Gay Services, LLC, in the estimated contract award amount of \$3,895,325 for a five-year term.

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

6.     **25-644**     Award of Invitation for Bids Y25-158-KK, Pressure Cleaning and Painting for Public Works, to the low responsive and responsible bidder, Ayopa Inc., in the estimated contract award amount of \$767,500 for a 5-year term.

In the event the bidder recommended above fails to achieve timely compliance with pre-award deliverables, as defined in the Invitation for Bids

(IFB), including, but not limited to, M/WBE participation sub-contract agreements, State Division of Corporations registration, E-verify, insurance and bonds, request Board authorization for the Procurement Division to award to the next low responsive and responsive bidder as listed in the bid tabulation herein, to the extent practicable and advantageous to the County. ([Public Works Department Roads and Drainage Division] Procurement Division)

7.     **25-672**     Ratification of Purchase Order M117480, Emergency Metal Building Wall Repair at Porter Transfer Station, with Cornerstone Construction Services, Inc., in the total amount of \$132,822. ([Utilities Department Solid Waste Division] Procurement Division)
  
8.     **25-662**     Approval and execution of License Agreement between Orange County, Florida and Easter Seals Florida, Inc., related to not-for-profit community center utilization for the provision of services benefitting the public, and authorization for the Manager of the Real Estate Management Division, Manager of the Citizens' Commission for Children Division, and the Manager of Community Action Division to exercise all delegations of authority expressly provided for by the License Agreement, as needed for Easter Seals Florida, Inc., East Orange Community Center (CAD), 12050 E. Colonial Drive, Orlando, Florida 32826. Lease File 10132. District 4. (Real Estate Management Division)
  
9.     **25-663**     Approval and execution of Limited Non-Exclusive License Agreement by and between Lavonda M. Williams and Orange County, and authorization for the Manager of the Real Estate Management Division to exercise renewal options, execute termination notices, and furnish notices, required or allowed by the Limited Non-Exclusive License Agreement, as needed for Kennedy Boulevard (Forest City Road to Wymore Road) - Parcel 7077. District 2. (Real Estate Management Division)
  
10.    **25-664**     Approval and execution of Limited Non-Exclusive License Agreement by and between Patrick F. Stack and Mary Anne Stack, and Rafael J. Salazar and Elizabeth Salazar, and Orange County, and authorization for the Manager of the Real Estate Management Division to exercise renewal options, execute termination notices, and furnish notices, required or allowed by the Limited Non-Exclusive License Agreement, as needed for Kennedy Boulevard (Forest City Road to Wymore Road) - Parcel 7078. District 2. (Real Estate Management Division)
  
11.    **25-665**     Approval and execution of Amendment to Overhead and Underground Easement by and between Orange County, the City of Orlando, and Orlando Utilities Commission and authorization to record instrument for South Water Reclamation Facility - OUC Easement. District 6. (Real Estate Management Division)

12. 25-666 Approval and execution of Notice of Reservation, and authorization to disburse funds to pay recording fees and record instrument for Tangelo Park Community Center B24901336 OCU File 101563. District 6. (Real Estate Management Division)
13. 25-667 Approval of Warranty Deed by Pulte Home Company, LLC to Orange County, and authorization to record instrument and for the Manager of the Real Estate Management Division to perform all actions necessary and incidental to closing for Village F - APF Conveyance (Pulte). District 1. (Real Estate Management Division)

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

1. 25-694 Approval and execution of Federally-Funded Subaward and Grant Agreement, Agreement Number: H1136 Project Number: 4673-135-R by the State of Florida, Division of Emergency Management and Orange County for the Mitigation Bureau Fiscal Operations Unit HMGP Hazard Mitigation Grant Program in the amount of \$555,969.05 and authorization for the Mayor or designee to execute any amendments and sign any required documents. Orange County is responsible for contributing approximately \$185,000 to meet the grant's cost-sharing requirement. (Youth and Family Services Division)

#### **F. CORRECTIONS DEPARTMENT**

1. 25-647 Approval and execution of Interagency Information Sharing Agreement for Information Technology Personnel Security Screening Requirements Orange County, Florida and Orange County Clerk of Courts. (Fiscal and Operational Support Division)

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

1. 25-670 Approval and execution of 2024 Memorandum of Agreement for Participating Orlando/Urban Areas Security Initiative Agencies by and between the Orange County Sheriff's Office, Orange, Seminole, Lake, and Osceola Counties, and all other participating counties and cities. There is no cost to Orange County. (Office of Emergency Management)

#### **H. HEALTH SERVICES DEPARTMENT**

1. 25-642 Approval and execution of the renewal Paratransit Services License for Mears Destination Services, Inc. to provide wheelchair/stretching service. The term of this license shall be from August 1, 2025 and will terminate on July 31, 2027. There is no cost to the County. (EMS, Office of the Medical Director)



2. **25-643** Approval and execution of the renewal Paratransit Services License for BrightStart Pediatrics, LLC to provide wheelchair/stretchers service. The term of this license shall be from May 6, 2025, and will terminate on May 5, 2027. There is no cost to the County. (EMS, Office of the Medical Director)
3. **25-645** Approval and execution of the renewal Paratransit Services License for Right By Your Side Inc. to provide wheelchair/stretchers service. The term of this license shall be from May 6, 2025, and will terminate on May 5, 2027. There is no cost to the County. (EMS, Office of the Medical Director)

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

1. **25-586** Approval and execution of 1) Project Administration Agreement between Orange County, Florida and SkyBuilders 4 All, Inc. regarding the donation of County-owned properties for the construction of permanent affordable housing and 2) County Deeds Parcel Identification Numbers 10-22-28-0000-00-022 and 19-22-31-3883-00-090; and authorization for the Manager of the Real Estate Management Division to exercise all delegations of authority expressly provided by the Project Administration Agreement and perform all actions necessary and incidental to closing to facilitate the donation and conveyance of properties located at 3605 N Apopka Vineland Road and 802 Vista Palma Way. Districts 3 and 6. (Housing and Community Development Division)
2. **25-631** Approval and execution of Agreement between Orange County, Florida and Housing Authority of the City of Winter Park regarding Affordable Housing Trust Fund in the amount of \$1,500,000 to preserve affordable housing by replacing the roof on The Plymouth, a 196-unit senior affordable housing complex. District 5. (Housing and Community Development Division)
3. **25-634** Approval and execution of 1) Project Administration Agreement between Orange County, Florida and Habitat for Humanity Greater Orlando and Osceola County, Inc. regarding the donation of County-owned properties for the construction of permanent affordable housing and 2) County Deeds Parcel Identification Numbers 03-23-29-0180-04-140, 03-23-29-0180-14-130, 03-23-29-0180-31-090, 03-23-29-0180-52-010, 25-22-28-6424-03-080, and 34-22-29-6316-00-136 and authorization for the Manager of the Real Estate Management Division to exercise all delegations of authority expressly provided by the Project Administration Agreement and perform all actions necessary and incidental to closing to facilitate the donation and conveyance of properties located at 937 18th Street, 1909 S Westmoreland Drive, 830 23rd Street, 1006 26th Street, 125 S John Street, and 1408 S Westmoreland Drive. District 6. (Housing and Community Development Division)
4. **25-639** Approval and execution of 1) Project Administration Agreement between Orange County, Florida and Bright Community Trust, Inc. regarding the

donation of County-owned properties for the construction of permanent affordable housing and 2) County Deed for Parcel Identification Number 14-22-31-6539-12-090 and authorization for the Manager of the Real Estate Management Division to exercise all delegations of authority expressly provided by the Project Administration Agreement and perform all actions necessary and incidental to closing to facilitate the donation and conveyance of property located at 2002 Bonnevill Drive. District 5. (Housing and Community Development Division)

#### **J. PUBLIC WORKS DEPARTMENT**

1.     **25-671**       Approval of the Preliminary Plat of Lake Star at Ovation Phase 1B. District 1. (Development Engineering Division)
2.     **25-680**       Authorization to record the plat of Tapestry - Nona. District 4. (Development Engineering Division)
3.     **25-681**       Approval and execution of Proportionate Share Agreement for Ginn Property PD/Greenway Park Parcel 1B Townhomes aka Ginn Property PD Townhomes Boggy Creek Road by and between Pulte Home Company, LLC and Orange County for a proportionate share payment in the amount of \$449,284. District 4. (Roadway Agreement Committee)
4.     **25-683**       Approval and execution of Proportionate Share Agreement for Zimmer Plaza aka Shops of Goldenrod Colonial Drive by and between Zimmer Poster Service, LLP and Orange County for a proportionate share payment in the amount of \$80,275. District 3. (Roadway Agreement Committee)
5.     **25-684**       Approval to Decrease the Speed Limit on Chuluota Road from East Colonial Drive (SR 50) to Lake Pickett Road from 50 mph to 40 mph. District 5. (Traffic Engineering Division)
6.     **25-685**       Approval of Change Order No. 2, Purchase Order M114783, Installing Stormwater Bypass System, extending the emergency pumping and builder's risk insurance, with Thalle Construction Co., Inc. in the amount of \$527,315.88, for a revised total amount of \$1,354,825.64. District 6. (Stormwater Management Division)
7.     **25-689**       Approval and execution of (1) Resolution 2025-M-17 of the Orange County Board of County Commissioners regarding the Local Agency Program Supplemental Agreement with the State of Florida Department of Transportation concerning Buck Road Bridge Project (FPN Number 439252-1-58/68-01) and (2) State of Florida Department of Transportation Local Agency Program Supplemental Agreement FPN: 439252-1-58/68-01 Contract No.: G2R43. District 5. (Transportation Planning Division)

#### **K. UTILITIES DEPARTMENT**

1. **25-673** Approval of commercial refuse license for Affinity Waste Solutions, LLC to provide solid waste hauling services to commercial generators in Orange County for a five-year term. All Districts. (Solid Waste Division)
2. **25-674** Approval of commercial refuse license for SJP Enterprises, LLC dba Prince Containers to provide solid waste hauling services to commercial generators in Orange County for a five-year term. All Districts. (Solid Waste Division)

## II. INFORMATIONAL ITEMS\*\*

### A. COUNTY COMPTROLLER

1. **25-654** Receipt of the following items to file for the record:
  - a. Narcoossee Community Development District Proposed Budget Fiscal Year 2026.
  - b. Falcon Trace Community Development District Proposed Budget Fiscal Year 2026.
  - c. Westwood/OCC Community Development District Proposed Budget Fiscal Year 2026.
  - d. Winter Garden Community Redevelopment Agency Annual Report dated March 31, 2025.
  - e. Bond Disclosure Supplement Orange County, Florida for the year ended September 30, 2024.
  - f. Annual Comprehensive Financial Report Orange County, Florida for the year ended September 30, 2024.
  - g. Peoples Gas System, Inc. filed a petition with the Florida Public Service Commission (PSC) (Docket No. 20250029-GU) requesting and receiving approval for an increase to customer base rates and service charges for new rates effective January 1, 2026, and another smaller adjustment effective January 1, 2027.
  - h. Florida Public Service Commission Order Suspending Tariffs. In re: Petition for rate increase by Florida Power & Light Company.

These items were received and filed.

## III. DISCUSSION AGENDA

**A. COUNTY ADMINISTRATOR**

1.     **25-693**         Appointment of two Commissioners and one citizen member to the 2025 Value Adjustment Board and the designation of two alternate Commissioners and one alternate citizen member.

Board discussion ensued. County Attorney Newton contributed to the discussion.

The Mayor affirmed the re-appointment of Commissioner Gomez Cordero and Commissioner Uribe as Board members to the 2025 Value Adjustment Board; further, reappoint Commissioner Wilson and Commissioner Moore as alternate Board members to the 2025 Value Adjustment Board; further re-appoint Commissioner Gomez Cordero as Chair, Commissioner Uribe as Vice Chair, and appointment of Commissioner Wilson as alternate Vice Chair to the 2025 Value Adjustment Board further, reappoint Robert Caldwell as a citizen member to the 2025 Value Adjustment Board; and further, reappoint Ruye Hawkins as an alternate citizen member to the 2025 Value Adjustment Board.

2.     **25-707**         Approval of the Membership and Mission Review Board's recommendation for the reappointment of Peter J. Fleck to the Environmental Protection Commission in the regulated private business or municipality representative category with a term expiring December 31, 2025. (Agenda Development Office)

The following person addressed the Board: Peter Fleck.

The following material was presented to the Board: Exhibit 1, from Peter Fleck.

A motion was made by Commissioner Wilson, seconded by Commissioner Martinez Semrad, to deny the Membership and Mission Review Board's recommendation for the reappointment of Peter J. Fleck to the Environmental Protection Commission in the regulated private business or municipality representative category with a term expiring December 31, 2025. The motion failed by the following vote:

**Aye:** 3 - Commissioner Wilson, Commissioner Uribe, and Commissioner Martinez Semrad

**Nay:** 4 - Mayor Demings, Commissioner Moore, Commissioner Gomez Cordero, and Commissioner Scott

A motion was made by Commissioner Moore, seconded by Commissioner Gomez Cordero, to approve the Membership and Mission Review Board's recommendation for the reappointment of Peter J. Fleck to the Environmental Protection Commission in the regulated private business or municipality representative category with a term expiring December 31, 2025. The motion carried by the following vote:

**Aye:** 4 - Mayor Demings, Commissioner Moore, Commissioner Gomez Cordero, and Commissioner Scott

**Nay:** 3 - Commissioner Wilson, Commissioner Uribe, and Commissioner Martinez Semrad

**B. COUNTY MAYOR**

1. **25-650** Small Business Grantees Update. (Office of Economic, Trade and Tourism Development)

The following persons addressed the Board:

- Tammie Sweet
- Rajiv Menon
- Erica Sanders-Ricketts
- Rafael Caamano
- Roger Colon

The following material was presented to the Board: Exhibit 1, from Roger Colon.

The Board took no action.

**C. PUBLIC WORKS DEPARTMENT**

1. **25-690** Stormwater Utility Fee Update.

The following person addressed the Board: Brian Mack.

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

The Board took no action.

**D. COMMISSIONER'S REPORT**

1. **25-704** Commissioner Martinez Semrad would like to discuss Split Oak Forest.

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

The Board took no action.

**Presentation of a proclamation recognizing May 4 through May 10, 2025 as National Travel and Tourism Week**

**IV. PUBLIC HEARINGS****A. Shoreline Alteration/Dredge and Fill**

1. **25-550** ✓Case # SADF-25-01-000

Fawad Kirmani, Lake Tibet, permit; District 1

**Consideration:** Request for a Shoreline Alteration/Dredge and Fill Permit SADF # 25-01-000 to authorize the construction of a replacement vinyl seawall, faced with riprap and plantings, along the shoreline of Lake Tibet, pursuant to Orange County Code, Chapter 33, Article IV, Windermere

Water and Navigation Control District.

**Location:** District 1; on property located adjacent to Lake Tibet, located at 9130 Bay Point Drive, Orlando, FL 32819; Orange County, Florida (legal property description on file in Environmental Protection Division)

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Uribe, to accept the findings and recommendation of the Environmental Protection Division; and further, approve the Shoreline Alteration/Dredge and Fill Permit (SADF-25-01-000) subject to the twenty-eight (28) conditions of approval listed in the Staff Report dated March 31, 2025. The motion carried by the following vote:

**Aye:** 5 - Mayor Demings, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Martinez Semrad

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

## **B. Petition to Vacate**

### **2. 25-571 Case # PTV-24-12-037**

Bluma Morozow, vacate a portion of a utility easement; District 1

**Consideration:** Resolution granting Petition to Vacate # 24-12-037, vacating a 9-foot-wide portion of a 15-foot-wide utility easement that lies along the rear property line of her residential parcel, located within the Sand Lake Hills Section Nine Subdivision, containing a total of approximately 675.00 square feet.

**Location:** District 1; The parcel address is 6037 Silk Oak Drive; S22/T23/R28; Orange County, Florida (legal property description on file)

The following persons addressed the Board:

- Joseph Saul
- Bluma Morozow

A motion was made by Mayor Demings, seconded by Commissioner Gomez Cordero, to approve the request listed in the Staff Report dated May 6, 2025. The motion carried by the following vote:

**Aye:** 5 - Mayor Demings, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Martinez Semrad

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

## **C. Exclusive Method for Voluntary Annexation and Interlocal Agreement**

### **3. 25-649 Exclusive Method for Voluntary Annexation and Interlocal Agreement for Annexation of 1010 Arthur Avenue between the City of Orlando, Florida and Orange County, Florida; District 2**

**Consideration:** Exclusive Method for Voluntary Annexation and Interlocal Agreement for

Annexation of 1010 Arthur Avenue between the City of Orlando, Florida and Orange County, Florida

**Location:** 1010 Arthur Avenue; generally bounded by Arthur Avenue to the north, Edgewater Drive to the east, Grant Boulevard to the west, and Webster Avenue to the south.

A motion was made by Commissioner Moore, seconded by Commissioner Martinez Semrad, to approve the annexation request; and further, approve and execute the Interlocal Agreement for Annexation of 1010 Arthur Avenue between City of Orlando, Florida and Orange County, Florida. The motion carried by the following vote:

**Aye:** 5 - Mayor Demings, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Martinez Semrad

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

#### **D. Development Plan**

**4.      25-620      ✓Case # DP-24-10-242**

Christopher Leppert, Kimley-Horn & Associates, Inc., Silver City Properties  
Planned Development / Lot 4 Phase 1 Student Housing Development Plan;  
District 5

**Consideration:** Silver City Properties Planned Development / Lot 4 Phase 1 Student Housing Development Plan, Case # DP-24-10-242, submitted in accordance with Article II of the Orange County Subdivision Regulations; This Development Plan (DP) is a request to construct 182 units (580 beds) of student housing and an associated clubhouse, along with 6,103 sq. ft. of retail space, on 13.14 acres; pursuant to Orange County Code, Section 38-1203 and Chapter 30, Article II, Section 30-40

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

County staff announced there was an error in the published advertisement regarding the applicant's name. The correct name is Brittany Eveler with Nvision Development.

Revised Condition of Approval #15:

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

The following person addressed the Board: Mickey Grindstaff.

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; further, approve the request subject to the thirty (30) conditions of approval listed under the Development Review Committee

recommendation in the Staff Report dated April 25, 2025; and further, modify condition of approval #15. The motion carried by the following vote:

**Aye:** 5 - Mayor Demings, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Martinez Semrad

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

#### **E. Planned Development**

**5.      25-622           √Case # LUP-24-12-293**

Mary Philbin, Share the Care, Inc., Share the Care Planned Development (PD); District 5

**Consideration:** This request is to rezone 0.73 acres from P-O (Professional Office District) to PD (Planned Development District) with a proposed development program of up to 7,713 square feet of office and adult day care uses. The following waivers from Orange County Code are being requested: 1. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8-foot setback along the west property line in lieu of 25-feet. 2. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 16- foot setback along the north property line in lieu of 25-feet. 3. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8-foot setback along the south property line in lieu of 25-feet. 4. A waiver from Section 24-4(d) building perimeter landscaping to allow 5-foot building perimeter landscaping along the east side of the proposed building in lieu of 8-foot; pursuant to Orange County Code, Chapter 30.

**Location:** District 5; properties located at 118, 112 & 108 North Wymore Road; South of Euston Road / East of South Wymore Road; Orange County, Florida (legal property description on file in Planning Division)

The following persons addressed the Board:

- David Lamm
- Mary Ellen Philbin
- Madeline Fosmo
- Frederick West
- John Mitchell
- Leon Huffman

The following material was received by the Clerk prior to the close of the public hearing. The material referenced by the speaker was not presented to the Board: Submittal 1, from John Mitchell.

New Condition of Approval #15:

15. Upon the submission of site plans staff shall evaluate the feasibility of a restriction of right turns from the site onto Euston Road.

Previous Condition of Approval #15 is renumbered to Condition of Approval #16:



~~45-~~ 16. The following waivers from Orange County Code are granted:

- a. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8-feet setback along the west property line in lieu of 25-feet.
- b. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 16- feet setback along the north property line in lieu of 25-feet.
- c. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8- feet setback along the south property line in lieu of 25-feet.
- d. A waiver from Section 24-4(d) building perimeter landscaping to allow 5-feet building perimeter landscaping along the east side of the proposed building in lieu of 8-feet.

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; further, approve the request subject to the fifteen (15) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report dated April 21, 2025; further, approve new condition of approval #15; and further, approve renumbered condition of approval #16. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Wilson

**6.      25-623      √Case # LUP-24-12-298**

M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.,  
Grace Fellowship Planned Development (PD); District 2

**Consideration:** This request to rezone 15.40 acres from A-1 (Citrus Rural District) and R-3 (Multi-Family Dwelling District) to Planned Development (PD) with a proposed development program of 203,822 square feet of religious institution with 1,800 seats and accessory uses, and a 22,790 square foot counselling center. In addition, the following waiver from Orange County Code is being requested: A waiver from Orange County Code Section 38-1272(a)(3)(e) to allow an existing metal building 12.2 feet, as identified on Sheet S-1, from the west property line in lieu of the PD perimeter setback of 25-feet; pursuant to Orange County Code, Chapter 30.

**Location:** District 2; properties located at 2200 & 2300 Pembroke Drive; East of Forest City Road / South of Pembroke Drive; Orange County, Florida (legal property description on file in Planning Division)

The following persons addressed the Board:

- Rebecca Wilson
- Milly Milagros Lopez
- Brent Ellis

- Rick Garrett

A motion was made by Commissioner Moore, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the sixteen (16) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report dated April 25, 2025. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Wilson

7. **25-624**      √Case # LUP-24-11-264

Bradley Elwell, AVCON, Inc., Hibiscus Springs Planned Development (PD);  
District 2

**Consideration:** This request is to rezone 3.47 acres from R-3 (Multi-Family Dwelling District) to PD (Planned Development District) with a proposed development program of up to 30 single-family attached residential dwelling units. In addition, the applicant is requesting five (5) waivers from Orange County Code for reduced lot sizes and setbacks. The following waivers from Orange County Code are being requested: 1. A waiver from Section 38-79(20)(f)(2) to allow for a minimum lot size of 1,800 square feet in lieu of the required 2,000 square feet minimum lot size. 2. A waiver from Section 38-79(20)(f)(3) to allow for a front yard setback of 15-feet in lieu of the required 20-foot minimum front yard setback. 3. A waiver from Section 38-79(20)(f)(5) to allow for a minimum side street yard setback of 10-feet in lieu of the required 15-foot minimum side street yard setback. 4. A waiver from Section 38-79(20)(f)(6) to allow for a rear yard setback of 15-feet in lieu of the required 20-foot minimum rear yard setback. 5. A waiver from Section 38-1254(a)(1) to allow for a PD boundary setback of 15-feet in lieu of the required 25-foot minimum PD boundary setback; pursuant to Orange County Code, Chapter 30.

**Location:** District 2; property generally located East of Old Apopka Road / West of Sheeler Avenue / North of East Cleveland Street; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: Rick Baldocchi.

A motion was made by Commissioner Moore, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the nineteen (19) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report dated April 21, 2025. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Wilson

8. **25-625**      √Case # LUP-24-12-297

Momtaz Barq, Terra-Max Engineering, Inc., Fenton Street Planned Development (PD); District 1

**Consideration:** This request is to rezone 3.22 acres from R-CE to PD (Planned Development) with a proposed development program of up to 6 single-family attached residential dwelling units; pursuant to Orange County Code, Chapter 30.

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

County staff announced the original request is for 6 single-family attached residential dwelling units however per discussion at the Planning and Zoning Commission Hearing the applicant did agreed to the limit the development to 5 single-family attached residential dwelling units.

The following persons addressed the Board:

- Momtaz Barq
- Sam Devnani
- Lane Neilson

A motion was made by Commissioner Uribe, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the eighteen (18) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report dated April 25, 2025. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Wilson

#### F. Planned Development – Land Use Plan Amendment

9. **25-626**      ✓Case # LUPA-24-11-278

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

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

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

The following person addressed the Board: David Evans.

A motion was made by Commissioner Scott, seconded by Mayor Demings, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the thirteen (13) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report dated April 21, 2025. Discussion ensued. Deputy County Attorney Holmes contributed to the discussion. No vote was taken.

A motion was made by Commissioner Scott, seconded by Commissioner Uribe, to withdraw his motion to approve the recommended action. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Wilson

A motion was made by Commissioner Uribe, seconded by Commissioner Scott, to continue the public hearing until May 20, 2025, at 2 p.m. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Wilson

**10.     25-627             √Case # LUPA-24-11-268**

Brian Forster, Land Design, South Goldenrod Townhomes Planned Development - Land Use Plan Amendment; District 3

**Consideration:** This request is to rezone 6.84 acres from A-1 (Citrus Rural District) to PD (Planned Development District) to add to the South Goldenrod Townhomes PD. The request is also to increase the allowable entitlement program for the overall PD from 110 to 167 single-family attached residential dwelling units; pursuant to Orange County Code, Chapter 30.

**Location:** District 3; property generally located West of Goldenrod Road / South of Curry Ford Road; Orange County, Florida (legal property description on file in Planning Division)

The following persons addressed the Board:

- Jason Rostek
- Tina Demostene

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

**Aye:** 5 - Mayor Demings, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Scott

**Absent:** 2 - Commissioner Wilson, and Commissioner Martinez Semrad

### **G. Substantial Change**

**11.     25-231**         √Case # CDR-24-05-130

Steve Boyd, Boyd Civil Engineering, Inc., Orangewood N-1 Planned Development (PD), amend plan; District 1 (Continued from March 11, April 8, and May 6, 2025)

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

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

The following person addressed the Board: Chris Roper.

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Moore, to continue the public hearing until June 17, 2025, at 2 p.m. The motion carried by the following vote:

**Aye:** 5 - Mayor Demings, Commissioner Moore, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

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

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

**12.     25-598**         Adoption of Future Land Use Map Amendment SS-25-02-080, Ordinance, and Concurrent Rezoning LUPA-24-12-296, Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A. (Continued from May 6, 2025)

a. Amendment SS-25-02-080

**Consideration:** To change the Future Land Use Map designation of the 26.42-acre Hospitality Center Planned Development (PD) and a 3.9-acre portion of the neighboring World Resort PD from Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 1; property generally located east of Poinciana Boulevard, south of State Road 417, and north of the Orange County-Osceola County line; Orange County, Florida (legal property description on file in Planning Division)

And

## b. Ordinance for Proposed Amendment

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

And

## c. Rezoning LUPA-24-12-296

**Consideration:** A requested Land Use Plan Amendment (LUPA) to expand the 26.42-acre Hospitality Center Planned Development (PD) to 48.77 gross acres by rezoning 17.95 adjacent acres from A-2 (Farmland Rural District) to PD (Planned Development District) and adding this acreage, a 3.9-acre portion of the neighboring World Resort PD, and 0.50 acre of adjoining right-of-way to the Hospitality Center PD. This request also includes the following waiver from Orange County Code: A waiver from Orange County Code Section 38-1476 is requested to allow a reduction of parking at a rate of 1.45 parking spaces in lieu of 1.5 for one-bedroom units, and to allow two-bedroom and three-bedroom dwelling units at a parking rate of 1.80 in lieu of 2.0; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 1; property generally located east of Poinciana Boulevard, south of State Road 417, and north of the Orange County-Osceola County line; Orange County, Florida (legal property description on file in Planning Division)

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

**Aye:** 5 - Mayor Demings, Commissioner Moore, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

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

**13.     25-607**           Adoption of Future Land Use Map Amendment SS-25-02-073, Ordinance, and Concurrent Rezoning RZ-25-02-073, Diana Almodovar, Marcos Marchena, & Carlos Rivero

## a. Amendment SS-25-02-073

**Consideration:** To change the Future Land Use designation from Rural Settlement 1/1 (RS 1/1) to Commercial (C), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 5; property generally located south of E. Colonial Drive, east of S. Tanner Road, north of Old Cheney Highway; Orange County, Florida (legal property description on file in Planning Division)

And

## b. Ordinance for Proposed Amendment

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

And

c. ✓Rezoning RZ-25-02-073

**Consideration:** Request to change the zoning from C-1 (Retail Commercial District) to C-2 (General Commercial District-Restricted) to allow for the onsite sale and outdoor storage of sheds; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 5; property generally located south of E. Colonial Drive, east of S. Tanner Road, north of Old Cheney Highway; Orange County, Florida (legal property description on file in Planning Division)

The following persons addressed the Board:

- Diana Almodovar
- Carlos Rivero
- John Fauth
- Liz Connor
- Dana Hutchinson
- Jeanne Mcknight
- Terry Sible
- Carl Eugene Speake
- Pamela Sible
- Susie Morris
- Heather Rittenhouse
- Suzanne Arnold
- Johnny Gonzalez
- Matthew Grocholske
- Cheryl Coats
- Marcos Marchena

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

- Exhibit 1, from Carlos Rivero
- Exhibit 3, from John Fauth
- Exhibit 4, from Pamela Sible

The material referenced by the speaker was not received by the Clerk prior to the close of the public hearing: Exhibit 2, from Carlos Rivero.

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Scott, to

make a finding of inconsistency with the Comprehensive Plan; further, deny Amendment SS-25-02-073, Commercial (C) Future Land Use Map Amendment; further, deny associated Ordinance; and further, deny the rezoning request from C-1 (Retail Commercial District) to C-2 Restricted (General Commercial District) zoning, to allow for the onsite sale and outdoor storage of sheds. The motion carried by the following vote:

**Aye:** 5 - Mayor Demings, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

**Nay:** 1 - Commissioner Moore

**Absent:** 1 - Commissioner Wilson

- 14.     25-614**           Adoption of Future Land Use Map Amendment SS-25-01-070, Ordinance, and Concurrent Rezoning RZ-25-01-070, German Vivas and Hortencia Margarita Silva Vivas

a. Amendment SS-25-01-070

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

**Location:** District 5; property generally located south of Sali Drive, east of Westfall Drive, north of Elm Street, and west of N. Dean Rd; Orange County, Florida (legal property description on file in Planning Division)

And

b. Ordinance for Proposed Amendment

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

And

c. ✓Rezoning RZ-25-01-070

**Consideration:** Request to change the zoning from R-1A (Single-Family Dwelling District) to R-2 (Residential District) to allow for the construction of townhomes; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 5; property generally located south of Sali Drive, east of Westfall Drive, north of Elm Street, and west of N. Dean Rd; Orange County, Florida (legal property description on file in Planning Division)

The following persons addressed the Board:



- Sissy Sanchez
- Deborah Leatherland

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; further, adopt Amendment SS-25-01-070 Medium Density Residential (MDR) Future Land Use Map Amendment; further, adopt associated Ordinance 2025-08; and further, approve the rezoning request from R-1A (Single-Family Dwelling District) to R-2 (Residential District) zoning, to allow for the construction of townhomes. The motion carried by the following vote:

**Aye:** 5 - Mayor Demings, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Martinez Semrad

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

15. **25-616** Adoption of Future Land Use Map Amendment SS-25-02-072, Ordinance, and Concurrent Rezoning RZ-25-02-072, Bradley Busbin, Busbin Law Firm, P.A.

a. Amendment SS-25-02-072

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

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

And

b. Ordinance for Proposed Amendment

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

And

c. ☒ Rezoning RZ-25-02-072

**Consideration:** Request to rezone from A-1 to C-1 to allow for the development of C-1 retail uses: 100,000 sq. ft. of climate-controlled self-storage; 15,000 - 20,000 sq. ft. retail plaza; and 15,000 - 20,000 sq. ft. medical office space; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 2; properties located at 6711, 6767, and 6833 Clarcona Ocoee Road; property generally located south of Groveline Drive, east of N. Hiawassee Road, north of

Clarcona Ocoee Road, and west of Long Breeze Road; Orange County, Florida (legal property description on file in Planning Division)

The following person addressed the Board: McGregor Love.

A motion was made by Commissioner Moore, seconded by Commissioner Gomez Cordero, to continue the public hearing until May 20, 2025, at 2 p.m. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Wilson

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

- 16.     25-618**           Adoption of Future Land Use Map Amendment SS-25-02-074 and Ordinance, M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

a. Amendment SS-25-02-074

**Consideration:** To change the Future Land Use designation from Office (O) to High Density Residential (HDR) - Student Housing, pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 5; property located at 11486 Corporate Blvd., Generally located west of Quadrangle Blvd., south of Corporate Blvd., and north of University Blvd; Orange County, Florida (legal property description on file in Planning Division)

And

b. Ordinance for Proposed Amendment

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

The following person addressed the Board: Rebecca Wilson.

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; further, adopt Amendment SS-25-02-074, High Density Residential-Student Housing (HDR-Student Housing) Future Land Use Map designation; and further, adopt associated Ordinance 2025-09. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Wilson

## **J. Ordinance/Comprehensive Plan - Adoption of Small-Scale Future Land Use Amendment and Ordinance**

17.     **25-619**           Adoption of Future Land Use Map Amendment SS-24-12-054 and Ordinance, M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

a. Amendment SS-24-12-054

**Consideration:** To change the Future Land Use Map from Office to High Density Residential (HDR - Student Housing) to allow a maximum of 428 student housing units (maximum of 1,712 bedrooms), pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

**Location:** District 5; property located at 3755 Quadrangle Blvd., Generally located east of Quadrangle Blvd., south of Corporate Blvd., and north of High Tech Avenue; Orange County, Florida (legal property description on file in Planning Division)

And

b. Ordinance for Proposed Amendment

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

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, adopt Amendment SS-24-12-054, High Density Residential-Student Housing (HDR-Student Housing) Future Land Use Map designation; and further, adopt associated Small Scale Development Ordinance 2025-10. The motion carried by the following vote:

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

**Absent:**    1 - Commissioner Wilson

## **K. Comprehensive Plan – Adoption of Regular Cycle Staff-Initiated Text Amendments, and Ordinances**

18.     **25-710**           Adoption of Staff-Initiated Comprehensive Plan Text & Map Amendment 2024-2-B-CP-1, and Ordinance

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

**Consideration:** Text and map amendments to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan, to amend existing policies to create the Kilgore

Road Rural Residential Enclave and add Map 25(f), to the Future Land Use Map Series.

And

b. Ordinance for Proposed Text and Map Amendment

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

Clerk's Note: Adoption of the ordinance public hearing was not considered.

A motion was made by Mayor Demings, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, determine that the proposed amendment is in compliance; and further, adopt Amendment 2024-2-B-CP-1. The motion carried by the following vote:

**Aye:** 5 - Mayor Demings, Commissioner Moore, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

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

**19.     25-712**           Adoption of Staff-Initiated Comprehensive Plan Text & Map Amendment 2024-2-B-CP-2, and Ordinance

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

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

And

b. Ordinance for Proposed Text and Map Amendment

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

Clerk's Note: Adoption of the ordinance public hearing was not considered.

The following persons addressed the Board:

- Liz Connor
- Brent Spain

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, determine that the proposed amendment is in compliance; and further, adopt Amendment 2024-2-B-CP-2. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Wilson

**20.     25-713**           Adoption of Staff-Initiated Comprehensive Plan Text & Map Amendment 2024-2-B-CP-3, and Ordinance

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

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

And

b. Ordinance for Proposed Text and Map Amendment

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

Clerk's Note: Adoption of the ordinance public hearing was not considered.

The following persons addressed the Board:

- Liz Connor
- Matthew Grocholske

A motion was made by Commissioner Uribe, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; further, determine that the proposed amendment is in compliance; and further, adopt Amendment 2024-2-B-CP-3. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Wilson

**L. Ordinance**

- 21.     25-657**         Amending Orange County Code, repealing Chapter 31.5 titled “The Orange County Sign Ordinance” marking Chapter 31.5 “Reserved” - 1st hearing (2nd hearing on June 3, 2025)

**Consideration:** AN ORDINANCE OF ORANGE COUNTY, FLORIDA REPEALING CHAPTER 31.5 TITLED THE ORANGE COUNTY SIGN ORDINANCE; MARKING CHAPTER 31.5 “RESERVED”; AND PROVIDING AN EFFECTIVE DATE.

The following persons addressed the Board:

- Orange County School Board Chair Teresa Jacobs
- Anna Diaz
- Michael Gilbrook
- Ben Shepler
- Amber Homberger
- Lacey Quinn
- Erin Loranger
- Michael Junge
- Christopher Bahr
- Valeria Menendez
- Ramon Pereira Bonilla
- Sharon Carter
- Victoria Hernandez
- Matthew Grocholske
- Sam Abrams
- Jessica Doyle
- Stefannia Tasayco
- Mike Bustillos
- Angela Emerson
- Noah Emerson

The following material was received by the Clerk prior to the close of the public hearing. The material referenced was not presented to the Board: Submittal 1, from Anonymous 1.

The Board took no action.

**and**

- 22.     25-658**         Amending and repealing certain provisions of Chapter 38 (“Zoning”) of the Orange County Code to provide consistency with the Comprehensive Plan and new Land Development Regulations known as the Orange Code for Orange County; Amending Article I (“In General”); Amending Article II (“Administration, Enforcement and Penalties”); Repealing Article III

("Nonconforming Uses"); Repealing Article IV ("Zoning Districts Established; Zoning Map"); Repealing Article V ("Agricultural Districts"); Repealing Article VI ("Residential Districts"); Amending and repealing certain provisions of Article VII ("Commercial Districts"); Repealing Article VIII (P-D Planned Development District") and reenacting certain provisions as new Chapter 39 ("Planned Development") of Orange County Code; Repealing certain provisions of Article IX ("General Supplemental Regulations"); Repealing Article X ("Performance Standards"); Repealing Article XI ("Off-Street Parking and Loading Regulations"); Repealing Article XII ("Site and Building Requirements; Repealing Article XIII (Campgrounds and Recreational Vehicle Parks"; Repealing Article XVII (Neighborhood Districts"); Repealing Article XVIII (Public School Siting Regulations"); Repealing Certain Provisions of Article XIX ("Collection Bins"); and providing for an effective date; Countywide - 1st hearing (2nd hearing on June 3, 2025)

**Consideration:** AN ORDINANCE PERTAINING TO THE USE OF LAND IN THE UNINCORPORATED AREA OF ORANGE COUNTY, FLORIDA; AMENDING AND REPEALING CERTAIN PROVISIONS OF CHAPTER 38 ("ZONING") OF THE ORANGE COUNTY CODE TO PROVIDE CONSISTENCY WITH THE COMPREHENSIVE PLAN AND NEW LAND DEVELOPMENT REGULATIONS KNOWN AS THE ORANGE CODE FOR ORANGE COUNTY; AMENDING ARTICLE I ("IN GENERAL"); AMENDING ARTICLE II ("ADMINISTRATION, ENFORCEMENT AND PENALTIES"); REPEALING ARTICLE III ("NONCONFORMING USES"); REPEALING ARTICLE IV ("ZONING DISTRICTS ESTABLISHED; ZONING MAP); REPEALING ARTICLE V ("AGRICULTURAL DISTRICTS"); REPEALING ARTICLE VI ("RESIDENTIAL DISTRICTS"); AMENDING AND REPEALING CERTAIN PROVISIONS OF ARTICLE VII ("COMMERCIAL DISTRICTS"); REPEALING ARTICLE VIII ("P-D PLANNED DEVELOPMENT DISTRICT") AND REENACTING CERTAIN PROVISIONS AS NEW CHAPTER 39 ("PLANNED DEVELOPMENT") OF ORANGE COUNTY CODE; REPEALING CERTAIN PROVISIONS OF ARTICLE IX ("GENERAL SUPPLEMENTAL REGULATIONS"); REPEALING ARTICLE X ("PERFORMANCE STANDARDS"); REPEALING ARTICLE XI ("OFF-STREET PARKING AND LOADING REGULATIONS"); REPEALING ARTICLE XII ("SITE AND BUILDING REQUIREMENTS"); REPEALING ARTICLE XIII ("CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS"); REPEALING ARTICLE XVII ("NEIGHBORHOOD DISTRICTS"); REPEALING ARTICLE XVIII ("PUBLIC SCHOOL SITING REGULATIONS"); REPEALING CERTAIN PROVISIONS OF ARTICLE XIX ("COLLECTION BINS"); AND PROVIDING FOR AN EFFECTIVE DATE.

The Board took no action.

**and**

- 23.     25-659**       Enacting Chapter 40 entitled the Orange Code for Orange County, Florida to provide for consistency with the Comprehensive Plan; Providing for a short title of "Orange Code"; Providing for the establishment of zones and the adoption of an official zoning map; Providing for rezoning and development review; Providing for permitted, conditional, and prohibited uses; Providing for variances, special exceptions, and minor deviations; Providing for

submission requirements; Providing for appeals; Providing for nonconformities; Providing for zone standards; Providing for special zones; Providing for site and building requirements; Providing for parking requirements; Providing for landscaping standards; Providing for signs; Providing for overlay districts; Providing for use performance standards; Providing for temporary structures and uses; Providing for use of public right-of-way; Providing for regulations for specific uses; Providing for communication towers; Providing for public school siting regulations; Providing for site development; Providing for roads; Providing for utilities; Providing for civic and open space; Providing for definitions; Providing for codification into the Orange County Code of Ordinances; and providing an effective date; Countywide - 1st hearing (2nd hearing on June 3, 2025)

**Consideration:** AN ORDINANCE PERTAINING TO LAND USE AND ZONING IN UNINCORPORATED ORANGE COUNTY, FLORIDA; CREATING CHAPTER 40 ENTITLED THE ORANGE CODE FOR ORANGE COUNTY, FLORIDA TO PROVIDE FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR A SHORT TITLE OF "ORANGE CODE"; PROVIDING FOR THE ESTABLISHMENT OF ZONES AND THE ADOPTION OF AN OFFICIAL ZONING MAP; PROVIDING FOR REZONING AND DEVELOPMENT REVIEW; PROVIDING FOR PERMITTED, CONDITIONAL, AND PROHIBITED USES; PROVIDING FOR VARIANCES, SPECIAL EXCEPTIONS, AND MINOR DEVIATIONS; PROVIDING FOR SUBMISSION REQUIREMENTS; PROVIDING FOR APPEALS; PROVIDING FOR NONCONFORMITIES; PROVIDING FOR ZONE STANDARDS; PROVIDING FOR SPECIAL ZONES; PROVIDING FOR SITE AND BUILDING REQUIREMENTS; PROVIDING FOR PARKING REQUIREMENTS; PROVIDING FOR LANDSCAPING STANDARDS; PROVIDING FOR SIGNS; PROVIDING FOR OVERLAY DISTRICTS; PROVIDING FOR USE PERFORMANCE STANDARDS; PROVIDING FOR TEMPORARY STRUCTURES AND USES; PROVIDING FOR USE OF PUBLIC RIGHT-OF-WAY; PROVIDING FOR REGULATIONS FOR SPECIFIC USES; PROVIDING FOR COMMUNICATION TOWERS; PROVIDING FOR PUBLIC SCHOOL SITING REGULATIONS; PROVIDING FOR SITE DEVELOPMENT; PROVIDING FOR ROADS; PROVIDING FOR UTILITIES; PROVIDING FOR CIVIC AND OPEN SPACE; PROVIDING FOR DEFINITIONS; PROVIDING FOR CODIFICATION INTO THE ORANGE COUNTY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

The Board took no action.

**and**

- 24.     25-656**     Amending various Chapters of the Orange County Code to provide consistency with the Comprehensive Policy Plan and land development regulations known as "Orange Code"; amending certain provisions of Chapter 3 ("Adult Entertainment Code"); amending and repealing certain provisions of Chapter 9 ("Building Construction Regulations"); amending certain provisions of Chapter 11 ("Code Enforcement"); amending certain



provisions of Chapter 15 ("Environmental Control"); amending certain provisions of Chapter 16 ("Excavation and Fill"); amending certain provisions of Chapter 21 ("Highways, Bridges and Miscellaneous Public Places"); amending certain provisions of Chapter 23 ("Impact Fees"); repealing Chapter 24 ("Landscaping, Buffering, and Open Space"); amending certain provisions of Chapter 28 ("Nuisances"); amending and repealing certain provisions of Chapter 30 ("Planning and Development"); amending certain provisions of Chapter 32 ("Solid Waste"); amending and repealing certain provisions of Chapter 34 ("Subdivisions Regulations"); amending certain provisions of Chapter 37 ("Water and Wastewater"); and providing for an effective date; Countywide - 1st hearing (2nd hearing on June 3, 2025)

**Consideration:** AN ORDINANCE PERTAINING TO THE USE OF LAND IN THE UNINCORPORATED AREA OF ORANGE COUNTY, FLORIDA; AMENDING VARIOUS CHAPTERS OF THE ORANGE COUNTY CODE TO PROVIDE CONSISTENCY WITH THE COMPREHENSIVE POLICY PLAN AND LAND DEVELOPMENT REGULATIONS KNOWN AS "ORANGE CODE"; AMENDING CERTAIN PROVISIONS OF CHAPTER 3 ("ADULT ENTERTAINMENT CODE"); AMENDING AND REPEALING CERTAIN PROVISIONS OF CHAPTER 9 ("BUILDING CONSTRUCTION REGULATIONS"); AMENDING CERTAIN PROVISIONS OF CHAPTER 11 ("CODE ENFORCEMENT"); AMENDING CERTAIN PROVISIONS OF CHAPTER 15 ("ENVIRONMENTAL CONTROL"); AMENDING CERTAIN PROVISIONS OF CHAPTER 16 ("EXCAVATION AND FILL"); AMENDING CERTAIN PROVISIONS OF CHAPTER 21 ("HIGHWAYS, BRIDGES AND MISCELLANEOUS PUBLIC PLACES"); AMENDING CERTAIN PROVISIONS OF CHAPTER 23 ("IMPACT FEES"); REPEALING CHAPTER 24 ("LANDSCAPING, BUFFERING, AND OPEN SPACE"); AMENDING CERTAIN PROVISIONS OF CHAPTER 28 ("NUISANCES"); AMENDING AND REPEALING CERTAIN PROVISIONS OF CHAPTER 30 ("PLANNING AND DEVELOPMENT"); AMENDING CERTAIN PROVISIONS OF CHAPTER 32 ("SOLID WASTE"); AMENDING AND REPEALING CERTAIN PROVISIONS OF CHAPTER 34 ("SUBDIVISIONS REGULATIONS"); AMENDING CERTAIN PROVISIONS OF CHAPTER 37 ("WATER AND WASTEWATER"); AND PROVIDING FOR AN EFFECTIVE DATE.

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: 8:47 p.m.

ATTEST:

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

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

ATTEST SIGNATURE:

\_\_\_\_\_  
Phil Diamond  
County Comptroller as Clerk

\_\_\_\_\_  
Deputy Clerk

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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.