

**ORANGE COUNTY
PLANNING AND ZONING COMMISSION (PZC) / LOCAL PLANNING AGENCY
(LPA)
Meeting of July 19, 2018**

The Orange County Planning and Zoning Commission (PZC) / Local Planning Agency (LPA) met at 9:00 a.m. on July 19, 2018 in the Orange County Commission Chambers, 201 South Rosalind Avenue, Orlando, Florida 32801.

PRESENT:	James Dunn (Chairperson)	District 1
	William Gusler	District 2
	Tina Demostene	District 3
	Pat DiVecchio	District 4
	Gordon Spears	District 5
	JaJa Wade	District 6
	Paul Wean	At Large

ABSENT:	Yog Melwani (Vice Chairman)	At Large
	Jose Cantero	At Large

ALSO

PRESENT: Planning Division: John Smogor, Planning Administrator; Eric Raasch, Chief Planner; Steven Thorp, Planner; Nicolas Thalmueller, Planner; Nate Wicke, Planner; and Terri-Lyn Pontius, Administrative Assistant.

Chairperson Dunn called the meeting to order. Following the Pledge of Allegiance, the following agenda items were called:

APPROVAL OF MINUTES

A motion was made by Commissioner DiVecchio to approve the June 21, 2018 minutes. The motion was seconded by Commissioner Wean, and then approved unanimously (7-0 vote) with Commissioner Cantero and Melwani absent.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

No new business was discussed.

CONVENTIONAL REZONING PUBLIC HEARINGS:

1. Edmund Pikula, RZ-18-07-034, District 6

Consideration: A request to rezone 0.46 gross acres from R-1A Single-Family Dwelling District) **to** NR (Neighborhood District) for two (2) single-family detached dwelling units (one per lot, pending approved lot split).

Location: 1500 23rd Street, or generally located on the south side of 23rd Street, approximately 250 feet east of S. Rio Grande Avenue.

Tract Size: 0.46 gross acres

Speakers: Edmund Pikula (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, and recommend **APPROVAL** of the requested NR (Neighborhood Residential) rezoning.

Motion / Second: JaJa Wade / William Gusler

AYE (voice vote): JaJa Wade, William Gusler, Pat DiVecchio, Tina Demostene, Gordon Spears, and James Dunn

NAY (voice vote): None

Absent Jose Cantero and Yog Melwani

2. Moshen Faraji-Tajrishi, RZ-18-07-035, District 3

Consideration: A request to rezone 0.179 gross acres from R-1A (Single-Family Dwelling District) **to** P-O (Professional Office District) for Professional Office Uses.

Location: 1325 S. Bumby Avenue; or generally located on the east side of S. Bumby Avenue, approximately 550 feet north of Curry Ford Road

Tract Size: 0.179 gross acre

Speakers: Moshen Faraji-Tajrishi (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested P-O (Professional Office District) zoning, subject to the following variances and restrictions:

Variances:

- 1) A variance from Orange County Code Section 38-1501 to allow for a minimum lot width of 50 feet, in lieu of the required 85-foot lot width in the P-O zoning district; and
- 2) A variance from Orange County Code Section 38-1501 to allow for a minimum lot area of 7,797 square feet, in lieu of the required 10,000 square foot lot are in the P-O zoning district.

Restrictions:

- 1) New billboards and pole signs shall be prohibited;
- 2) The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate P-O uses.
- 3) A Type "D" buffer shall be used to separate professional office (P-O) uses from all residential area, unless otherwise provided by Chapter 24. This buffer shall be completely opaque from the ground up to a height of a

least six (6) feet and shall be a minimum of ten (10) feet wide. The type D buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof, which maintains a completely opaque at planting and be capable of attaining full height and opacity within three (3) years

Motion / Second: Tina Demostene / Paul Wean

AYE (voice vote): Tina Demostene, Paul Wean, Pat DiVecchio, Gordon Spears, William Gusler James Dunn, and JaJa Wade

NAY (voice vote): None

Absent: Jose Cantero and Yog Melwani

3. Joseph Morrell, RZ-18-07-038, District 6

Consideration: A request to rezone 0.51 gross acres from R-1 (Single-Family Dwelling District) **to** I-2/I-3 (Industrial District).

Location: 5347 Carter Street and 600 Ring Road, or generally located on the west side of Ring Road, south side of Huppel Avenue, approximately 1,555 feet south of Old Winter Garden Road.

Tract Size: 0.51 gross acre

Speakers: Joseph Morell (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested I-2/ I-3 (Industrial District) zoning, subject to the following restrictions:

1. New billboards and pole signs shall be prohibited; and
2. The applicant/ developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the accommodation of -2/-3 uses.

Motion/ Second: JaJa Wade / Pat DiVecchio

AYE (voice vote): JaJa Wade, Pat DiVecchio, Paul Wean, Tina Demostene, William Gusler, Gordon Spears, and James Dunn

NAY (voice vote): None

Absent: Jose Cantero and Yog Melwani

4. Alexander Rey, RZ-18-07-039, District 3

Consideration: A request to rezone 7.73 gross acres from R-1AA (Single-Family Dwelling District) **to** R-1A (Single-Family Dwelling District) to allow for twenty-three (23) single-family residential dwelling units.

Location: 1302 S. Econlockhatchee Trail; or generally located on the west side of S. Econlockhatchee Trail, approximately 650 north of Oriente Street

Tract Size: 7.73 gross acre

Speakers: Chris Wilson (Applicant)
Michele Pierce (Opposed)
Robert Reyes (Opposed)
Denise L. Calabrese (Opposed)
Rita Griffin (Opposed)

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested R-1A (Single-Family Dwelling District) zoning, subject to the following restrictions:

- 1) Development shall be limited to up to twenty-three (23) single-family detached dwelling units;
- 2) All lots that abut the Econ Oaks subdivision shall conform to the R-1AA (Single-Family Dwelling District) development standards.

Motion / Second: Tina Demostene / Pat DiVecchio

AYE (voice vote): Tina Demostene, Pat DiVecchio, Gordon Spears, JaJa Wade, and James Dunn

NAY (voice vote): Paul Wean and William Gusler

Absent: Jose Cantero and Yog Melwani

5. Ryan Young, RZ-18-07-040, District 3

Consideration: A request to rezone 0.46 gross acres from R-1A (Single-Family Dwelling District) **to** R-1 (Single-Family Dwelling District).

Location: 1516 Jessamine Avenue, or generally located on the west side of Jessamine Avenue, approximately 120 feet south of Curry Ford Road.

Tract Size: 0.46 gross acre

Speakers: Applicant not present

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested R-1 (Single-Family Dwelling District) zoning.

Motion/ Second: Tina Demostene / William Gusler

AYE (voice vote): Tina Demostene, William Gusler, James Dunn, JaJa Wade, Gordon Spears, Pat DiVecchio, and Paul Wean

NAY (voice vote): None

Absent: Jose Cantero and Yog Melwani

6. Laura Villegas, RZ-18-07-041, District 4

Consideration: A request to rezone 1.967 gross acres from A-2 (Farmland Rural District) **to** I-1/I-5 (Industrial District) for outdoor storage of portable storage containers.

Location: 11617 Boggy Creek Road, or generally located on the west side of Boggy Creek Road, approximately 725 feet north of Airport Park Drive.

Tract Size: 1.967 gross acre

Speakers: Laura Villegas (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested I-1/I-5 (Industrial District) zoning, subject to the following restrictions:

- 1) New billboards and pole signs shall be prohibited; and
- 2) The applicant/ developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping and paved surfaces) prior to the accommodation of I-1/I-5 uses on the property.

Motion/ Second: Pat DiVecchio / JaJa Wade

AYE (voice vote): Pat DiVecchio, JaJa Wade, Paul Wean, Tina Demostene, William Gusler, Gordon Spears and James Dunn

NAY (voice vote): None

Absent: Jose Cantero and Yog Melwani

Public Hearing:

Dog-Friendly Dining Ordinance

Purpose: To approve the Dog Friendly Dining Ordinance regarding dogs at public food service establishments.

Speakers: Cristina Berrios, County Attorney's Office

Action: Make a finding of consistency with the Comprehensive Plan, and recommend **APPROVAL** of an Ordinance affecting the use of land in Orange County , Florida; Amending Chapter 38 of the Orange County Code (Zoning) by amending Section 38-79 (86) ("Conditions for Permitted Uses and Special Exceptions") regarding outdoor seating; Creating Section 38-1403 establishing a local exemption to the Food and Drug

Administration's Food Code for Dogs in designated outdoor portions for public food services establishments; and providing for an effective date.

Motion/ Second: Paul Wean / William Gusler

AYE (voice vote): Paul Wean. William Gusler, Pat DiVecchio, Tina Demostene, James Dunn, Gordon Spears, and JaJa Wade

NAY (voice vote): None

Absent: Jose Cantero and Yog Melwani

MEETING ADJOURNED

With no further business, Commissioner Wean made a motion to adjourn. The motion was seconded by Commissioner DiVecchio and passed with a 7-0 vote. The meeting adjourned at approximately 11:00 a.m.

James Dunn, Chairperson

Terri-Lyn Pontius, Recording Secretary