

**ORANGE COUNTY  
PLANNING AND ZONING COMMISSION (PZC) / LOCAL PLANNING AGENCY  
(LPA)  
Meeting of October 17, 2019**

The Orange County Planning and Zoning Commission (PZC) / Local Planning Agency (LPA) met at 9:00 a.m. on October 17, 2019, in the Orange County Commission Chambers, 201 South Rosalind Avenue, Orlando, Florida 32801.

PRESENT:	James Dunn	District 1
	Diane Velazquez	District 2
	Eddie Fernandez	District 3
	Carlos Nazario	District 4
	Gordon Spears (Vice – Chairperson)	District 5
	JaJa Wade	District 6
	Yog Melwani (Chairperson)	At Large
	Jose Cantero	At Large
	Mohammed Abdallah	At Large

ABSENT:           None

ALSO

PRESENT:       Orange County Staff: Eric Raasch, Planning Administrator; Jason Sorensen, Chief Planner; Nicolas Thalmueller, Planner; Nate Wicke, Planner; Erin Hartigan, Assistant County Attorney; Greg Gologowski, Chief Planner and Terri-Lyn Pontius, Administrative Assistant.

Chairperson Melwani 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 Cantero to approve the September 15, 2019 minutes. The motion was seconded by Commissioner Dunn and was then approved unanimously on a 9-0 vote.

## **OLD BUSINESS**

No old business was discussed.

## **NEW BUSINESS**

No new business was discussed.

## **CONVENTIONAL REZONING PUBLIC HEARINGS:**

### **1. James Catan RZ-19-09-037, District 1**

Applicant: James Catan

Consideration: A request to rezone 10.82 gross acres from R-1AA (Single-Family Dwelling District) to R-1AA (Single-Family Dwelling District).

Location: Brentwood Club Phase 2 Lots 8-28 or generally located on the west side of Castleford Point and Camberley Circle, north of Darlene Drive and east of Kilgore Road.

Tract Size: 10.82 gross acre

Speakers: Jim Caton (Applicant)  
Thy Pham (Opposed)  
John Link (Opposed)  
Elise Vissers (Opposed)  
John Smogor (Opposed)  
Mohammad Afzal (Opposed)  
Gisele Gauger (In Favor)  
Paul Schulze (In Favor)  
Pierre Asatay (Opposed)

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

Motion /Second: Jimmy Dunn / JaJa Wade

AYE (voice vote): Jimmy Dunn, JaJa Wade, Eddie Fernandez, Carlos Nazario, Gordon Spears, Mohammed Abdallah, and Yog Melwani

NAY (voice vote): Diane Velazquez and Jose Cantero

Absent: None

## **2. Phil Kruse, RZ-19-10-038, District 5**

Applicant: Phil Kruse

Consideration: A request to rezone 0.16 gross acres from R-1A (Single-Family Dwelling District) to R-2 (Residential District) for one single family residence.

Location: Generally located on the west side of Herman Avenue, north of Beach Boulevard, west of Jamajo Boulevard, and south of Roush Avenue

Tract Size: 0.16 gross acres

Speakers: Phil Kruse (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, and recommend **APPROVAL** of the requested R-2 (Residential District) zoning.

Motion / Second: Gordon Spears / Jose Cantero

AYE (voice vote): Gordon Spears, Jose Cantero, Jimmy Dunn, Mohammed Abdallah, JaJa Wade, Diane Velazquez, Yog Melwani, Eddie Fernandez, Carlos Nazario

NAY (voice vote): None

Absent                      None

**3. Ronald E. Smith, RZ-19-10-039, District 4**

Applicant:                      Ronald E. Smith

Consideration:                A request to rezone 4.96 gross acres from R-T-2 (Combination Mobile Home and Single-Family Dwelling District) to A-2 (Farmland Rural District) for keeping and raising of poultry, in addition to the two manufactured homes on the subject property.

Location:                      404 and 428 Baron Road, generally located west of Baron Road, east of Guy Road and south of Bearle Road

Tract Size:                    4.96 gross acres

Speakers:                      Ronald E. Smith (Applicant)

Action:                        Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested A-2 (Farmland Rural District) zoning.

Motion / Second:            Carlos Nazario / Jimmy Dunn

AYE (voice vote):            Carlos Nazario, Jimmy Dunn, JaJa Wade, Jose Cantero, Diane Velazquez, Gordon Spears, Yog Melwani, Mohammed Abdallah, and Eddie Fernandez

NAY (voice vote):            None

Absent                          None

**4. Khaled Hussein, RZ-19-10-040, District 3**

Applicant:                      Khaled Hussein

Consideration:                A request to rezone 31.29 gross acres from R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District) for approximately fifty-eight (58) Single-Family Residential Dwelling Units.

Location: 8247 Lake Underhill Road, generally located north of Lake Underhill Road, south of Troxler Drive, west of S. Palermo Avenue, and east of S. Chickasaw Trail.

Tract Size: 31.29 gross acres / 16.9 net developable acres

Speakers: Rick Baldocchi (Applicant)  
Laura Lewis (Opposed)  
Norma Linden (Opposed)  
Sally Baptise (Opposed)

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

1. Development shall be limited to up to fifty-eight (58) single-family detached dwelling units;
2. All lots that abut the Pinar Subdivision to the east shall conform to the R-1A (Single-Family Dwelling District) development standards; and
3. Vehicular connection to Purcell Drive shall be required.

Motion / Second: Eddie Fernandez / Jose Cantero

AYE (voice vote): Eddie Fernandez, Jose Cantero, Gordon Spears, Jimmy Dunn, JaJa Wade, Yog Melwani, Carlos Nazario and Diane Velazquez

NAY (voice vote): None

Absent: Mohammed Abdallah

**5. Miguel Sosa, RZ-19-10-042, District 4**

Applicant: Miguel Sosa

Consideration: A request to rezone 0.618 gross acres from R-T-1 (Mobile Homes Subdivision District) to R-2 (Residential District) for construction of two (2) Triplex Units.

Location: 105 and 111 4<sup>th</sup> Street and 9443 Sydney Hayes Road; or generally located on the northeast corner of Sidney Hayes Road and 4<sup>th</sup> Street.

Tract Size: 0.618 gross acres

Speakers: Miguel Sosa

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested R-2 (Residential District) zoning.

Motion / Second: Carlos Nazario / Gordon Spears

AYE (voice vote): Carlos Nazario, Gordon Spears, Jimmy Dunn, Diane Velazquez, JaJa Wade, Jose Cantero, and Yog Melwani

NAY ( voice vote): None

Absent Eddie Fernandez and Mohammed Abdallah

**6. Stephen Allen, RZ-19-10-044, District 3**

Applicant: Stephen Allen

Consideration: A request to rezone 3.90 acres from R-2 (Residential District-Restricted) to R-2 (Residential District) to construct thirty-eight (38) townhomes.

Location: 5177 Hoffner Avenue, or generally located on the west side of Petroff Avenue, 230 feet north of Hoffner Avenue.

Tract Size: 3.90 gross acres

Action: *Motion to continue this item when ready to the Planning and Zoning Commission meeting.*

Motion / Second: Jose Cantero / Jimmy Dunn

AYE (voice vote): Jose Cantero, Jimmy Dunn, Gordon Spears, Diane Velazquez, Yog Melwani, JaJa Wade, Mohammed Abdallah, Carlos Nazario and Eddie Fernandez

NAY (voice vote): None

Absent: None

**7. Edward Durruthy, RZ-19-10-045, District 3**

Applicant: Edward Durruthy

Consideration: A request to rezone 0.32 gross acres from R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District) in order to construct two (2) single-family dwelling units (pending approved lot split)

Location: Generally located on the northeast corner of 29<sup>th</sup> Street and Lee Street

Tract Size: 0.32 gross acres

Speakers: Edward Durruthy (Applicant)  
Michael Konze (Opposed)  
Charlotte Hornsby (Opposed)  
Charles Hornsby (Opposed)

Action: *Make to motion to continue to the Planning and Zoning Meeting on November 21, 2019 at 9:00 am.*

Motion / Second: Eddie Fernandez / Diane Velazquez

AYE (voice vote): Eddie Fernandez, Diane Velazquez, Carlos Nazario, Jimmy Dunn, Gordon Spears, and Mohammed Abdallah

NAY (voice vote): Jose Cantero, JaJa Wade, and Yog Melwani

Absent: None

**8. Max Sabeti, RZ-19-10-046, District 3**

Applicant: Max Sabeti, New Earth Properties, LLLP

Consideration: A request to rezone 31.51 gross acres from R-1A (Single-Family Dwelling District) to R-2 (Residential District) in order to construct 54 single-family dwelling units.

Location: 754 N. Forsyth Road, generally located west of N. Forsyth Road, east of Dennis Avenue, south of Curtis Street, and north of Heather Road.

Tract Size: 31.51 gross acres

Speakers: Max Sabeti (Applicant)  
Chelsea Taylor (Opposed)  
James Hancock (Opposed)  
Jose Lugo (Opposed)  
Connie Hobbs (Opposed)  
Steven Lazaroff (Opposed)  
Steve Haas (Opposed)  
Natalie Haas (Opposed)  
Thomas Hobbs (Opposed)  
Keith Walls (Opposed)  
Jason Schatz (Opposed)  
Pat Lynch (Opposed)  
Mike Alderman (Opposed)  
Anne Minugh (Opposed)  
Diane Agee (Opposed)

Action: Make a finding of inconsistency with the Comprehensive Plan and recommend **DENIAL** of the requested R-2 (Residential District).

Motion / Second: Eddie Fernandez / Gordon Spears  
**Vote was 3-6 motion failed**

2<sup>nd</sup> Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested R-2 (Residential District) zoning, subject to the following restriction:



1. Development shall be limited to up to fifty-four (54) single-family detached dwelling units.

Motion / Second: Jose Cantero / Gordon Spears

AYE (voice vote): Jose Cantero, Gordon Spears, Carlos Nazario, Diane Velazquez, Jimmy Dunn, Mohammed Abdallah, and Yog Melwani

NAY (voice vote): Eddie Fernandez and JaJa Wade

Absent: None

**9. Michael D. Young, Julian Properties, Inc., RZ-19-10-047, District 6**

Applicant: Michael D. Young

Consideration: A request to rezone 3.67 gross acres and 2.30 which is affected area from C-2 (General Retail Commercial District) to C-3 (Wholesale Commercial District) in order to allow for vehicle sales with overnight commercial vehicle parking.

Location: 5698 S. Orange Blossom Trail, or generally located on the northwest corner of S. Orange Blossom Trail and Wakulla Way

Tract Size: 3.67 gross acres / 2.30 gross acres (affected area)

Speakers: Michael D. Young (Applicant)  
Abdul Aitbousil (In Favor)  
Thomas Santiago (Opposed)  
James Hand (Opposed)

Action: Make a finding of inconsistency with the Comprehensive Plan and recommend **DENIAL** of the requested C-3 (Wholesale Commercial District).

Motion / Second: JaJa Wade / Gordon Spears

AYE (voice vote): JaJa Wade, Gordon Spears, Carlos Nazario, Jimmy Dunn, Gordon Spears, Diane Velazquez, Yog Melwani, Mohammed Abdallah, and Eddie Fernandez

NAY (voice vote): None

Absent: None

**10. Raymond Stangle, LUP-18-01-037, District 5**

Project Name: Rouse Road Villas Planned Development (PD)

Consideration: A request to rezone two (2) parcels containing 2.41 gross acres from R-1 (Single-Family Dwelling District) to PD (Planned Development District) in order to construct twenty-four (24) fee-simple duplex units. The request also includes the following waivers from Orange County Code:

1. A waiver from Section 38-1501 to allow for a minimum duplex lot area of 3,550 square feet in lieu of 8,000 square feet.
2. A waiver from Section 38-1501 to allow for a minimum duplex lot width of 50 feet in lieu of 80 feet.
3. A waiver from Section 38-1501 to allow for a minimum rear yard of 5 feet in lieu of 30 feet.
4. A waiver from Section 38-79 to allow for a minimum front yard setback of 20 feet, a side yard setback of 5 feet and a rear yard setback of 5 feet, in lieu of a minimum front yard setback of 25 feet, a side yard setback of 6 feet and a rear yard setback of 25 feet.
5. A waiver from Section 38-1502(B) to allow for a lot to abut an alley, in lieu of a street.
6. A waiver from Section 34-152(C) to allow for a lot to have access from a mew, park, open space, in lieu of having a minimum access width of twenty (20) feet to a dedicated public paved street.
7. A waiver from Section 34-152(C) to allow for a tract to have access from an external dedicated paved public street, in lieu of an internal dedicated paved public street.

Location: 2801 & 2116 Rouse Road, or generally located on the west side of Rouse Road, north of East Colonial Drive and south of Eastwood Drive

Tract Size: 2.41 gross acres

Speakers: Ray Stangle (Applicant)  
Dr. Shakeel Khan (In Favor)

Action: Make a finding of inconsistency with the Comprehensive Plan and recommend **DENIAL** of the Rouse Road Villas Planned Development / Land Use Plan (PD/LUP) dated "July 16, 2019"

Motion / Second: Gordon Spears / Eddie Fernandez

***Motion failed 1-8***

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the Rouse Road Villas Planned Development / Land Use Plan (PD/LUP) dated "July 16, 2019" subject to the following conditions:

1. Development shall conform to the Rouse Road Villas Land Use Plan (LUP) dated "Received July 16, 2019," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received July 16, 2019," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and

consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
7. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan / preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
8. The following Education Condition of Approval shall apply:
  - a. Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of MM DD, YYYY.
  - b. Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the ## residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The

developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.

- c. Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.
- d. Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.

Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.

- 9. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
- 10. 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. The MUP must be approved prior to Construction Plan approval.
- 11. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
- 12. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
- 13. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
- 14. The following waivers from Orange County Code are granted:
  - a. A waiver from Section 38-1501 to allow for a minimum duplex lot area of 3,550 square feet, in lieu of 8,000 square feet.

- b. A waiver from Section 38-1501 to allow for a minimum duplex lot width of 50 feet, in lieu of 80 feet.
- c. A waiver from Section 38-1501 to allow for a minimum rear yard of 5, feet in lieu of 30 feet.
- d. A waiver from Section 38-79(2) to allow for a minimum front yard setback of 20 feet, a side yard setback of 5 feet and a rear yard setback of 5 feet, in lieu of a minimum front yard setback of 25 feet, a side yard setback of 6 feet and a rear yard setback of 25 feet.
- e. A waiver from Section 38-1502(B) to allow for a lot to abut an alley, in lieu of a street.
- f. A waiver from Section 34-152(C) to allow for a lot to have access from a mew, park, open space, in lieu of having a minimum access width of twenty (20) feet to a dedicated public paved street.
- g. A waiver from Section 34-152(C) to allow for a tract to have access from an external dedicated paved public street, in lieu of an internal dedicated paved public street.

Motion / Second: Mohammed Abdallah / Jimmy Dunn

AYE (voice vote): Mohammed Abdallah, Jimmy Dunn, Jose Cantero, Diane Velazquez, Yog Melwani, Carlos Nazario, and Eddie Fernandez,

NAY (voice vote): Gordon Spears

Absent: JaJa Wade

### **Public Hearings:**

### **Dynamic Art Ordinance**

Consideration: An ordinance affecting the use of land in Orange County, Florida by amending Orange County Code provisions related to Dynamic Art in the I-Drive District Overlay Zone. Including

Division 4.5 of Articles VII of Chapter 38 regulating Dynamic Art and providing an effective date.

Location: District 6

Speakers: Alberto Vargas, Orange County Planning Manager  
Peter Latham (In Favor)  
Chrissy Martin (In Favor)  
Thomas Glover (Information)

Action: Make a finding of consistency with the Comprehensive Plan, allow staff to correct any non-substantial grammatical and / or scrivener's errors; and recommend **APPROVAL** of the proposed ordinance as presented by staff.

Motion / Second: Jose Cantero / Gordon Spears

AYE (voice vote): Jose Cantero, Gordon Spears, Diane Velazquez, Jimmy Dunn, Yog Melwani, Eddie Fernandez and Carlos Nazario

NAY (voice vote): None

Absent: JaJa Wade and Mohammed Abdallah

### **2019-1 Regular Cycle Privately Initiated Map Amendments**

#### **Amendment 2019-1-A-1-1**

Applicant: David Evans, Evans Engineering, Inc.

Consideration: Growth Center Planned Development Commercial – Low Medium Density Residential (GC-PD-C/LMDR) and Growth Center Planned Development Low Medium Density Residential (GC-PD-LMDR) **to** Growth Center Planned Development Commercial / Medium Density Residential

Location: Generally described as located on the east side of Avalon Road, south of Hartzog Road, north of Arrowhead Blvd and west of Vista Del Largo Blvd.



Tract Size: 37.83 gross acres

Speakers: David Evans (Applicant)

Action: Make a finding a consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **ADOPT** Amendment 2019-2-A-1-1.

Motion / Second: Jimmy Dunn / Jose Cantero

AYE (voice vote): Jimmy Dunn, Jose Cantero, Diane Velazquez, Eddie Fernandez, Carlos Nazario, Gordon Spears, and Yog Melwani

NAY (voice vote): None

Absent: JaJa Wade and Mohammed Abdallah

**Amendment 2019-2-A-4-2**

Applicant: Thomas Sullivan, Gray Robinson, P.A

Consideration: Commercial ~~to~~ Planned Development Medium High Density Residential

Location: 12400 & 12464 East Colonial Drive, generally located north of Waterford Wood Circle, east of Woodbury Road, south of E. Colonial Drive, and west of the 408.

Tract Size: 10.08 gross acres / 2.70 net developable acres

Speakers: Tom Sullivan (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **ADOPT** Amendment 2019-2-A-4-2.

Motion/ Second: Carlos Nazario / Jimmy Dunn

AYE (voice vote): Carlos Nazario, Jimmy Dunn, Jose Cantero, Diane Velazquez, Yog Melwani, JaJa Wade, Gordon Spears, and Eddie Fernandez

NAY (voice vote): None

Absent: Mohammed Abdallah

**Amendment 2019-2-A-4-3**

Applicant: Jim Hall, AICP, BLA Hall Development Services Inc.

Consideration: Parks and Recreation / Open Space ~~to~~ Medium Density Residential (MDR)

Location: 2900 Northampton Ave, generally located north side of S Alafaya Trail, west of Northampton Avenue, and south of Stoney brook Blvd

Tract Size: 14.5 gross acres / 12.5 net developable

Speakers: Rebecca Wilson (Attorney for Applicant)  
Lori Ingraham (Opposed)  
Doris Click (Opposed)  
Thomas Glover (Opposed)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **ADOPT** Amendment 2019-2-A-4-3.

Motion / Second: Diane Velazquez / Jose Cantero

AYE (voice vote): Diane Velazquez, Jose Cantero, Mohammed Abdallah, Gordon Spears, Eddie Fernandez, and Yog Melwani

NAY (voice vote): None

Absent: JaJa Wade

***Jimmy Dunn and Carlos Nazario voting conflict of interest***

**Staff Initiated Text Amendments**

**Amendment 2019-2-B-FLUE-1**

Consideration: Text Amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County.

Location: Countywide

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **ADOPT** Amendment 2019-2-B-FLUE-1

Motion / Second: Jose Cantero / Gordon Spears

AYE (voice vote): Jose Cantero, Gordon Spears, JaJa Wade, Diane Velazquez, Carlos Nazario, Eddie Fernandez, Yog Melwani, and Jimmy Dunn

NAY (voice vote): None

Absent: None

***Mohammed Abdallah voting conflict of interest***

### **Amendment 2019-2-B-FLUE-3**

Consideration: Text Amendment to Future Land Use Element Policy FLU1.1.2.C establishing the density calculations for Accessory Dwelling Units (ADUs) within Orange County

Location: Countywide

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance; and **ADOPT** Amendment 2019-2-B-FLUE-3.

Motion / Second: Jose Cantero / Jimmy Dunn

AYE (voice vote): Jose Cantero, Jimmy Dunn, Diane Velazquez, JaJa Wade, Carlos Nazario, Mohammed Abdallah, Gordon Spears, Yog Melwani, and Eddie Fernandez

NAY (voice vote): None

Absent: None

### **Amendment 2019-2-B-FLUE-4**

Consideration: Text Amendment to Future Land Use Element Policy FLU1.1.2 creating paragraph G, establishing the maximum densities and intensities and location criteria for Assisted Living Facilities

Location: Countywide

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed Amendment is in compliance, and **ADOPT** Amendment 2019-2-B-FLUE-4

Motion / Second: Gordon Spears / Eddie Fernandez

AYE (voice vote): Gordon Spears, Eddie Fernandez, Jose Cantero, Jimmy Dunn, Mohammed Abdallah, JaJa Wade, Diane Velazquez, Yog Melwani, and Carlos Nazario

NAY (voice vote): None

Absent: None

#### **Text Initiated Map Amendment**

#### **Amendment 2019-2-B-FLUM-1**

Consideration: Map Amendment removing Future Land Use Map designation for parcels previously annexed by incorporated jurisdictions within Orange County.

Location: Countywide

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **ADOPT** Amendment 2019-2-B-FLUM-1

Motion / Second: Mohammed Abdallah / Jose Cantero

AYE (voice vote): Mohammed Abdallah, Jose Cantero, Gordon Spears, Eddie Fernandez, Jimmy Dunn, JaJa Wade, Diane Velazquez, Yog Melwani, and Carlos Nazario

NAY (voice vote): None

Absent: None

**Amendment 2019-2-B-FLUM-2**

Applicant: Orange County Environmental Protection Division

Consideration: Rural to Preservation

Location: 14761 Lake Pickett Road, generally located north of Lake Pickett Road, east of N Tanner Road, south of Josair Drive and west of Chuluota Road

Tract Size: 61.77 gross acres

Speakers: Beth Jackson (EPD)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **ADOPT** Amendment 2019-2-B-FLUM-2.

Motion / Second: Gordon Spears / Eddie Fernandez

AYE (voice vote): Gordon Spears, Eddie Fernandez, JaJa Wade, Jose Cantero, Mohammed Abdallah, Diane Velazquez, Yog Melwani, Carlos Nazario, and Jimmy Dunn

NAY (voice vote): None

Absent: None

**2019-2 SMALL SCALE ADOPTION AMENDMENTS**

**Amendment 2019-2-S-1-1**

Applicant: Robert Reese, Brossier Corp

Consideration: Growth Center Commercial **to** Growth Center Planned Development Medium High Density Residential

Location: 14506 Avalon Road, generally located on the west side of Avalon Road, north of Arrowhead Blvd, east of the Orange / Lake County Line, and south of Grove Blossom Way

Tract Size: 1.33 gross acres

Speakers: Robert Reese (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **ADOPT** Amendment 2019-2-S-1-1

Motion / Second: Jimmy Dunn / Jose Cantero

AYE (voice vote): Jimmy Dunn, Jose Cantero, Yog Melwani, JaJa Wade, Diane Velazquez, Eddie Fernandez, Gordon Spears, Mohammed Abdallah, and Carlos Nazario

NAY (voice vote): None

Absent None

**Amendment 2019-2-S-2-1**

Applicant: Clifton McFadden

Consideration: West portion (0.87 acres) Commercial and Low Medium Density Residential Central Portion (1.76 acres) Commercial, Office, and Low Medium Density Residential East Portion Low Medium Density Residential and vacated Fayette Street Right of Way to West Portion (0.87 acres): Commercial, Central Portion (1.76 acres) Industrial, East Portion (0.54 acres) Commercial

Location: Generally located north of Edgewater Drive, east and west of Cleveland Street, and south of Villa Drive

Tract Size: 3.17 gross acres

Speakers: Clifton McFadden (Applicant)  
Fabienne McMillon (Opposed)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance, and **ADOPT** Amendment 2019-2-S-2-1.

Motion / Second: Diane Velazquez/ Mohammed Abdallah

AYE (voice vote): Diane Velazquez, Mohammed Abdallah, JaJa Wade, Jose Cantero, Carlos Nazario, Eddie Fernandez, Jimmy Dunn, Yog Melwani, and Gordon Spears

NAY (voice vote): None

Absent: None

**Amendment 2019-2-S-2-2**

Applicant: Mario Golden

Consideration: Medium Density Residential **to** Medium High Density Residential

Location: 7856 Forrest City Road, generally located north of Riverside Road, east of Hillcrest Terrace, south of Pembroke Drive, and west of Forrest City Road

Tract Size: 4.20 gross acres / developable acreage to be determined by CAD-19-07-095

Speakers: Mario Golden (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance, and **ADOPT** Amendment 2019-2-S-2-2.

Motion / Second: Diane Velazquez / Jose Cantero

AYE (voice vote): Diane Velazquez, Jose Cantero, JaJa Wade, Yog Melwani, Mohammed Abdallah, Gordon Spears, Jimmy Dunn, Carlos Nazario, and Eddie Fernandez

NAY (voice vote): None

Absent: None

**Amendment 2019-2-S-2-3 & Rezoning RZ-19-10-031**

Applicant: Quang Lam

Consideration: Rural Settlement 1/1 and A-1 (Citrus Rural District) **to**  
Commercial (C) Rural Settlement (RS) and C-1 (Retail  
Commercial District)

Location: 5335 N Orange Blossom Trail, generally located north and west  
of Terrell Road, East of Orange Blossom Trail, and south of  
Earlwood Ave

Tract Size: 5.98 acres

Speaker: Quam Lam (Applicant)  
George Wiggins (Opposed)  
Harrison Bucklew (Opposed)  
Mike Diemer (Opposed)  
Trish Wieland (Opposed)

Action: Make a finding of inconsistency with the Comprehensive Plan,  
determine that the proposed amendment is not in compliance  
and **DO NOT ADOPT** Amendment 2019-2-S-2-3.

Motion /Second: Diane Velazquez / Jimmy Dunn

AYE (voice vote): Diane Velazquez, Jimmy Dunn, Yog Melwani, JaJa Wade,  
Gordon Spears, Jose Cantero, Eddie Fernandez, Carlos  
Nazario, and Mohammed Abdallah

NAY (voice vote): None

Absent: None

**Concurrent Rezoning RZ-19-10-031**

Action: Make a finding of inconsistency with the Comprehensive Plan,  
and **DENY** Rezoning case RZ-19-10-031, A-1 (Citrus Rural  
District) to C-1 (Retail Commercial).

Motion /Second: Diane Velazquez / Gordon Spears



AYE (voice vote): Diane Velazquez, Gordon Spears, JaJa Wade, Jose Cantero, Jimmy Dunn, Eddie Fernandez, Carlos Nazario, Yog Melwani, and Mohammed Abdallah

NAY (voice vote): None

Absent: None

**Amendment 2019-2-S-2-4 & Concurrent Rezoning RZ-19-10-032**

Applicant: Jean M Abi-Aoun

Consideration: Rural Settlement 1/1 (RS 1/1), and A-1 (Citrus Rural District) ~~to~~ Commercial (C) Rural Settlement (RS) and C-1(Retail Commercial District)

Location: 6764 Dudley Avenue, generally located north and west of Terrell Road, east of Orange Blossom Trail, south of Wadsworth Road.

Tract Size: 3.42 gross acres

Speakers: Jean Abi-ABoun (Applicant)  
George Wiggins (Opposed)  
Mike Siemer (Opposed)  
Harrison Bucklew (Opposed)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **DO NOT ADOPT** Amendment 2019-2-S-2-3.

Motion / Second: Diane Velazquez / Jose Cantero

AYE (voice vote): Diane Velazquez, Jose Cantero, JaJa Wade, Yog Melwani, Carlos Nazario, Jimmy Dunn, Gordon Spears and Eddie Fernandez

NAY (voice vote): Mohammed Abdallah

Absent: None

### **Concurrent Rezoning RZ-19-10-032**

**Action:** Make a finding of inconsistency with the Comprehensive Plan, and **DENY** Rezoning Case RZ-19-10-032, A-1 (Citrus Rural District) to C-1 (Retail Commercial).

**Motion / Second:** Diane Velazquez / Gordon Spears

**AYE (voice vote):** Diane Velazquez, Gordon Spears, Yog Melwani, JaJa Wade, Carlos Nazario, Jimmy Dunn, Jose Cantero, and Eddie Fernandez

**NAY (voice vote):** Mohammed Abdallah

**Absent:** None

### **Amendment 2019-2-S-2-5**

**Applicant:** Tom Sullivan

**Consideration:** Rural Settlement 1/1 ~~to~~ Commercial (C) Rural Settlement (RS)

**Location:** 2523 Junction Road; generally located north of Orange Blossom Trail, east of Junction Road, south of W. Ponkan Road, and west of Cayman Road.

**Tract Size:** 5.0 gross acres

**Speakers:** Tom Sullivan (Applicant)

**Action:** Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **ADOPT** Amendment 2019-2-S-2-5.

**Motion / Second:** Diane Velazquez / Gordon Spears

**AYE (voice vote):** Diane Velazquez, Gordon Spears, Jimmy Dunn, JaJa Wade, Eddie Fernandez, Carlos Nazario, Yog Melwani, and Jose Cantero.

NAY (voice vote): None

Absent: Mohammed Abdallah

**Amendment 2019-2-S-2-6**

Applicant: Kenneth Patterson

Consideration: Low Density Residential (LDR) **to** Commercial (C)

Location: 1171 Clarcona Road, generally located on the east side of Clarcona Road, north of E 13<sup>th</sup> Street, west of Old Apopka Road and south of Short Road

Tract Size: 0.46 gross acres

Speakers: Kenneth Patterson (Applicant)

Shelia Oir (Opposed)  
Barbara Brown (In Favor)  
Melani Brown (In Favor)  
Kiara Pearson (In Favor)

Action: Make a finding with the Comprehensive Plan, determine that the proposed amendment is in compliance, and **ADOPT** Amendment 2019-2-S-2-6.

Motion / Second: Diane Velazquez / Jose Cantero

AYE (voice vote): Diane Velazquez, Jose Cantero, JaJa Wade, Yog Melwani, Mohammed Abdallah, Jimmy Dunn, Carlos Nazario, and Eddie Fernandez

NAY (voice vote): Gordon Spears

Absent None

**Amendment 2019-2-S-3-1 & RZ-19-10-018**

Applicant: Tuan Tran

Consideration: Office and Low Density Residential (LDR) P-O and R-1 (Single-Family Dwelling District) **to** Commercial (C) and C-1 (Retail Commercial District)

Location: 3706, 3708 Conway Road and 4309 Trentonian Court, generally located north of Trentonian Ct, east of Gatewood Drive, south of Parkside Drive, and west of Conway Road

Tract Size: 1.8 gross acres

Speakers: Applicant not present  
Jose Santana (Opposed)  
David McConnell (Opposed)  
Claudia Boecheo (Opposed)  
Patrick McConnell (Opposed)

Action: Make a finding of inconsistency with the Comprehensive Plan, determine that the proposed amendment is not in compliance and **Do Not Adopt** Amendment 2019-2-S-3-1.

Motion: Eddie Fernandez / Jimmy Dunn

AYE (voice vote): Eddie Fernandez, Jimmy Dunn, Mohammed Abdallah, Yog Melwani, Carlos Nazario, JaJa Wade, Jose Cantero, Diane Velazquez, and Gordon Spears

NAY (voice vote): None

Absent: None

### **Consistent Rezoning RZ-19-10-018**

Action: Make a finding of inconsistency with the Comprehensive Plan, and **DENY** Rezoning Case RZ-19-10-018, P-O (Professional Office District) and R-1 (Single Family Dwelling District) to C-1 (Retail Commercial)

Motion / Second: Eddie Fernandez / Jimmy Dunn

AYE (voice vote): Eddie Fernandez, Jimmy Dunn, Jose Cantero, Gordon Spears, JaJa Wade, Diane Velazquez, Mohammed Abdallah, Yog Melwani, and Carlos Nazario

NAY (voice vote): None

Absent: None

**Amendment 2019-2-S-3-2 & RZ-19-10-029**

Applicant: Rony Charles

Consideration: Low Density Residential (LDR) and R-1A (Single-Family Dwelling District) to Medium Density Residential (MDR) and R-3 (Multiple Family Dwelling District)

Location: 1153 S Holden Ave, generally located north of Holden Ave, east of Orange Blossom Trail, south of 43<sup>rd</sup> Street and west of Almark Dr.

Tract Size: 0.27 gross acres

Speakers: Rony Charles (Applicant)  
Jay Worthen (Opposed)  
Randall Sumner (Opposed)  
Claire Volcy (In Favor)  
Dulson Chalie (In Favor)

Action: Make a finding of inconsistency with the Comprehensive Plan, determine that the proposed amendment is not in compliance and **DENY** Amendment 2019-2-S-3-2.

Motion / Second: Eddie Fernandez / Jimmy Dunn

AYE (voice vote): Eddie Fernandez, Jimmy Dunn, Yog Melwani, Jose Cantero, JaJa Wade, Diane Velazquez, Carlos Nazario, and Mohammed Abdallah

NAY (voice vote): Gordon Spears

Absent: None

**Concurrent Rezoning**

**RZ-19-10-029**

Action: Make a finding of inconsistency with the Comprehensive Plan, **DENY** rezoning RZ-19-10-029.

Motion / Second: Eddie Fernandez / Jimmy Dunn

AYE (voice vote): Eddie Fernandez, Jimmy Dunn, Jose Cantero, Yog Melwani, JaJa Wade, Carlos Nazario, Diane Velazquez, and Mohammed Abdallah

NAY (voice vote): Gordon Spears

Absent: None

**Amendment 2019-2-S-3-3 & Rezoning RZ-19-10-049**

Applicant: Rebeca Wilson

Consideration: Low Medium Density Residential **to** Commercial / C-1 (Retail Commercial District)

Location: 1516 Jessamine Ave and 2500 Curry Ford Road, generally located east of S Bumby Ave, south of Curry Ford Road and west of Peel Ave and S Primrose Dr

Tract Size: 1.601 gross acres

Speakers: Rebeca Wilson (Applicant)  
Brett Barner (Opposed)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance; and **ADOPT** Amendment 2019-2-S-3-3, Low medium Density Residential (LMDR) to Commercial (C).

Motion / Second: Eddie Fernandez / Gordon Spears

AYE (voice vote): Eddie Fernandez, Gordon Spears, JaJa Wade, Jose Cantero, Diane Velazquez, Mohammed Abdallah, Carlos Nazario, Jimmy Dunn, and Yog Melwani

NAY (voice vote): None

Absent

None

**Concurrent Rezoning RZ-19-10-049**

Action: Make a finding of consistency with the Comprehensive Plan, and recommend **APPROVAL** of Rezoning Case RZ-19-10-049, with the two (2) restrictions listed in the staff report.

Motion / Second: Eddie Fernandez / Mohammed Abdallah

AYE (voice vote): Eddie Fernandez, Mohammed Abdallah, Jose Cantero, JaJa Wade, Jimmy Dunn, Diane Velazquez, Yog Melwani, Carlos Nazario, and Gordon Spears

NAY (voice vote): None

Absent: None

**Amendment 2019-2-S-3-4 & RZ-19-10-028**

Applicant: Mazimo Reyes and Viviana Estela Salvador Fernandez

Consideration: Low Medium Density Residential (LMDR) R-1A (Single Family Dwelling District) **to** Commercial (C), C-2 (General Commercial District) and R-2 (Residential District)

Location: 574 Hewett Road, generally located north of Hibiscus Road, east of N Semoran Blvd, south of Hewett Road, and west of Norma Drive

Tract Size: 0.71 gross acres

Speakers: Maximo Reyes (Applicant)  
Pauline Watson (Opposed)

Action: Make a finding of consistency with the Comprehensive Plan. Determine that the proposed Amendment is in compliance and **ADOPT** Amendment 2019-2-S-3-4.

Motion / Second: Eddie Fernandez / Jose Cantero

AYE (voice vote): Eddie Fernandez, Jose Cantero, Yog Melwani, Mohammed Abdallah, Jimmy Dunn, Carlos Nazario, Diane Velazquez, JaJa Wade, and Gordon Spears

NAY (voice vote): None

Absent: None

### **Concurrent Rezoning RZ-19-10-028**

Action: Make a finding of consistency with the Comprehensive Plan, and **APPROVE** Rezoning Case RZ-19-10-028, R-1A **to** C-1 (Commercial District) and R-2 (Residential District).

Motion / Second: Eddie Fernandez/ Jose Cantero

AYE (voice vote): Eddie Fernandez, Jose Cantero, Yog Melwani, Mohammed Abdallah, Jimmy Dunn, Carlos Nazario, Diane Velazquez, JaJa Wade, and Gordon Spears

NAY (voice vote): None

Absent: None

### **Amendment 2019-2-S-4-1**

Applicant: Brooks A Sticker, P.E.

Consideration: Rural Settlement 1/1 **to** Planned Development- Commercial and Urban Service Area Expansion (USA)

Location: Generally located east of Narcoossee Road, south of Kirby Smith Road, and north of Wellness Way.

Tract Size: 1.03 gross acres

Speakers: Brooks Sticker (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **ADOPT** Amendment 2019-2-S-4-1.

Motion / Second: Carlos Nazario / Mohammed Abdallah



AYE (voice vote): Carlos Nazario, Mohammed Abdallah, Yog Melwani, Diane Velazquez, JaJa Wade, Jimmy Dunn, Gordon Spears, and Eddie Fernandez

NAY (voice vote): None

Absent Jose Cantero

**Amendment 2019-2-S-5-1**

Applicant: Neel Shivcharran

Consideration: Low Medium Density Residential (LMDR) to Commercial (C)

Location: 5565 Old Cheney Highway, generally located north of Old Cheney Highway, east of Turrissi Boulevard, and west of Moselle Avenue.

Tract Size: 1.13 gross acres

Speakers : Neel Shivcharran (Applicant)  
Jennifer Foley (Opposed)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance, and **ADOPT** Amendment 2019-2-S-5-1.

Motion / Second: Gordon Spears / Carlos Nazario

AYE (voice vote): Gordon Spears, Carlos Nazario, JaJa Wade, Mohammed Abdallah, Diane Velazquez, Yog Melwani, Eddie Fernandez, and Jimmy Dunn

NAY (voice vote) None

Absent: Jose Cantero

**Amendment 2019-2-S-5-2 & Rezoning RZ-19-10-030**

Applicant: Craig Cooke

Consideration: Parks and Recreation / Open Space (PR/OS) **to** Commercial (C) Rural Settlement (RS)

Location: 20550 Maxim Parkway, generally located north of Nettleton Street, east of Bancroft Blvd, west of SR 520, and south of Maxim Parkway

Tract Size: 3.35 gross acres

Speakers: Craig Cook (Applicant)  
Mary Lou Lopez Murray (Opposed)  
Phillip Unser (In Favor)  
Debbie Cook (In Favor)  
Gladys Ruiz (Opposed)  
Pete Jackson (Opposed)  
Steven Nolan (In Favor)  
Thomas Glover (Opposed)  
Cathy Jackson (Opposed)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed Amendment is in compliance and **ADOPT** Amendment 2019-2-S-5-2, to Commercial, Rural Settlement.

Motion / Second: Gordon Spears / Jimmy Dunn

AYE (voice vote): Gordon Spears, Jimmy Dunn, Mohammed Abdallah, Carlos Nazario, Yog Melwani, and Eddie Fernandez,

NAY (voice vote): Diane Velazquez

Absent: Jose Cantero and JaJa Wade

**Concurrent Rezoning RZ-19-10-030**

Action: Make a finding of consistency with the Comprehensive Plan, and **APPROVE** Rezoning RZ-19-10-030, subject to the five (5) restrictions listed in the staff report book.

Motion / Second: Gordon Spears / Jimmy Dunn

AYE (voice vote): Gordon Spears, Jimmy Dunn, Mohammed Abdallah, Carlos Nazario, Yog Melwani, and Eddie Fernandez,

NAY (voice vote): Diane Velazquez

Absent: Jose Cantero and JaJa Wade

**Amendment 2019-2-S-5-3 & Rezoning LUP-19-07-236**

Applicant: Rebeca Wilson

Consideration: Medium Density Residential (MDR) and R-1A (Single-Family Residential District) ~~to~~ Medium High Density Residential (MHDR) and P-D.

Location: 3045 Aloma Ave, generally located north of Aloma Ave, east of Ellendale Dr, south of Semoran Park Dr and west of Semoran Blvd.

Tract Size: 6.89 gross acres

Speakers: Rebeca Wilson (Applicant)  
Chris Martin (Opposed)  
Michelle Farah (In favor)  
Ryan McBryde (Opposed)  
Ron Brown (Opposed)  
George Keating (Opposed)  
Christina Bolin (Opposed)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance, and **ADOPT** Amendment 2019-2-S-5-3, Medium Density Residential to Medium High Density Residential.

Motion / Second: Gordon Spears / Carlos Nazario

AYE (voice vote): Gordon Spears, Carlos Nazario, Eddie Fernandez, Jimmy Dunn, Yog Melwani, Diane Velazquez, JaJa Wade, and Mohammed Abdallah

NAY (voice vote): None

Absent

Jose Cantero

**Concurrent Rezoning LUP-19-07-236**

Action:

Make a finding of consistency with the Comprehensive Plan, and recommend **APPROVAL** of the Epoch Aloma Planned Development / Land Use Plan dated allow staff to update the revised plan subject before it goes to the Board, subject to the 14 conditions listed in the staff report, subject to the following change in the conditions of approval (COA):

Delete COA # 11 related to the education and insert: This multi family project is limited to a senior housing community intended and operated for occupancy by persona 55 years and older , as set forth in Section 22.55 of the Orange County Code, as may be amended.

New COA # 15: The PD is limited to 190 residential units.

Action / Second:

Gordon Spears / Mohammed Abdallah

AYE (voice vote):

Gordon Spears, Mohammed Abdallah, Yog Melwani, JaJa Wade, Jimmy Dunn, Carlos Nazario, Diane Velazquez, and Eddie Fernandez

NAY (voice vote):

None

Absent:

Jose Cantero

**Amendment 2019-2-S-5-4 & Rezoning RZ-19-10-041**

Applicant:

Tom Sullivan

Consideration:

Low Medium Density Residential (LMDR) and R-1A (Single Family Dwelling District) ~~to~~ Commercial (C) and C-1 (Retail Commercial District)

Location:

1123 W Fairbanks Ave, generally located north of W Fairbanks Ave, east of Estill Ct, west of Adanson Street, and south of Alton Ave.

Tract Size: 1.75 gross acres

Speakers: Tom Sullivan (Applicant)  
Christina Alden (Opposed)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **ADOPT** Amendment 2019-2-S-5-4.

Motion / Second: Gordon Spears / Diane Velazquez

AYE (voice vote): Gordon Spears, Diane Velazquez, Jimmy Dunn, JaJa Wade, Eddie Fernandez, Yog Melani, and Carlos Nazario

NAY (voice vote): None

Absent: Jose Cantero  
  
(Mohammed Abdallah voting conflict of interest)

**Concurrent Rezoning RZ-19-10-041**

Action: Make a finding of consistency with the Comprehensive Plan and **APPROVE** Rezoning RZ-19-10-041, R-1A (Single Family Dwelling District) to C-1 (Retail Commercial District) subject to the four (4) restrictions listed in the staff report.

Motion / Second: Gordon Spears / Diane Velazquez

AYE (voice vote): Gordon Spears, Diane Velazquez, Jimmy Dunn, JaJa Wade, Eddie Fernandez, Yog Melani, and Carlos Nazario

NAY (voice vote): None

Absent: Jose Cantero  
  
(Mohammed Abdallah voting conflict of interest)

**Amendment 2019-2-S-6-1 & Rezoning RZ-19-10-024**

Applicant: Al Tehrani, P.E.

Consideration: Commercial (C) and Low Density Residential (LDR) and C-3 (Wholesale Commercial District) ~~to~~ Commercial (C) and C-3 (Wholesale Commercial District) (Restricted)

Location: 5200 Old Winter Garden Road, generally located south of Old Winter Garden Road, west of S Pine Hills Road, north of W. South Street and east of Ring Road

Tract Size: 3.96 gross acres

Speakers: Al Tehrani (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **ADOPT** Amendment 2019-2-S-6-1.

Motion / Second: JaJa Wade / Carlos Nazario

AYE (voice vote): JaJa Wade, Carlos Nazario, Yog Melwani, Jimmy Dunn, Gordon Spears, Diane Velazquez, Mohammed Abdallah, Eddie Fernandez

NAY (voice vote): None

Absent: Jose Cantero

#### **Concurrent Rezoning RZ-19-10-024**

Action: Make a finding of consistency with the Comprehensive Plan, and **APPROVE** Rezoning Case RZ-19-10-024, subject to the three (3) restrictions listed in the staff report.

Motion/ Second: JaJa Wade / Carlos Nazario

AYE (voice vote): JaJa Wade, Carlos Nazario, Yog Melwani, Jimmy Dunn, Gordon Spears, Diane Velazquez, Mohammed Abdallah, Eddie Fernandez

NAY (voice vote): None

Absent: Jose Cantero

### **Amendment 2019-2-S-6-2**

Applicant: Dianand Persaud

Consideration: Low Density Residential (LDR) **to** Commercial (C)

Location: 118 Ring Road, generally located on the west side of Ring Road, south of Old Winter Garden Road, north of W South Street and east of Tremont Ave

Tract Size: 0.80 gross acres

Speakers: Dianand Persaud (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and **ADOPT** Amendment 2019-2-S-6-2.

Motion / Second: JaJa Wade / Eddie Fernandez

AYE (voice vote): JaJa Wade, Eddie Fernandez, Yog Melwani, Jimmy Dunn, Carlos Nazario, Diane Velazquez, Gordon Spears, and Mohammed Abdallah

NAY (voice vote): None

Absent: Jose Cantero

### **Amendment 2019-2-S-6-4 & Rezoning RZ-19-10-043**

Applicant: Scott Glass and George Dennison

Consideration: Planned Development Medium Density Residential and PD (Planned Development District) (Villages at Lake Lawne) PD/LUP to Commercial (C) and C-3 (Whole Sale Commercial District)

Location: 4815 W Colonial Drive, generally located north of W Colonial Drive and Home Folks Drive, east of La Grange Avenue

Tract Size: 0.25 gross acres

Speakers: George Bowen (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the amendment is in compliance and recommend **ADOPTION** of Amendment 2019-2-S-6-4.

Motion / Second: JaJa Wade / Eddie Fernandez

AYE (voice vote): JaJa Wade, Eddie Fernandez, Jimmy Dunn, Yog Melwani, Diane Velazquez, Carlos Nazario, Mohammed Abdallah, and Gordon Spears

NAY (voice vote): None

Absent: Jose Cantero

**Concurrent Rezoning RZ-19-10-043**

Action: Make a finding of consistency with the Comprehensive Plan, and **APPROVE** Rezoning RZ-19-10-043, to C-3 (Whole Sale Commercial District) subject tot the three (3) restrictions in the staff report book.

Motion / Second: JaJa Wade / Jimmy Dunn

AYE (voice vote): JaJa Wade, Jimmy Dunn, Mohammed Abdallah, Diane Velazquez, Carlos Nazario, Eddie Fernandez, Yog Melwani, and Gordon Spears

NAY (voice vote): None

Absent: Jose Cantero

**2019-2 Small Scale Staff Initiated Text Amendment**

**2019-2-S-FLUE-1**

Consideration: Text Amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Development within Orange County.



Location: Countywide

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance, and recommend **ADOPTION** of Amendment 2019-2-S-FLUE-1, consistent with today's actions.

Motion / Second: Jimmy Dunn / Carlos Nazario

AYE (voice vote): Jimmy Dunn, Carlos Nazario, Mohammed Abdallah, Diane Velazquez, JaJa Wade, Gordon Spears, Yog Melwani, and Eddie Fernandez

NAY (voice vote): None

Absent: Jose Cantero

**Test Amendment 2019-2-S-FLUE-2**

Consideration: Text Amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area

Location: Countywide

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment is in compliance and recommend **ADOPTION** of Amendment 2019-2-S-FLUE-2, consistent with today's actions.

Motion / Second: Jimmy Dunn / Eddie Fernandez

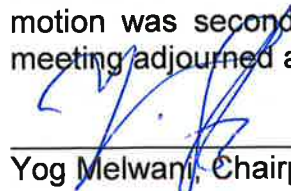
AYE (voice vote): Jimmy Dunn, Eddie Fernandez, JaJa Wade, Diane Velazquez, Carlos Nazario, Gordon Spears, Mohammed Abdallah, and Yog Melwani

NYE (voice vote): None

Absent: Jose Cantero

**MEETING ADJOURNED**

With no further business, Commissioner Cantero made a motion to adjourn. The motion was seconded by Commissioner Dunn and passed with an 9-0 vote. The meeting adjourned at approximately 11:10 p.m.



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Yog Melwani, Chairperson



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Terri-Lyn Pontius, Recording Secretary