

**ORANGE COUNTY
PLANNING AND ZONING COMMISSION (PZC) / LOCAL PLANNING AGENCY
(LPA)
Meeting of January 16, 2020**

The Orange County Planning and Zoning Commission (PZC) / Local Planning Agency (LPA) met at 9:00 a.m. on January 16, 2020, in the Orange County Commission Chambers, 201 South Rosalind Avenue, Orlando, Florida 32801.

PRESENT:	James Dunn	District 1
	Diane Velazquez	District 2
	Eddie Fernandez (Vice Chairperson)	District 3
	Gordon Spears (Chairperson)	District 5
	JaJa Wade	District 6
	Mohammed Abdallah	At Large

ABSENT:	Carlos Nazario	District 4
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ALSO

PRESENT:	<u>Orange County Staff:</u> Eric Raasch, Planning Administrator; Jason Sorensen, Chief Planner; Nicolas Thalmueller, Planner; Nate Wicke, Planner; Whitney Evers , Assistant County Attorney; Irina Pashinia, Planner and Terri-Lyn Pontius, Administrative Assistant.
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Vice Chairperson 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 Dunn to approve the December 19, 2019 minutes. The motion was seconded by Commissioner Abdallah and was then approved unanimously on a 7-0 vote.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

A motion by Commissioner Velazquez to nominate Gordon Spears as Chairman was seconded by Commissioner Dunn. Motion carried. A motion by Commissioner Dunn to nominate Eddie Fernandez as Vice Chairman was approved unanimously on a 7-0 vote.

CONVENTIONAL REZONING PUBLIC HEARINGS:

1. William Campbell RZ-20-01-065 District 3

Applicant: William E. Campbell

Consideration: A request to rezone 0.65 gross acres from R-1A (Single-Family Dwelling District) to C-2 (General Commercial District) for indoor storage and overnight parking of vehicles.

Location: 311 N. Goldenrod Road, or generally east of Goldenrod Road, approximately 1,270 feet north of Bryan Road. .

Tract Size: 0.65 gross acre

Speakers: William Campbell (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the C-2 (General Commercial 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 any C-1 uses; and
3. Uses shall be limited to C-1 uses and the C-2 use of overnight parking of commercial vehicles only.

Motion /Second: Eddie Fernandez / Jimmy Dunn

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

NAY (voice vote): None

Absent: None

2. **Lazaro Fruto RZ-19-12-060 District 6**

Applicant: Lazaro Fruto

Consideration: A request to rezone 0.15 gross acres from C-2 (General Commercial District) to NAC (Neighborhood Activity District) to allow a triplex (three (3) attached residential dwelling units)

Location: 2608 S. Westmoreland Drive, or generally west of S. Westmoreland Drive, approximately 50 feet north of W Michigan Street.

Tract Size: 0.15 gross acres

Speakers: Lazaro Fruto (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested NAC (Neighborhood Activity 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 67.5 feet, in lieu of the required 85-foot lot width in the NAC zoning district; and,
2. A variance from Orange County Code Section 38-1501 to allow for a minimum lot area of 6,534 square feet, in lieu of the required 11,250 square foot lot area in the NAC zoning district.

Restrictions:

1. Prior to approval of the proposed residential use, the applicant/ developer shall submit a site plan to demonstrate compliance with all applicable Orange County Code requirements.
2. The subject property shall be limited to three (3) residential units.

Motion / Second: JaJa Wade / Diane Velazquez

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

NAY (voice vote) None

Absent: Carlos Nazario

3. **Phil Kruse RZ-20-01-066 District 5**

Applicant: Phil Kruse

Consideration: A request to rezone 0.34 gross acres from R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District) for the purpose of constructing two (2) single-family residential dwelling units (pending lot split approval).

Location: 4320 Roush Avenue, or generally on the south side of Roush Avenue, approximately 410 feet west of Jamajo Boulevard.

Tract Size: 0.34 gross acres

Speakers: Phil Kruse (Applicant)

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: Gordon Spears / Jimmy Dunn

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

NAY (voice vote): None

Absent Carlos Nazario

4. **Abdellatif Rizq, RZ-20-01-069 District 5**

Applicant: Abdellatif Rizq

Consideration: A request to rezone 0.87 gross acres from A-2 (Farmland Rural District) to R-T-1 (Mobile Home Park District) for two (2) single-family homes or mobile homes (pending approval of a lot split).

Location: 14553 Congress Street, or generally north of Congress Street, approximately 500 feet east of Frank Street

Tract Size: 0.87 gross acres

Speakers: Abdellatif Rizq (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, and recommend **APPROVAL** of the requested R-T-1 (Mobile Home Park District) zoning, subject to the following restriction:

1. The subject property shall be limited to one lot split with minimum lot widths of 100 feet for each resulting parcel.

Motion / Second: Gordon Spears / Mohammed Abdallah

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

NAY (voice vote): None

Absent: Carlos Nazario

5. **Moutchou Mustapha RZ-20-01-070 District 6**

Applicant: Moutchou Mustapha

Consideration: A request to rezone 0.97 gross acres from C-1 (Retail Commercial District) and R-3 (Multiple Family Dwelling District) **to** C-1 (Retail Commercial District) and C-2 (General Commercial District) for gas station, auto sales, and auto repair.

Location: 6011 Old Winter Garden Road, 130 Condor Road and 134 Condor Road, or generally northwest of the intersection of Old Winter Garden Road and Condor Road

Tract Size: 0.97 gross acres

Speakers: Moutchou Mustapha (Applicant)
Dehi Meli (Opposed)

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested C-1 (Retail Commercial 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 any non-residential uses on the property.
3. Parcels 25-22-28-7804-00-010, 25-22-28-6424-01-160, and 25-22-28-6424-01-170 shall be aggregated into one (1) lot prior to the issuance of any use permit, and
4. Vehicular access shall only be allowed from Old Winter Garden Road and prohibited from Condor Road; and
5. A six (6) foot masonry wall shall be constructed along the northern property line adjacent to the residential use.

Motion / Second: Mohammed Abdallah / Jimmy Dunn

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

NAY (voice vote): JaJa Wade

Absent Carlos Nazario

6. **Edward Fore, Esq, RZ-20-01-071 District 5**

Applicant: Edward Fore, Esq

Consideration: To rezone 0.23 gross acres from R-1A (Single Family Dwelling District) **to** I-2 / I-3 (Industrial District) for the purpose of a car dealership.

Location: 1834 N. Forsyth Road, generally west of Forsyth Road, east of Tilden Avenue, north of Muskogee Street, approximately 1,300 feet north of E. Colonial Drive

Tract Size: 0.23 gross acres

Speakers: Edward Fore (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 and paved surfaces prior to the accommodation of any I-2/I-3 uses.

Motion / Second: Gordon Spears / Eddie Fernandez

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

NAY (voice vote): None

Absent: JaJa Wade and Carlos Nazario

7. **Honorio Saucedo, RZ-20-01-073 District 3**

Applicant: Honorio Saucedo

Consideration: A request to rezone 1.50 gross acres from A-2 (Farmland Rural District) to R-2 (Residential District) for the development of three (3) triplex attached residential dwelling units.

Location: Generally located on the south side of Nassau Avenue, approximately 250 feet east of Redditt Road.

Tract Size: 1.50 gross acres

Speakers: Luis Selenza (Applicant)
James Cozad (Opposed)

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

1. The subject property shall be limited to no more than 10 dwelling units.

Motion / Second: Eddie Fernandez / Mohammed Abdallah

AYE (voice vote): Eddie Fernandez, Mohammed Abdallah, Jimmy Dunn, Diane Velazquez and JaJa Wade

NAY (voice vote): Gordon Spears

Absent: Carlos Nazario

8. **Dan Creighton, RZ-20-01-076 District 4**

Applicant: Dan Creighton

Consideration: A request to rezone 2.00 gross acres from A-2 (Farmland Rural District) **to** I-1 / I-5 Industrial District) in order to have a gas station with car wash.

Location: 4488 E. Wetherbee Road, or generally south of Wetherbee Road, approximately 2,340 feet east of Sawgrass Reserve Boulevard.

Tract Size: 2.00 gross acres

Speakers: Becky Wilson (Applicant)

Action: Make a finding a 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 any I-1/I-5 uses.
3. Uses shall be restricted to those C-1 uses permitted in the I-1/I-5 uses permitted in the I-1/I-5 district and the I-1/I-5 use of carwash.

Motion / Second: Diane Velazquez / Jimmy Dunn

AYE (voice vote): Diane Velazquez, Jimmy Dunn, Gordon Spears, JaJa Wade, Eddie Fernandez

NAY (voice vote): None

Absent: Mohammed Abdallah and Carlos Nazario

9. **Edward Durruthy, RZ-20-01-077 District 3**

Applicant: Edward Durruthy

Consideration: To rezone 1.03 gross acres from R-1A (Single-Family Dwelling District) ~~to~~ R-1 (Single-Family Dwelling District) to create four (4) lots of 60' widths and build four (4) single family detached residential structures (pending an approved lot split).

Location: 2717 Alamo Drive, generally east of Alamo Drive, south of W Michigan Street, north of 29th Street and west of Paseo Street

Tract Size: 1.03 gross acres

Speakers: Ed Durruthy (Applicant)
Silvia Gianetti (Opposed)

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: Eddie Fernandez / Mohammed Abdallah

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

NAY (voice vote): None

Absent: Carlos Nazario

10. **Peter Duke RZ-20-01-078 District 3**

Applicant: Peter Duke

Consideration: To rezone 0.32 gross acres from R-1A (Single Family Dwelling District) **to** R-1 (Single Family Dwelling District) for two (2) single family dwelling units (pending approved lot split).

Location: 2515 Raehn Street, or generally on the northwest corner of the intersection of Raehn Street and Clark Street.

Tract Size: 0.32 gross acres

Speakers: Peter Duke (Applicant)

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: Eddie Fernandez / Jimmy Dunn

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

NAY (voice vote): None

Absent: Carlos Nazario

11. **Ravin Persaud RZ-20-01-079 District 3**

Applicant: Ravin Persaud

Consideration: To rezone 0.86 gross acres from A-2 (Farmland Rural District) **to** C-1 (Retail Commercial District) for the purpose of general C-1 uses.

Location: 1712 Renee Avenue and 1719 Sue Ann Street; generally on the east side of Sue Ann Street, 230 feet south of E. Colonial Drive.

Tract Size: 0.86 gross acres

Speaker: Ravin Persaud (Applicant)
Frank Vassell (Opposed)

Action: ***RZ-20-01-079 is being continued to February 20, 2020 PZC Meeting due the applicant not posting properly on the property.***

Motion / Second: Eddie Fernandez / Mohammed Abdallah

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

NAY (voice vote): None

Absent: Carlos Nazario

12. **Chris Dougherty, RZ-20-01-080 District 4**

Applicant: Chris Dougherty, S & ME

Consideration: To rezone 0.95 gross acres from C-1 (Retail Commercial District) **to** C-2 (General Commercial District) in order to construct automobile repair.

Location: 14539 E. Colonial Drive, or generally north of E. Colonial Drive, approximately 140 feet north of Frank Street.

Tract Size: 0.95 gross acres

Speakers: Chris Dougherty (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the C-2 (General Commercial 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 any C-2 uses; and
3. The use of outdoor storage and display shall be prohibited; and
4. Access to Bell Street shall be prohibited; and
5. Bay doors shall not be oriented toward the north property line; and
6. A six (6) foot masonry wall shall be constructed along the north property line; and
7. Within ten (10) days of final approval, owner shall record notice in the official records of Orange County, Florida, stating that the owner will accommodate future cross-access to the adjacent commercial land uses so long as such uses are compliant with Orange County Code.

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

NAY (voice vote): None

Absent: Carlos Nazario

13. **Kathy Hattaway, LUP-18-10-354 District 1**

Applicant: Kathy Hattaway

Project Name: Horizon West Village I – Serenade at Ovation Planned Development

Consideration: To rezone 155.4 gross acres from A-1 (Citrus Rural District) and A-2 (Farmland Rural District) to PD (Planned Development District) and transfer 1.44 acres from Spring Grove Jaffers PD into Serenade PD for a total of 156.84 acres in order to construct 291 attached and detached residential dwelling units. The request also includes the following waivers from Orange County Code:

1. A waiver from section 34-152 , to allow lots to front a mews, park, open space, etc. and have access via a tract or easement, in lieu of the requirement that each lot shall have a minimum access width of twenty (20) feet to a dedicated public paved street.
2. A waiver from Section 38-1382, to allow alleys to be designed as a tract, in lieu of the requirement that they shall be designed as a private easement.
3. A waiver from Section 38-1384 to allow garage access to be setback from an alley track, in lieu of an easement.
4. A waiver from Section 38-1384 to allow detached garages without access to a rear alley tract, including garages with an accessory dwelling unit, shall be located a minimum of five feet from side and rear property lines, and shall be no closer than ten feet to any other detached structure on the same rear alley easement, including garages with an five feet from side and rear property lines, and shall structure on the same lot.

5. A waiver from section 38-1384(2) to allow vehicular access to garages or other off street parking to be from a rear alley tract, in lieu of an easement.
6. A waiver from Orange County Code Section 30-551 is requested to allow the project becoming subject to the Village I Road Network Agreement, provided that all other requirements for obtaining a CEL have been met by the applicant. The foregoing is in lieu of allowing the project to obtain a CEL prior to the issuance of trips for the project under the Village I Road Network Agreement.

Location: South of Flemings Road, west of Avalon Road

Tract Size: 156.84 gross acres / 54.20 net developable acres

Speakers: Kathy Hattaway (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the Serenade at Ovation Planned Development/ Land Use Plan (PD/LUP) dated November 25, 2019, subject to the following conditions of approval:

1. Development shall conform to the Serenade at Ovation Land Use Plan (LUP) dated "Received November 25, 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 November 25, 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. 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, 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.
7. Pursuant to the BCC condition of approval on November 13, 2018, this project shall comply with the terms and conditions of the future Village I Roadway Network Agreement, as approved by the BCC and as may be amended from time to time.
8. 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.
9. Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or

floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.

10. Approval of this plan does not constitute approval of a permit for the construction of a boat ramp. Any person desiring to construct a boat ramp shall apply to the Orange County Environmental Protection Division as specified in Orange County Code Chapter 15 Environmental Control, Article XV Boat Ramps, prior to installation, for an Orange County Boat Ramp Facility Permit, as well as to any other Orange County Division(s) for any other applicable permits.
11. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
12. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
13. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
14. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
15. The developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the project to accommodate the ultimate flows for the entire Village (SAP). Utilities infrastructure shall be built connecting to the build-out points of connection approved in the Master Utilities Plan (MUP).

16. A 5-year interim Master Utility Plan (MUP) for Village I must be approved prior to Construction Plan approval within this PD.
17. Prior to construction plan approval, all property owners within the Village I, excluding public entities, shall be required to sign an agreement between the parties addressing their proportionate share of funds for the costs of the offsite and onsite master utilities sized to Village requirements. Property owners may elect to use alternate financing in lieu of the private proportionate cost share agreement provided master utilities sized for Village requirements are constructed.
18. 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.
19. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
20. At least thirty (30) days prior to construction plan submittal, the applicant shall submit a Master Utility Plan (MUP) for the PSP, including hydraulically dependent parcels outside the PSP boundaries; such MUP shall include supporting calculations showing that the PSP-level MUP is consistent with the approved and up-to-date MUP for the Village, or shall include an update to the Village MUP to incorporate any revisions. The MUP(s) must be approved prior to construction plan approval.
21. The following waivers from Orange County Code are granted:
 - a. A waiver from Section 34-152(c) to allow lots to front a mews, park, open space, etc. and have access via a tract or easement, in lieu of the requirement that each lot shall have a minimum access width of twenty (20) feet to a dedicated public paved street.
 - b. A waiver from Section 38-1382(h)(4) to allow alleys to be designed as a tract, in lieu of the requirement that they shall be designed as a private easement.
 - c. A waiver from Section 38-1384(g)(1) to allow garage access to be setback from an alley tract, in lieu of an easement.
 - d. A waiver from Section 38-1384(g)(2) to allow detached garages without access to a rear alley tract, including garages with an accessory dwelling unit, shall be located a minimum

of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot, in lieu of detached garages without access to a rear alley easement, including garages with an accessory dwelling unit, shall be located a minimum of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot.

- e. A waiver from Section 38-1384(i)(2) to allow vehicular access to garages or other off-street parking to be from a rear alley tract, in lieu of an easement.

Motion / Second: Jimmy Dunn/ Diane Velazquez

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

NAY (voice vote): None

Absent: Carlos Nazario

Mohammed Abdallah voting conflict of interest

14. Kathy Hattaway, LUP-18-12-410 District 1

Applicant: Kathy Hattaway, Poulos & Bennett

Project Name: Horizon West – Village I Cross Planned Development (PD)

Consideration: A request to rezone 186.90 gross acres from A-1 (Citrus Rural District) and A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 385 attached and detached single family dwelling units. The request also includes the following waivers from Orange County Code:

1. A waiver from Section 34-152(c) to allow lots to front a mews, park, open space, etc. and have access via a tract or easement, in lieu of the requirement that each lot shall have a minimum access width of twenty (20) feet to a dedicated public paved street.

Applicant Justification: Orange County Code Section 38-1382(h)(6) provides for the incorporation of mews in project design where residential units have only rear access. Legal access to these lots will be through an ingress/egress tract shown on the plat.

2. A waiver from Section 38-1382(h)(4) to allow alleys to be designed as a tract, in lieu of the requirement that they shall be designed as a private easement.

3. A waiver from Section 38-1384(g)(1) to allow garage access to be setback from an alley tract, in lieu of an easement.

4. A waiver from Section 38-1384(g)(2) to allow detached garages without access to a rear alley tract, including garages with an accessory dwelling unit, shall be located a minimum of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot, in lieu of detached garages without access to a rear alley easement, including garages with an accessory dwelling unit, shall be located a minimum of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot.

5. A waiver from Section 38-1384(i)(2) to allow vehicular access to garages or other off-street parking to be from a rear alley tract, in lieu of an easement.

Applicant Justification for Waivers 2-5: *The alleys are to be owned and maintained by the Home Owners Association (HOA). Placing them in a fee simple tract without underlying individual ownership allows for a clearer separation of ownership and maintenance responsibilities.*

6. A waiver from Orange County Code Section 30-551 to allow the project to obtain a CEL upon the project becoming subject to the Village I Road Network Agreement, provided that all other requirements for obtaining a CEL have been met by the applicant. The foregoing is in lieu of allowing the project to obtain a CEL prior to the issuance of trips for the project under the Village I Road Network Agreement.

Applicant Justification: *The Village I Road Network Agreement provides a process for securing transportation concurrency for the project. Because the Village I Road Network Agreement does not address concurrency for other facilities, such as schools, there needs to be a mechanism for the project to satisfy concurrency for these other facilities independently of the Village I Road Network Agreement.*

7. A waiver from Orange County Code Section 38-1384(i)(3), to allow lots on the western side of the north/south APF road to access

garages and off-street parking surfaces from the APF road, in lieu of the requirement that vehicular access to garages and off-street parking surfaces on all lots facing the primary side of an APF road shall be provided from a rear alley or easement.

Applicant Justification: *The waiver will allow for the development of lots along the western side of the north/south APF road and provide an acceptable APF road alignment that avoids impact to wetlands on the western side of the Property. Also, per the December 18, 2019 DRC discussion, the bike trail will be constructed on the east side of the north/south APF road.*

Location: North of Flemings Road, south of Water Spring Blvd, east of Lake County Line, west of Avalon Road

Tract Size: 186.9 gross acres / 66.9 net developable acres

Applicant: Kathy Hattaway (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, and recommend **APPROVAL** of the Cross Planned Development / Land Use Plan (PD/LUP) dated "Received October 17, 2019", subject to the following restrictions:

1. Development shall conform to the Cross Land Use Plan (LUP) dated "Received October 17, 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 October 17, 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. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the future Village I Roadway Network Agreement, as approved by the BCC and as may be amended from time to time.
7. Approval of this plan does not constitute approval of a permit for the construction of a boat ramp. Any person desiring to construct a boat ramp shall apply to the Orange County Environmental Protection Division as specified in Orange County Code Chapter 15 Environmental Control, Article XV Boat Ramps, prior to installation, for an Orange County Boat Ramp Facility Permit, as well as to any other Orange County Division(s) for any other applicable permits.
8. Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.
9. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
10. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination.

or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

11. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
12. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
13. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
14. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP) for Village I. MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
15. Prior to construction plan approval, all property owners within the Village I, excluding public entities, shall be required to sign an agreement between the parties addressing their proportionate share of funds for the costs of the offsite and onsite master utilities sized to Village requirements. Property owners may elect to use alternate financing in lieu of the private proportionate cost share agreement provided master utilities sized for Village requirements are constructed.
16. A 5-year interim Master Utility Plan (MUP) for Village I must be approved prior to Construction Plan approval within this PD.
17. The developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the project to accommodate the ultimate flows for the entire Village

(SAP). Utilities infrastructure shall be built connecting to the build-out points of connection approved in the Master Utility Plan (MUP).

18. 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.
19. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
20. At least thirty (30) days prior to construction plan submittal, the applicant shall submit a Master Utility Plan (MUP) for the PSP, including hydraulically dependent parcels outside the PSP boundaries; such MUP shall include supporting calculations showing that the PSP-level MUP is consistent with the approved and up-to-date MUP for the Village, or shall include an update to the Village MUP to incorporate any revisions. The MUP(s) must be approved prior to construction plan approval.
21. The following waivers from Orange County Code are granted:
 - a. A waiver from Section 34-152(c) to allow lots to front a mews, park, open space, etc. and have access via a tract or easement, in lieu of the requirement that each lot shall have a minimum access width of twenty (20) feet to a dedicated public paved street.
 - b. A waiver from Section 38-1382(h)(4) to allow alleys to be designed as a tract, in lieu of the requirement that they shall be designed as a private easement.
 - c. A waiver from Section 38-1384(g)(1) to allow garage access to be setback from an alley tract, in lieu of an easement.
 - d. A waiver from Section 38-1384(g)(2) to allow detached garages without access to a rear alley tract, including garages with an accessory dwelling unit, shall be located a minimum of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot, in lieu of detached garages without access to a rear alley easement, including garages with an accessory dwelling unit, shall be located a minimum of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot.

- e. A waiver from Section 38-1384(i)(2) to allow vehicular access to garages or other off-street parking to be from a rear alley tract, in lieu of an easement.
- f. A waiver from Orange County Code Section 38-1384(i)(3) to allow lots facing the west side of the north / south APF roads access to garages and off-street parking surfaces from the west side of the north / south APF road in lieu of the requirement that vehicular access to garages or other off-street parking surfaces on all lots facing the primary side of an APF road shall be provided from a rear alley or easement.

Motion / Second: Jimmy Dunn / Diane Velazquez

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

NAY (voice vote): None

Absent: Carlos Nazario

Mohammed Abdallah voting conflict of interest

15. **Kathy Hattaway, LUP-19-02-052 District 1**

Applicant: Kathy Hattaway, Poulos & Bennett

Project Name: Horizon West – Village I Parcel 1 Planned Development

Consideration: A request to rezone 37.04 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct 300 multi-family residential dwelling units.

Location: Generally located west of County Road 545, north of Flemings Road, and south of Watersprings Boulevard.

Tract Size: 37.04 gross acres / 18.41 net developable acres

Applicant: Kathy Hattaway (Applicant)
Rhonda Finkle (Opposed)

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the Parcel 1 Planned Development /

Land Use Plan (PD/LUP), dated "Received August 14, 2019", subject to the following conditions:

1. Development shall conform to the Parcel 1 Land Use Plan (LUP) dated "Received August 14, 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 August 14, 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. The project shall comply with the terms and conditions of that certain Adequate Public Facilities agreement for Village I Parcel 1 as approved by the BCC on MM DD, YYYY, as may be amended from time to time.

7. 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.
8. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the future Village I Roadway Network Agreement, as approved by the BCC and as may be amended from time to time.
9. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
10. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
11. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
12. A 5-year interim Master Utility Plan (MUP) for Village I must be approved prior to Construction Plan approval within this PD.
13. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water, wastewater, and reclaimed water systems have been designed to support all development within the PD, and that construction plans are consistent with an approved and up-to-date Master Utility Plan for Village I.
14. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP) for Village I. MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.

15. Prior to construction plan approval, all property owners within Village I, excluding public entities, shall be required to sign an agreement between the parties addressing their proportionate share of funds for the costs of the offsite and onsite master utilities sized to Village requirements. Property owners may elect to use alternate financing in lieu of the private proportionate cost share agreement provided master utilities sized for Village requirements are constructed.
16. The developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the PD and to accommodate the ultimate flows for the entire Village (SAP). Utilities infrastructure shall be built connecting to the build-out points of connection approved in the Village I Master Utility Plan (MUP).
17. 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.
18. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
19. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.

Motion / Second: Jimmy Dunn / JaJa Wade

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

NAY (voice vote): None

Absent : Carlos Nazario

2019-2 Out of Cycle Regular Cycle Staff Amendments

Staff Amendment 2019-2 C-FLUE-1

Consideration: Text Amendment to the Future Land Use Element creating FLU 4.1.12, FLU4.1.12.1, FLU 4.1.12.2, FLU4.1.12.3, FLU 4.1.12.5

and revising FLU4.5.1, FLU4.5.2, OBJ FLU4.6, FLU4.7.1, FLU4.7.2, FLU4.7.3, FLU4.7.4, FLU4.7.7.1 and FLU4.7.9

Location District 1

Action: **ADOPT** Amendment 2019-2-C-FLUE-1

Motion / Second: Jimmy Dunn / Diane Velazquez

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

NAY (voice vote): None

Absent: Carlos Nazario

Staff Amendment 2019-2-C-FLUE-2

Consideration: Text Amendment to the Future Land Use Element Policy FLU8.1.1, relieving the density requirements for certain parcels with the Low Density Residential (LDR) future land use designation

Location: Countywide

Action: **ADOPT** Amendment 2019-2-C-FLUE-2

Motion / Second: Mohammed Abdallah / JaJa Wade

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

NAY (voice vote) None

Absent: Carlos Nazario

2020-1 Transmittal Regular Cycle Amendments

Amendment 2020-1-A-1-2

This application is being continued to the 2020-2 cycle

Motion / Second: JaJa Wade / Jimmy Dunn

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

NAY (voice vote): None

Absent Carlos Nazario

Amendment 2020-1-A-1-1

Applicant: Jeff Robins Related Development

Consideration: Activity Center Mixed Use (ACMU) **to** Planned Development Activity Center Residential (PD-ACR)

Location: Generally located north of International Drive, east of Vineland Avenue, south of Lake Street, and west of Daryl Cater Pkwy.

Acres: 20.84 gross acres

Applicant: Tom Sullivan

Action: Make a finding that the information contained in the application for the proposed amendment is sufficiently complete, recommend to the Board of County Commissioners that Amendment 2020-1-A-1-1- to be **TRANSMITTED** to the reviewing agencies.

Motion / Second: Jimmy Dunn / Diane Velazquez

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

NAY (voice vote): None

Absent: Carlos Nazario

Amendment 2020-1-A-3-1

Applicant: Hugh Jacobs, The Partnership

Consideration: Commercial (C) to Medium High Density Residential (HDR) (Senior Housing)

Location: Generally located north of Millinockette Lane, east of State Road 417, south of Donnybrook Drive, and west of Constantine Street

Tract Size: 10.60 gross acres

Applicant: Rebeca Wilson
Lucian Conta (Opposed)

Action: Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; recommend to the Board of County Commissioners that Amendment 2020-1-A-3-1 be **TRANSMITTED** to the reviewing agencies.

Motion / Second: Eddie Fernandez / JaJa Wade

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

NAY (voice vote): None

Absent: Carlos Nazario

Amendment 2020-1-A-4-1

Applicant: Jonathan A Huels, Lowndes, Drosdick, Doster Kantor & Reed, P.A

Consideration: Planned Development- Institutional / Conservation (PD-INST/CONS) **to** Planned Development-Commercial Office Low Medium Density Residential Medium Density Residential Conservation (PD-C-O/LMDR/MDR/CONS)

Location: 14314 Boggy Creek Road, generally located north of Simpson Road, east of Ward Road, south of Lake Nona Boulevard, and west of Boggy Creek Road

Tract Size: 114 gross acres / 94 net developable

Speakers: Tom Sullivan (Applicant)

Action: Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; recommend to the Board of County Commissioners that Amendment 2020-1-A-4-1 be **TRANSMITTED** to the reviewing agencies.

Motion / Second: JaJa Wade/ Mohammed Abdallah

AYE (voice vote): JaJa Wade, Mohammed Abdallah, Gordon Spears, Diane Velazquez, and Jimmy Dunn

NAY (voice vote): None

Absent: Eddie Fernandez and Carlos Nazario

Amendment 2020-1-A-4-2

Applicant: Brian Denham, P.E. Denham Engineering, LLC

Consideration: Low Density Residential (LDR) **to** Low Medium Density Residential (LMDR)

Location: 9580 Curry Ford Road, generally located south of Curry Ford Road, east of S Econlockhatchee Trail and west of SR 417

Tract Size: 39.55 gross acres / 29.35 net developable acres

Speakers: Jonathan Hules (Applicant)

Action: Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; recommend to the Board of County Commissioners that Amendment 2020-1-A-4-2 be **TRANSMITTED** to the reviewing agencies.

Motion / Second: Jimmy Dunn / Mohammed Abdallah

AYE (voice vote): Jimmy Dunn, Mohammed Abdallah, Gordon Spears, JaJa Wade, and Diane Velazquez

NAY (voice vote) None

Absent Eddie Fernandez and Carlos Nazario

2020-1 Staff Initiated Text Amendment

2020-1-B-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.

District: Countywide

Action: Recommend to the Board of County Commissioners that Amendment 2020-1-B-FLUE-1 to be **TRANSMITTED** to the reviewing agencies, consistent with today's action.

Motion / Second Mohammed Abdallah/ Diane Velazquez

AYE (voice vote): Mohammed Abdallah, Diane Velazquez, Jimmy Dunn, JaJa Wade, and Gordon Spears

NAY (voice vote): None

Absent: Eddie Fernandez and Carlos Nazario

MEETING ADJOURNED

With no further business, Commissioner Spears made a motion to adjourn. The motion was seconded by Commissioner Dunn and passed with a 5-0 vote. The meeting adjourned at approximately 2:16 pm.

Gordon Spears, Chairperson

Terri-Lyn Pontius, Recording Secretary