

**ORANGE COUNTY  
PLANNING AND ZONING COMMISSION (PZC) / LOCAL PLANNING AGENCY  
(LPA)  
Meeting of October 15, 2020**

The Orange County Planning and Zoning Commission (PZC) / Local Planning Agency (LPA) met at 9:00 a.m. on October 15, 2020, in the Orange County Commission Chambers, 201 South Rosalind Avenue, Orlando, Florida 32801.

PRESENT:	Vacant	District 2
	Eddie Fernandez (Vice Chairperson)	District 3
	Carlos Nazario	District 4
	Gordon Spears (Chairperson)	District 5
	JaJa Wade	District 6
	Mohammed Abdallah	At Large
	Evelyn Cardenas	At Large
	James Dunn	District 1

ABSENT:	Nelson Pena	At Large
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ALSO  
PRESENT: Orange County Staff: Eric Raasch, Planning Administrator; Jason Sorensen, Chief Planner; Irina Pashinina, Planner; Sapho Vatel, Planner; James Hartsfield, Planner; John Harbilas, Planner; Whitney Evers, Assistant County Attorney; and Terri-Lyn Pontius, Administrative Assistant.

Chairman Spears 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 September 17, 2020 minutes. The motion was seconded by Commissioner Wade and was then approved unanimously on a 5-0 vote. Commissioner Pena, Cardenas, and Nazario were absent.

### **OLD BUSINESS**

No old business was discussed.

### **NEW BUSINESS**

No new business was discussed.

### **Rezoning Public Hearings**

#### **Manuel Carbaja Lopez Sr, RZ-20-10-065 District 2**

<u>Applicant:</u>	Manuel Carbaja Lopez
<u>Consideration:</u>	To change the rezoning from A-1 (Citrus Rural District) <b>to</b> R-1AA (Single-Family Dwelling District) for one (1) Single Family Residential Dwelling District (pending lot split approval)
<u>Location:</u>	842 S. Lake Pleasant Road, or generally located on the west side of S Lake Pleasant Road, approximately 1,880 feet south of E Semoran Blvd
<u>Tract Size:</u>	1.08 gross acres
<u>Speakers:</u>	Manuel Carbaja Lopez (Applicant)
<u>Action:</u>	Make a finding of consistency with the Comprehensive Plan, and recommend <b>APPROVAL</b> of the requested R-1AA (Single-Family Dwelling District) zoning.
<u>Motion / Second:</u>	Jimmy Dunn/ Mohammed Abdallah
<u>AYE (voice vote):</u>	Jimmy Dunn, Mohammed Abdallah, Gordon Spears, JaJa Wade, and Eddie Fernandez
<u>NAY (voice vote):</u>	None

Absent: Nelson Pena, Evelyn Cardenas, and Carlos Nazario

**Allison Turnbull, Esq. RZ-20-10-066 District 2**

Applicant: Allison Turnbull, Esq.

Consideration: To rezone from C-2 (General Commercial District) **to** C-2 (General Commercial District) to allow an office for exterminating and pest control service, pest control supplies, disinfecting service, fumigating service plus outdoor and overnight parking in addition to all C-1 uses.

Location: 1551 Lee Road, generally northeast of the Lee Road and Davisson Avenue Intersection.

Tract Size: 0.98 gross acres

Speakers: Allison Turnbull (Applicant)

Action: ***To Continue the Rezoning RZ-20-10-066 to the November 19, 2020 Public Hearing.***

Motion / Second: JaJa Wade / Jimmy Dunn

AYE (Voice vote): Jimmy Dunn, Gordon Spears, Eddie Fernandez, and JaJa Wade

NAY (voice vote): None

Absent: Nelson Pena, Evelyn Cardenas, and Carlos Nazario

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

**Randolph Elliott, R.S. Elliott Orlando, LLC, RZ-20-10-067 District 6**

Applicant: Randolph Elliott

Consideration: To change the rezone from I-2 / I-3 (Industrial - General District) **to C-3** (Wholesale Commercial District) in order to develop a Distribution Center Expansion.

Location: 2551 Mercy Drive, or generally located on the east side of Mercy Street, approximately 200 feet south of Silver Star Road.

Tract Size: 3.05 gross acres

Speakers: Susan Swift (Applicant)

1<sup>st</sup> Action: Make a finding of consistency with the Comprehensive Plan, and recommend **APPROVAL** of the requested C-3 (Wholesale Commercial District) zoning.

Motion/ Second: JaJa Wade/ Mohammed Abdallah

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

NAY (voice vote): None

Absent: Nelson Pena, Evelyn Cardenas, Carlos Nazario

**Small Scale Amendments with Concurrent Rezoning:**

**1. SS-20-10-062 & RZ-20-10-063 Jim Hall, District 4**

Applicant: Jim Hall, Hall Development Services, Inc.

Consideration: A request to change future land use and rezoning of LMDR (Low Medium Density Residential) **to** C (Commercial) and rezoning from A-2 (Farmland Rural District) & R-2 (Residential District) **to** C-1 (Retail Commercial District) for the use of Commercial Retail Uses.

Location: 14088 E. Colonial Drive, or generally located southwest of the E. Colonial Drive and Fricke Avenue Intersection.

Tract Size: 1.76 gross acres (overall)  
0.90 gross acres (affected portion)

Speakers: Jim Hall (Applicant)

**SS-20-10-062 Motion:**

Action: Make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the requested Commercial (C) future land use on the affected 0.90 acre portion of the subject property.

Motion / Second: Jimmy Dunn / JaJa Wade

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

NAY (voice vote): None

Absent: Nelson Pena, Evelyn Cardenas and Carlos Nazario

**Concurrent Rezoning RZ-20-10-063 Motion:**

Action: Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested C-1 (Retail Commercial District) zoning, on the effected 0.35 acre portion of the subject property.

Motion /Second: Jimmy Dunn / JaJa Wade

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

NAY (voice vote) None

Absent Nelson Pena, Evelyn Cardenas, and Carlos Nazario

**Public Hearing:**

**Building Ordinance Chapter 9, Building and Construction Regulations**

Consideration: Amending certain provisions of Chapter 9 Building and Construation Regulations of Orange County Code by amending Article III Code, 7<sup>th</sup> Edition and Providing an Effective Date

Speakers: Shane Gerwig, Building Manager

Action: Make a finding of consistency with the Comprehensive Plan, recommend **APPROVAL** of Chapter 9 Amendment to the Board of County Commissioners.

Motion / Second: Mohammed Abdallah / Jimmy Dunn

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

NAY (voice vote): None

Absent: Nelson Pena, Evelyn Cardenas, and Carlos Nazario

**Work Sessions:**

**I Drive CRA Redevelopment Update**

Motion: As a work session, no voting is required.

Speakers: Alberto Vargas, Manager, Planning Division  
Carla Bell-Johnson, Strategic Planning and Development Manager

**School Impact Fee Update Study**

Motion: As a work session, no voting is required.

Speakers: Brandy Driggers, Assistant Zoning Manager  
Tindale and Oliver Consultants

**MEETING ADJOURNED**

With no further business, Chairman 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 11:45 AM

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Gordon Spears, Chairperson

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Terri-Lyn Pontius, Recording Secretary