

**ORANGE COUNTY  
PLANNING AND ZONING COMMISSION (PZC) / LOCAL PLANNING AGENCY  
(LPA)  
Meeting of February 18, 2021**

The Orange County Planning and Zoning Commission (PZC) / Local Planning Agency (LPA) met at 9:00 a.m. on February 18, 2021 in the Orange County Commission Chambers, 201 South Rosalind Avenue, Orlando, Florida 32801.

PRESENT:	Trevor Sorbo	District 1
	Sean McQuade	District 2
	Eddie Fernandez (Chairperson)	District 3
	Carlos Nazario	District 4
	Gordon Spears	District 5
	Mohammed Abdallah (Vice Chairperson)	At-Large
	Evelyn Cardenas	At Large

ABSENT:	Nelson Pena	At Large
	JaJa Wade	District 6

ALSO  
PRESENT: Orange County Staff: Eric Raasch, Planning Administrator; Jason Sorensen, Chief Planner; Irina Pashinina, Planner; James Hartsfield, Planner; Greg Gologowski, Chief Planner, Brian Sanders, Transportation Planning, Blanche Hardy, Transportation Planning, Roberta Alfonso, Assistant County Attorney; and Terri-Lynn Pontius, Administrative Assistant.

Chairman Fernandez 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 Spears to **CONTINUE** the December 17, 2020 minutes to March 18, 2021. The motion was seconded by Commissioner McQuade and was then approved unanimously on a 7-0 vote. Commissioners Pena and Wade were absent.

A motion was made by Commissioner Spears to approve the January 18, 2021 meeting minutes. The motion was seconded by Commissioner McQuade and was then approved unanimously on a 7-0 vote. Commissioner Pena was absent.

## **OLD BUSINESS**

No old business was discussed.

## **NEW BUSINESS**

### **Rezoning Public Hearings**

#### **Luke Classon, RZ-21-01-084 District 4**

Applicant: Luke Classon

Consideration: To rezone from A-2 (Farmland Rural District) **to** R-1 Restricted (Single-Family Dwelling District) (Restricted) to allow for up to fifty-nine (59) single-family detached residential homes.

Location: 1410 Hancock Lone Palm Road, generally located west of Hancock Lone Palm Road, and approximately 1,900 feet south of E Colonial Drive.

Tract Size: 21.42 gross acres / 15.92 gross acres

Speakers: Luke Classon (Applicant)

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

1. Vehicular access gates shall be prohibited

2. Development shall be limited to fifty-nine (59) single-family residential units;
3. No less than two (2) vehicular access stub outs shall be provided to the adjacent parcel to the north; and
4. Lots along the southern property line shall be a minimum of seventy feet (70) wide.

Motion / Second: Carlos Nazario / Gordon Spears

AYE (Voice vote): Carlos Nazario, Gordon Spears, Evelyn Cardenas, Sean McQuade, Trevor Sorbo, and Eddie Fernandez

NAY (voice vote): None

Absent: Nelson Pena and Jaja Wade

*Mohammed Abdallah voting conflict of interest*

**William Connor & Maria Connor RZ-21-02-003 District 5**

Applicant: William Connor

Consideration: To change the rezone from R-1A (Single-Family Dwelling District) **to** R-1 (Single Family Dwelling District) to construct two (2) single-family homes, pending lot split approval.

Location: 4344 Roush Avenue, generally south of Roush Avenue, approximately 1,930 feet west of Old Cheney Highway

Tract Size: 0.31 gross acres

Speakers: Applicant was not present

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

Motion/ Second: Gordon Spears / Sean McQuade

AYE (voice vote): Gordon Spears, Sean McQuade, Trevor Sorbo, Eddie Fernandez, Carlos Nazario, Evelyn Cardenas and Mohammed Abdallah

NAY (voice vote): None

Absent: Nelson Pena and Jaja Wade

**Neel Shivcharran LUP-20-05-141 District 3**

Applicant: Neel Shivcharran, Galleon Consulting Group

Project Name: South Goldenrod Townhomes Planned Development (PD)

Consideration: A request to change 17.11 gross acres from R-1A (Single-Family Dwelling District) **to** PD (Planned Development District) in order to develop 110 single family attached residential dwelling units. The request also includes the following waivers from Orange County Code:

1. A waiver is requested for the residential parcel from Section 38-1254 to allow for a twenty (20) foot perimeter setback abutting the church property in lieu of the twenty-five (25) foot perimeter setback.
2. A waiver is requested for the residential parcel from Section 38-79 (20) to allow for a forty (40) foot in lieu of sixty (60) foot rear separation between townhome units.

Location: 2400, 2416,2432, and 2504 S Goldenrod Road, or generally located on the west side of S Goldenrod Road, approximately 1,100 feet south of Curry Ford Road, and directly east of the Ventura Golf Course.

Tract Size: 17.11 gross acres

Speakers: Neel Shivcharran (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, and recommend **APPROVAL** of the requested South Goldenrod Townhomes Planned Development / Land Use Plan (PD/LUP) subject to the following conditions:

1. Development shall conform to the South Goldenrod Townhomes Land Use Plan (LUP) dated "Received December 16, 2020," 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 December 16, 2020," 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, or any other development order, 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. 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.
8. 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).

9. This project is located in the Alternative Mobility Area (AMA) and, therefore, shall be required to provide for alternative mobility strategies related to the development. The applicant must submit a Mobility Analysis to be reviewed and approved by the Transportation Planning Division prior to obtaining a building permit; provided, however, if the County removes the Alternative Mobility Area from its Code prior to approval of the first building permit, then this project shall be required to comply with the County's then-current transportation concurrency requirements.
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. 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 MUP and updates must be approved prior to Construction Plan approval
11. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
12. The following waivers from Orange County Code are requested:
  - a. A waiver for the residential parcel from Section 38-1254(a) to allow for a twenty (20) foot perimeter setback abutting the western boundary of the church property in lieu of the twenty-five (25) foot perimeter setback.
  - b. A waiver for the residential parcel from Section 38-79(20)(j) to allow for a forty (40) foot, in lieu of sixty (60) foot, rear separation between townhome units.
13. A minimum seven foot (7) wide landscaped strip shall be provided along the entire frontage of S. Goldenrod Road between the required wall and the edge of the right-of-way, and shall include, at a minimum, understory trees spaced at one (1) tree per every twenty-five (25) linear feet, and a thirty (30) inch high hedge spaced thirty (30) inches on center. Irrigation, may be installed, owned, and maintained by the Home Owner's Association, which would also be provided within this landscape strip, or Florida Friendly xeriscape plants may be installed in lieu.

Motion / Second: Gordon Spears / Eddie Fernandez

AYE (voice vote): Gordon Spears, Eddie Fernandez, Sean McQuade, Mohammed Abdallah, Trevor Sorbo, Carlos Nazario, and Evelyn Cardenas

NAY (voice vote): None

Absent: Nelson Pena and Jaja Wade

**Small Scale Amendments with Concurrent Rezoning:**

**1. SS-21-01-091 Jarod Stubbs, District 5**

Applicant: Jarod Stubbs, Kimley-Horn and Associates

Consideration: A request to change future land use of O (Office District) **to** HDR (Student Housing -High Density Residential) for the use of a student housing development with 750 beds.

Location: Generally located on the west side of Data Court, north of Corporate Boulevard, east of Riverton Drive, and south of Kings Knight Way.

Tract Size: 6.25 gross acres

Speakers: Jarod Stubbs (Applicant)  
Pati Giambarberree (Opposed)  
Jim Blake (Opposed)  
Chris Kendall (Opposed)  
Roberto Abascal (Opposed)

Action: **Future Land Use Map Amendment:**  
Make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the requested HDR- Student Housing (High Density Residential) Future Land Use.

Motion / Second: Gordon Spears / Mohammed Abdallah

AYE (voice vote): Gordon Spears, Mohammed Abdallah, Sean McQuade, Trevor Sorbo, Eddie Fernandez, Carlos Nazario, and Evelyn Cardenas,



NAY (voice vote):None

Absent: Nelson Pena and Jaja Wade

**2. SS-21-02-001 & RZ-21-02-002 District 2**

Applicant: William Burkett, Burkett Engineering, Inc.

Consideration: To change the Future Land Use from LDR (Low Density Residential) **to** Commercial (C) and rezone from A-1 (Citrus Rural District) **to** C-1 Restricted (Retail Commercial District) for the proposed use of general C-1 uses including a proposed self-storage facility.

Location: 25 E Lester Road, generally located on the north side of E Lester Road, west of Rock Springs Road, south of Sebastian Springs Lane, east of Emerald Springs Drive.

Tract Size: 1.92 gross acres

Speakers: Bill Burkett (Applicant)

**Future Land Use Map Amendment & Rezoning**

Action:

Make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the requested Commercial (C) Future Land Use.

Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the requested C-1 Restricted (Retail Commercial District) (Restricted) zoning, subject to the following restrictions:

1. Billboards and pole signs shall be prohibited

Motion / Second: Sean McQuade / Carlos Nazario

AYE (voice vote): Sean McQuade, Carlos Nazario, Trevor Sorbo, Eddie Fernandez, Evelyn Cardenas, Gordon Spears and Mohammed Abdallah

NAY (voice vote): None

Absent: Nelson Pena and Jaja Wade

**2021-1 Privately Initiated Transmittal Amendments**

**Amendment 2021-1-A-3-1 & 2021-1-B-FLUE-6**

Applicant: Steven Grigg, Republic ATS, LLC/ Asbury Theological Seminary

Consideration: To change future land use from Planned Development-Commercial / Office & Commercial (PD-C/O & C) **to** Medium Density Residential (MDR).

Location: Generally located north of Valencia College Lane, south of E Colonial Drive, east of John Wesley Way, and west of the State Road 417.

Tract Size: 24.00 gross acres

Speakers: Gregory Lee (Applicant)

Action: Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that Amendment 2021-1-A-3-1 is in compliance as defined by Section 163.3184, and recommend **TRANSMITTAL** to the state reviewing agencies.

Make a finding of consistency that Amendment 2021-1-B-FLUE-6 is in compliance as defined by Section 163.3184, and recommend **TRANSMITTAL** to the state reviewing agencies.

Motion /Second: Eddie Fernandez / Gordon Spears

AYE (voice vote): Eddie Fernandez, Gordon Spears, Trevor Sorbo, Sean McQuade, Carlos Nazario, Evelyn Cardenas, and Mohammed Abdallah

NAY (voice vote): None

Absent: Nelson Pena and Jaja Wade

## **PUBLIC HEARING**

### **I-Drive Transit Feasibility and Alternative Study**

Consideration: To discuss and review the implementation of the transit services within the I Drive District and the recommendations from staff.

Speakers: Brian Sanders, Transportation Division

Action: **1<sup>st</sup> Action:** Approve the International Drive Transit Feasibility and Alternative Technology Assessment and **APPROVAL** to proceed to next phases including coordination with LYNX, Metroplan Orlando and the Florida Department of Transportation.

**2<sup>nd</sup> Action:** Finding the Tradeshow Boulevard Roadway Conceptual Analysis Study consistent with the Comprehensive Plan and **APPROVE** the RCA Study and proceed with all project phases.

Motion/ Second: Mohammed Abdallah / Carlos Nazario

AYE (voice vote): Mohammed Abdallah, Carlos Nazario, Evelyn Cardenas, Eddie Fernandez, Gordon Spears, Sean McQuade, and Trevor Sorbo

NAY (voice vote): None

Absent: Nelson Pena and Jaja Wade

### **Work Session:**

#### **Woodbury Road Roadway Conceptual Analysis Study**

Consideration: Staff presented the Board the results of the RCA Study for widening the road from 2 to 4 lanes.

Speakers: Blanche Hardy, Transportation Planning

Action: This is a work session; no voting is required from the board.

**Vision 2050 Update**

Consideration: To provide an update on the Vision 2050 and Orange Code initiatives, public engagement and the framework which will guide the County for the next 30 years.

Speakers: Alberto Vargas, Planning Manager, Planning Division

Action: This is a work session; no voting is required from the board.

**MEETING ADJOURNED**

With no further business, Chairman Fernandez made a motion to adjourn. The motion was seconded by Commissioner Abdallah and passed with an 8-0 vote. The meeting adjourned at approximately 1:30pm

*Eduardo J. Fernandez*

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Eddie Fernandez, Chairperson

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Terri-Lyn Pontius, Recording Secretary

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