

**ORANGE COUNTY
PLANNING AND ZONING COMMISSION (PZC) / LOCAL PLANNING AGENCY
(LPA)
Meeting of December 17, 2020**

The Orange County Planning and Zoning Commission (PZC) / Local Planning Agency (LPA) met at 9:00 a.m. on December 17, 2020, in the Orange County Commission Chambers, 201 South Rosalind Avenue, Orlando, Florida 32801.

PRESENT:	Sean McQuade	District 2
	Eddie Fernandez (Vice Chairperson)	District 3
	Carlos Nazario	District 4
	Gordon Spears (Chairperson)	District 5
	JaJa Wade	District 6
	Nelson Pena	At Large
	James Dunn	District 1
	Mohammed Abdallah	At Large

ABSENT:	Evelyn Cardenas	At Large
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ALSO
PRESENT: Orange County Staff: Eric Raasch, Planning Administrator; Jason Sorensen, Chief Planner; Irina Pashinina, Planner; James Hartsfield, Planner; Greg Gologowski, Chief Planner; Carla Bell-Johnson, County Administration; Whitney Evers, Assistant County Attorney; and Terri-Lynn 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 November 18, 2020 minutes. The motion was seconded by Commissioner Wade and was then approved unanimously on a 7-0 vote. Commissioner Abdallah, and Wade were absent.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

No new business was discussed.

Rezoning Public Hearings

RZ-20-12-077 District 4

<u>Applicant:</u>	Nizamuddin Khan, GO Construction Services
<u>Consideration:</u>	To rezone from A-2 (Farmland Rural District) to I-1 / I-5 (Industrial District- Restricted) to allow for a warehouse.
<u>Location:</u>	Generally located on the south side of Young Pine Road, south of Derringer Drive.
<u>Tract Size:</u>	2.43 gross acres
<u>Speakers:</u>	Nizamuddin Khan (Applicant)
<u>Action:</u>	<p>Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested I-1/I-5 (Restricted) (Industrial District) zoning, subject to the following restrictions:</p> <ol style="list-style-type: none">1. Billboards and pole signs shall be prohibited.2. The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping and paved surfaces) prior to the accommodation of any I-1/I-5 uses...

Motion / Second: Carlos Nazario / Nelson Pena

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

NAY (voice vote): None

Absent: Mohammed Abdallah and Evelyn Cardenas

Roy Rammnarine RZ-20-12-079 District 6

Applicant: Roy Rammnarine

Consideration: To change the rezone from R-1A (Single-Family Dwelling District) **to** R-2 (Residential District) to construct two (2) duplexes, four (4) units total (lot split approval pending).

Location: 1011 26th Street, or generally located north of West Michigan Street, approximately 106 feet west of Westmoreland Drive

Tract Size: 0.46 gross acres

Speakers: Roy Rammnarine (Applicant)

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 variance and restriction:

1. Variance:

To allow 75-foot lot width in lieu of 80 foot of each created lot

Restriction:

Only single-family dwelling units and duplexes are permitted (triplexes and quadplexes are prohibited).

Motion/ Second: JaJa Wade / Sean McQuade

AYE (voice vote): JaJa Wade, Sean McQuade, Jimmy Dunn, Nelson Pena, Gordon Spears, Eddie Fernandez, and Carlos Nazario

NAY (voice vote): None

Absent: Mohammed Abdallah and Evelyn Cardenas

James McNeil, LUP-20-02-069 District 5

Applicant: James McNeil, Akerman LLP

Project Name: East Colonial Student Housing Land Use Plan (PD)

Consideration: To rezone from C-1 (Retail Commercial District) and R-2 (Residential District) ~~to~~ PD (Planned Development District) in order to construct 680 beds (208 unit) student housing development, and nine (9) waivers are associated with the request.

Location: Generally located north of E Colonial Drive and east of Challenger Parkway

Tract Size: 8.18 gross acres

Applicant: James McNeil (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the East Colonial Drive Student Housing Planned Development /Land Use Plan (PD/LUP), dated, "Received November 9, 2020", subject to the conditions in the staff report.

Motion / Second: Gordon Spears / Nelson Pena

AYE (voice vote): Gordon Spears, Nelson Pena, JaJa Wade, Jimmy Dunn, Sean McQuade, Carlos Nazario, and Eddie Fernandez

NAY (voice vote): None

Absent: Mohammed Abdallah and Evelyn Cardenas

Small Scale Amendments with Concurrent Rezoning:

1. SS-20-12-080 Nicholas Alix, District 2

Applicant: Nicholas Alix, Astoria 44

Consideration: A request to change future land use change of LMDR (Low Medium Density Residential) **to** O (Office) and rezoning from A-2 (Farmland Rural District) **to** P-O (Professional Office District) for the use of general P-O uses.

Location: 1616 S. Dean Road, generally located on the west side of S. Dean Road, south of Berry Dease Road and north of Leyburn Court

Tract Size: 9.68 gross acres

Action: ***Continue to January 21st.***

Speakers: Applicant was not present

Motion / Second: Sean McQuade / Nelson Pena

AYE (voice vote): Sean McQuade, Nelson Pena, Eddie Fernandez, Gordon Spears, Carlos Nazario, JaJa Wade, and Jimmy Dunn

NAY (voice vote): None

Absent: Mohammed Abdallah and Evelyn Cardenas

Out of Cycle Comprehensive Plan Adoption Amendment

Amendment 2020-2-A-5-1

Applicant: James G Willard, Shutts and Bowen LLC

Consideration: To change the future land use from Industrial (IND) **to** Medium Density Residential (MDR) in order to develop 348 multi-family dwelling units.

Location: Southside of Hanging Moss Road and E N Semoran Blvd

Tract Size: 18.15 gross acres/ 17.51 net developable acres

Speakers: James G Willard (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, determine that the amendment is in compliance, and recommend **ADOPTION** of Amendment 2020-2-A-5-1, Medium Density Residential (MDR).

Motion / Second: Gordon Spears / Eddie Fernandez

AYE (voice vote): Gordon Spears, Eddie Fernandez, Carlos Nazario, Sean McQuade, Nelson Pena, Mohammed Abdallah, Jimmy Dunn and JaJa Wade

NAY (voice vote): None

Absent: Evelyn Cardenas

Out of Cycle Amendment 2019-2-C-CP-1

Consideration: Text and Map Amendment Clean Up to the Comprehensive Plan

Location: Countywide

Action: Recommend that the action taken on Amendments 2019-2-C-CP-1, 2019-2-C-CP-2, 2019-2-C-CP3, 2020-2-B-CP-4, and 2020-2-C-CP-5 be **CONTINUED** to the January 21, 2021 Planning and Zoning Hearing starting at 9:00am.

Motion/ Second: Mohammed Abdallah / Nelson Pena

AYE (voice vote): Mohammed Abdallah, Nelson Pena, JaJa Wade, Carlos Nazario, Jimmy Dunn, Sean McQuade, Gordon Spears, and Eddie Fernandez

NAY (voice vote): None

Absent: Evelyn Cardenas

Public Hearing:

Orange County Zoning Code to Chapter 38

Consideration: Amending certain provisions and changes to Chapter 38 in the Orange County Zoning Code

Speakers: Brandy Driggers, Assistant Zoning Manager

Action: Make a finding of consistency with the Comprehensive Plan, determine that the proposed amendments are in compliance. And recommend **ADOPTION** of the ordinance, consistent with today's actions to the Board of County Commissioners (BCC).

Motion / Second: Mohammed Abdallah / Jimmy Dunn

AYE (voice vote): Mohammed Abdallah, Jimmy Dunn, Eddie Fernandez, Gordon Spears, JaJa Wade, Sean McQuade, Carlos Nazario, and Nelson Pena

NAY (voice vote): None

Absent: Evelyn Cardenas

UCF Development Campus Agreement Between Orange County and UCF

Consideration: An update to the Campus Development Agreement between Orange County and University Central Florida.

Speakers: Renzo Nastasi, Manager Transportation Planning Division

Action: Make a finding of consistency with the Comprehensive Plan, and recommend **APPROVAL** of the Campus Development Agreement between Orange County and the University of Central Florida.

Motion / Second: Jimmy Dunn / Sean McQuade
AYE (voice vote): Jimmy Dunn, Mohammed Abdallah, Nelson Pena, Sean McQuade, JaJa Wade, Gordon Spears, Carlos Nazario, and Eddie Fernandez
NAY (voice vote): None
Absent: Evelyn Cardenas

MEETING ADJOURNED

With no further business, Chairman Spears made a motion to adjourn. The motion was seconded by Commissioner Dunn and passed with an 8-0 vote. The meeting adjourned at approximately 11:45 AM

Eduardo J. Fernandez

Eddie Fernandez, Chairperson (voting happened in March for minutes)

Terri-Lyn Pontius, Recording Secretary

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