

**ORANGE COUNTY
PLANNING AND ZONING COMMISSION (PZC) / LOCAL PLANNING AGENCY
(LPA)
Meeting of June 17, 2021**

The Orange County Planning and Zoning Commission (PZC) / Local Planning Agency (LPA) met at 9:00 a.m. on June 17, 2021, in the Orange County Commission Chambers, 201 South Rosalind Avenue, Orlando, Florida 32801.

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

ABSENT:	Sean McQuade	District 2
	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; 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 Nazario to **APPROVE** the April 15, 2021 minutes. The motion was seconded by Commissioner Spears and was then approved unanimously on a 6-0 vote. Commissioner Pena, Commissioner Wade and Commissioner McQuade were absent.

A motion was made by Commissioner Spears to **APPROVE** the May 20, 2021 minutes. The motion was seconded by Commissioner Sorbo and was then approved unanimously on a 6-0 vote. Commissioner Pena, Commissioner Wade and Commissioner McQuade were absent.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Vision 2050 BCC workshops were discussed as well as opportunities for PZC Commissioner input.

Rezoning Public Hearings

Tijuana James RZ-21-06-039 District 6

Applicant: Tijuana James

Consideration: To rezone from C-1 (Retail Commercial District) to NAC (Neighborhood Activity Corridor) in order to allow for Lot 111 to develop retail commercial uses and lot 160 to develop up to nine (9) residential dwelling units.

Location: 3001 S. Rio Grande Avenue, 1425 30th Street, properties generally located east of S. Rio Grande Ave, north of LB McLeod Road and south of 29TH Street.

Tract Size: 0.77 gross acres

Action: Make a finding of consistency with the Comprehensive Plan, and recommend **APPROVAL** of the requested NAC (Neighborhood Activity Corridor) zoning, subject to the following restrictions:

Parcel: 03-23-29-0182-74-111:

- 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 prior to the accommodation of any commercial uses.

Parcel 03-23-29-0180-73-160:

- 1) The subject property shall be limited to residential development only at a maximum development program of nine (9) residential dwelling units.

Motion / Second: Mohammed Abdallah / Gordon Spears

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

NAY (voice vote): None

Absent: Nelson Pena, Sean McQuade and JaJa Wade

Small-Scale Amendments (with Concurrent Rezoning, where applicable):

1. SS-21-05-037

Applicant: Tom Daly, Daly Design Group

Consideration: A request to change future land use from PD-C/O/MDR (Planned Development -Commercial / Office / Medium Density Residential) **to** PD-C/O/MHDR (Planned Development - Commercial / Office / Medium-High Density Residential) for the purpose of mixed-use development, up to 297 multifamily units, 100,000 square feet of Commercial Uses, and 50,000 square feet of office uses.

Location: 14646 Boggy Creek Road, generally located on the west side of Boggy Creek Road, north of Simpson Road

Tract Size: 8.49 gross acres

Speakers: Tom Daly (Applicant)

Action: Make a finding of consistency with the Comprehensive Plan, and recommend **ADOPTION** of the requested Planned Development - Commercial / Office / Medium-High Density Residential Future Land Use.

Motion / Second: Carlos Nazario / Gordon Spears

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

NAY (voice vote): None

Absent: Nelson Pena, Sean McQuade, and JaJa Wade

Mohammed Abdallah voting conflict of interest

2. SS-21-06-040 & RZ-21-06-041 Elizabet Zahareiva District 5

Applicant: Elizabet Zahareiva

Consideration: To change the Future Land Use from LDR (Low Density Residential) **to** LMDR (Low Medium Density Residential) and to rezone from R-1A (Single-Family Dwelling District) **to** R-1 (Single-Family Dwelling District) for the purpose to develop two (2) single-family residential units (existing unit plus one new unit).

Location: 415 Ololu Drive, generally located on the west side of Ololu Drive, south of Beverly Avenue, east of N Wymore Road and north of Franklin Avenue

Tract Size: 0.35 gross acres

Speakers: Elizabet Zahareiva (Applicant)

1st Action: Make a finding of inconsistency with the Comprehensive Plan, and recommend **DENIAL** of LMDR (Low-Medium Density Residential) Future Land Use and **DENIAL** of R-1 (Single-Family Dwelling District) zoning.

Motion / Second: Gordon Spears / *No second*
**Motion fails for lack of a second.*

AYE (voice vote): N/A

NAY (voice vote): N/A

Absent: Nelson Pena, JaJa Wade, and Sean McQuade

2nd Action: Make a finding of consistency with the Comprehensive Plan, and recommend **ADOPTION** of LMDR (Low-Medium Density Residential) Future Land Use and **APPROVAL** of R-1 (Single-Family Dwelling District) zoning.

Motion / Second: Mohammed Abdallah / Trevor Sorbo

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

NAY (voice vote): Gordon Spears

Absent: Nelson Pena, JaJa Wade, and Sean McQuade

MEETING ADJOURNED

With no further business, Chairman Fernandez made a motion to adjourn. The motion was seconded by Commissioner Sorbo. The meeting adjourned at approximately 10:08 am

Eduardo J. Fernandez

Eddie Fernandez, Chairperson

Terri-Lyn Pontius, Recording Secretary

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