



**DEVELOPMENT REVIEW COMMITTEE (DRC)
MEETING AGENDA
Public Works Department
4200 South John Young Parkway
Orlando, Florida 32839
1st Floor, Main Conference Room
Wednesday, February 5, 2025
Updated ~ 1.31.2025**

9:00

PUBLIC COMMENT

REVIEW OF MEETING MINUTES - JANUARY 22, 2025

EXTENSION REQUEST(S)

EXT-25-01-014- DISTRICT 4

Moss Park PD - DRI Extension Request Executive Order #(s) - 22-218/219, 22-268, 23-21, 23-60, 23-104, 23-139, 23-176, 23-214, 24-02, 24-36, 24-80, 24-137, 24-235, 24-287, 24-209, 24-214/215, 24-249, 24-264, 24-219, 24-268

New Expiration Date:

Phase 2: October 27, 2031

Phase 3 (Expiration & Downzoning): October 26, 2038

ALL PROJECTS

HHA-24-12-308- DISTRICT 1

Village F Master PD / Shoppes at Lakeview DP

Tab 1

Applicant:	Monsters of Midway (Jessica Ciurzynski)
Parcel ID#:	34-23-27-0000-00-004
Project Manager:	Lisette Egipciaco
Request:	Approval of a Hold Harmless and Indemnification Agreement to allow vertical building permits prior to recording of the plat associated with DP-22-12-375.



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Tab 2

DRCA-25-01-020- DISTRICT 2

Septic Tank Variance Request - 1010 Venetian Avenue

Applicant:	Itay Guy
Parcel ID#:	10-22-29-8828-06-170
Project Manager:	Colin Kidd
Request:	A waiver from Orange County Code Section 37-540 (i) to allow the installation of an On-Site Sewage Disposal System (OSDS) in the rear yard of the lot and not meeting the conditions of subsection (j), in lieu of having the OSDS installed in the front yard of the lot. A waiver from Orange County Code Section 37-540 (j) (2) to allow providing six (6) feet of clear access for maintenance of an On-Site Sewage Disposal System (OSDS) in the rear yard of the lot in lieu of the eight (8) feet clear access for maintenance of the OSDS placed in the rear yard as stipulated by the County Engineer.



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Tab 3

DRCA-25-01-021- DISTRICT 2

Septic Tank Variance Request - 1012 Venetian Avenue

Applicant:	Itay Guy
Parcel ID#:	10-22-29-8828-06-180
Project Manager:	Colin Kidd
Request:	A waiver from Orange County Code Section 37-540 (i) to allow the installation of an On-Site Sewage Disposal System (OSDS) in the rear yard of the lot and not meeting the conditions of subsection (j), in lieu of having the OSDS installed in the front yard of the lot. A waiver from Orange County Code Section 37-540 (j) (2) to allow providing six (6) feet of clear access for maintenance of an On-Site Sewage Disposal System (OSDS) in the rear yard of the lot in lieu of the eight (8) feet clear access for maintenance of the OSDS placed in the rear yard as stipulated by the County Engineer.



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Tab 4

CDR-23-06-204- DISTRICT 4

Eagle Creek PD

Applicant: VHB, Inc. (Erika Hughes)
Parcel ID#: 29-24-31-0000-00-002, 29-24-31-2210-00-001,
32-24-31-2203-11-000
Project Manager: Michael Rosso
Request: To convert 4,499 square feet of retail entitlements to 18,068 square feet of office entitlements, in order to align with previous Development Plan (DP) approvals for Parcel N, Lots 1, 2, and 11, which authorized this total office square footage. This will result in a total of 145,501 sq. ft. of retail entitlements and 68,068 sq. ft. of office entitlements. The project also proposes to update the plan to reflect the location and acreage of land designated for conveyance to the Central Florida Expressway (CFX).

9:30

Tab 5

CDR-24-10-259- DISTRICT 1

Kensington Church - Village H PD

Applicant: Tri3 Civil Engineering Design Studio, Inc.
(Constance Silver)
Parcel ID#: 06-24-27-0000-00-013
Project Manager: Michael Rosso
Request: To increase the number of students for the pre-school use from 50 students to 150 students.



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Tab 6

**CDR-24-08-207- DISTRICT 2
Thompson Heights PSP**

Applicant: G L Summitt Engineering, Inc. (Geoffrey Summitt)
Parcel ID#: 02-21-28-0000-00-034, 02-21-28-0000-00-006
Project Manager: Rebecca Bowden
Request: To relocate the lift station tract closer to Thompson Road.

Tab 7

**DP-24-05-113- DISTRICT 5
Collegiate Village PD / Raising Cane's Restaurant #1134 DP**

Applicant: Kimley-Horn & Associates, Inc. (Kristina Belt)
Parcel ID#: 09-22-31-1494-00-010
Project Manager: Michael Rosso
Request: To construct a 2,913 square foot Raising Cane's drive-thru restaurant with related site parking, drainage, and utility improvements.

Tab 8

**CDR-24-04-098- DISTRICT 1
Kerina Parkside PD / Tract 6 & 7 - South Town Center DP**

Applicant: Bowman Consulting (Aarthi Elangovan)
Parcel ID#: 15-24-28-6186-03-003
Project Manager: Rebecca Bowden
Request: To construct a 4,625 square foot car wash on 1.15 acres on Parcel 5.



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Tab 9

DP-24-10-263- DISTRICT 1

Selnik PD / Selnik PSP / Amenity DP

Applicant:	VHB, Inc. (Adam Smith)
Parcel ID#:	14-23-27-0000-00-006
Project Manager:	Rebecca Bowden
Request:	To construct the amenity tract serving the Selnik PD on .64 acres.

CONSENT AGENDA – DEVELOPMENT PLAN APPROVALS

DP-24-02-032- DISTRICT 1

Ward Property PD / Nona West Infrastructure PSP / Nona West Commercial Parcel CD-3A DP

Plan date stamped “Received October 31, 2024”



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Appeals of DRC Decisions: Pursuant to Section 34-29, any person aggrieved by a decision of DRC relative to Chapter 34 of the Orange County Code (“Subdivision Regulations”) may appeal such decision to the Board of County Commissioners by submitting a letter to the chairman of DRC within 30 days after DRC’s approval of the minutes memorializing such decision.

Pursuant to Section 38-1203 (3)d., any person aggrieved by the decision of the DRC to approve or deny a development plan for a Planned Development (PD) may appeal such decision by filing a notice of appeal with (submitting a letter to) the chairman of the DRC within 15 days after DRC’s approval of the minutes memorializing the approval of the Development Plan on the DRC Consent Agenda.

Notice to the Public: Please note that DRC meetings are not public hearings. However, DRC is a “Sunshine” committee, and, as such, DRC meetings are open to the public, and minutes are taken and kept as part of the public record.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than 2 business days prior to the proceeding, he or she should contact the Orange County Communications Division at (407) 836-5651.

Section 286.0105, Florida Statutes, states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

La Sección 286.0105 de los Estatutos de Florida establece que si una persona decide apelar cualquier decisión tomada por una junta, agencia o comisión con respecto a cualquier asunto considerado en una reunión o audiencia, necesitará un registro de los procedimientos, y que , para tal efecto, podrá necesitar asegurarse de que se levante un acta literal del proceso, en la que se incluyan los testimonios y pruebas en que se basará la apelación.

Atik 286.0105, Lwa Florid, deklare ke si yon moun deside depoze yon apèl kont desizyon yon komite, ajans, oswa yon komisyon te pran konsènan yon sijè ki te diskite nan yon reyinyon oswa yon odyans, li pral bezwen yon rapò sou sa ki te diskite yo, e ke, pou rezon sa a, li ka bezwen asire ke li gen yon rapò egzak nan pwosedi ki te fèt la, enkli temwayaj ak prèv ke apèl la dwe baze a.



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Orange County does not discriminate on the basis of race, color, national origin, sex, age, religion, disability or family status. Those with questions or concerns about nondiscrimination, those requiring special assistance under the Americans with Disabilities Act (ADA), and those requiring language assistance (free of charge) should contact the Title VI/Nondiscrimination Coordinator at access@ocfl.net or by calling 3-1-1 (407-836-3111).

If you are hearing or speech impaired, you may reach the phone numbers above by dialing 711.

El Condado de Orange no discrimina por motivos de raza, color, origen nacional, sexo, edad, religión, discapacidad o situación familiar. Aquellos que tengan preguntas o inquietudes sobre la no discriminación, aquellos que requieran asistencia especial según la Ley de Estadounidenses con Discapacidades (ADA) y aquellos que requieran asistencia lingüística (gratuita) deben comunicarse con el Coordinador de No Discriminación/Título VI en access@ocfl.net o llamando 3-1-1 (407-836- 3111).

Si tiene problemas de audición o del habla, puede comunicarse con los números de teléfono anteriores marcando 711.

Komin Oranj pa fè diskriminasyon sou baz ras, koulè, orijin nasyonal, sèks, laj, relijyon, andikap oswa sitiyasyon familyal. Moun ki gen kesyon oswa enkyetid konsènan non-diskriminasyon, moun ki bezwen asistans espesyal dapre Lwa Ameriken pou Andikape yo (ADA), ak moun ki bezwen èd nan lang (gratis) dwe kontakte Kowòdonatè Tit VI/Non-diskriminasyon an nan access@ocfl.net oswa yo ka rele 3-1-1 (407-836-3111).

Si w soud oswa bèbè, ou ka rele nimewo telefòn ki anwo, peze 711.