



**CITY OF OVIEDO FLORIDA  
400 ALEXANDRIA BLVD, OVIEDO, FL 32765  
LOCAL PLANNING AGENCY AGENDA  
REGULAR SESSION  
TUESDAY, APRIL 1, 2025  
CITY HALL 6:30 PM**

**1. Approval of the regular meeting minutes of Tuesday, January 28, 2025.**

Pursuant to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the City Council, with respect to any matter considered at any meeting or hearing, will need a record of the proceedings and may need to ensure that a verbatim record of the processing is made which includes the testimony and evidence upon which the appeal is to be based. This record is not provided by the City of Oviedo.

All services, programs and activities of the City of Oviedo are offered and solicited without regard to race, color, national origin, age sex, religion, disability or family status. For information regarding the City's Title VI nondiscrimination policy, plan and procedures please visit [www.cityofoviedo.net](http://www.cityofoviedo.net).

In accordance with the Americans with Disabilities Act, persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at 407-971-5500 at least 48 hours in advance of the meeting.



## **CITY OF OVIEDO FLORIDA LOCAL PLANNING AGENCY MINUTES TUESDAY, JANUARY 28, 2025**

The Local Planning Agency of Oviedo, Florida, met in a regular session on Tuesday, January 28, 2025, at Oviedo City Hall, 400 Alexandria Boulevard.

**Present:** Darrell Lopez, Bruce Kavenagh, Catherine Hunt, David Devor, Dr. Arian L. Bryant, Ryan Holcomb, Assistant City Attorney David Hall, Development Services Director Dr. Teresa Correa, Deputy Development Services Director Debra Pierre, Development Review Manager Harris Berns-Cadle, Planner Florence Simpson, Planner Sam Peacock, and Recording Secretary Dalia Acosta.

**Absent:** Lisa Ramsey

### **ELECTION OF CHAIR AND VICE-CHAIR**

- Darrell Lopez was nominated as Chair unanimously.
- Catherine Hunt was nominated as Vice-Chair unanimously.

### **WELCOME NEW LPA MEMBERS RYAN HOLCOMB AND DR. ARIAN L. BRYANT**

- Ryan Holcomb and Dr. Arian L. Bryant introduced themselves as new board members.

### **APPROVAL OF MINUTES**

1. Approval of the work session minutes of Monday, September 9, 2024.

Catherine Hunt made a motion to approve the work session minutes of Monday, September 9, 2024, and was seconded by Dr. Arian L. Bryant.

Motion carried: For 6-0- Darrell Lopez, Catherine Hunt, Bruce Kavenagh, David Devor, Dr. Arian L. Bryant, and Ryan Holcomb.

2. Approval of the work session minutes of Tuesday, October 22, 2024.

Motion to approve the work session minutes of Tuesday, October 22, 2024, was made by Bruce Kavenagh and seconded by Catherine Hunt.

Motion carried: For 6-0- Darrell Lopez, Catherine Hunt, Bruce Kavenagh, David Devor, Dr. Arian L. Bryant, and Ryan Holcomb.

3. **Approval of the regular meeting minutes for Tuesday, October 29, 2024.**

Motion to approve the regular meeting of Tuesday, October 29, 2024, was made by Bruce Kavenagh and seconded by Catherine Hunt.

Motion carried: For 6-0- Darrell Lopez, Catherine Hunt, Bruce Kavenagh, David Devor, Dr. Arian L. Bryant, and Ryan Holcomb.

4. **Approval of the regular meeting minutes for Tuesday, November 12, 2024.**

David Devor made a motion to approve the regular minutes of Tuesday, November 12, 2024, and was seconded by Dr. Arian L. Bryant.

Motion carried: For 6-0- Darrell Lopez, Catherine Hunt, Bruce Kavenagh, David Devor, Dr. Arian L. Bryant, and Ryan Holcomb.

5. **Approval of the regular meeting minutes for Tuesday, November 19, 2024.**

Motion to approve the regular minutes of Tuesday, November 19, 2024, was made by Bruce Kavenagh and seconded by David Devor.

Motion carried: For 6-0- Darrell Lopez, Catherine Hunt, Bruce Kavenagh, David Devor, Dr. Arian L. Bryant, and Ryan Holcomb.

**PUBLIC COMMENT**

6. **Citizen Comment**

Darrell Lopez opened the public comment, but after hearing that no one wished to speak, the public comment was closed.

**PUBLIC MEETING ITEMS**

7. Resolution No. 4576-25, Preliminary Subdivision Plan for Jessup Cove Subdivision Site Development Order No. 576-25

Development Review Manager Harris Berns-Cadle presented to the Local Planning Agency (LPA) Board to recommend the adoption of Resolution No.4576-25 to the City Council regarding the Jessup Cove Subdivision's Preliminary Subdivision Plan (PSP). The Jessup Cove Preliminary Subdivision Plan involves subdividing approximately 4.91 acres into thirteen (13) single-family detached residential lots, one (1) stormwater tract, and one (1) private right-of-way tract. The subject property has a Low-Density Residential (LDR) future land use designation, which aligns with the proposed use of single-family detached residential lots. The property is zoned Residential (R-1), which is consistent with the proposed use. The subdivision plan is in accordance with the 2045 Comprehensive Plan and the 2006 Land Development Code, which is the applicable code at the time of submission. The primary access point is on North Lake Jessup Avenue, with pedestrian access designed to be convenient for residents. The plan meets the concurrency requirements stipulated in the regulations, ensuring that necessary infrastructure is in place to support the proposed development. The development will progress to the Site Development Order, Final Engineering, Final Plat, and Development Permits pending approval. The City Council is scheduled to consider Resolution No. 4576-25 on March 3, 2025. Staff recommends approval of Resolution No. 4576-25 for the Jessup Cove Preliminary Subdivision Plan.

A motion to recommend the adoption of Resolution No. 4576-25 for the Jessup Cove Preliminary Subdivision Plan was made by Bruce Kavenagh and seconded by David Devor.

Motion carried: For 6-0- Darrell Lopez, Catherine Hunt, Bruce Kavenagh, David Devor, Dr. Arian L.Bryant and Ryan Holcomb

#### **PUBLIC HEARINGS**

8. Ordinance No. 1754, Comprehensive Plan Future Land Use Map Amendment for Arya at Oviedo Mixed-Use Development from Low-Density Residential (LDR) to Mixed Use (MU).

Planner Sam Peacock presented some background on Ordinance No. 1754 and Ordinance No. 1755 to the Local Planning Agency. The primary purpose of this request is to change the future land use to support the development of a mixed-use project on the specified parcel and land. The ordinance proposes changing the future land use designation for approximately 9.62 acres located on the east side of Lockwood

Boulevard and the north side of County Road 419 from Low-Density Residential (LDR) to mixed-use (MU).

**Motion for Discussion:**

Motion to recommend adoption for City Council to approve Ordinance No. 1754, Comprehensive Plan Future Land Use Map Amendment for Arya at Oviedo Mixed-Use Development from Low-Density Residential (LDR) to Mixed Use (MU) was made by Bruce Kavenagh and seconded by Darrell Lopez.

**Request to Address the Local Planning Agency Board Forms Submitted:**

- Robert Strembeck- River Oaks Reserve
- Myra Snell- River Oaks Reserve
- Ed Stork- River Oaks Reserve
- Erin Stork- River Oaks Reserve
- Cliff Ingari -Owns a business in the City of Oviedo

Following the intermission of the meeting, City Attorney David Hall informed the Local Planning Agency about the Developer's interest in meeting with the community. The Developer has expressed a willingness to engage with residents to discuss the plans for the proposed mixed-use project. To facilitate this engagement, the Developer has requested that the Local Planning Agency (LPA) meeting be continued for thirty days. This extension will allow residents to be informed and participate in the discussion, ensuring their voices are heard regarding the project.

Bruce Kavenagh amended his previous motion to continue Ordinance No. 1754, Comprehensive Plan Future Land Use Map Amendment for Arya at Oviedo Mixed-Use Development from Low-Density Residential (LDR) to Mixed Use (MU) to thirty (30) days to allow the Developer and the Community the necessary time to meet to discuss the project plans in detail and address any concerns that may arise seconded by Catherine Hunt.

**Motion carried: For 6-0- Darrell Lopez, Catherine Hunt, Bruce Kavenagh, David Devor, Dr. ArianL.Bryant and Ryan Holcomb.**

9. Ordinance No. 1755 (Zoning Map Amendment for the Arya at Oviedo Planned Unit Development)

Planner Sam Peacock presented some background on Ordinance No. 1755 (Zoning Map Amendment for the Arya at Oviedo Planned Unit Development) to recommend that the Local Planning Agency (LPA) Board recommend adoption of Ordinance No. 1755.

Following the intermission of the meeting, City Attorney David Hall informed the Local

Planning Agency about the Developer's interest in meeting with the community. The Developer has expressed a willingness to engage with residents to discuss the plans for the proposed mixed-use project. To facilitate this engagement, the Developer has requested that the meeting be continued for thirty days. This extension will allow residents to be informed and participate in the discussion, ensuring their voices are heard regarding the project.

Bruce Kavenagh amended his previous motion to continue Ordinance No. 1755 (Zoning Map Amendment for the Arya at Oviedo Planned Unit Development) to thirty (30) days to allow the Developer and the Community the necessary time to meet to discuss the project plans in detail and address any concerns that may arise seconded by Catherine Hunt.

Motion carried: For 6-0- Darrell Lopez, Catherine Hunt, Bruce Kavenagh, David Devor, Dr. Arian L.Bryant and Ryan Holcomb.

#### DISCUSSION ITEMS

10. Comment or concerns from the Local Planning Agency Board members.

None.

#### FUTURE MEETING DATES

\*\*\*Time and Dates are subject to change\*\*\*

- Tuesday, February 4, 2025, Regular Meeting at 6:30 pm.
- Tuesday, February 18, 2025, Regular Meeting at 6:30 pm.

#### ADJOURNMENT

- The meeting adjourned at 8:13 pm.

---

Recording Secretary

---

Chairman