

Commissioner Wilson's District 1 Newsletter

**Take a closer look at Tuesday's
Board of County Commissioners
meeting**



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Hey West Orange County,

When you need help navigating a complicated issue, you don't have to figure it out alone. Our office is here to listen, connect you with the right resources, and help you navigate challenges—no matter how complex.

Recently, an elderly District 1 resident reached out after experiencing difficulties with the deed and ownership of a home left to him by a late family member. He had tried to secure legal assistance on his own, but the cost of hiring an attorney created an additional financial barrier.

The situation was especially urgent. The resident, who is disabled, was living in the home without air conditioning. Because the property was not yet legally in his name, he could not qualify for assistance programs that could help address needed home repairs and improvements.

Our team stepped in and connected him with free legal assistance to resolve the ownership issue and complete the necessary legal process.

Within about a month, the property ownership issue was resolved, the resident is on his way towards a working AC unit, and he was connected with a caseworker to explore additional assistance, including Orange County's new F.U.N. program.

This is what constituent services are all about: listening, identifying barriers, connecting residents with the right resources, and helping you access programs that can make a meaningful difference in your lives.

If you are facing an issue with a County service, trying to navigate a government process, or simply don't know where to turn, please reach out to our office. Our team is here to help.

Keep reading for important community updates along with a preview of Tuesday's Board of County Commissioners meeting.

We encourage your participation! Your engagement and input help shape the decisions that guide Orange County's future.

As always, follow us on [Facebook](#) and [Instagram](#) for daily updates on all things West Orange County, and feel free to reach out to us at district1@ocfl.net.

BCC Preview

Residents can provide public comment regarding any item or topic of importance starting at 9:00 a.m. on Tuesday.

[Click here to pre-register.](#)

Priority Items

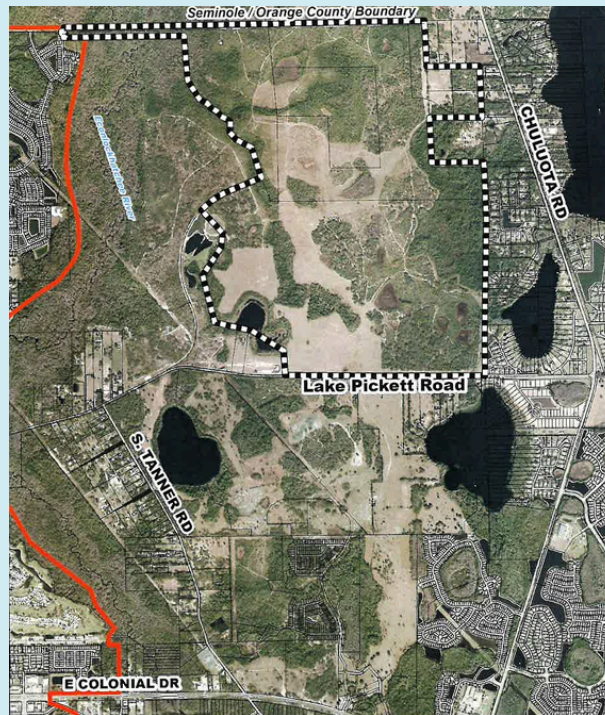
Public Hearing G-8: Lake Pickett North, LLC, Lake Pickett North Agricultural Enclave Certification ([Click here for more info](#)).

PLEASE NOTE: APPLICANT WITHDREW APPLICATION FOR AGRICULTURAL ENCLAVE CERTIFICATION; LAKE PICKETT NORTH, LLC on 8/20/26.

- On July 1, Orange County received an application for a property generally known as **Lake Pickett North located in District 5**. The applicant is asking the BCC to certify the property as an **Agricultural Enclave** under a new state law, **Senate Bill 686 (SB 686)**, which took effect July 1, 2026.
- **What is SB 686?** SB 686 establishes a new process that allows certain agricultural properties largely surrounded by development to seek certification as an Agricultural Enclave. If a property is certified, the owner may submit development plans for uses allowed under the law, including single-family residential development consistent with the land-use requirements of adjacent properties. **The law also limits a local government's authority to impose regulations on a certified Agricultural Enclave that are more burdensome than those applied to comparable development.**
- The law establishes specific criteria that a property must meet to qualify, including requirements related to its **location, surrounding development, agricultural use, public services, ownership, and acreage.**
- At the upcoming hearing, the BCC was scheduled to consider the application, the County's written report, information provided by the applicant, and public comments before determining whether the property meets the statutory requirements for certification.

- Certification itself does not approve a specific development project; rather, it would allow the property owner to subsequently pursue development applications permitted under SB 686.
- The applicant has since withdrawn its application.

[Click here to learn more and read the Staff Report here.](#)



Public Hearing K-14: Proposed Ordinance Amendments to Orange County Code, Chapter 38 (“Zoning”) for Mobile Temporary Overnight Shelter (2nd Public Hearing) [\(Click here for more info\)](#)



- On May 5, 2025, I brought forward a request to the Board of County Commissioners to explore a **new zoning ordinance that would address parking accommodations for buses, trailers,**

and other mobile structures used by homeless shelters and transitional service providers.

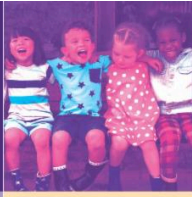
- This effort was rooted in Orange County's commitment to support vulnerable residents and ensure essential services, such as shelter access, medical care, and outreach, can be delivered with dignity and efficiency. Current zoning regulations do not clearly address these mobile service structures, creating challenges for providers such as **Matthew's Hope Ministries in Winter Garden**.
- On Tuesday, we will hear the second of two required public hearings before the BCC to consider an ordinance that will amend Chapter 38 of Orange County's Zoning Code for the creation of Mobile Temporary Overnight Shelters use and operational standards.

Proclamations

Proclamation recognizing September 9, 2026, as Fetal Alcohol Spectrum Disorders Awareness Day

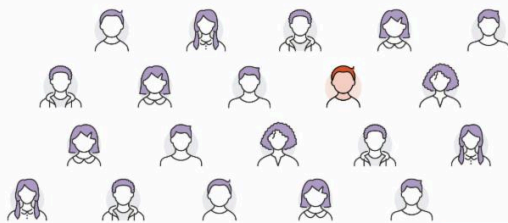
FETAL ALCOHOL SPECTRUM DISORDERS (FASDs)

ARE A GROUP OF DIAGNOSES THAT CAN OCCUR IN A PERSON WHO WAS EXPOSED TO ALCOHOL BEFORE BIRTH.



1 IN 20

Up to 1 in 20 U.S. school children may have FASDs.



MAY PA, CHAMBERS CD, KALBERG WD, ET AL. PREVALENCE OF FETAL ALCOHOL SPECTRUM DISORDERS IN 4 US COMMUNITIES. JAMA. 2018;319(5):474-482. DOI:10.1001/JAMA.2017.21896

CS323487-A



PEOPLE WITH FETAL ALCOHOL SPECTRUM DISORDERS (FASDs)
CAN EXPERIENCE LIFELONG ISSUES.

FASDs last a lifetime. There is no cure for FASDs, but research shows that early intervention treatment services can improve a child's development.

CS323487-A



Proclamation recognizing September as Hunger Action Month



Great things are never built alone; they require the right pieces coming together with purpose. Ending hunger is an interconnected challenge, and as families face rising food costs, the most important thing we need to put together is us.

This September for Hunger Action Month, assembly is required. Farmers, advocates, donors, and volunteers, when we connect our actions, we are no longer separate parts. We become an unstoppable movement, building a system that feeds millions of neighbors.

Your action is the missing piece. Join the movement today and help build a future where no one goes hungry.

Hope Along the Way is a District 1 non-profit, organized against hunger. If you're looking for a way to give back to your community and combat hunger this month and beyond, visit Hope's website [here](#).

Presentations

Presentation of Government Fleet Leading Fleets Award



The Leading Fleets Award is one of the most prestigious honors in the industry. Judged by a panel of government fleet experts, the award recognizes operations that demonstrate excellence in areas like efficiency, innovation, customer service, and long-term vision.

Orange County Fleet Management maintains more than 4,000 pieces of equipment for Orange County, including everything from sedans and ambulances to trailers, pumps, and boats. It is a massive logistical operation, critical to keeping essential County services moving.

Consent Agenda

Consent Item I-7: Resolution regarding establishing a Mobile Temporary Overnight Shelter (MTOS) Permit Fee; amending the Orange County Fee Directory; providing for administrative implementation; providing for conflicts; providing for severability; and providing an effective date.

[\(Click here for more info\)](#)

- The consideration of this fee resolution will run concurrently with the second of two required public hearings to consider an ordinance amending several sections of Chapter 38 of the Orange County Code related to the parking of overnight buses or a Mobile Temporary Overnight Shelter (MTOS), supporting homeless shelters and transitional service providers.
- The amendment would create a definition for an MTOS, establish MTOS as a use permitted in the zoning code, and establish operational standards for the use.
- With the adoption of this new use and standards associated with the use, a permit will be required to ensure that the proposed use is in compliance with code. The proposed fee will apply to applications requesting MTOS approval and will include application and site plan review and distance separation measurements.



Consent Item I-8: Authorizing the County Attorney's Office to initiate and prosecute judicial proceedings seeking equitable termination of the Tymber Skan on the Lake Condominiums. ([Click here for more info](#))

- Built in 1974, Tymber Skan on the Lake is a multifamily condominium complex that originally consisted of 49 buildings containing 321 condominium units. For more than 20 years, the property has been plagued by public safety concerns and deteriorating structures. Following extensive demolitions, only eight buildings remain.
- Currently, water and wastewater services are unavailable to one of the occupied buildings, Orange County Government owns approximately 38% of the condominium units, and illegal dumping continues to be a persistent issue.
- Staff recommends equitable termination of the condominiums and utilizing a termination trustee to manage the sale of the property. These options represent the best long-term solution to the unsafe and precarious living conditions for residents in Tymber Skan. The conclusion of this process could take years, which provides an opportunity for the County to implement the Residents' Assistance Plan to offer services to impacted residents.
- Read more about Tymber Skan's story [here](#)



Consent Item E-2: Training Provider Agreement between Orange County, FL and School Board of Orange County, FL. ([Click here for more info](#))

- This training agreement formalizes Orange County's longstanding partnership with Orange Technical College to provide vocational training opportunities for eligible participants in the **Family Self-Sufficiency Program (FSSP)**, administered by the Community Action Division.
- FSSP assists low-income adults in achieving greater self-sufficiency through skills training and attainment of industry-recognized credentials.
- The County will fund approved tuition and fees, up to \$8,500 per participant through the CSBG grant, while Orange Technical College will provide authorized training and report participant outcomes to support program monitoring and oversight.
- Learn more about this program [here](#).

FAMILY SELF-SUFFICIENCY PROGRAM

PARTICIPANT

Families experiencing housing insecurity leveraging education as a pathway out of poverty



AFFORDABLE HOUSING AND COACHING SERVICES

- Education
- Financial
- Employment
- Parenting
- Personal Development

SUCCESS

- Degree/Credentials
- Living-Wage Employment
- Stable Housing



Consent Item I-8: Memorandum of Agreement between Orange County, Florida and the Orange County Fire Fighters Association, I.A.F.F., Local 2057. ([Click here for more info](#))

- The BCC held a public Impasse Hearing on Tuesday, March 24, 2026, to resolve their outstanding impasse articles dispute in contract negotiations covering firefighters, paramedics, dispatchers, and other fire rescue personnel.
- The union negotiated with BCC to approve a starting firefighter wage of \$59,072, with the option to increase to \$62,025 after completing a ten-week orientation program.
- The new agreement signed in May with the Orange County Fire Fighters Association, I.A.F.F. Local 2057, will provide annual salary and incentive increases for select fire rescue employees retroactive to October 13, 2024, to aid in retention and quality of life of our first responders.
- After the collective bargaining agreement was approved, the County and union identified that some firefighters were not properly placed on the salary schedule due to retroactivity not being included in the original agreement.
- A new Memorandum of Agreement will provide retroactive salary placement and related compensation adjustments to affected employees. Following Board approval, Human Resources and Payroll will coordinate implementation of the adjustments.



Consent Item J-5: Orange County/MetroPlan Orlando (Urban Area Metropolitan Planning Organization) FY 2026-2027 Funding Agreement. The total amount requested is \$564,392, based on a per capita assessment of \$0.50. ([Click here for more info](#))

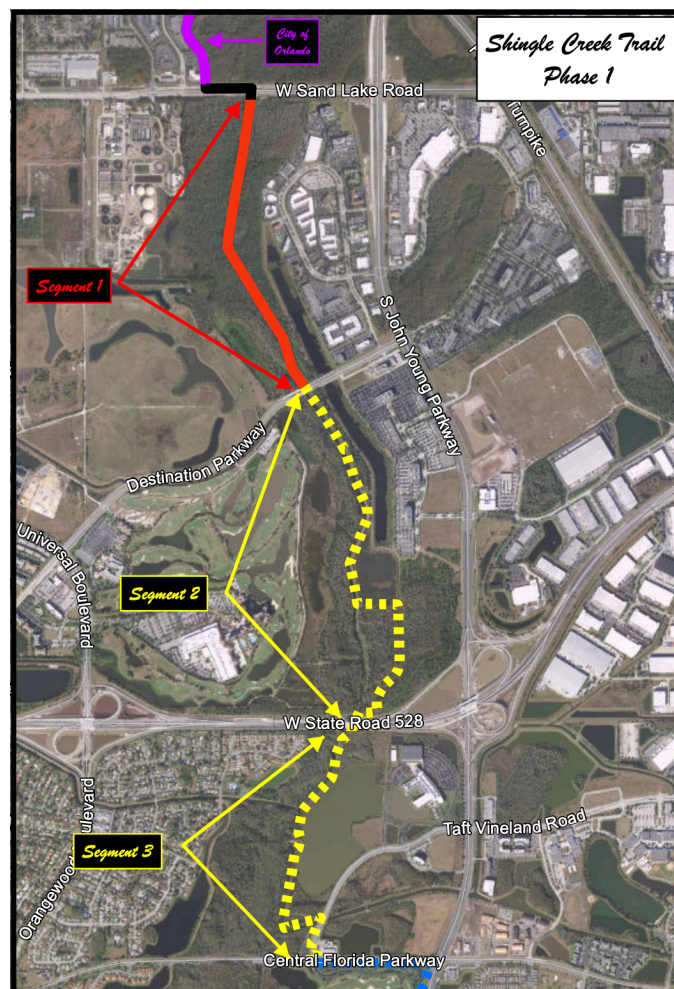
- Orange County will provide \$564,392 to MetroPlan Orlando for FY 2026–2027, based on a \$0.50 per-capita assessment.
- As the region's metropolitan planning organization, MetroPlan Orlando leads regional transportation planning, coordinates with local governments and FDOT, and helps prioritize transportation investments and funding. The partnership supports long-term planning and collaboration to improve Central Florida's transportation system, economic vitality, and quality of life.



Consent Item J-7: Resolution regarding the Local Agency Program Supplemental Agreement No. 1 with the State of Florida Department of

Transportation for the Shingle Creek Trail Phase 1 Segment 3 Project from West Taft Vineland Road to State Road 528 and (2) State of Florida Department of Transportation Local Agency Program Supplemental Agreement No. 1. ([Click here for more info](#))

- The Public Works Department, in partnership with the Florida Department of Transportation (FDOT), is advancing the Shingle Creek Trail Phase 1, Segment 3 project into the construction phase.
- The project will construct approximately 0.931 miles of multi-use trail, generally up to 14 feet wide, from West Taft Vineland Road to State Road 528. Construction of the trail includes approximately 2,598 linear feet of boardwalk, 1,875 linear feet of asphalt trail, and 175 linear feet of concrete trail, along with concrete ribbon curb, 42-inch pedestrian/bicycle picket railing, Type B fencing, signing, plastic erosion mat, and performance turf (sod) installation.
- This project is funded in accordance with the Local Agency Program Agreement between Orange County and the FDOT. Under Supplemental Agreement No. 1, the federal funding for construction and Construction Engineering and Inspection (CEI) is increased.
- This Supplemental Agreement provides an additional \$4,446,571 in grant funding with a new total grant amount of \$9,711,240 and requires no local funding match.



Discussion Agenda

Discussion Item B-1: Board direction on whether to advance negotiations with Gateway2040 regarding their unsolicited proposal

and prepare final agreements for the Board's future consideration to implement safety and aesthetic improvements at the intersection of International Drive and Sand Lake Road. ([Click here for more info](#))



- Orange County is considering an unsolicited proposal from Gateway2040 LLC to enhance safety and aesthetics at the intersection of International Drive and Sand Lake Road, complementing the County's planned pedestrian bridge at the intersection.
- The project is being explored as a public-private partnership (P3), with neighboring property owners offering to donate the necessary rights-of-way and easements at no cost to the County.
- County staff have been working with Gateway2040 to evaluate the proposal's design, permitting, construction, funding, and coordination with nearby projects.
- The Board will consider whether and how to move forward with the proposal.

Work Session Agenda

Item A-1: Acceptance of the Orange County Tourist Development Tax Citizen Advisory Task Force Final Report. ([Click here for more info](#))

The 2026 Tourist Development Tax (TDT) Citizens Advisory Task Force has completed its work and recommended approximately \$1 billion in future unallocated TDT projects, in accordance with Florida Statutes. The Tourist Development Council accepted the task force's report during its August 18 meeting.

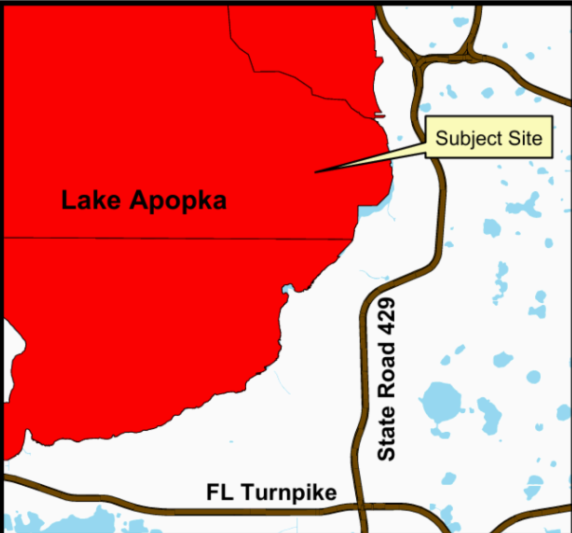
The recommendations come as Orange County projects approximately \$400 million in TDT revenue for fiscal year 2026–2027. The Orange County Board of County Commissioners will ultimately vote on the proposed projects, which include:

- **Orange County ARC:** \$75 million–\$100 million to replenish the TDT Application Review Committee grant program.

- **Orange County Ecotourism/Capital Improvement Program:** Up to \$25 million over multiple years to create a long-term funding framework for capital improvements at lakes, rivers, parks, conservation lands, trails, and other natural tourism assets.
- **Orange County Ecotourism Grant Program:** Up to \$50 million over multiple years for a competitive grant program supporting expanded visitor experiences through nature-based tourism investments.
- **Orange County Arts & Cultural Affairs:** \$2.5 million–\$5 million annually for new and expanded grant programs supporting arts and cultural organizations.
- **Dr. Phillips Inc. – Charities:** \$60 million toward the development of the proposed two-story, 30,000-square-foot Eatonville Museum of Culture & History.
- **Creative City Project:** \$12.5 million to support the Immerse Festival, a performing and interactive arts event in downtown Orlando.
- **8 Waves Corporation:** \$25 million for the proposed 20,000-square-foot I AM Children’s Museum.
- **Orange Audubon Society/Orange Audubon Natural History Museum:** \$20 million to transform a 69.5-acre former greenhouse nursery into a restored natural area.
- **The Dr. Phillips Center for the Performing Arts:** \$750 million for the development of additional venues on-site and on neighboring properties.
- **Florida Citrus Sports:** \$54 million to construct a new multi-level parking garage on the Camping World Stadium campus.
- **City of Ocoee:** \$30 million to expand Forest Lake Golf Club into a multi-use recreational and entertainment destination.
- **Town of Eatonville Community Redevelopment Agency:** \$22.5 million to establish the Eatonville Heritage Tourism District.

Public Hearings

Item A-1: Shoreline Dredge and Fill #SADF-26-03-000 St. Johns River Water Management District, Lake Apopka ([Click here for more info](#))

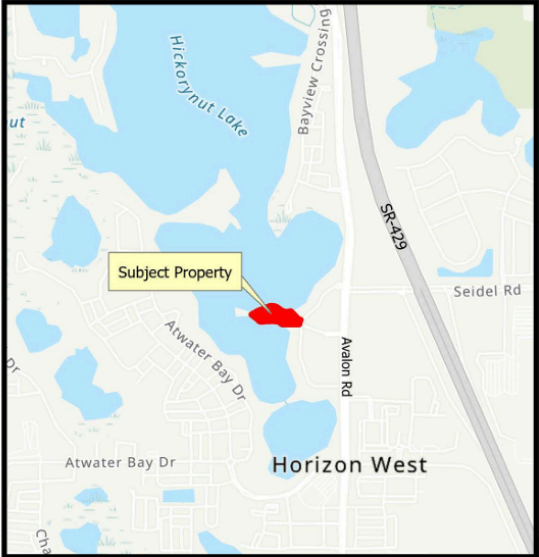
Shoreline Alteration/ Dredge and Fill SADF-26-03-000 Districts #1 and #2 Applicant: St. Johns River Water Management District Address: 3451 Lust Road Parcel IDs: 01-22-27-0000-00-083, 07-21-27-0000-00-002, & 12-21-27-0000-00-006 Project Site Property Location 	
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- The applicant, St. Johns River Water Management District, is requesting a Shoreline Alteration/Dredge and Fill Permit to authorize hydraulic dredging within Lake Apopka and associated restoration activities within the Lake Apopka North Shore (LANS).

- The request is to dredge 58.2 acres of unconsolidated flocculent sediment from Lake Apopka near the **Newton Park boat ramp in Winter Garden** and pump the dredged material to the LANS property.
- The placement of the dredged material within the LANS will replace material previously lost to oxidation and/or soil subsidence, and the sediment placement will not increase elevation enough to convert wetlands into upland ecosystems.
- There is an estimated impact of 15.6 acres to submerged aquatic vegetation as a result of the dredging. However, the applicant proposes replanting 16 acres of Lake Apopka with SAV adjacent to the proposed dredging area.

Item B-2: #BR-23-12-001 Semi-Private Boat Ramp | Applicant: Homeowners Association of Avalon Cove, Inc., Hickorynut Lake ([Click here for more info](#))

Semi-Private Boat Ramp Permit Request BR-23-12-001 District #1	
Applicant: Homeowners Association of Avalon Cove, Inc.	
Address: 9064 Morgana Court	
Parcel ID: 08-24-27-0310-00-003	
Project Site	
Property Location	



- Orange County's Environmental Protection Division is reviewing a permit application for a semi-private boat ramp on Hickorynut Lake to serve Avalon Cove residents.
- The proposal would impact approximately 0.163 acres of surface water and 0.00042 acres of shoreline wetlands, including dredging and filling activities.
- EPD has worked with the applicant through multiple requests for additional information and meetings to clarify the proposal and address environmental requirements.
- The applicant has proposed sediment and erosion controls and a water quality monitoring plan to help minimize and monitor impacts during construction.

Item C-3: #CAI-24-06-042 Conservation Area Impact | Applicant: Homeowners Association of Avalon Cove, Inc., Avalon Cove Subdivision on Hickorynut Lake ([Click here for more info](#))

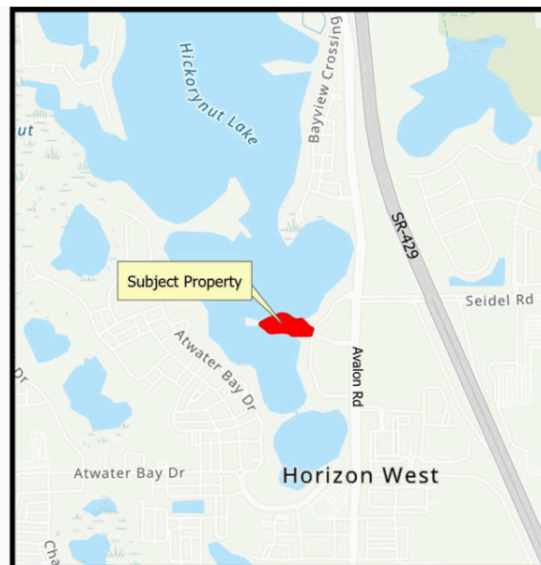
**Conservation Area Impact Permit
Request
CAI-24-06-042
District #1**

**Applicant: Homeowners Association
of Avalon Cove, Inc.**

Address: 9064 Morgana Court

Parcel ID: 08-24-27-0310-00-003

Project Site 
Property Location 



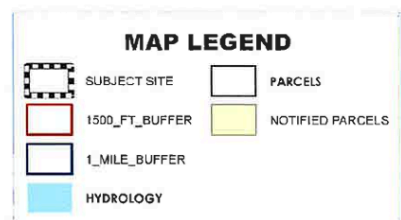
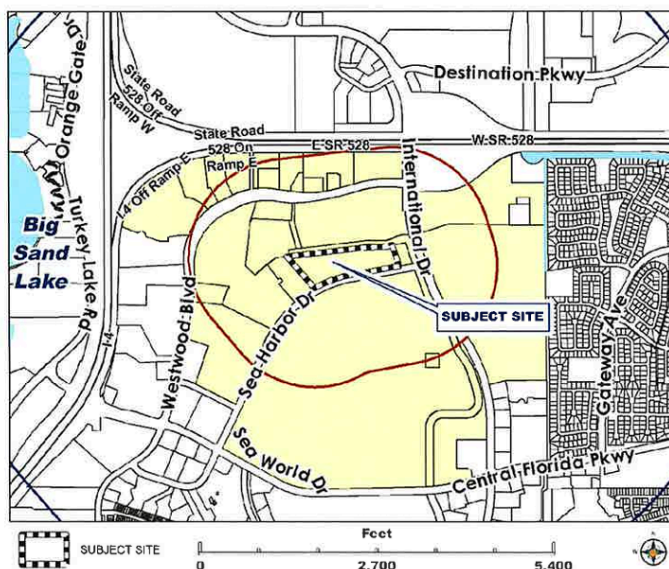
- 0.163 acre of direct surface-water impact (dredge and fill) and 0.145 acre of secondary surface-water impact.
- 0.00042 acre of direct shoreline wetland impact.
- Mitigation: Purchase of 0.15 freshwater herbaceous Uniform Mitigation Assessment Method (UMAM) credit from Lake X
- Mitigation Bank (Osceola Cnty); staff has received documentation that the credit is reserved and finds it sufficient.
- Construction controls include turbidity/sediment best management practices and water-quality monitoring under the plan received September 5, 2025.
- The project is located at 9604 Morgana Court, Winter Garden, FL 34787.

Item D-5: #CDR-26-02-032 Substantial Change | Jennifer Stickler, Kimley-Horn & Associates, Inc., Orangewood N-1 – Seaworld Vacation Village PD Planned Development (PD), amend plan ([Click here for more info](#))

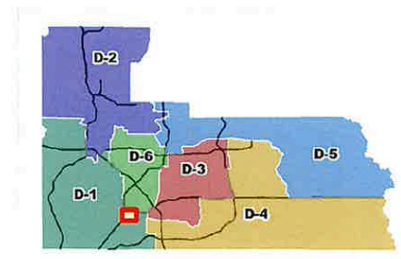


Public Notification Map

Orangewood N-1 - Seaworld Vacation Village PD _CDR-26-02-032



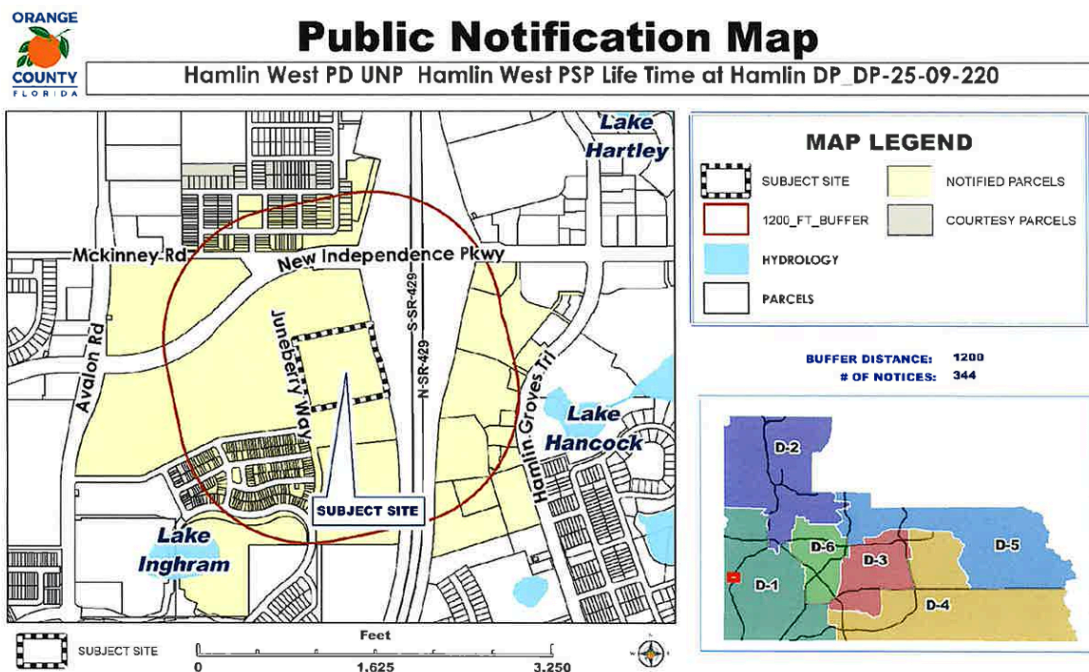
**BUFFER DISTANCE: 1500
OF NOTICES: 32**



- The subject property is located on the north side of Sea Harbor Drive, south of Westwood Boulevard, and west of International Drive, within the I-Drive Activity Center and I-Drive Overlay District.

- The property has an underlying Future Land Use Map (FLUM) designation of Activity Center Mixed Use (ACMU) and is surrounded by tourist commercial and supportive residential uses consistent with the I-Drive Activity Center. ACMU is a mix of tourist-related development and supportive residential activity.
- Through this request, the applicant proposes a PD substantial change to redevelop the site by converting 362,000 square feet of office to 1,124 multifamily dwelling units on 14.23 acres.
- This proposal received a recommendation of approval from the DRC on June 24, 2026.
- Staff recommends a finding of consistency with the Comprehensive Plan and approval of the Substantial change to the Orangewood N-1 Seaworld Vacation Village PD.

Item F-7: #DP-25-09-220 Development Plan | Applicant: Santos Medina III, Sloan Engineering Group, Hamlin West Planned Development – Unified Neighborhood Plan (PD-UNP) / Hamlin West Preliminary Subdivision Plan (PSP) / Life Time at Hamlin Development Plan (DP) ([Click here for more info](#))



- The subject property is zoned Planned Development (PD) and is located within the Hamlin West PD.
- The subject property has an underlying Future Land Use Map (FLUM) designation of Village (V) and is designated Retail / Wholesale District (RW-4) within the Horizon West Town Center.
- Pursuant to Change Determination Request CDR-25-07-170, the RW-4 district permits up to 196,400 square feet of commercial development.
- Through this request, the applicant is seeking to develop an 84,076 square foot athletic club and seeks a waiver to reduce the link-to-node ratio due to limited options for road and pedestrian connections.

Item J-13: Pertaining to the Local Provider Participation Fund in Orange County, Florida; Amending Chapter 25, Article XI, of the Orange County

Code ([Click here for more info](#))

- The purpose of the proposed amendments is to update the Local Provider Participation Fund (LPPF) ordinance to align with current and anticipated federal and state requirements and provide flexibility for future Medicaid reimbursement programs. The ordinance revisions are scheduled for public hearing on Tuesday, August 25, 2026.
- On August 24, 2021, the Board of County Commissioners adopted Ordinance No. 2021-35, establishing the Local Provider Participation Fund (LPPF). The LPPF helps reduce hospitals' unreimbursed Medicaid costs by increasing reimbursement from approximately 60 cents per dollar of cost to closer to full reimbursement.
- The program is funded through a non-ad valorem special assessment on property owned by private for-profit and non-profit hospitals. The County collects the assessment revenue and transfers it to the Florida Agency for Health Care Administration (AHCA), which uses the funds to draw down additional federal Medicaid funding.
- There is no cost to the county.

County Updates

Missed the last BCC?

- i. You can review the actions taken at the **Aug 4 BCC** meeting by accessing the meeting minutes [here](#).
- ii. To rewatch the discussions held by the Board on specific topics, you can find the meeting recording [here](#).

Amendment 3 Rewritten After Judge Ruled Language Was Misleading

- A Leon County court reviewed the proposed Amendment 3 and found it misleading, ordering the state to rewrite it.
- The Attorney General released the revised language last week. The new language does not change what Amendment 3 would mean for our communities.
- **The Legislature's title, "Save Our Homes From Excessive Property Taxes," is gone. In its place: "Increased Homestead Exemption; Lower Cap on Increases in Non-Homesteaded Property Assessments."**
- State economists project the measure would drain roughly \$5 billion from local budgets in its first year and nearly \$12 billion a year by 2031.
- This is the funding that supports public safety, road repairs, our libraries and parks, water protection, and the community planning Florida needs to manage its rapid growth. Many believe reform of this magnitude belongs in a careful, deliberative process—the kind the Taxation and Budget Reform Commission is scheduled to undertake when it convenes in 2027.
- To read the new ballot language, [click here](#), or check out this [Tampa Bay Times article](#).

- 1000 Friends of Florida, a Florida nonprofit focused on responsible growth management and sustainable development, assembled additional information available on their website here: <https://1000fof.org/propertytax/>.

Residential Food Waste Diversion and Composting Pilot Program

Orange County is offering eligible Solid Waste customers the opportunity to participate in a composting pilot program designed to reduce food waste sent to landfills. Participants will attend a free composting workshop through UF/IFAS Orange County Extension and can then choose either a backyard compost bin (up to two bins) or two months of food waste collection service.

Organic waste currently makes up about 10% of landfill material, and this initiative supports the County's goal of reducing landfill waste. Registration is available while supplies last, with a waitlist offered if additional funding becomes available.

Final workshop date:



August 28 at 12 p.m.

**UF/IFAS Extension Orange County,
6021 South Conway Road, Orlando**

Link to interest survey: <https://arcg.is/1anzOL2>

Link to determine eligibility: <https://ocarcims.ocfl.net/>

Composting is a great way to reduce landfill waste and promote soil health and productivity!

Learn more [here](#).

Primary Results



ELECTION RESULTS

The votes have been counted, the results are in, and the 2026 Florida Primary Election is officially in the books. Orange County voters showed up and made their voices heard, with strong participation across the community.

Congratulations to all the candidates who earned their voters' support and to everyone who participated in the democratic process. Whether you voted early, by mail, or in person on Election Day, your voice matters. And to all of the voters who took the time to make their voices heard - thank you for being engaged in the future of Orange County.

One more thank you to all of the volunteers, poll workers, and voters who helped make this election possible. The results are in, and now the work continues!

To view the full Primary Election Results and breakdown, visit the Supervisor of Elections [website](#).

Orange County Redistricting Information:

As Orange County expands from 6 to 8 districts, it is important to know your voter precinct before election day so you can find your polling location.

Residents in Williamsburg and Hunter's Creek should take extra care to determine their polling location, since the recent **redistricting** impacts these areas. **This may lead to changes in your precinct and polling location, even if you have previously voted in the Primaries or General Election.**

The Florida General Election will be **November 3rd, 2026**

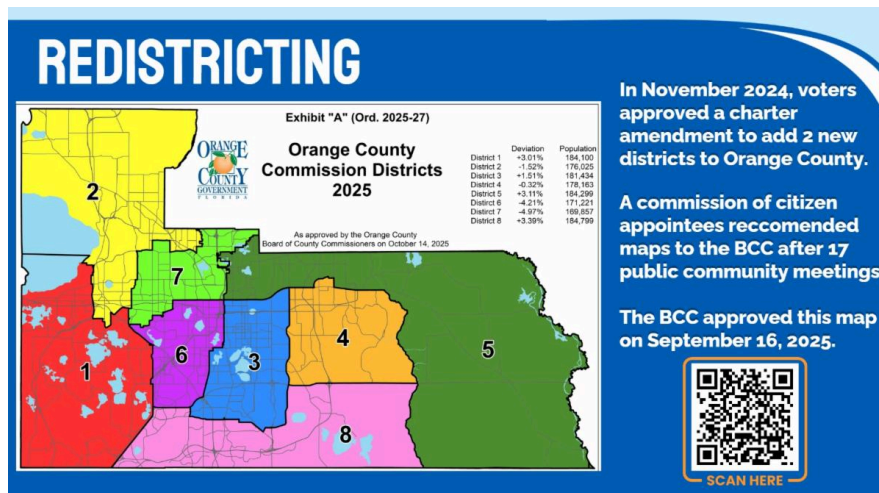
- Early Voting: Monday, October 19 – Sunday, November 1
- Time: 8:00 AM – 8:00 PM

Register to vote:

- [How to Register to Vote | Orange County Florida | OCSOE](#)

Link to check your General Election precinct:

- [Election Maps | Precincts Districts & Polling Places | Orange County FL](#)



Upcoming Community Meetings

Visit Engage Orange

Engage Orange is the Community Engagement Portal for Orange County, Florida's Planning, Zoning, and Environmental Protection Divisions.

This is your space to share your ideas, voice concerns, and offer feedback on the projects and policies that affect your community.

Register [HERE](#) to receive a monthly newsletter and stay on top on what's happening in your neighborhood.

More information at EngageOrange.ocfl.net.



Engage
Orange



COMMUNITY MEETING NOTICE

CONVENTIONAL REZONING

Date: Wednesday, August 26, 2026
Time: 6:00 PM - 7:00 PM
Location: Castlevlew Elementary School - Cafeteria
9131 Taborfield Ave, Orlando, FL 32836

Case Contact: Adriana Caamaño
(407) 836-5570
Adriana.Caamano@ocfl.net

Online Feedback Form:



REQUEST

Case Number: RZ-26-06-040
Current Zoning: R-CE (Country Estate District)
Proposed Zoning: R-1A RSTD (Single-Family Dwelling District)
Owner: Lowery Revocable Living Trust
Applicant: Andrew McCown (GAI Consultants, Inc.)
Parcel IDs: 05-24-28-5844-01-190, 05-24-28-5844-01-180,
05-24-28-5844-01-193, 05-24-28-5844-01-071,
05-24-28-5844-01-070, 05-24-28-5844-01-192

Acreage: +/- 12.01 gross acres

Location: Winter Garden Vineland Road; generally located west of Wintergarden Vineland Rd, and northeast of South Lake

Summary: To rezone the portion of the property with an underlying Low Density Residential (LDR) Future Land Use designation from R-CE (Country Estate District) to R-1A Restricted (Single-Family Dwelling District), with a variance to allow a minimum lot width of 65 feet in lieu of 75 feet, thereby establishing consistency between the Future Land Use and zoning designations and allowing for the development of a 21-unit single-family residential subdivision.

SUBJECT PROPERTY LOCATION



[More Information Here](#)

COMMUNITY MEETING NOTICE

Planned Development

Date: Thursday, September 3, 2026
Time: 6:00 PM - 7:00 PM
Location: Hunter's Creek Elementary School - Cafeteria
4650 West Town Center Boulevard, Orlando, Florida 32837

**Case
Contact:**

Rebecca Bowden
407-836-5619
Rebecca.Bowden@ocfl.net

**Online Feedback
Form:**



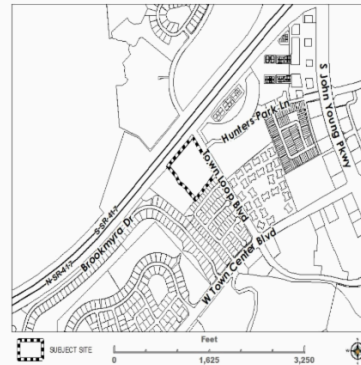
REQUEST

Case Number: CDR-26-04-096
Project Name: Hunter's Creek Planned Development (PD)
Owner: Peace United Methodist Church at Hunter's Creek Inc.
Applicant: Joseph Mertz, Mertz Productions LLC
Parcel ID: 29-24-29-3838-00-270
Acreage: +/- 8.28 gross acres
Location: 13502 Town Loop Boulevard, Orlando, Florida 32837

**Detailed
Summary:**

To add entitlements to the Planned Development (PD) in order to construct a multi-use building and performing arts center to the existing church and school campus.

SUBJECT PROPERTY LOCATION



[More Information Here](#)

On Your Radar

PROPERTY TAX TOWN HALL

Join us for a discussion on the proposed Constitutional Amendment 3, which would significantly restructure homestead exemptions for Florida homeowners. The revenues at stake fund vital services, including public safety, environmental protection, development review, and critical infrastructure. We'll break down what this legislation could mean for our community and the services residents depend on every day.



Florida Representative (HD-45)
Leonard Spencer



Commissioner
Nicole Wilson



Tax Collector
Scott Randolph



Windermere Town Manager
Robert Smith



Winter Garden City Manager
Jon Williams



Oakland Town Manager
Elise Hui

TUESDAY, SEPTEMBER 1 at 6:00PM

LOCATION: West Orange High School – Cafeteria
(1625 Beulah Rd, Winter Garden, FL 34787)

Property Taxes are all the Buzz!

One thing is certain: Constitutional Amendment 3 could reshape homestead exemptions and the funding behind public safety, environmental protection, traffic, and infrastructure across our county. Hear directly from your local government representatives about the potential impacts and how this proposal made it onto the November ballot.

Join us for an informational session that breaks down what it means and answers your questions about the amendment and its potential impact on the government services funded by ad valorem tax revenue.

 **Tuesday, September 1st at 6:00pm**
 **West Orange High School – Cafeteria**
1625 Beulah Rd, Winter Garden, FL 34787

Register [here](#).



JOIN US FOR A TOWN HALL ON
CONSTITUTIONAL AMENDMENT 3

PROPERTY TAXES



JASON GARCIA

Jason Garcia is one of Florida's leading investigative journalists and the publisher of "Seeking Rents," an independent newsletter and podcast on state politics followed closely by elected officials, journalists, and activists across the state. The former Orlando Sentinel reporter has broken major stories on corporate tax avoidance and political influence campaigns in Florida.

**We are honored to have him moderate this important discussion
on property taxes.**

TUESDAY, SEPTEMBER 1 at 6:00PM

**LOCATION: West Orange High School – Cafeteria
(1625 Beulah Rd, Winter Garden, FL 34787)**

Register at: bit.ly/orangetaxtownhall

 Moderator Announcement

If you tune into Jason's '[Seeking Rents](#)', you already know he asks the hard questions and digs into the research. We are honored to have Jason Garcia moderate this important discussion.

Register today [here](#)!



D1 COMMUNITY LEGAL ASSISTANCE DAY

District 1 is exploring the launch of a Community Legal Assistance Day that would connect residents with volunteer attorneys and trusted legal professionals to provide free legal information, brief consultations, referrals, and educational workshops.

Before finalizing the event, we want to better understand the legal needs of our community. Your feedback will help determine:



- ✓ Legal topics residents need most
- ✓ Attorney specialties to recruit
- ✓ Workshops and resources to offer

Take the Community Legal Needs Survey. It Only Takes 3–5 Minutes



D1 Community Legal Assistance Day

Commissioner Wilson and the team is exploring the launch of a Community Legal Assistance Day that would connect residents with volunteer attorneys and trusted legal professionals to provide free legal information, brief consultations, referrals, and educational workshops.

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- ⚖ Workshops and resources to offer

Take the Survey [here](#)

Watermark Park Grand Opening

Monday, August 31, 2026, at 10 a.m.



Orange County Mayor
Jerry L. Demings and District 1
Commissioner Nicole Wilson
invite you to the Watermark Park
Grand Opening!



Scan for Google
Map location of the
Grand Opening.
9940 Seidel Road
Winter Garden, FL 34787



Scan for more
information on
Watermark Park.

parks@ocfl.net • OrangeCountyParks.net • 407-836-6257

We embrace the power of diversity. Orange County Parks and Recreation does not discriminate against anyone on the basis of age, race, gender, national origin or disability. ANY SPECIAL NEEDS PLEASE CALL. WMP-GRD-FLX 6/25

Watermark Park Ribbon Cutting

Great news West Orange County!

Orange County Mayor Jerry L. Demings and I invite you, your family, and friends to attend the Watermark Park Grand Opening on Monday, August 31 at 10:00 a.m. This event is free and open to the public.

The site is located at 9940 Seidel Road, Winter Garden -- see the Google Maps link [here](#).



Monday, August 31 at 10:00 a.m.



9940 Seidel Road, Winter Garden

Questions?

Email parks@ocfl.net or call Parks Marketing 407-836-6257.

What We've Been Up To

AI-powered Automated License Plate Readers Memorandum

AI-powered Automated License Plate Readers (ALPRs), including Flock Safety cameras, are rapidly expanding across the United States. These systems can capture detailed vehicle information, including license plates, make, model, distinguishing features, date, time, and location, and store it in databases accessible to participating law enforcement agencies.

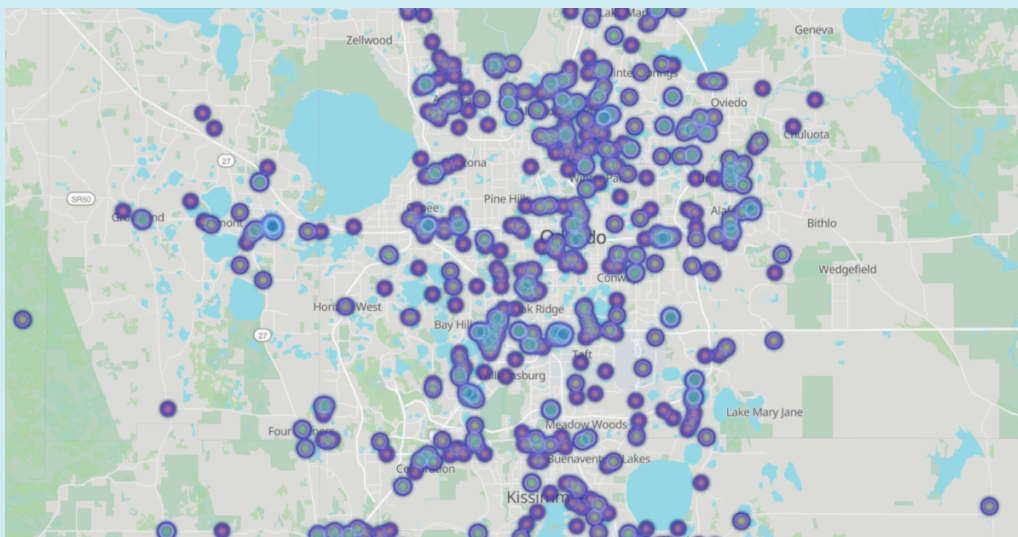
As these technologies become more widespread, we need to ask important questions about transparency, accountability, data access, retention, and individual privacy.

On August 4, I shared a memo to my colleagues on the Board of County Commissioners to request a discussion and direction regarding the widespread deployment and use of ALPRs throughout Orange County, including:

- Who is responsible for deploying these systems?
- Who has access to the information collected?
- How long is the data retained?
- What policies govern its use and sharing?
- Are current safeguards appropriately balancing public safety with individual privacy?

Technology can be an important tool for public safety. However, public trust requires clear policies, transparency, and accountability.

Heatmap of ALPR Locations in Orange County (Full Map [Here](#))





MEMORANDUM

To: Orange County Mayor and Board of County Commissioners

From: Commissioner Nicole Wilson

Date: 8/4/26

Subject: Request for Information on AI-Powered Automated License Plate Reader Deployment and Usage

Request

The purpose of this memorandum is to request Board discussion and direction regarding the widespread deployment and use of AI-powered Automated License Plate Readers (ALPRs), commonly referred to as Flock Safety cameras, throughout Orange County. Specifically, I request a discussion regarding which public and private organizations are responsible for deploying these systems, who has access to the data they collect, how long that data is retained, and whether current policies provide an appropriate balance between public safety, transparency, and individual privacy.

Background

AI-powered Automated License Plate Readers (ALPRs) are designed to capture identifying information from every vehicle that passes within their field of view, including license plate number, make, model, year, bumper stickers, dents, aftermarket modifications, and other distinguishing characteristics captured by the cameras, creating what Flock Safety refers to as a "Vehicle Fingerprint." This information, along with the date, time, and location of each scan, is added to a nationwide database that can be accessed by participating law enforcement agencies to assist with criminal investigations. These systems have grown rapidly in popularity across the United States, with law enforcement agencies in 49 states and more than 5,000 communities utilizing ALPR technology.

Orange County is no exception. According to publicly available data, there are approximately 327 reported ALPR cameras located throughout the county. Orange County ranks 139th out of 3,222 counties nationwide in ALPR density, with approximately 80 cameras per 1,000 miles of roadway. This places Orange County above approximately 95% of counties nationwide in cameras per road mile. According to publicly available records, the Orange County Sheriff's Office has conducted approximately 428,456 ALPR searches to date, with full statistics available here.

COMMISSIONER NICOLE WILSON, DISTRICT 1
201 South Rosalind Avenue, 5th Floor, Orlando Florida 32801
Phone: 407-836-7312 Fax: 407-836-5879

Read the full memorandum on my website:

nicolewilson.org/policy/



Tourist Development Tax Citizen Advisory Task Force Meetings

Last week the County's TDT Task Force met for the final time on Tuesday for its typical weekly advisory meeting. Thank you, Chip Byers and Joe Dunn, for participating and representing District 1, and thank you to all advisory board members who advocated using TDT dollars to fund the arts, educational opportunities, creative spaces, and environment-forward proposals.

Visit [here](#) to view all projects that will be discussed at the BCC on August 25.



East Central Florida Regional Planning Council

Another insightful East Central Florida Regional Council meeting!

On Wednesday, we heard from Seminole County about an approach they are developing to evaluate a potential waste-to-energy facility that converts biosolids and MSW into energy and recovered resources, reducing dependence on landfills.

To learn more about East Central Florida Regional Council, go [here](#).

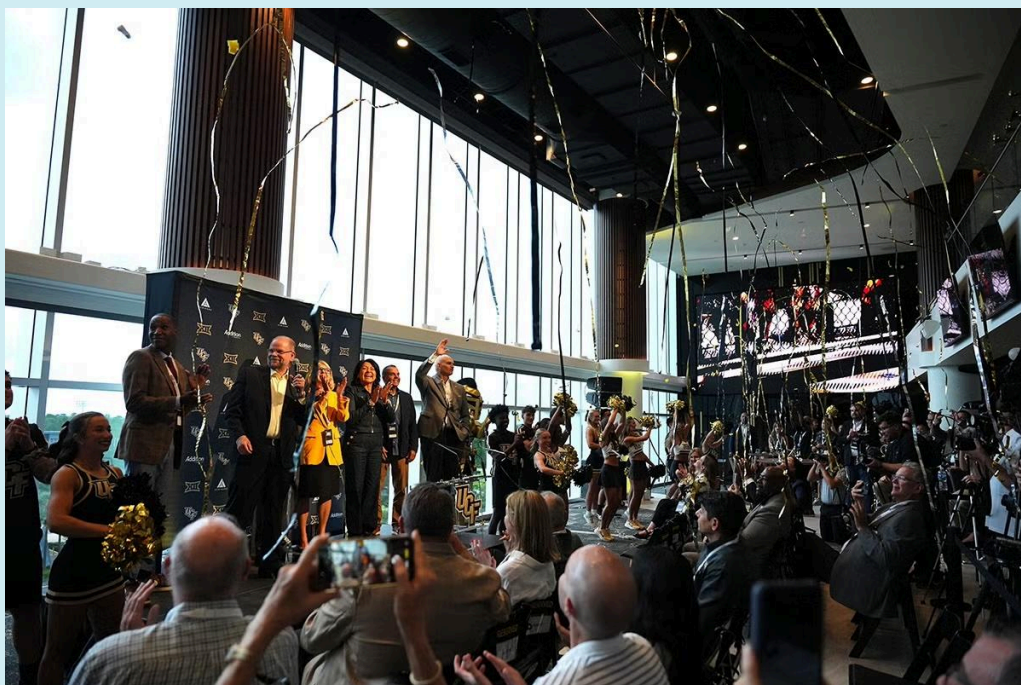


F.U.N. (Fixin' Up the Neighborhood) Orientation

Thank you to the individuals who joined us at the F.U.N. orientation event at the Maxey Center on Tuesday!

F.U.N. is designed to give neighborhoods a fresh facelift and promote a sense of pride and unity among residents. F.U.N. (Fixin' Up the Neighborhood) offers homeowners a way to receive aesthetic improvements and minor repairs at no cost. This project is a collaborative effort with Orange County Neighborhood Services Division and Habitat for Humanity Greater Orlando & Osceola County.

Visit [here](#) to learn more about our neighborhood programs.



First Look Preview of The New Roth Tower at UCF

University of Central Florida has reopened its renovated Roth Tower at the Acrisure Bounce House, bringing an expanded game-day experience to Knights fans. The \$90 million project, supported by Tourist Development Tax funding approved in 2023 by our Board of County Commissioners, expanded the tower from 4,400 to 15,650 sq. ft. and added 28 luxury suites, 34 outdoor Sky Suites, and additional club seating. The upgrades are designed to make UCF a destination for major sporting events year-round, with the university hosting approximately 570 athletic events and welcoming more than 968,000 visitors annually. The renovated tower will officially debut when UCF takes on Bethune-Cookman on September 3.

ABC's of the BCC

**The Board of County Commissioners meets every other Tuesday.
We look forward to hearing from you!**



Board of County Commissioners meetings are held every other Tuesday, with a morning and afternoon agenda.

The early agenda allows public comment on any topic at 9:00 a.m., where a constituent may come to the Orange County Administration Building in person and give feedback on any issue, except for a public hearing.

Public hearings begin after 2:00 p.m., which include zoning variances, public appeals, ordinances, and more. This is where constituents can submit public comments in person on a specific issue.

To attend the BCC, please find information [here](#).

As always, do not hesitate to reach out to our office with any questions or concerns at district1@ocfl.net!

Orange County, FL District 1 | 201 S. Rosalind Ave | Orlando, FL 32801 US

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