

# Pine Hills Neighborhood Improvement District (NID) Advisory Council Minutes

**Meeting:** Pine Hills Neighborhood Improvement District  
(PHNID) Advisory Council

**Date &  
Place** Wednesday, 5.7.25

**Pine Hills Community Center, 6408 Jennings Rd,  
Orlando, FL 32818**

**Time:** 6: 02 p.m.- 7:21 p.m.

**“Track  
by”** **Date** **Description**

For  
Record

## **Visitors**

Bruce Detweiler, LYNX  
Cheryl Rayburn, Orange County Code Compliance  
Daisy Townsend, Pine Hills Community Center (PHCC)  
David Arms, Orange County Utilities  
Gerald Eberly, Resident  
JC Walker, Resident  
Jody Makonik, Resident  
Karla Jackson, Orange County Office on Aging  
Leon McIntyre, LYNX  
Lismar Matos, LYNX  
Lt. Shawn McCook, Orange County Sheriff's Office (OSCO)  
Onetha Mason, PHCC  
Renita Rene, Rene's Dynamic Sports Center  
Ron Fedrick, Atrium Civic Improvement  
Sylvia Lawson, Resident  
Zandra Fedrick, Atrium Civic Improvement

## **Welcome**

**Call to Order:** 6:02 p.m. Quorum was not met.

## **In Attendance**

**Pine Hills Neighborhood Improvement District (PHNID)  
Advisory Council:**

**In – Person:** Michael Strayhorn, Chair, Melissa Service,  
Pamela Seetaram

**Staff:** Tamara Johnson, Ilisa Patterson

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## **Public Comment**

No Public Comment

## **Approval of Minutes**

Quorum was not met.

## **Community Updates**

### **Code Compliance**

- The new Code Compliance team is focused on lot cleanings.
- There are two open cases on the property on Powers. The property owner attempted to apply for a fence, but the permit was denied.
- The Hiawassee “flea market” has already been cited and fined. If the fines aren’t paid or they don’t come into compliance the county could foreclose on the property.
- There aren’t as many snipe signs in the area.
- Interviews were conducted for the new PHNID position who will assist with picking up signs and debris.

### **OCSO**

- Lt. Shawn McCook presented on behalf of the OCSO.
- OCSO is attempting to add the Caribbean grocery store to the trespassing program.
- A reminder was put out for residents to lock cars and remove personal items (weapons).
- A speed study will be conducted on Hiawassee Road.
- Meeting attendee asked if OCSO has the PAL program that works with the Boys and Girls Club. This program provides mentors and role models from the sheriff’s office to at-risk youth. The age group is late elementary up to high school.

### **PHNID Staff Update (Tamara Johnson)**

- Requested that a speed study be set on both Pine Hills Road and Silver Star Road
- The Dollar Tree Plaza is experiencing threats from individuals towards the owner and staff from the businesses.
- Illegal food sales and the unhoused continue to present a problem in this plaza. Pine Hills Overlay does not permit food vendors.
- Efforts continue to consistently engage businesses.
- There is an uptick in fights as the school year comes to an end.

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## **Presentations**

### **Septic to Sewer**

- David Arms presented on behalf of Orange County Utilities. This project is designed to connect the residences/dwellings on either side of Pine Hills Road to sewer and abandon their septic tanks.
- Permission is needed for OC Utilities to be on the private property. Permit applications will need to be signed by the property owner as well as a licensing agreement.
- Project is estimated to be about \$11,000,000. OC Utilities received a new grant that fully finances the project as of 3/26/25.
- Final connections haven't been made due to waiting on Department of Environmental Protection (DEP) approval and inspection completion.
- The website is still operational and does need updates. The URL is [www.ocfl.net/pinehillsseptic2sewer](http://www.ocfl.net/pinehillsseptic2sewer).
- Once the contractor has completed their work, anyone not connected to sewer would then be out of compliance. The property owner would then be responsible for the cost of connecting to sewer.

### **Lynx**

- The Pine Hills Transfer Center will have 8 bus bays and a customer service center. The anticipated date of completion is June 2025. Weekday service has improved with current route extensions.
- There is also direct service to Disney Springs. Buses will run more frequently.
- There won't be any public restrooms or concessions on site. The hours of service will range from 3:50 am to 1 am.
- New bus shelters being installed soon.

## **Old Business**

The Clean-up Pine Hills event in conjunction with Evans Trojan Day was a success.

## **New Business**

Ongoing the clean-up events will take place quarterly.

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## **Announcements**

- Tamara Johnson announced that Orange County Traffic Engineering will present at the next PHNID meeting.
- Onetha Mason announced that The Pine Hills Community Garden Grand Opening was held on April 24<sup>th</sup>. Over 100 fruit trees were given to attendees.
- Daisy Townsend announced Community Action Day-May 23<sup>rd</sup> from 11 am-2 pm at the Pine Hills Community Center.
- Karla Jackson announced that the Orange County Office on Aging Resource Fair will take place on May 28<sup>th</sup> from 9 am -11 am at the Orange County Multicultural Center

## **Meeting Adjournment**

Michael Strayhorn asked for a motion to adjourn. Pamela Seetaram made the motion; Melissa Service seconded the motion. The meeting adjourned at 7:21 p.m.

- Next NID Meeting – June 4, 2025, at 6:00pm at the Pine Hills Community Center.

## **Meeting Minutes Certification**

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Prepared by Ilisa Patterson**

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Chairperson Michael Strayhorn**