



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, May 20, 2025

2:00 PM

County Commission Chambers

25-617

√Case # LUP-22-01-002

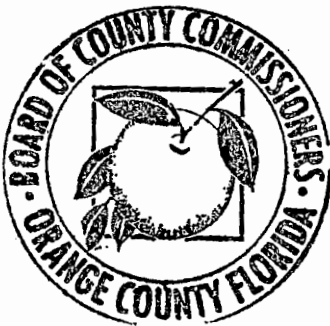
Jennifer Stickler, Kimley-Horn & Associates, Inc., Tuscana Planned Development (PD); District 1

Consideration: This request is to rezone 227.48 acres from A-2 (Farmland Rural District) to PD (Planned Development) with a proposed development program of 653,400 square feet of commercial uses, 1,291 hotel rooms, and 4,814 multi-family dwelling units. In addition, the following waivers from Orange County Code are being requested: 1. A waiver from Section 38-1287(2) to allow for a zero (0) feet side setback in lieu of ten (10) feet when the side is internal to the development. 2. A waiver from Section 38-1287(3) to allow for a zero (0) feet rear setback in lieu of twenty (20) feet when the rear is internal to the development. 3. A waiver from Section 38-1287(5) to allow for a zero (0) foot paving setback for pedestrian facilities only for side lot lines in lieu of seven and a half (7.5) feet internal to the PD. 4. A waiver from Section 38-1300 to allow the maximum building height for multi-family to be one-hundred and fifty (150) feet in lieu of sixty (60) feet, but thirty-five (35) feet within one hundred (100) feet of single-family residential; pursuant to Orange County Code, Chapter 30.

Location: District 1; property generally located North of State Road 417 / South of Central Florida Parkway / East of International Drive; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Wilson, seconded by Commissioner Martinez Semrad, to make a finding of inconsistency with the Comprehensive Plan; further, deny the request to rezone 227.48 acres from A-2 (Farmland Rural District) to PD (Planned Development) to construct 653,400 square feet of commercial uses, 1,291 hotel rooms, and 4,814 multi-family dwelling units; further, accept the findings and recommendation of the Environmental Protection Division; and further, deny the Conservation Area Impact Permit CAI-23-05-022 for Shingle Creek Co-Owners, LLC. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott



**THE FOREGOING DECISION HAS BEEN FILED WITH
ME THIS 28TH DAY OF MAY 2025.**

for Megan Fiocco
DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

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