



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

Tuesday, September 24, 2019

2:00 PM

County Commission Chambers

19-1315

Rezoning

Larry Poliner, RCE Consultants, LLC, Four Corners Plaza Planned Development (PD), Case # LUP-19-02-063; District 1

**Consideration:** A request to rezone one (1) parcel containing 2.41 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District), in order to construct 23,400 square feet of commercial uses. The request also includes the following five (5) waivers from Orange County Code:

1. A waiver from Section 38-1476(a), Shopping Centers, is requested to allow for a reduced parking requirement of 4.0 spaces / 1,000 square feet, in lieu of a minimum parking requirement of 5.5 spaces / 1,000 square feet. 2. A waiver from Section 38-1287(1)(c) is requested to allow a reduced minimum north building setback of 20 feet, in lieu of the minimum setback of 40 feet. 3. A waiver from Section 38-1287(1)(b) is requested to allow a reduced minimum south building setback of 20 feet, in lieu of the minimum setback of 60 feet. 4. A waiver from Section 38-1287(4) is requested to allow a reduced minimum south pavement setback of 20 feet, in lieu of the minimum setback of 25 feet. 5. A waiver from Section 38-1287(4) is requested to allow a reduced minimum north pavement setback of 10 feet, in lieu of the minimum setback of 20 feet; pursuant to Orange County Code, Chapter 30

**Location:** District 1; property located at 17981 W. Space Coast Parkway (US 192); or generally located north of the Osceola County Line, east of the Lake County Line, approximately 2,200 feet west of Avalon Road; Orange County, Florida (legal property description on file in Planning Division)

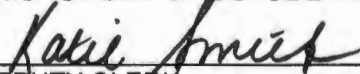
A motion was made by Commissioner VanderLey, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; and approve the rezoning request Case # LUP-19-02-063 to rezone 2.41 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District), in order to construct 23,400 square feet of retail commercial uses, subject to the Conditions of Approval listed under the Planning and Zoning Commission recommendation in the Staff Report. The motion carried by the following vote:

**Aye:** 7 - Mayor Demings, Commissioner VanderLey, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Siplin

**Absent:** 1 - Commissioner Bonilla



THE FOREGOING DECISION HAS BEEN FILED WITH ME  
THIS 1ST DAY OF OCTOBER 2019.

  
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.*

cas