



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, September 12, 2023

2:00 PM

County Commission Chambers

23-1104

Case # CDR-21-03-085

Brian Canin, Canin Associates, Wilderness Creek Planned Development /
Land Use Plan (PD / LUP), amend plan; District 1

Consideration: A PD substantial change to change the use PD Parcel 402 from "Access Tract" to "Commercial" in order to develop the site and build a 12,000 square foot athletic training facility. In addition, the following waivers are requested from Orange County Code: 1) A waiver from Section 38-1287(2) to allow a 9' side setback from the west side PD boundary in lieu of a 30' side setback. 2) A waiver from Section 38-1287(2) to allow a 21' side setback to the residential parcel on the east property line in lieu of a 30' side setback. 3) A waiver from Section 38-1300 to allow a building height of 57' in lieu of 35' within one hundred (100) of single-family residential. 4) A waiver from Section 38-1287(4) to allow a pavement setback from side lot line of 0' in lieu of 7.5' on a 45' strip along the western property line to accommodate for the emergency vehicle turnaround. 5) A waiver from Section 38-1287(4) to allow a dumpster setback from side lot line of 3' in lieu of 7.5' on a 20' strip along the western property line to accommodate for the emergency vehicle turnaround. 6) A waiver from Section 38-1287(4) to allow a pavement setback from side lot line of 0' in lieu of 7.5' on a 580' strip along the eastern property line. 7) A waiver from Section 38-1291(c) and Section 24-10(b)(1) to allow no perimeter landscaping along a 580' strip on the eastern property line, in lieu of providing one tree every 75 linear feet in buffer yard areas with at least 50% of the required trees located within 15' from the property line. 8) A waiver from Section 24-10(b)(4) to allow no building landscaping along the eastern side of the building in lieu of providing a minimum of a 4-foot-wide landscaped area at the building base and trees provided at a ratio of one tree per 200 square feet of required landscaped area, pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

Location: District 1; property generally located on the south side of S. International Drive, approximately 3,000 feet east of Daryl Carter Parkway; Orange County, Florida (legal property description on file in Planning Division)

New Condition of Approval # 14:

14. Developer agrees to grant access control cross access in favor of the property to the West 24-24-28-5844-00-480 at a location to be determined on the development plan. Prior to use of the cross access, the Wilderness Creek PD must be amended to depict cross access arrow, which shall be deemed a non-substantial change.

Previous Conditions of Approval # 14, # 15 and # 16 are renumbered to Conditions of Approval # 15, # 16 and # 17.

A motion was made by Commissioner Wilson, seconded by Commissioner Moore, to make a finding of consistency with the Comprehensive Plan; further, approve the substantial change request subject to the sixteen (16) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated August 21, 2023; further, approve new Condition of Approval # 14; and further, approve the renumbered Conditions of Approval # 15, # 16 and # 17. The motion carried by the following vote:

Aye: 6 - Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Scott

Absent: 1 - Mayor Demings



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 29TH DAY OF SEPTEMBER 2023.

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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