



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

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Tuesday, June 17, 2025

2:00 PM

County Commission Chambers

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**25-231**

✓Case # CDR-24-05-130

Steve Boyd, Boyd Civil Engineering, Inc., Orangewood N-1 Planned Development (PD), amend plan; District 1 (Continued from March 11, April 8, and May 6, 2025)

**Consideration:** A PD substantial change to add a development program of 160,000 square feet of office use and 300 multi-family dwelling units, and to add a trip conversion matrix for Westwood Lot 1; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property generally located North of Central Florida Parkway / South of State Road 528/ East of Interstate 4 / West of Westwood Boulevard; Orange County, Florida (legal property description on file in Planning Division)

New Condition of Approval #12:

12. The applicant, and any successor(s) in interest, for CDR-24-05-130 agrees that the concurrency vested rights certificate that applies to Parcel 12-24-28-9655-00-010 (CVRC #93-000142) has expired. However, in recognition of applicant's expenditure of funds in reliance on the prior vested rights, any new development on Parcel 12-24-28-9655-00-010 by applicant or any successor(s) in interest shall be subject to the concurrency management system, unless otherwise exempt. All other development within Westwood shall be limited to 22,096 average daily trips; any trips in excess of that number shall be subject to the concurrency management system, unless otherwise vested or exempt. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

Previous Conditions of Approval #12 and #13 are renumbered to Conditions of Approval #13 and #14:

~~42.~~ 13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated November 12, 2019, shall apply:

a. This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements. The easement areas required shall be shown on all plans and shall be conveyed concurrently at the time of platting or dedicated to the County via separate instrument prior to Development Plan Approval.

b. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water and wastewater have been designed to support all development within the PD.

c. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.

d. The following waivers from Orange County code are granted:

1.) A waiver from Section 31.5-166(d) to allow four (4) ground signs in lieu of two (2) ground signs.

2.) A waiver from Section 31.5-166(a) to allow four (4) ground signs with a maximum copy area of greater than 80 sq. ft.

3.) A waiver from Section 31.5-166(d) to allow 50 feet of separation distance between two (2) ground signs in lieu of 100 feet.

~~43.~~ 14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 28, 1985 shall apply:

a. Development in accordance with the following:

1) Land use Plans as approved by Board of County Commissioners on September 5, 1972, and as amended.

2) Amendment to Land Use Plan for Neighborhood 1 (Westwood) by Board of County Commissioners, January 23, 1979.

3) Amendment to Land Use Plan for additional 8.78 acres dated received October 18, 1984.

4) Tourist commercial elements of Article XXIX, Zoning Resolution and Subdivision Regulations, unless herein waived.

b. Project master signs shall not be calculated in total copy area figures for the individual lots on which they are erected.

c. The Developer shall obtain water service from Orange County subject to County Resolutions and Ordinances.

d. The Developer shall obtain wastewater service from Orange County in accordance with the Sand Lake Road Wastewater Allocation Rules. Any transfer of wastewater capacity shall be in accordance with the Allocation Rules.

e. Any available water/wastewater capacity will be committed only upon approval of final construction plans and submission of FDER Permit Application. Priority will be based on first come, first served. (Executed Agreements or County ordinance being the only exception to the above.)

A motion was made by Commissioner Wilson, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, approve the substantial change request subject to the thirteen (13) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated May 22, 2025; further, approve new Condition of Approval #12; and further, approve renumbered Conditions of Approval #13 and #14. 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 23RD DAY OF JUNE  
2025.**

for J. Hight  
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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