



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

Tuesday, January 14, 2020

2:00 PM

County Commission Chambers

20-037

Rezoning

Robert B. Paymayesh, P.E. Group LLC, Baldwin Park Plaza PD, Case # LUP-19-03-090;  
District 5

**Consideration:** Request to rezone 1.55 acres from P-O (Professional Office District) to PD (Planned Development District) in order to construct a 6,000 square foot car wash and up to 5,000 square feet of retail commercial uses on the site. No waivers from Orange County Code are requested; pursuant to Orange County Code, Chapter 30.

**Location:** District 5, property located at 1850 North Semoran Boulevard; generally located north of Old Cheney Hwy, west of Semoran Blvd., south of Baldwin Park St., and east of Truman Rd.; Orange County, Florida (legal property description on file in Planning Division)

New Condition of Approval #19:

19. If at any time, the owners of the Baldwin Park Plaza PD obtain ownership of the sliver property on the southern boundary of the PD, the property shall then make best efforts to obtain a cross-access easement from the owners of the Stowell Plaza PD to the south to provide for connectivity between the two PDs. When and if such cross-access easement is obtained, the owner of the Baldwin Park Plaza PD shall complete a Land Use Plan Amendment to the PD to reflect the cross-access easement and the incorporation of the sliver property.

A motion was made by Commissioner Bonilla, seconded by Commissioner Siplin, to make a finding of consistency with the Comprehensive Plan; and approve the rezoning request Case # LUP-19-03-090 to rezone 1.55 acres from P-O (Professional Office District) to PD (Planned Development District) in order to construct a 6,000 square foot car wash and up to 5,000 square feet of retail commercial uses on the site, subject to the conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report; and further approve new condition of approval #19. The motion carried by the following vote:

**Aye:** 6 - Mayor Demings, Commissioner VanderLey, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Siplin



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS  
29TH DAY OF JANUARY 2020.

*Katee Smith*  
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DERUTY 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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