



# 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, July 28, 2020

2:00 PM

Communications Media Technology

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**20-815** Land Use Plan Amendment

Robert Reese, Brossier Corporation, Registry on Grass Lake Planned Development (PD), Case # LUPA-19-08-262; District 1

**Consideration:** A request to rezone one parcel containing 1.33 acres from A-1 (Citrus Rural District) to PD (Planned Development District) and incorporate the subject parcel into The Registry on Grass Lake PD. There is no proposed increase in entitlements associated with this request. The request also includes the following waivers from Orange County Code:

1. A waiver from 38-1258(a) to allow the buildings that will be 5 stories, 70 ft. tall to be 30 ft. from single family, in lieu of buildings within 100 ft. of single family to be single story.
2. A waiver from Section 38-1258(b) to allow 100% of multi-family buildings to be five (5) stories, 70 feet in height, thirty (30) feet from single-family zoned property, in lieu of a maximum of fifty (50) percent of the building being three (3) stories (not to exceed forty (40) feet) in height with the remaining building being one (1) story or two (2) stories in height located between 100 and 150 feet from single-family zoned property.
3. A waiver from Section 38-1258(c) to allow multi-family buildings five (5) stories, seventy (70) feet in height, thirty (30) feet from single-family properties, in lieu of multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property not exceeding three (3) stories (forty (40) feet) in height.
4. A waiver from Section 38-1258(d) to allow two (2) story multi-family buildings twenty-five (25) feet from single-family zoned properties and five (5) stories, seventy (70) feet, multi-family buildings thirty (30) feet from single-family properties, in lieu of multi-family buildings located within one hundred (100) feet of single-family zoned property being restricted to single-story in height and multi-family buildings located within one-hundred and fifty (150) feet of single-family zoned property not exceeding three (3) stories (forty (40) feet) in height; pursuant to Orange County Code, Chapter 30.

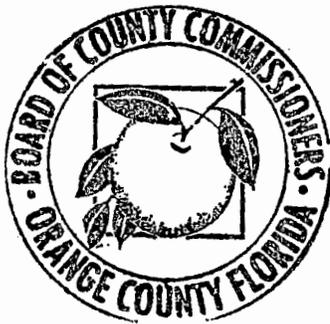
**Location:** District 1; property located at 14506 Avalon Road; or approximately 2,800 feet north of US 192 on the west side of Avalon Road; Orange County, Florida (legal property description on file in Planning Division)

New Condition of Approval #11:

11. Prior to approval of the first PSP / DP, applicant shall amend CEA-OC-18-040 to include the property added to the PD by LUPA-19-08-262.

A motion was made by Commissioner VanderLey, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; further, approve the request subject to the ten (10) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report, as amended; further, approve new Condition of Approval #11; further, approve and execute the First Amendment to Transportation Impact Fee Agreement The Registry on Grass Lake Avalon Road/CR 545 by and among 18 Avalon Road LLC, The Registry at Grass Lake, LLC, and Orange County to extend the time frame for conveyance; and further, approve and execute the Transportation Impact Fee Agreement The Registry on Grass Lake (Added Parcel) Avalon Road (C.R. 545), 2020 by The Registry at Grass Lake, LLC and Orange County for the conveyance of 0.066 acres of right-of-way for \$22,770 in transportation impact fee credits. The motion carried by the following vote:

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



**THE FOREGOING DECISION HAS BEEN FILED  
WITH ME THIS 12TH DAY OF AUGUST 2020.**

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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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