



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, March 26, 2024

2:00 PM

County Commission Chambers

24-007 Adoption of Future Land Use Map Amendment SS-23-04-013, FLU8.1.4 Text Amendment 23-04-FLUE-7, Ordinance, and PD Substantial Change Request CDR-23-03-119, Ryan Abrams (Continued from January 9, 2024)

a. Amendment SS-23-04-013

Consideration: A request to change the Future Land Use designation from Commercial (C) to Planned Development - Commercial / Medium-High Density Residential (PD-C/MHDR) in order to allow for the conversion of 215 hotel rooms to 215 multi-family units, pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

Location: District 1; property located at 9350 Turkey Lake Road; located generally west of Turkey Lake Road and north of Sand Lake Commons Boulevard; Orange County, Florida (legal property description on file in Planning Division)

And

b. Amendment 23-04-FLUE-7

Consideration: Text Amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County.

And

c. Ordinance for Proposed Amendment

Consideration: An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; Amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting Small-Scale development amendments pursuant to Section 163.3187, Florida Statutes; and providing effective dates.

And

d. CDR-23-03-119

Consideration: A PD Substantial Change request to the Sand Lake Commons Planned Development / Land Use Plan (PD/LUP) to convert 215 existing hotel rooms to 215 multi-family residential units. In addition, the following waiver is requested from Orange County Code: 1. A waiver is requested from Section 38-1501 to allow a minimum living area of 320 square feet in lieu of 500 square feet; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

Location: District 1; property located at 9350 Turkey Lake Road; located generally west of Turkey Lake Road and north of Sand Lake Commons Boulevard; Orange County, Florida (legal property description on file in Planning Division)

Revised waiver:

A waiver is requested from Orange County Code Section 38-1501 ~~is granted~~ to allow a minimum living area of 320 square feet for 152 units, in lieu of 500 square feet.

(33 of the units will be over 500 square feet)

New Condition of Approval #13:

13. Prior to Certificate of Occupancy, a restriction shall be recorded in the public records for Orange County limiting the occupancy of any unit less than 500 square feet to no more than two (2) occupants.

Previous Condition of Approval #13 is renumbered to Condition of Approval #14.

~~13.~~ 14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 26, 1996 shall apply:

- a. Prior to construction plan approval, certification with supporting calculations shall be submitted which states that this project is consistent with the approved master drainage plan for this PD.
- b. Cross easements for access, drainage, and utilities shall be recorded for proposed improvements.

A motion was made by Commissioner Wilson, seconded by Commissioner Moore, to make a finding of consistency with the Comprehensive Plan; further, adopt Amendment SS-23-04-013, Planned Development - Commercial / Medium - High Density Residential (PD-C/MHDR) Future Land Use; further, adopt the associated Text Amendment 23-04-FLUE-7; further, adopt the associated Ordinance 2024-02; further, approve the substantial change request Case # CDR-23-03-119, subject to the thirteen (13) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated March 26, 2024; further, approve the revised waiver; further, approve new Condition of Approval #13; and further, approve renumbered Condition of Approval #14. The motion carried by the following vote:

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

Absent: 1 - Commissioner Scott

**THE FOREGOING DECISION HAS BEEN FILED
WITH ME THIS 5TH DAY OF APRIL 2024.**

J. Night
for _____
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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