



# 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, April 9, 2019

2:00 PM

County Commission Chambers

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19-365

Rezoning

Kathy Hattaway, Poulos & Bennett, LLC, Horizon West Village H Parcels 12A & 12B PD, Case # LUP-18-04-115; District 1

**Consideration:** Request to rezone 34.60 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct 89 attached single-family dwelling units and 340 multi-family dwelling units. In addition, the applicant has requested the following waivers from Orange County Code:

- 1) A waiver from Section 38-1382(h)(4) to allow alleys to be designed as a tract in lieu of the requirement that they shall be designed as a private easement.
- 2) A waiver from Section 38-1384(g)(1) to allow garage access to be setback from an alley tract, in lieu of an easement.
- 3) A waiver from Section 38-1384(i)(2) to allow vehicular access to garages or other off-street parking to be from a rear alley tract in lieu of an easement.
- 4) A waiver from Section 38-1258(a), for Parcel 12A, to allow multi-family residential buildings located within ten (10) feet of single-family zoned property to be constructed up to five-stories and 65 feet in height in lieu of the requirement that multi-family buildings within one hundred (100) feet of a single-family zoned property be restricted to a single-story height.
- 5) A waiver from Section 38-1258(c), for Parcel 12A, to allow multi-family buildings located within ten (10) feet of a single-family zoned property to be constructed up to five-stories and 65 feet in height, in lieu of the requirement that multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property shall not exceed three (3) stories (forty (40) feet) in height; pursuant to Orange County Code, Chapter 30.

**Location:** District 1; property located at 10553 Avalon Road; or generally located south of Flamingo Crossings Boulevard and east of Avalon Road; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner VanderLey, seconded by Commissioner Moore, to make a finding of consistency with the Comprehensive Plan; and approve the rezoning request Case # LUP-18-04-115 to rezone 34.60 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct 89 attached single-family dwelling units and 340 multi-family dwelling units, subject to the conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report; and further, approve and execute the Adequate Public Facilities Agreement for Horizon West Village H Parcels 12A & 12B PD (Village H) by and between Titan Western Beltway, LLC and Orange County. 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 23RD DAY OF APRIL 2019.**

*Katie Smeeth*  
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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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