



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, October 27, 2020

2:00 PM

Communications Media Technology

20-1389

Substantial Change

Kathy Hattaway, Poulos & Bennett, LLC, Horizon West Village H Parcels 12A and 12B Planned Development / Land Use Plan (PD/LUP), Case CDR-20-05-128, amend plan; District 1

Consideration: A PD substantial change to split Parcel 12B into two (2) parcels, 12B and 12C, change the Special Planning Area Land Use from Townhome to Village Center on new Parcel 12C, allocate 100,000 square feet of non-residential uses to Parcel 12C for a self-storage facility, reduce the townhome units from 89 units to 84 units, and add a 0.23 acre upland greenbelt tract. Additionally, the following waiver from Orange County Code is requested: 1. A waiver from Section 38-1387.1(a)(10) to allow a fourteen (14) foot building separation between interior townhome buildings, in lieu of twenty (20) feet.

Location: District 1; property 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 Uribe, to deny the substantial change request; further, making a finding of inconsistency with the Comprehensive Plan based upon Future Land Use Element 4.1.7 and Section 38-1289 of the County Code relating to the Village Center. This development would create a Village Center that is not compact and that would extend the Village Center toward the edge of the Village farther away from the existing centralized location. The request is also inconsistent with the Future Land Use Element Policy 1.4.3, which states that the location of the commercial shall be concentrated at major intersections; further, it is inconsistent with Future Land Use Element Policy 1.4.4., which says the disruption of residential area by poorly located and designed commercial activities shall be avoided; and further, it is inconsistent with Future Land Use Element Objective FLUE 8.2, which states that compatibility will be the fundamental consideration at all land use zoning decisions and with Future Land Use Element Policy 8.2.1, which requires land use change to be compatible with existing development and development trends within that area. The motion carried by the following vote:

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

Absent: 1 - Commissioner Bonilla

THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 13TH DAY OF NOVEMBER 2020.

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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