



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

Tuesday, April 8, 2025

2:00 PM

County Commission Chambers

25-232

✓Case # CDR-24-09-228

Zach Kasky, Zach Kasky Architecture, LLC, Hiawassee Lake Shores Planned Development (PD), amend plan; District 6 (Continued from March 11, 2025)

**Consideration:** A PD substantial change to increase the maximum commercial square footage from 20,000 square feet to 32,000 square feet; amend the maximum FAR from 0.18 to 0.50; remove the prohibited use of "Appliance stores and any store principally operated for the sale of services of refrigerators, ovens, washing machines, or air conditioners or their parts"; change the minimum Old Winter Garden Road (front) building setback from 50 feet to 30 feet [to be consistent with Section 38-1272(a)(3)(a)]; and change the minimum residential (side) building setback from 30 feet to 25 feet [to be consistent with Section 38-1272(a)(3)(b)]; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 6; property generally located Northwest Corner of Hiawassee Road and Old Winter Garden Road; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Scott, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; and further, approve the substantial change request subject to the twelve (12) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated March 13, 2025. The motion carried by the following vote:

**Aye:** 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott



**THE FOREGOING DECISION HAS BEEN FILED  
WITH ME THIS 18TH DAY OF APRIL 2025.**

*P. Blum*  
f. 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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