



# 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, March 12, 2019

2:00 PM

County Commission Chambers

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#### Substantial Change

19-343

Constance Owens, TRI3 Civil Engineering Design Studio, Inc., South Orlando Urban Center Planned Development / Land Use Plan (PD / LUP) - Case # CDR-18-05-164, amend plan; District 3

**Consideration:** A PD substantial change to request the following eight (8) waivers from Orange County Code:

1. A waiver from Section 38-1254(1) to allow a continuous 10 foot PD perimeter setback along the south PD boundary line adjacent to residentially zoned properties outside of the PD boundary in lieu of 25 feet.
2. A waiver from Section 38-1477 to allow on-street parking spaces that are not located on the same lot or within 300 feet of the principal entrance as measured along the most direct pedestrian route.
3. A waiver from Section 38-1479(b) to allow vehicles the ability to back onto or from any public street and to request that on-street parking be permitted within public right-of-way.
4. A waiver from Section 38-1480 to permit loading, unloading, and maneuvering of commercial vehicles within a Public R/W and to permit vehicles the ability to back up onto or from a public street as necessary.
5. A waiver from Section 38-79(20)p and Section 38-1254(2)(e) to allow a 15' rear building setback for the SFR townhomes in lieu of 20 feet.
6. A waiver from Section 38-79(20)k to allow a 10' building setback between townhome buildings in lieu of 20 feet.
7. A waiver from Section 38-1258(e) to allow a continuous 10 foot paving setback along the south PD boundary line adjacent to residentially zoned properties outside of the PD boundary in lieu of a 25 foot paving setback.
8. A waiver from Section 38-1272(a)(3) to allow a continuous 10 foot paving setback along the south PD boundary line adjacent to residentially zoned properties outside of the PD boundary line in lieu of a 25 foot paving setback; pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 3; property generally located north of Sand Lake Road and west of South Orange Avenue; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Uribe, seconded by Commissioner VanderLey, to make a finding of consistency with the Comprehensive Plan; and approve the substantial change request subject to the conditions of approval listed under the Development Review Committee recommendation in the Staff Report. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Moore



THE FOREGOING DECISION HAS BEEN  
FILED WITH ME THIS 3RD DAY OF APRIL  
2019.

*Kacie Smith*

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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