



# 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, May 20, 2025

2:00 PM

County Commission Chambers

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25-648

√Case # CAI-23-05-022

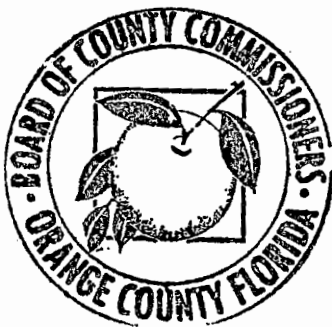
Shingle Creek Co-Owners, LLC, Tuscana PD, permit; District 1

**Consideration:** Request for a Conservation Area Impact Permit to authorize impacts to 22.444 acres of wetlands (22.363 acres Class I and 0.081 acre Class III) for the construction of the Tuscana PD which includes hotel and commercial buildings, multi-family buildings, and associated infrastructure. The development will also result in 28.035 acres of secondary wetland impacts.

**Location:** District 1; property generally located in southwest Orange County just north of the Orange/Osceola County line between South International Drive and State Road 417, Orlando, Florida 32821; (legal description on file in Environmental Protection Division)

A motion was made by Commissioner Wilson, seconded by Commissioner Martinez Semrad, to make a finding of inconsistency with the Comprehensive Plan; further, deny the request to rezone 227.48 acres from A-2 (Farmland Rural District) to PD (Planned Development) to construct 653,400 square feet of commercial uses, 1,291 hotel rooms, and 4,814 multi-family dwelling units; further, accept the findings and recommendation of the Environmental Protection Division; and further, deny the Conservation Area Impact Permit CAI-23-05-022 for Shingle Creek Co-Owners, LLC. 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 28TH DAY OF MAY  
2025.

*Megan Fiocco*  
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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