



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, June 4, 2024

2:00 PM

County Commission Chambers

24-632

Case # DP-23-06-185

Andrew L. Howell, A & MH, LLC, Hamlin Planned Development (PD) - Unified Neighborhood Plan (UNP) / Hamlin Reserve Preliminary Subdivision Plan (PSP) / A portion of Parcel B - Tropical Smoothie Development Plan (DP); District 1

Consideration: Hamlin Planned Development (PD) - Unified Neighborhood Plan (UNP) / Hamlin Reserve Preliminary Subdivision Plan (PSP) / A portion of Parcel B - Tropical Smoothie Development Plan (DP), Case # DP-23-06-185, submitted in accordance with Article II of the Orange County Subdivision Regulations; This Development Plan (DP) is a request to construct a 1,710 square foot Tropical Smoothie Café on a 0.47 acre site. The request also includes waivers from Orange County Code: 1. A waiver from Section 38-1390.51, Table 4-1 is requested to allow 100% of the building façade to be located at the 30 foot side street setback along Calamondin Drive in lieu of the required 10 foot build-to-line. 2. A waiver from Section 38-1390.53(a)(2) is requested to allow decorative screen fencing as an alternative to the masonry knee wall along framework streets in lieu of providing a decorative masonry knee wall in accordance with the standards described in Section 38-1390.52(b)(3); pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, and Section 38-1207 and Chapter 30, Article II, Section 30-40

Location: District 1; property generally located East of State Road 429 / West of Hamlin Groves Trail / North of Porter Road / South of New Independence Parkway; Orange County, Florida (legal property description on file in Planning Division)

County staff announced the request is to construct a 1,710 square foot Tropical Smoothie Café on a 0.47 acre site; and further, the request is for one waiver to allow 100% of the building façade to be located at the 30 foot side street setback in lieu of the required 10 foot build-to-line.

A motion was made by Commissioner Wilson, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, approve the request subject to the nineteen (19) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated May 10, 2024. The motion carried by the following vote:

Aye: 5 - Mayor Demings, Commissioner Wilson, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Scott

Absent: 2 - Commissioner Moore, and Commissioner Uribe



THE FOREGOING DECISION HAS BEEN FILED WITH
ME THIS 13TH DAY OF JUNE 2024.

for 

DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS

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. np