



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, May 6, 2025

2:00 PM

County Commission Chambers

25-622

√Case # LUP-24-12-293

Mary Philbin, Share the Care, Inc., Share the Care Planned Development (PD); District 5

Consideration: This request is to rezone 0.73 acres from P-O (Professional Office District) to PD (Planned Development District) with a proposed development program of up to 7,713 square feet of office and adult day care uses. The following waivers from Orange County Code are being requested: 1. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8-foot setback along the west property line in lieu of 25-feet. 2. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 16- feet setback along the north property line in lieu of 25-feet. 3. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8- feet setback along the south property line in lieu of 25-feet. 4. A waiver from Section 24-4(d) building perimeter landscaping to allow 5-feet building perimeter landscaping along the east side of the proposed building in lieu of 8-feet; pursuant to Orange County Code, Chapter 30.

Location: District 5; properties located at 118, 112 & 108 North Wymore Road; South of Euston Road / East of South Wymore Road; Orange County, Florida (legal property description on file in Planning Division)

New Condition of Approval #15:

15. Upon the submission of site plans staff shall evaluate the feasibility of a restriction of right turns from the site onto Euston Road.

Previous Condition of Approval #15 is renumbered to Condition of Approval #16:

~~15.~~ 16. The following waivers from Orange County Code are granted:

a. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8-foot setback along the west property line in lieu of 25-feet.

b. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 16- feet setback along the north property line in lieu of 25-feet.

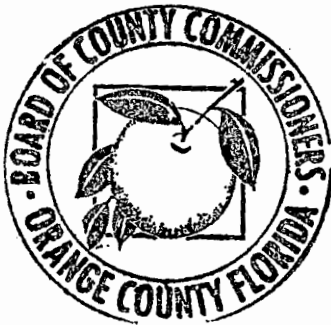
c. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8- feet setback along the south property line in lieu of 25-feet.

d. A waiver from Section 24-4(d) building perimeter landscaping to allow 5-feet building perimeter landscaping along the east side of the proposed building in lieu of 8-feet.

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; further, approve the request subject to the fifteen (15) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report dated April 21, 2025; further, approve new condition of approval #15; and further, approve renumbered condition of approval #16. The motion carried by the following vote:

Aye: 6 - Mayor Demings, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

Absent: 1 - Commissioner Wilson



**THE FOREGOING DECISION HAS BEEN FILED WITH
ME THIS 15TH DAY OF MAY 2025.**

Megan Fiocco

mf 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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