



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

Tuesday, September 10, 2019

2:00 PM

County Commission Chambers

19-1162

Land Use Plan Amendment

Sam J. Sebaali, Florida Engineering Group, Inc., Sam's Trail Plaza Planned Development (PD), Case # LUPA-19-01-032; District 4

**Consideration:** Land Use Plan Amendment to rezone a 0.36 gross acre subject parcel from C-1 (Retail Commercial District) to PD (Planned Development District), incorporate the parcel into the Sam's Trail Plaza PD, and revise the PD development program in order to construct a 2,053 square foot fast food restaurant on the subject parcel. In addition, the applicant has requested the following waivers from Orange County Code:

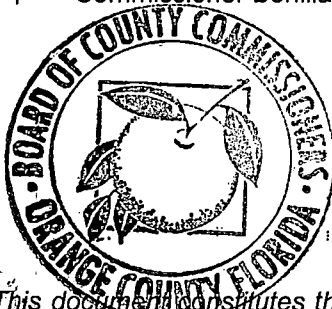
1. A waiver from Section 38-830 to allow for a zero (0) foot solid waste area setback on the west side of Parcel ID: 03-24-29-6209-00-020, in lieu of the solid waste area location requirement of at least five (5) feet from the rear property line;
2. A waiver from Section 38-1272(a)(1) to allow for the currently existing 83% impervious surface coverage to be permitted within the PD boundary, in lieu of a maximum impervious surface coverage area of 70%;
3. A waiver from Section 38-1234(3)(c) to allow for the currently existing 17% open space to be permitted within the PD boundary, in lieu of the open space requirement of 20%;
4. A waiver from Section 38-1272(a)(3) to allow for a zero (0) foot side setback on the north side of Parcel ID: 03-24-29-6209-00-020, in lieu of the side setback requirement of at least 10 feet from the side property line; and
5. A waiver from Section 38-1272(a)(3) to allow for a 30 foot front setback on the east side of Parcel ID: 03-24-29-6209-00-020, in lieu of the front arterial setback requirement of at least 40 feet from the front property line; pursuant to Orange County Code, Chapter 30

**Location:** District 4; property located at 9430 S. Orange Blossom Trail; or generally located west of S. Orange Blossom Trail, approximately 625 feet north of Taft Vineland Road; Orange County, Florida (legal property description on file in Planning Division)


A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; and approve the request subject to the conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report. The motion carried by the following vote:

**Aye:** 5 - Mayor Demings, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Siplin

**Absent:** 1 - Commissioner Bonilla



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS  
24TH DAY OF SEPTEMBER 2019.

  
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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