



# 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 6, 2025

2:00 PM

County Commission Chambers

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**25-624**

√Case # LUP-24-11-264

Bradley Elwell, AVCON, Inc., Hibiscus Springs Planned Development (PD);  
District 2

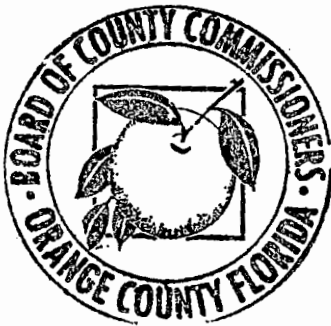
**Consideration:** This request is to rezone 3.47 acres from R-3 (Multi-Family Dwelling District) to PD (Planned Development District) with a proposed development program of up to 30 single-family attached residential dwelling units. In addition, the applicant is requesting five (5) waivers from Orange County Code for reduced lot sizes and setbacks. The following waivers from Orange County Code are being requested: 1. A waiver from Section 38-79(20)(f)(2) to allow for a minimum lot size of 1,800 square feet in lieu of the required 2,000 square feet minimum lot size. 2. A waiver from Section 38-79(20)(f)(3) to allow for a front yard setback of 15-feet in lieu of the required 20-foot minimum front yard setback. 3. A waiver from Section 38-79(20)(f)(5) to allow for a minimum side street yard setback of 10-feet in lieu of the required 15-foot minimum side street yard setback. 4. A waiver from Section 38-79(20)(f)(6) to allow for a rear yard setback of 15-feet in lieu of the required 20-foot minimum rear yard setback. 5. A waiver from Section 38-1254(a)(1) to allow for a PD boundary setback of 15-feet in lieu of the required 25-foot minimum PD boundary setback; pursuant to Orange County Code, Chapter 30.

**Location:** District 2; property generally located East of Old Apopka Road / West of Sheeler Avenue / North of East Cleveland Street; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Moore, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the nineteen (19) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report dated April 21, 2025. 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*

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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