



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, April 11, 2017

9:00 AM

County Commission Chambers

Substantial Change

17-288

Ryan Von Weller, Hawthorne Park Developer, LLC, Silver Pines Planned Development / Land Use Plan (PD / LUP) - Case # CDR-17-01-005; District 6 (Continued from March 21, 2017)

Consideration: A PD Substantial change request to allow senior multi-family residential as a permitted use on "Parcel A" and convert 33,486 square feet of commercial use to 120 senior adult multi-family units. In addition, the applicant has requested the following waiver from Orange County Code: 1. A waiver from Section 38-1258(D) to allow a maximum building height of four stories or fifty-five feet (55'), in lieu of a maximum building height of three stories or forty feet (40'); 2. A waiver from Section 38-1476(a) to allow 1 parking space for each apartment dwelling unit in lieu of the requirement of 1.5 parking spaces for 1 bedroom dwelling units and 2 spaces for 2 or 3 bedroom dwelling units; pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

Location: District 6, property located at 5300 Silver Star Road, or generally west of Pine Hills Road, south of Silver Star Road; Orange County, Florida (legal property description on file)

Modification of Condition of Approval #10b:

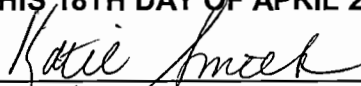
10b. A waiver from Orange County Code, Section 38-1258(d) is granted to allow a maximum building height of three stories or forty-five feet (45'), in lieu of a maximum building height of three stories or forty feet (40').

A motion was made by Commissioner Siplin, seconded by Commissioner VanderLey, to make a finding of consistency with the Comprehensive Plan; and approve the substantial change request subject to the conditions of approval listed under the Development Review Committee recommendation in the Staff Report; and further, modify Condition of Approval #10b. The motion carried by the following vote:

Aye: 6 - Mayor Jacobs, Commissioner Nelson, Commissioner Thompson, Commissioner VanderLey, Commissioner Bonilla, and Commissioner Siplin

Absent: 1 - Commissioner Clarke

**THE FOREGOING DECISION HAS BEEN FILED WITH
ME THIS 18TH DAY OF APRIL 2017.**



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.
cas