



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

Tuesday, April 25, 2017

2:00 PM

County Commission Chambers

17-402

Substantial Change

Joseph Shuemann, 192 R and R Investors, LLC, Orlando World Resort  
Planned Development / Land Use Plan (PD / LUP), Case # CDR-16-12-403,  
amend plan; District 1

**Consideration:** A PD substantial change request to: 1) Remove a note requiring dedication of a 50-foot wide area for right-of-way along the U.S. Highway 192 corridor, and within Phase 3 only; 2) Change the type of permitted commercial uses within Phase 3 only from C-1 (Retail Commercial) to T-C (Tourist Commercial); 3) Establish and depict a 30-foot building setback (including a 7.5-foot landscaped buffer) along the eastern property line within Phase 3 only; and 4) Establish and depict a reduced 10-foot side yard setback along the western property line of Phase 3 only. In addition, the reduced side yard setback necessitates the following waiver from Orange County Code: 1) A waiver from Section 38-1287 to allow for a 10-foot side yard setback along the western property line of Phase 3 only, in lieu of a required 30-foot side yard setback; 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 1; property generally located 400 feet east of East Orange Lake Boulevard and north of West Irlo Bronson Memorial Highway; Orange County, Florida (legal property description on file)

A motion was made by Commissioner VanderLey, seconded by Commissioner Thompson, 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. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Bonilla

**THE FOREGOING DECISION HAS BEEN FILED WITH  
ME THIS 3RD DAY OF MAY 2017.**



*Kate Smith*  
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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