

# 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, October 18, 2016

2:00 PM

County Commission Chambers

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16-062

Substantial Change

Kathy Hattaway, HCI Planning & Land Development Consultants, Village F Master Planned Development/Land Use Plan (PD/LUP), Case # CDR-15-12-381, amend plan; District 1 (Continued from August 2, 2016)

**Consideration:** Substantial change request to the Village F Master PD by revising the Village Center Conceptual Block inset on the PD/LUP, expanding permitted Village Center District uses; and requesting the following seven (7) waivers from Orange County Code, applicable to PD Parcels S-6 and N-35 only (Village Center District):

1. A waiver from Section 38-1389(b) to allow a grocery store and up to three (3) additional buildings south of the internal main street to face Seidel Road and/or Seton Creek Boulevard; in lieu of the requirement that primary building entries and façade face the internal streets of the Village Center.
2. A waiver from Section 38-1389(d)(3)(g) to allow for interior blocks, not including Seidel Road or Seton Creek Boulevard, to have a minimum of forty percent (40%) of the build-to-line of any block or parcel to be occupied by buildings and/or street-walls, and up to one-hundred percent (100%) of that requirement to be landscaped street-walls; in lieu of the requirement that a minimum of seventy percent (70%) of the build-to-line of any block or parcel be occupied by buildings and/or street-walls, and that landscaped street-walls not make up more than fifty percent (50%) of the required frontage.
3. A waiver from Section 38-1389(d)(4)(d) to allow parking adjacent to Seidel Road and Seton Creek Boulevard to span the length of the roadway frontage; in lieu of the maximum frontage for parking lots of sixty-five (65) feet along a Village Center circulator or a Village Center major local street.
4. A waiver from Section 38-1389(d)(4)(g) to allow parking lots to abut street intersections or civic use areas; in lieu of the requirement that parking lots and parking garages not abut street intersections or civic use areas.
5. A waiver from Section 38-1389(d)(4)(h) to allow parking in the front of the grocery store and buildings south of the internal main street; in lieu of the requirement that off-street parking be located to the rear or side of buildings.
6. A waiver from Section 38-1389(d)(4)(i)(i) to allow parking in the front of the grocery store; in lieu of the requirement that parking be located at the rear or side of the grocery store front façade.
7. A waiver from Section 24-5(a)(3) to allow a buffer to be less than six (6) feet in height and less than fifteen (15) feet wide; in lieu of the requirement that a buffer be completely opaque from the ground up to a height of at least six (6) feet and a minimum of fifteen (15) feet wide; 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 West of Seidel Road, approximately one-half (1/2) mile east of the Western Beltway; Orange County, Florida (legal property description on file)

A motion was made by Commissioner Boyd, seconded by Commissioner Edwards, to make a finding of consistency with the Comprehensive Plan (CP); approve the substantial change request subject to the Conditions of Approval listed under the DRC Recommendation in the Staff Report and five new Conditions of Approval as follows:

8. On-street parking is prohibited on Seton Creek Boulevard.
9. Sale of alcohol for on-premises consumption, including drinking establishments, cocktail lounges, pubs and bars, is prohibited with the exception of full-service restaurants, which may have ancillary alcohol sales.
10. Drive-through establishments shall be limited to the area between the south side of the internal main street and Seidel Road, with an exception for the grocery store that is off the internal main street and which may incorporate a drive-through feature.
11. The Developer/Applicant shall hold a community meeting to allow residents to view and comment upon the development plan(s), prior to the development plan(s) being heard by the Development Review Committee.
12. Construction vehicles and construction traffic shall use Seidel Road only for access to the site, rather than Seton Creek Boulevard or any other neighborhood/residential street.

The addition of these Conditions of Approval will result in renumbering the Conditions of Approval listed in the staff report for a total of 23 conditions.

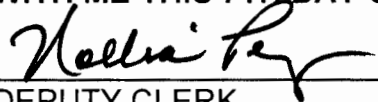
The motion carried by the following vote:

**Aye:** 6 - Commissioner Nelson, Commissioner Thompson, Commissioner Clarke, Commissioner Boyd, Commissioner Edwards, and Commissioner Siplin

**Nay:** 1 - Mayor Jacobs



THE FOREGOING DECISION HAS BEEN FILED  
WITH ME THIS 7TH DAY OF NOVEMBER 2016.

*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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