

Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, June 20, 2017

2:00 PM

County Commission Chambers

17-666

Substantial Change

Robby Moon, KPM Franklin, Inc., Cassis Planned Development / Land Use Plan (PD / LUP), Case # CDR-17-02-051, amend plan; District 1

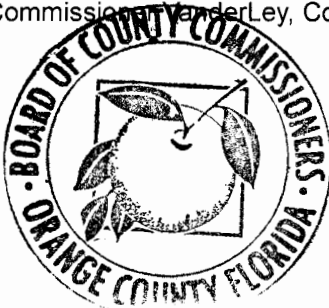
Consideration: A PD substantial change request to convert 300 timeshare units into 500 hotel units with PD Parcel C only, and establish / depict alternative setback, buffer, and access standards. More specifically, the applicant has requested alternative setback and buffer criteria for side and rear property lines, interior to the PD; a reduced buffer area along Bali boulevard; and access to interior PD lots via an easement in lieu of a dedicated public street. These changes would also necessitate the following waiver from Orange County Code:

- 1) A waiver from Section 38-1287(2) to allow a zero foot (0') minimum side setback (from interior property lines) for buildings and pavement, in lieu of a minimum side property line setback of 30 feet;
- 2) A waiver from Section 38-1287(3) to allow a zero foot (0') minimum rear setback (from interior property lines) for buildings and pavement, in lieu of a minimum rear property line setback of 20 feet;
- 3) A waiver from Section 38-1287(4) to reduce the paving setback intended to create a buffer between paved areas and property lines along the side lot lines (interior to the PD) to zero feet (0'), in lieu of minimum 7.5-foot paving setback from side lot lines;
- 4) A waiver from Section 38-1287(4) to reduce the paving setback intended to create a buffer between paved areas and property lines along Bali Boulevard (an arterial roadway) to 10 feet, in lieu of the required 25-foot paving setback from arterial roadways; and
- 5) A waiver from Section 34-152(c) to allow access to interior PD lots via an easement, in lieu of the requirement that interior lots have access to a dedicated public street; 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 located at 17509 Bali Boulevard; or generally north of Bali Blvd and approximately 250 feet west of Avalon Road; Orange County, Florida (legal property description on file)

A motion was made by Commissioner VanderLey, seconded by Commissioner Nelson, 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: 7 - Mayor Jacobs, Commissioner Nelson, Commissioner Thompson, Commissioner Clarke, Commissioner VanderLey, Commissioner Bonilla, and Commissioner Siplin



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

[Signature]
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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