



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

---

Tuesday, December 18, 2018

2:00 PM

County Commission Chambers

---

18-1233

Substantial Change

Erika Hughes, VHB, Inc., Village F Master Planned Development / Land Use Plan (PD / LUP) - Case # CDR-17-06-207, amend plan; District 1 (Continued from October 16, 2018)

**Consideration:** A PD substantial change to allow the development of a 75-bed Assisted Living Facility (ALF) on PD Parcel N-5 (Townhome District), Parcel 34-23-27-0000-00-002; 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 1,600 feet south of Summerlake Park Boulevard; Orange County, Florida (legal property description on file)

The applicant volunteered seven (7) new Conditions of Approval for Parcel N-5 as follows:

1. The site shall be limited to an Assisted Living Facility only. No other commercial uses shall be permitted on site.
2. No parking or drive aisles shall be permitted between the Seidel Road right-of-way and the front building façade of the Assisted Living Facility.
3. Buildings shall be limited to a maximum height of three stories / 48 feet within Parcel N-5, with buildings fronting on Seidel Road limited to a maximum height of two stories / 35 feet.
4. Building frontage adjacent to Seidel Road shall be limited to a maximum of 110 linear feet to permit additional architectural embellishments.
5. The primary entrance to the Assisted Living Facility shall be set back behind the proposed two-story building that fronts on Seidel Road.
6. Development of the Assisted Living Facility shall substantially comply with the site layout and façade design dated December 12, 2018, as represented to the Board of County Commissioners on December 18, 2018.
7. Signage for the Assisted Living Facility shall comply with residential signage standards found in Sec. 31.5-73. Electronic Message Center (EMC) signs shall be prohibited.

The District Commissioner accepted the applicant's voluntary seven (7) new Conditions of Approval as new Condition of Approval #10, a) thru g), as follows:

10. The following conditions shall apply to Parcel N-5 only:

a) The site shall be limited to an Assisted Living Facility only. Skilled nursing and memory care shall be prohibited. No other commercial uses shall be permitted onsite.

b) No parking or drive aisles shall be permitted between the Seidel Road right-of-way and the front building façade of the Assisted Living Facility.

c) Buildings shall be limited to a maximum height of three stories / 48 feet within Parcel N-5, with buildings fronting on Seidel Road limited to a maximum height of two stories / 35 feet.

d) Building frontage adjacent to Seidel Road shall be limited to a maximum of 110 linear feet to permit additional architectural embellishments.

e) The primary entrance to the Assisted Living Facility shall be set back behind the proposed two-story building that fronts on Seidel Road.

f) Development of the Assisted Living Facility shall substantially comply with the site layout and façade design dated December 12, 2018, as represented to the Board of County Commissioners on December 18, 2018.

g) Signage for the Assisted Living Facility shall comply with residential signage standards found in Sec. 31.5-73. Electronic Message Center (EMC) signs shall be prohibited.

Condition of Approval #10 in the Staff Report will be numbered as Condition of Approval #11.

A motion was made by Commissioner VanderLey, seconded by Commissioner Siplin, 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, approve new Condition of Approval #10 a) thru g). The motion carried by the following vote:

**Aye:** 7 - Mayor Demings, Commissioner VanderLey, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Siplin



THE FOREGOING DECISION HAS BEEN  
FILED WITH ME THIS 28TH DAY OF  
DECEMBER 2018.

*Katie 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.*

cas