



# 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, April 9, 2019

2:00 PM

County Commission Chambers

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19-362

Substantial Change

Randy A. June, June Engineering Consultants, Inc., Orange Lake Country Club Planned Development / Land Use Plan (PD/LUP), Case # CDR-18-09-284, amend plan; District 1

**Consideration:** A PD substantial change to reduce retail entitlements by 46,988 square feet from 216,800 to 169,812 square feet, to increase the number of hotel rooms from 200 to 400, to increase the number of multi-family dwelling units from 300 to 356, to increase the number of conventional single-family residential units from 296 to 519, to and to revise the phasing table to reflect the new development program. The request is also to reduce the rear setback for townhome units from 20' to 15', and to reduce the side setback from 7' to 5', to move the 356 multi-family units from NW3 to NW4, and to specify the design standards for front-loaded garages on single-family detached and attached structures for the active adult and gated community. In addition, the applicant has requested the following waivers from Orange County Code: 1. A waiver from Section 38-79(20)k to allow for a minimum building separation of ten (10) feet between structures for townhomes, in lieu of a twenty (20) foot separation between structures; 2. A waiver from Section 38-79(20)f to allow for a minimum 2 unit townhome in lieu of a minimum 4 unit town home; pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-120.

**Location:** District 1; property generally located east of County Road 545 (Avalon Road), north of US Highway 192, and along both sides of Hartzog Road; Orange County, Florida (legal property description on file in Planning Division)

Modification of Condition of Approval #7:

7. New Hartzog Road, as contemplated by and depicted in Exhibit "H" to that certain Hartzog Road Right-of-Way Agreement recorded at O.R. Book 9712, Page 4850, in the Public Records of Orange County, Florida and as designed and engineered by Owner / Developer and reviewed by Orange County (Permit No. 12-E-001) as may be amended or revised, shall be fully constructed and completed in its entirety from the Existing Hartzog Road at Flamingo Crossings to its terminus at CR 545, as evidenced by issuance of a Certificate of Completion from Orange County, within sixteen (16) months following commencement of construction (as long as all necessary right-of-way and/or easements have been conveyed to Owner / Developer). In the event construction of New Hartzog Road has not commenced within twelve (12) months after approval of this preliminary subdivision plan the Orange Lake Country Club Village NW2 Preliminary Subdivision Plan (PSP-17-08-256), ~~this the~~ preliminary subdivision plan shall expire. Owner /



Developer may commence construction of New Hartzog Road prior to obtaining all right-of-way and/or easements for New Hartzog Road. Prior to issuance of a Certificate of Completion for Phase 1 of ~~this preliminary subdivision plan~~ PSP-17-08-256, that portion of New Hartzog Road that provides safe and adequate access to said Phase 1 shall be completed, including the access point as depicted in ~~this preliminary subdivision plan on~~ PSP-17-08-256, and open to traffic. Notwithstanding the fact that a Certificate of Completion for Phase 1 of ~~this preliminary subdivision plan~~ PSP-17-08-256 may be issued, Owner/Developer shall still have the continuing obligation to complete New Hartzog Road in its entirety. ~~pursuant to this Condition No. 6.~~

Modification of Condition of Approval #13:

13. The following waivers from Orange County Code are granted for Village Northwest 1 (NW1):
- a. A waiver from Section 38-79(20)k to allow for a minimum building separation of ten (10) feet between structures for townhomes, in lieu of a twenty (20) foot separation between structures.
  - b. A waiver from Section 38-79(20)f to allow for a minimum 2 unit townhome in lieu of a minimum 4 unit town home.

A motion was made by Commissioner VanderLey, seconded by Commissioner Moore, 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 conditions of approval #7 and #13. 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 23RD DAY OF APRIL 2019.

*Katie Smith*  
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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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