



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

---

Tuesday, June 18, 2019

2:00 PM

County Commission Chambers

---

19-850

#### Substantial Change

Anthony Everett, Pollack Shores Development, University Planned Development / Land Use Plan (PD / LUP), Case # CDR-18-10-337, amend plan; District 5

**Consideration:** A PD substantial change to combine Tracts B1, B2, and a portion of Tract A, into a new Tract B; and to revise the existing Tract B1 and B2 entitlements from 120 age-restricted multi-family units or 165 assisted living facility units into 228 multi-family units on new Tract B. In addition, the applicant has requested the following waivers from Orange County Code: 1. A waiver from Section 38-1254(1) to allow for a minimum 10' PD perimeter setback along the northwest property line of Tract B in lieu of the 25' required setback. 2. A waiver from Section 38-1254(2) to allow for a 25' building setback along the west boundary of Tract B in lieu of the 50' building setback required for arterial streets (Dean Road). 3. A waiver from Section 31.5-73(a) to allow for a sign stating the name of the multifamily development on Tract A to be erected outside of the Tract, on Tract B. 4. A waiver from Section 31.5-73(a) to allow for a sign stating the name of the multifamily development on tract b to be erected outside of the Tract, on Tract A. 5. A waiver from Section 31.5-67(g) to allow for a sign setback of 9.7 feet (min) from University Boulevard, in lieu of the required 10 feet setback and a 0.8 feet setback from the internal property line, in lieu of the required 10 feet setback (for Tracts A & B); pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 5; property generally located south of University Boulevard, east of Dean Road, and north of Buck Road; Orange County, Florida (legal property description on file in Planning Division)

County Staff revised Conditions of Approval #12.d and #12.e as follows:

Delete Condition of Approval #12.d.

~~12.d. A waiver from section 31.5-73(A) to allow for a sign stating the name of the multifamily development on Tract b to be erected outside of the Tract, on Tract A.~~

Modify Condition of Approval #12.e.

12.e. A waiver from section 31.5-67(g) to allow for a sign setback of 9.7 feet (min) from University Boulevard, in lieu of the required 10 feet setback and 0.8 feet setback from the internal property line, in lieu of the required 10 feet setback (~~for Tracts A & B~~). for Tract B only.

A motion was made by Commissioner Bonilla, 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; further, delete Condition of Approval #12.d; and further, approve modification to Condition of Approval #12.e. 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 25TH DAY OF JUNE  
2019.

*for* Janica Vaughn  
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