



# 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, July 16, 2019

2:00 PM

County Commission Chambers

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19-976

Substantial Change

Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor, & Reed, P.A.,  
Southchase Planned Development / Land Use Plan (PD / LUP), Case #  
CDR-18-05-149, amend plan; District 4

**Consideration:** A PD substantial change to convert 95,000 square feet of commercial uses into 281,160 square feet of industrial distribution (high cube) uses on PD Parcel 29A using a trip equivalency ratio. Additionally, the list of permitted uses within the Industrial category is being amended to reflect the uses permitted within the I-2 zoning district in effect at the date of the initial approval of the Southchase PD and DRI. In addition, the applicant has requested the following waiver from Orange County Code: 1. A waiver from Section 38-1327 to allow a maximum impervious surface coverage of 80%, in lieu of a maximum impervious surface coverage of 70%; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 4, property generally located on the south side of E. Town Center Boulevard and on the east side of S. Orange Avenue; Orange County, Florida (legal property description on file in Planning Division)

Condition of Approval # 10 was modified as follows:

10. The developer shall conduct a traffic signal warrant study within six (6) months of the first Certificate of Occupancy and install the traffic signal at no cost to the County when, and if, warranted at the proposed full access point on Orange Avenue.

A motion was made by Commissioner Gomez Cordero, 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 modified Condition of Approval #10. The motion carried by the following vote:

**Aye:** 6 - Mayor Demings, Commissioner VanderLey, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Siplin

**Absent:** 1 - Commissioner Bonilla



**THE FOREGOING DECISION HAS BEEN FILED  
WITH ME THIS 26TH DAY OF JULY 2019.**

*Katie Smet*

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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