



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, July 25, 2023

2:00 PM

County Commission Chambers

7. **23-936** Adoption of Future Land Use Map Amendment 2022-2-A-1-2, FLU8.1.4 Text Amendment 2022-2-B-FLUE-2, Ordinance, and Concurrent Rezoning Request LUP-22-06-199, M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for PRS Investors Group LLP

a. Amendment 2022-2-A-1-2

Consideration: Village (V) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR)

Location: Property located at 14300, 14316, 14320, 14324, 14328, 14332, 14454, 14472, and 14500 Avalon Rd.; Generally located west of Avalon Rd. and south of Grove Blossom Wy, east of the Orange County-Lake County Line; Parcel ID#s: 31-24-27-0000-00-013/014/017/018/019/024/031/032/037; 22.197 gross ac.

And

b. Amendment 2022-2-B-FLUE-2

Consideration: Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County, associated with Amendment 2022-2-A-1-2

And

c. Ordinance for Proposed Amendment

Consideration: An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting amendments pursuant to Section 163.3184(3), Florida Statutes, for the 2022 calendar year (Second Cycle); and providing effective dates.

And

LUP-22-06-199

Consideration: Citrus Rural District (A-1) to Planned Development District (PD) (Village at Avalon PD/LUP). Also requested are five (5) waivers from Orange County Code: 1) A waiver from

Section 38-1258(a) to allow a maximum height of five (5) stories and sixty-five (65) feet in height for multi-family buildings within one hundred (100) feet of single-family zoned property, in lieu of a maximum height of one story for multi-family residential buildings located within one-hundred (100) feet of single family zoned property; 2) A waiver from Section 38-1258(b) to allow buildings to be five (5) stories and sixty-five (65) feet in height, in lieu of varying in building height with a maximum of fifty (50) percent of buildings being three (3) stories (not to exceed forty (40) feet) in height, with the remaining buildings being one (1) story or two (2) stories in height, when located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single family zoned property; 3) A waiver from Section 38-1258(c) to allow a building height of 65' and five (5) stories, in lieu of not exceeding three (3) stories (40 feet) in height, when located within one hundred and fifty (150) feet of single-family zoned property; 4) A waiver from Section 38-1258(d) to allow a building height of 65' and five (5) stories in lieu of 40' and three (3) stories; and 5) A waiver from Section 38-1476 to allow a parking ratio of 1.43 spaces per efficiency unit or 1 bedroom and 1.90 spaces per apartment unit of two (2) or three (3) bedrooms in lieu of 1.5 spaces per efficiency unit or 1 bedroom and 2.0 spaces per two or three bedroom units.

Location: Property located at 14300, 14316, 14320, 14324, 14328, 14332, 14454, 14472, and 14500 Avalon Rd.; Generally located west of Avalon Rd. and south of Grove Blossom Wy, east of the Orange County -Lake County Line; Parcel ID#s: 31-24-27-0000-00-013/014/017/018/019/024/031/032/037; 22.197 gross ac.

New Condition of Approval #21:

21. This project shall be required to convey thirty feet of right-of-way for Avalon Road. Such conveyance(s) shall be documented in an agreement negotiated with the County's Road Agreement Committee which must be approved by the Board of County Commissioners prior to or concurrently with the approval of the first PSP or DP for this PD. The date of valuation for any transportation impact fee credits awarded based on such conveyance(s) shall be the day before the date of County approval of the initial land use plan for this project, in accordance with Section 23-95(b)(2)b.1., Orange County Code, as may be amended.

A motion was made by Commissioner Wilson, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; further, determine that the proposed amendments are in compliance; further, adopt Amendment 2022-2-A-1-2, Village (V) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR); further, adopt Amendment 2022-2-B-FLUE-2 to include the development program for Amendment 2022-2-A-1-2 in Future Land Use Element Policy FLU8.1.4; further, adopt the associated Ordinance 2023-30 for the proposed Future Land Use Map Amendment and staff-initiated text amendment; further, make a finding of consistency with the Comprehensive Plan; further, approve the rezoning request Case # LUP-22-06-199 from Citrus Rural District (A-1) to Planned Development District (PD) subject to the twenty (20) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report dated July 12, 2023; and further, approve new Condition of Approval #21. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Scott

THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 7TH DAY OF AUGUST 2023.



Craig Stopyska
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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