



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, December 3, 2019

2:00 PM

County Commission Chambers

Concurrent Rezoning Request

19-1663

Epoch Properties, Inc., for Aloma United Methodist Church, Inc.
Rezoning LUP-19-07-236

Consideration: Rezone from R-1A (Single-Family Dwelling District) to PD (Planned Development District) (Epoch Aloma PD). Also requested are six (6) waivers from Orange County Code:

1) A waiver from Section 38-1258(d) to allow for multi-family buildings four (4) stories and sixty (60) feet in height, in lieu of three (3) stories and forty (40) feet in height; 2) A waiver from Section 38-1258(e) to allow for multi-family parking and paved areas to be within fifteen (15) feet of a single-family zoned property, in lieu of twenty-five (25) feet; 3) A waiver from Section 38-1258(e) to allow for a multi-family landscape buffer width of fifteen (15) feet when adjacent to a single-family zoned property, in lieu of twenty-five (25) feet; 4) A waiver from Section 38-1476(a) to allow for multi-family parking at a ratio of one and one-half (1.5) spaces per multi-family unit regardless of bedroom size, in lieu of one and one-half (1.5) spaces for efficiencies and one-bedroom units and two (2) spaces for two (2) and three (3) bedroom units; 5) A waiver from Section 38-1258(j) to allow for a minimum multi-family building separation requirement of twenty (20) feet regardless of orientation of building walls with door/window/other openings, in lieu of thirty (30) feet for two story buildings and forty (40) feet for three (3) stories, or any proportional increase due to structure height; and 6) A waiver from Section 38-1251(b) to allow for a maximum lot building coverage of forty (40) percent, in lieu of the thirty (30) percent.

Location: 3045 Aloma Ave.; Generally located north of Aloma Ave., east of Ellendale Dr., south of Semoran Park Dr., and west of Semoran Blvd.; Parcel ID#: 03-22-30-0000-00-047; 6.89 gross ac.

Delete Condition of Approval #11 related to education and insert the following:

11. This multi-family project is limited to a senior housing community intended and operated for occupancy by persons 55 years or older, as set forth in Section 22.55 of the Orange County Code, as may be amended.

New Condition of Approval #15 is as follows:

15. The PD is limited to 190 residential units.

A motion was made by Commissioner Bonilla, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; further, approve the Epoch Aloma Planned Development/Land Use Plan (PD/LUP), subject to the fourteen (14) conditions listed in the staff report; and further, approve new Conditions of Approval #11 and #15. The motion carried by the following vote:

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

Absent: 1 - Commissioner Siplin



THE FOREGOING DECISION HAS BEEN
FILED WITH ME THIS 16TH DAY OF
DECEMBER 2019.

Craig A. Stopura
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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