



# 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, June 20, 2023

2:00 PM

County Commission Chambers

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**23-823** Adoption of Future Land Use Map Amendment SS-23-01-125, FLU8.1.4 Text Amendment SS-23-01-FLUE-1, Ordinance, and Concurrent Rezoning Request LUP-22-10-321, Jeffrey Smith, RS&H, Inc., for TD Associates, Inc.

a. Amendment SS-23-01-125

**Consideration:** To change the Future Land Use Map designation from Neighborhood Activity Corridor (NAC) to Planned Development-Commercial (PD-C) to allow for up to 48 transitional housing units for homeless veterans; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 6; Recovery Way; generally bounded by 26th Street to the north, S. Rio Grande Street to the west, W. Michigan Street to the south, and S. Nashville Avenue to the east (legal property description on file in Planning Division)

And

b. Amendment SS-23-01-FLUE-1

**Consideration:** To amend Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

And

c. Ordinance for Proposed Amendments

**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 Small-Scale development amendments pursuant to Section 163.3187, Florida Statutes; and providing effective date.

And

d. LUP-22-10-321

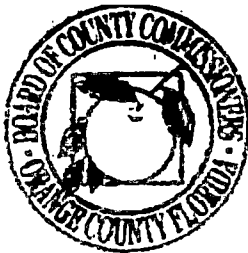
**Consideration:** To change the zoning designation from NAC (Neighborhood Activity Corridor) to PD (Planned Development District) (William Just Campus PD/LUP) to allow for up to 48

transitional housing units for homeless veterans. In addition, six (6) waivers are requested from Orange County Code: 1. A waiver from Section 38-1272(a)(3)b to allow a setback of 25'-0" from Rio Grande Blvd. in lieu of the required setback of 40 feet from arterial streets; 2. A waiver from Section 38-1272(a)(3)b to allow a setback of 15'-0" from Michigan Street in lieu of the required setback of 40 feet from arterial streets; 3. A waiver from Section 38-1272(a)(3)d to allow a setback of 25'-0" from Nashville Ave. in lieu of the required setback of 30 feet from all other rights-of-way; 4. A waiver from Section 38-1272(a)(3)d to allow a setback of 20'-0" from 26th Street in lieu of the required setback of 30 feet from all other rights-of-way; 5. A waiver from Section 38-1272(a)(5) to allow a maximum building height of forty-five (45) feet, in lieu of a maximum height thirty-five (35) feet within one hundred (100) feet of any residential; and 6. A waiver from Section 38-1476 to allow a reduction of parking at a rate of 0.8 parking spaces in lieu of 2.0 parking spaces for each bedroom unit and one space per 1,000 square feet in lieu of 200 square feet for office; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**Location:** District 6; Recovery Way; generally bounded by 26th Street to the north, S. Rio Grande Street to the west, W. Michigan Street to the south, and S. Nashville Avenue to the east (legal property description on file in Planning Division)

A motion was made by Commissioner Scott, seconded by Commissioner Wilson, to make a finding of consistency with the Comprehensive Plan; further, adopt Amendment SS-23-01-125, Neighborhood Activity Center (NAC) to Planned Development-Commercial (PD-C); further, adopt Text Amendment SS-23-01-FLUE-1 to Policy FLU8.1.4 to establish the development program; further, adopt the associated Ordinance 2023-27; and further, approve the rezoning request Case # LUP-22-10-321 from Neighborhood Activity Corridor (NAC) to Planned Development District (PD) subject to the fourteen (14) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report dated June 8, 2023. 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 30TH DAY OF JUNE  
2023.

*Jennifer Horn-Kline*

*for*

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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