



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, April 21, 2020

2:00 PM

Communications Media Technology

20-427

Rezoning

Jonathan Martin, Kimley-Horn and Associates, Inc., Waterstar Orlando
Planned Development / Land Use Plan (PD / LUP), Case # LUP-19-04-119;
District 1

Consideration: A PD substantial change to rezone 33.638 gross acres from PD (Black Lake Parcel PD), PD (Imported Gifts PD), and PD (Samuel Grimes PD) to PD in order to create the Waterstar Orlando PD with a development program of 250,000 square feet of Commercial uses, 250 Hotel Rooms, and 320 Multi-Family Dwelling Units.

In addition, the applicant has requested the following waivers from Orange County Code:

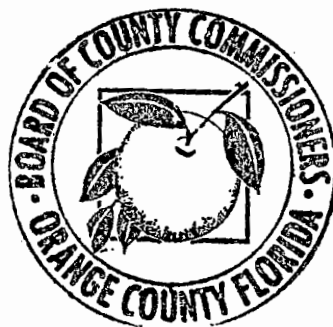
- 1) A waiver from Section 24-4(a)(2), to allow all landscape buffer widths reduced to zero (0) feet between internal parcels of the PD in lieu of a 7' wide landscape buffer for Parcels A and B.
- 2) A waiver from Section 24-5(a)(3) is requested to allow for no buffer between internal uses within the PD in lieu of the requirement for a Type C, opaque buffer.
- 3) A waiver from Section 38-1251(b) is requested to allow a maximum building coverage of all buildings up to thirty five percent (35%) for Parcel A in lieu of thirty percent (30%).
- 4) A waiver from Section 38-1251(d) is requested to allow multi-family buildings within Parcel A a maximum height of sixty (60) feet / four (4) stories in lieu of a maximum height of 35 feet.
- 5) A waiver Section 38-1253 is requested to allow all of the Parcel B plaza adjacent to Parcel A to be used as a portion of the required Active and Passive recreation facilities for Parcel A in lieu of being located solely on the Multi-Family Parcel A.
- 6) A waiver from Section 38-1254 (1) to allow no increase in the twenty-five foot (25') PD boundary building setback for structures in excess of two (2) stories for Parcel A in lieu of increase to reflect additional structural height.
- 7) A waiver from Section 38-1258(j) is requested to allow no increase in building separation for Parcel A in lieu of proportional increase due to increased structural height and allow minimum setbacks between three (3) story buildings be twenty feet (20') for Parcel A in lieu of forty feet (40').
- 8) A waiver from Section 38-1272 (a)(1) is requested to allow eighty (80) percent impervious coverage for Parcel B in lieu of seventy (70) percent.
- 9) A waiver is requested from Section 38-1272 (3), to allow all paving setbacks reduced to zero (0) feet between internal parcels of the PD in lieu of a 10' side and rear setback for commercial abutting commercial and a 25' setback for commercial abutting residential for Parcel B.
- 10) A waiver is requested from Section 38-1476(A) to allow for multi-family parking at a ratio of one and six-tenths (1.6) spaces per multi-family unit regardless of bedroom count, 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; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

Location: District 1; property generally located north of Irlo Bronson Memorial Highway and east of East Orange Lake Boulevard; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner VanderLey, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; and approve the rezoning request from PD (Black Lake Parcel PD), PD (Imported Gifts PD), and PD (Samuel Grimes PD) to PD in order to create the Waterstar Orlando PD with a development program of 250,000 square feet of Commercial uses, 250 Hotel Rooms, and 320 Multi-Family Dwelling Units, subject to the eighteen (18) conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report. 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 5TH DAY OF MAY 2020.

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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