



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, January 28, 2020

2:00 PM

County Commission Chambers

Concurrent Rezoning Request

19-1637

Jim Hall, Hall Development Services, Inc., for SBEGC, LLC; District 4
Rezoning LUP-18-12-413

Consideration: Rezone from PD (Planned Development District) (Stoneybrook PD) to PD (Planned Development District) (Alafaya Apartments PD). Also Requested are 4 waivers from Orange County Code:

- 1) A waiver from Section 38-1258(j) to allow a minimum building separation of twenty (20) feet, in lieu of a minimum separation of thirty (30) feet for two-story buildings; and forty (40) feet for buildings three (3) stories;
- 2) A waiver from Section 38-1251 (b) to allow the maximum coverage of all buildings to not exceed 50% of the gross land area, in lieu of the maximum coverage of all buildings not exceeding 30% of the gross land area;
- 3) A waiver from Section 38-1254(2)(c) to allow the setback from Arterial street rights-of-way to be twenty-five (25) feet, in lieu of fifty (50) feet; and
- 4) A waiver from Section 38-1258(d) to allow a maximum building height of forty-five (45) feet, three (3) stories, in lieu of forty (40) feet.

Location: 2900 Northampton Ave.; Generally located north of S. Alafaya Trl., west of Northampton Ave., south of Stoneybrook Blvd.; Parcel ID#: 01-23-31-0000-00-001 (portion of); 14.50 gross ac.

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Bonilla, to make a finding of inconsistency with the Comprehensive Plan; and further, deny the rezoning request from PD (Planned Development District) (Stoneybrook PD) to PD (Planned Development District) (Alafaya Apartments PD). The motion carried by the following vote:

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

Nay: 1 - Commissioner Moore



THE FOREGOING DECISION HAS BEEN FILED
WITH ME THIS 5TH DAY OF FEBRUARY 2020.

Katie Smith
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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