



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, May 21, 2019

2:00 PM

County Commission Chambers

19-686

Concurrent Rezoning Request

Thomas R. Sullivan, Gray Robinson, P.A., for Marolyn Cowart Russell, Trustee, and Park Square UCF, LLC
Rezoning LUP-19-01-001 (Burlington PD)

Consideration: Request to rezone from Retail Commercial District (C-1) and General Commercial District (C-2) to Planned Development District (PD). Also requested are three (3) waivers from Orange County Code:

- 1) A waiver from Section 38-1258(f) to allow a six (6) foot composite screening or precast concrete wall system, in lieu of a six-foot high masonry, brick, or block wall whenever a student housing development is located adjacent to right-of-way;
- 2) A waiver from Section 38-1259(g) to allow a maximum density rate of 1 bedroom shall count at one-quarter dwelling unit (1 bedroom = $\frac{1}{4}$ dwelling unit), in lieu of the required 1 bedroom - $\frac{1}{2}$ dwelling unit; and
- 3) A waiver from Section 38-1259(h) to allow the student housing buildings to be a maximum of three (3) stories fifty (50) feet and the student housing parking garage a maximum height of five (5) stories sixty (60) feet, in lieu of three (3) stories forty (40) feet.

Location: District 5; 12151 E. Colonial Dr.; Generally located north of E. Colonial Dr., east of N. Alafaya Trl., south of Orpington St., and west of Woodbury Rd.; Parcel ID#s: 22-22-31-9461-00-010/011; 22-22-31-0000-00-091 (portion of); 12.28 gross ac.

A motion was made by Commissioner Bonilla, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU1, Objectives FLU1.1, FLU1.4, and FLU2.1, and Policies FLU1.1.1, FLU1.1.2(A), FLU1.1.2(B), FLU1.1.2(F)(1)(2)M FLU1.1.4(A), FLU1.1.4(B), FLU1.4.1, FLU1.4.2, FLU8.1.2, FLU8.1.4, and FLU8.2.1); further, determine that the proposed amendment is in compliance; further, adopt Amendment 2019-1-A-5-1, Commercial (C) to Planned Development-Commercial/Medium Density Residential (Student Housing) (PD-C/MDR) (Student Housing), up to 162 student housing units (up to 650 beds) or up to 802,375 square feet of commercial development; further, make a finding of consistency with the Comprehensive Plan; and further, approve the rezoning request from Retail Commercial District (C-1) and General Commercial District (C-2) to Planned Development District (PD) subject to the fifteen (15) conditions of approval included 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 11TH DAY OF JUNE 2019.

Craig A. Stopyna

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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