



# 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, December 3, 2019

2:00 PM

County Commission Chambers

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19-1490

Rezoning

Chris Dougherty, S&ME, Inc., Wise Colonial PD, Case # LUP-19-03-088;  
District 5 (Continued from November 12, 2019)

**Consideration:** Request to rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 retail commercial uses. The request also includes the following waivers from Orange County Code: 1. A waiver from Section 38-1258(c) to allow 3-story buildings to be setback 90 feet, in lieu of 150 feet from single-family zoned property; 2. A waiver from Section 38-1258(d) to allow a maximum building height of 55 feet, in lieu of 40 feet, provided that the building is setback 150 feet from single-family zoned property; pursuant to Orange County Code, Chapter 30.

**Location:** District 5; property located at 6525 and 6575 E. Colonial Drive; or generally located on the north side of E. Colonial Drive, approximately 1,400 feet west of N. Forsyth Road; Orange County, Florida (legal property description on file in Planning Division)

Based upon input from County staff and agreed upon by the applicant, new Conditions of Approval #19 and #20 are as follows:

19. The applicant/ developer shall provide and maintain an expanded 30 foot wide Type B buffer along the northern property line of the Phase 1 Multi-Family tract. The buffer shall include a 6' high masonry wall adjacent to the northern property line and preserve existing natural vegetation to the extent possible.

20. Any proposed Development Plan for the Phase 1 Multi-Family tract shall require review and approval by the Board of County Commissioners at a public hearing.

A motion was made by Commissioner Bonilla, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; further, approve the rezoning request Case # LUP-19-03-088 to rezone two (2) parcels containing 12.77 gross acres from C-3 to PD, in order to develop 280 multi-family dwelling units and 19,600 square feet of C-1 (Retail Commercial) uses, subject to the conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report; and further, approve new Conditions of Approval #19 and #20. The motion carried by the following vote:

**Aye:** 5 - Mayor Demings, Commissioner VanderLey, Commissioner Moore, Commissioner Gomez Cordero, and Commissioner Bonilla

**Absent:** 2 - Commissioner Uribe, and Commissioner Siplin



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

*Craig A. Stopyra*  
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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