



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, January 12, 2021

2:00 PM

County Commission Chambers

21-021

Rezoning LUP-20-02-069

Consideration: C-1 (Retail Commercial District) and R-2 (Residential District) to PD (Planned Development District) (East Colonial Student Housing Planned Development/Land Use Plan) (PD/LUP). Also requested are nine (9) waivers from Orange County Code: 1) A waiver from Section 38-1259 (b) to allow the student housing zoned property to maintain a minimum distance separation of zero (0) feet from any single-family zoned property as measured from the east side and north side property lines of the proposed student housing development to the nearest property line of the single-family zoned property, in lieu of four hundred (400) feet; 2) A waiver from Section 38-1259 (h) to allow the student housing buildings to be a maximum of five (5) stories, fifty (50) feet and the student housing parking garage a maximum height of five (5) stories, sixty (60) feet, in lieu of a maximum building height of three (3) stories, forty (40) feet; 3) A waiver from Section 38-1272 (a)(1) to allow a maximum impervious area coverage not to exceed eighty (80) percent of the net land area, in lieu of the seventy (70) percent of the net land area; 4) A waiver from Section 38-1254(2)(d) to allow the minimum building setback abutting an expressway to be twenty-five (25) feet, in lieu of seventy-five (75) feet; 5) A waiver from Section 38-1258 (f) to allow no wall when a multi-family development is located adjacent to any single-family zoned property, in lieu of a six (6) foot high masonry, brick or block wall; 6) A waiver from Section 38-1258 (a) to allow five (5) story, sixty (60) foot tall multi-family buildings to be twenty-five (25) feet from single-family zoned property (only north and east of subject property), in lieu of multi-family buildings within 100 feet of single-family zoned property being limited to one (1) story in height; 7) A waiver from Section 38-1258 (b) to allow five (5) story, sixty (60) foot tall multi-family buildings to be between 100 and 150 feet of a single-family zoned property (only north and east of subject property), in lieu of varying in building heights with maximum of fifty (50) percent of the building being three (3) stories, not to exceed forty (40) feet in height, with the remaining building being one (1) story or two (2) stories in height; 8) A waiver from Section 38-1258 (c) to allow five (5) story, sixty (60) foot tall multi-family buildings to be twenty-five (25) feet from single-family zoned property (only north and east of subject property), in lieu of multi-family buildings within 150 feet of single-family zoned property being limited to three (3) stories and forty (40) feet in height; and 9) A waiver from Section 38-1476 to allow a minimum nine-tenths (0.9) parking space per one (1) bedroom in lieu of one (1) parking space per one (1) bedroom.

Location: 12727 E. Colonial Dr.; Generally located north of E. Colonial Dr., west of Bonneville Dr., and east of Challenger Pkwy.; Parcel ID#: 23-22-31-0000-00-004/010/074; 8.18 gross ac.

Existing Condition of Approval # 15 was renumbered to Condition of Approval # 16.

New Condition of Approval # 15:

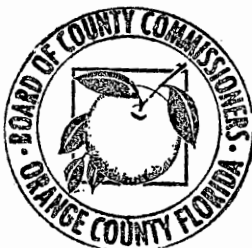
15. While UCF is in session, a shuttle bus shall operate on the half hour to and from UCF's main campus between the hours of 7:30 a.m. and 6:30 p.m., Monday through Friday, and until 9:00 p.m. [on those days], as may be needed.

A motion was made by Commissioner Bonilla, seconded by Commissioner Siplin, to accept the findings and recommendation of Environmental Protection Division staff and approve the Conservation Area Impact Permit CAI-20-02-020 for the East Colonial Drive Student Housing Project Site; further, make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.1, FLU2.2, and FLU8.2, and Policies FLU1.1.1, FLU1.1.2.F, FLU1.1.5, FLU8.2.1, and FLU8.2.2; and Housing Element Goal H1 and Objective H1.1); further, determine that the proposed amendment is in compliance; further, adopt Amendment 2020-1-S-5-2, Commercial (C) and Low-Medium Density Residential (LMDR) to Planned Development-High Density Residential (PD-HDR) (Student Housing) for Student housing complex featuring up to 208 units/680 beds; further, further, make a finding of consistency with the Comprehensive Plan and approve Rezoning Case LUP-20-02-069, East Colonial Student Housing Planned Development/Land Use Plan (PD/LUP), subject to the fifteen (15) conditions listed in the staff report; further, approve new condition of approval #15; further, make a finding of consistency with the Comprehensive Plan; further, determine that the proposed amendment is in compliance; further, adopt Amendment 2020-1-S-FLUE-2, consistent with today's actions; further, make a finding of consistency with the Comprehensive Plan; further, determine that the amendments are in compliance; and further, adopt Ordinance 2021-02 approving the proposed Future Land Use Map and Text Amendments, consistent with today's actions. The motion carried by the following vote:

Aye: 5 - Mayor Demings, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Siplin

Nay: 1 - Commissioner Wilson

Absent: 1 - Commissioner Moore



**THE FOREGOING DECISION HAS BEEN FILED
WITH ME THIS 20TH DAY OF JANUARY 2021.**

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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