



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, July 28, 2020

2:00 PM

Communications Media Technology

20-894

Concurrent Rezoning Request

Tom Sullivan for Winter Park Prime Properties, LLC; District 5
Rezoning RZ-19-10-041

Consideration: Request to rezone from R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District) (south 1.085 ac.) and R-1A (Single-Family Dwelling District) to R-2 (Single-Family Dwelling District) (north 0.664 ac.)

Location: 1123 W. Fairbanks Ave.; Generally located north of W. Fairbanks Ave., east of Estill Ct., west of Adanson St., and south of Alton Ave.; Parcel ID#: 03-22-29-0900-02-000; 1.75 gross ac.

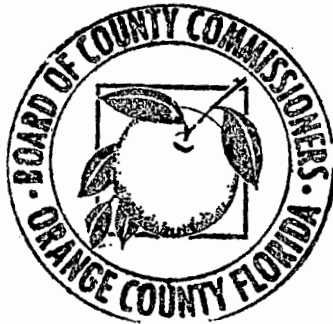
County staff stated that the original rezoning request was C-1 (Retail Commercial District) on the commercial portion and R-2 (Single-Family Dwelling District) on the residential. County staff and the PZC (Planning and Zoning Commission) recommend rezoning Case # RZ-19-10-041 be approved but with a R-1 (Single-Family Dwelling District) classification and not the requested R-2 (Single-Family Dwelling District).

New Restriction #7:

7. For the residential property on the north 0.664 acres of the subject parcel, the parties agree to R-1 zoning rather than R-2, and only single family detached homes will be constructed.

A motion was made by Commissioner Bonilla, seconded by Commissioner Moore, to make a finding of consistency with the Comprehensive Plan (see Future Land Use Objectives and Policies FLU 1.1, FLU 1.1.1, FLU 1.4.1, FLU 1.4.2, FLU 1.4.4, FLU 1.4.10, FLU 8.2, FLU 8.2.1, FLU 8.2.10, FLU 8.2.11, Conservation Element Goal C1, Open Space Element Policy 1.3.6, and Neighborhood Element Objective OBJ N1.1); further, determine that the proposed amendment is in compliance; further, adopt Amendment 2019-2-S-5-4, Low-Medium Density Residential (LMDR) to Commercial (C), up to six (6) dwelling units (north 0.664 acres), and up to 70,566 square feet of C-1 commercial uses (1.5 FAR) (south 1.085 acres); further, approve the rezoning request from R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District) on the south 1.085 portion of the subject parcel and R-1 (Single-Family Dwelling District) on the north 0.664 acres of the subject parcel, subject to the six (6) restrictions listed in the Staff Report; and further, approve new Restriction #7. 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 12TH DAY OF AUGUST 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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