



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, November 10, 2020

2:00 PM

County Commission Chambers

20-1407 Concurrent Rezoning Request

Rezoning LUP-20-06-163

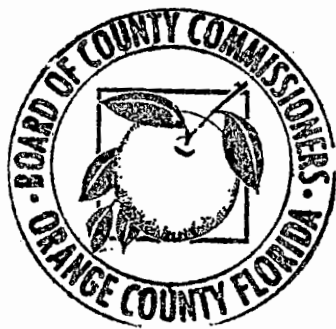
R-3 (Multiple-Family Residential District) to PD (Planned Development District); Also requested are 10 waivers from Orange County Code:

Consideration: A Rezoning request to change the subject property's zoning from R-3 (Multiple-Family Residential District) to PD (Planned Development District), in order to construct a student housing project with 764 beds. In addition, the following ten waivers from Orange County Code are requested: 1. A waiver from Section 38-1259(d) is requested to allow a vegetative buffer in lieu of a six-foot high masonry, brick, or block wall along the boundaries of the student housing development located adjacent to right-of-way. This buffer will conform to the requirements found in Orange County Land Development Code Chapter 24-4 (a)(1); 2. A waiver from Section 38-1259(h) is requested to allow the student housing buildings up to five (5) stories/fifty-five (55) feet with an additional 10' to accommodate stair well shafts, elevator shafts, and up to 16 mezzanine bedrooms in lieu of the maximum building height of three (3) stories/forty (40) feet; 3. A waiver from Section 38-1476(a) is requested to allow 0.85 parking spaces per bedroom in lieu of one (1) space per bedroom; 4. A waiver from Section 38-1254(1) is requested to allow a twenty (20) foot PD perimeter setback in lieu of the twenty-five (25) foot PD perimeter setback; 5. A waiver from Section 38-1251(b) is requested to allow a maximum building coverage of sixty-five (65) percent in lieu of the thirty (30) percent; 6. A waiver from Section 38-1259(g) is requested to allow a maximum density rate of 1 bedroom to count as one-quarter dwelling unit (1 bedroom = 1/4 dwelling unit) in lieu of one-half dwelling unit; 7. A waiver from Section 38-1259(c) is requested to allow a maximum number of bedrooms of 764 in lieu of the 750 maximum; 8. A waiver from Section 38-1272(a)(1) is requested to allow maximum impervious coverage of eighty-five (85) percent in lieu of the seventy (70) percent; 9. A waiver from Section 38-1253(b) is requested to allow the required recreation space to be calculated with a ratio of 2.25 acres per one thousand (1,000) projected population in lieu of the 2.5 acres per one thousand (1,000); 10. A waiver from Section 38-1259(h) is requested to allow the parking garage up to six (6) stories/sixty-five (65) feet in lieu of the maximum building height of three (3) stories/forty (40) feet; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 5; property located at 12175 Science Drive; generally located on the north side of Science Drive, on the west side of Technology Parkway. (The legal property description on file in the Planning Division.)

A motion was made by Commissioner Bonilla, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2, and Policies FLU1.1.2, FLU1.1.5, FLU1.4.1, FLU8.1.1, FLU8.2.1, and FLU8.2.11); further, determine that the proposed amendment is in compliance; further, adopt Amendment SS-20-07-048, Industrial (IND) to High Density Residential - Student Housing (HDR), to allow student housing development with 764 beds; further, make a finding of consistency with the Comprehensive Plan; further, approve the rezoning request from R-3 (Multiple-Family Residential District) to PD (Planned Development District), in order to construct a student housing project with 764 beds, subject to the sixteen (16) conditions listed in the Staff Report; and further, adopt Small-Scale Ordinance 2020-33. 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 19TH DAY OF NOVEMBER 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.

cas