



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, June 20, 2023

2:00 PM

County Commission Chambers

23-817 Adoption of Future Land Use Map Amendment 2022-2-A-4-1, FLU8.1.4 Text Amendment 2022-2-B-FLUE-4, Ordinance, and Concurrent PD Substantial Change Request CDR-22-10-306, Abdul Alkadry, PE, Harris Civil Engineers, LLC for OC-IB II Property Owner, LLC

a. Amendment 2022-2-A-4-1

Consideration: Planned Development-Medium Density Residential/Commercial/Office (PD-MDR/C/O) (Senior Adult Housing) to Planned Development-Medium-High Density Residential Commercial/Office (PD-MHDR/C/O)

Location: District 4; Generally located east of S. Orange Blossom Trl., west of Florida's Turnpike, and north of the Orange County-Osceola County line; Parcel IDs#: 34-24-29-8729-01-000; 34-24-29-8729-02-000; 34-24-29-8729-03-000; 34-24-29-8729-20-001; 34-24-29-8729-00-001; 34-24-29-8729-00-002; and 34-24-29-8729-00-003; 203.22 gross ac.

And

b. Amendment 2022-2-B-FLUE-4

Consideration: Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County, associated with Amendment 2022-2-A-4-1

And

c. Ordinance for Proposed Amendment

Consideration: An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting amendments pursuant to Section 163.3184(3), Florida Statutes, for the 2022 calendar year (Second Cycle); and providing effective dates.

And

d. CDR-22-10-306

Consideration: Substantial Change Request to the Tupperware Heights PD/LUP to add up to 1,354 multi-family residential units as a permitted use, remove the age restricted designation for existing residential entitlements (200 units), and adjust the permitted intensities for commercial and

office uses to allow up to 263,480 sq. ft. of office and commercial uses. In addition, five (5) waivers are requested from Orange County Code: 1) A waiver from Orange County Code Section 38-1254(2)c is requested to allow the residential setback from Orange Blossom Trail to be 25 feet in lieu of 50 feet from an arterial street; 2) A waiver from Orange County Code Section 38-1272(a)(3) is requested to allow the commercial setback from Orange Blossom Trail to be 25 feet in lieu of 40 feet from an arterial street; 3) A waiver from Orange County Code Section 38-1254(2)c is requested to allow the residential setback from Orange Avenue to be 15 feet in lieu of 50 feet from an arterial street; 4) A waiver from Orange County Code Section 38-1272(a)(3) is requested to allow the commercial setback from Orange Avenue to be 15 feet in lieu of 40 feet from an arterial street; and 5) A waiver from Orange County Code Section 38-1272(a)(3) is requested to allow the commercial setback from Mary Louis Lane to be 25 feet in lieu of 30 feet from a collector street.

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A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; further, adopt Amendment 2022-2-A-4-1, Planned Development - Medium Density Residential / Commercial / Office (PD-MDR/C/O) (Senior Adult Housing) to Planned Development - Medium-High Density Residential / Commercial / Office (PD-MHDR/C/O); further, adopt Amendment 2022-2-B-FLUE-4 to include the development program in Future Land Use Element Policy FLU 8.1.4; further, adopt the associated Ordinance 2023-22; further, make a finding of consistency with the Comprehensive Plan; and further, approve the substantial change request Case # CDR-22-10-306, subject to the twenty-two (22) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated May 30, 2023. The motion carried by the following vote:

Aye: 6 - Mayor Demings, Commissioner Wilson, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Scott

Absent: 1 - Commissioner Moore



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 30TH DAY OF JUNE 2023.

Jennifer Horn - Kline

fol 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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