



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

---

Tuesday, July 7, 2020

2:00 PM

Communications Media Technology

---

**20-752** Substantial Change

Constance Silver, TRI3 Civil Engineering Design Studio, Inc., South Orlando Urban Center Planned Development / Land Use Plan (PD / LUP), Case # CDR-20-02-057, amend plan; District 3

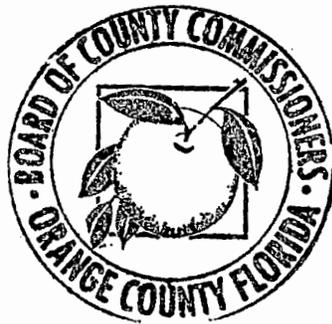
**Consideration:** A PD substantial change to convert the approved 38 single-family attached residential units to 38 multi-family units to be designed and constructed to appear as townhomes. In addition, the applicant has requested the following waivers from Orange County Code:

1. A waiver from Section 38-1254 (1) to allow two-story multi-family residential buildings to be fifteen (15) feet of the PD Boundary in lieu of a twenty-five (25) foot setback from the PD boundary.
2. A waiver from Section 38-1258 (a) to allow two-story multi-family residential buildings to be fifteen (15) feet from SFR zoned properties in lieu of multi-family buildings within one-hundred (100) feet of a SFR zoned property being limited to one-story.
3. A waiver from Section 38-1258(e) to allow a ten (10) foot wide landscape buffer from the PD Boundary, consistent with Type C buffer requirements set forth in Chapter 24, and a zero (0) foot wide landscape buffer from lots internal to the PD, in lieu of a twenty-five (25) foot landscape buffer.
4. A waiver from Section 38-1358(f) to allow a maximum ten (10) foot high concrete, masonry or block retaining wall in conjunction with a and four (4) foot high aluminum fence for safety where multi-family residential is adjacent to single-family residential, in lieu of a six (6) foot high masonry, brick or block wall.
5. A waiver from Section 38-1258 (j) to allow the two-story multi-family residential buildings to have ten (10) feet of separation from another multi-family residential building where doors, windows and other openings in the wall of a living unit back up to a wall of another building with doors, windows, or other openings, in lieu of thirty (30) feet and to otherwise allow the two-story multi-family residential buildings to have a ten (10) feet of separation from another multi-family residential building, in lieu of twenty (20) feet; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 3; property generally located north of Sand Lake Road and east of South Orange Avenue; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Uribe, seconded by Mayor Demings, to make a finding of consistency with the Comprehensive Plan; and approve the substantial change request subject to the eleven (11) conditions of approval listed under the Development Review Committee recommendation in the Staff Report. 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 14TH DAY OF JULY  
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