



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

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Tuesday, May 11, 2021

2:00 PM

County Commission Chambers

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**21-454** Concurrent Substantial Change Request CDR-20-10-304 Asbury Theological Seminary Planned Development/Land Use Plan (PD/LUP)

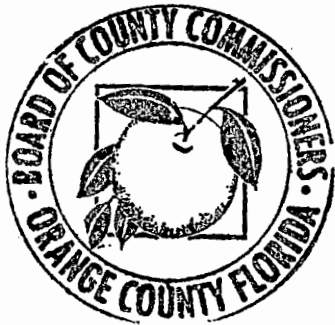
#### Concurrent Substantial Change

**Consideration:** Substantial Change Request to the Asbury Theological Seminary PD/LUP to convert 708,043 square feet of office/commercial uses to 440 multi-family dwelling units and remove the communication tower site from the plan. The communication tower will remain as an approved use within the PD. Additionally, the following eight (8) waivers are requested from Orange County Code: 1) A waiver from Section 38-1254(2)(d) to allow a sixty (60) foot setback along the northeastern property boundary immediately adjacent to the State Road 417 right-of-way, in lieu of the required seventy-five (75) feet; 2) A waiver from Section 38-1258(a) to allow a maximum building height of four (4) stories / fifty-five (55) for buildings located within 100 feet of a single-family zoned property, in lieu of the required one (1) story building; 3) A waiver from Section 38-1258(b) to allow all buildings to be four (4) stories / fifty-five (55) feet in height, in lieu of varying in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height; 4) A waiver from Section 38-1258(c) to allow a maximum building height of four (4) stories / fifty-five (55) feet, in lieu of forty (40) feet and three (3) stories; 5) A waiver from Section 38-1258(d) to allow for a maximum building height of four (4) stories / fifty-five (55) feet, in lieu of forty (40) feet and three (3) stories; 6) A waiver from Section 38-1258(f) to allow a multi-family development adjacent to a single-family zoned property without a six-foot high masonry, brick or block wall, in lieu of requiring a six-foot high masonry, brick or block wall. This waiver only applies to the  $\pm 950'$  of property frontage immediately adjacent to the single-family residential zoned properties located at the northwest corner of the northernmost linear extension of the property; 7) A waiver from Section 38-1258(i) to allow the existing chain link fencing along the northernmost linear extension of the property to remain, without landscaping, in lieu of providing alternative fencing and landscaping adjacent to the State Road 417 right-of-way; and 8) A waiver from Section 38-1476 to allow a parking ratio of 1.62 spaces per unit, in lieu of 1.5 spaces per unit for one bedroom apartment units and 2 spaces per unit for two and three bedroom apartment units.

**Location:** District 3; Generally located on the north side of Valencia College Ln., south of E. Colonial Dr., east of John Wesley Wy., and west of Central Florida Greenway; Parcel ID#s: 24-22-30-8856-00-010/020/030; 24-22-30-0000-00-130; 24.01 gross ac.

A motion was made by Commissioner Uribe, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan (See Future Land Use Goals FLU1 and FLU1.2, Objectives FLU1.1 and FLU1.4, Policies FLU1.1.1, FLU1.4 and FLU8.2.2, Housing Element Goal H1, and Housing Element Objective H1.1); further, determine that the proposed amendment is in compliance; further, adopt Amendment 2021-1-A-3-1, Planned Development-Commercial/Office (PD-C/O) and Commercial (C) to Medium Density Residential (MDR), up to 440 multi-family dwelling units; further, make a finding of consistency with the Comprehensive Plan; further, determine that the proposed amendment is in compliance; further, adopt Amendment 2021-1-B-FLUE-6; further, make a finding of consistency with the Comprehensive Plan; further, approve the substantial change request subject to the twelve (12) conditions of approval listed in the Staff Report; further, make a finding of consistency with the Comprehensive Plan; further, determine that the amendments are in compliance; and further, adopt Ordinance 2021-22, approving the proposed Future Land Use Map Amendment and associated text amendment, consistent with today's actions. The motion carried by the following vote:

**Aye:** 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Siplin



**THE FOREGOING DECISION HAS BEEN  
FILED WITH ME THIS 19TH DAY OF MAY  
2021.**

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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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