

# Orange County Government

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

## Decision Letter

### Board of County Commissioners

Tuesday, February 25, 2020

2:00 PM

County Commission Chambers

20-123

Rezoning

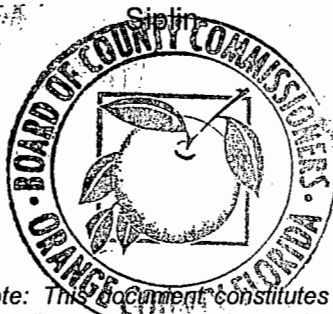
Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., Harbor Chase Planned Development (PD), Case # LUP-19-04-116; District 1

**Consideration:** Request to rezone 3.31 acres of C-1 (Retail Commercial District) and 5.64 acres of R-3 (Multiple-Family Dwelling District) to PD (Planned Development District) for the development of a 231,910 square foot Assisted and Independent Living Facility with on-site alcohol consumption. In addition, the applicant has requested the following waivers from Orange County Code: 1) A waiver from Section 38-1251 is requested to allow a maximum height of 50 feet, in lieu of 35 feet. 2) A waiver from Section 38-1258(b) is requested to allow a maximum height of 50 feet located between 100 feet to 150 feet of single-family zoned property, in lieu of a maximum of 50% of the buildings being three (3) stories (not exceed 40 feet in height) with the remaining buildings being one (1) story or two (2) stories in height. 3) A waiver from Section 38-1254 is requested to reduce the PD perimeter setback to 23 feet, in lieu of 25 feet. 4) A waiver from Section 38-1272(3) is requested to reduce the PD perimeter setback to 23 feet, in lieu of 25 feet; pursuant to Orange County Code, Chapter 30.

**Location:** District 1; property located at 7243 Della Drive; or generally located east of Della Drive, south of Mabel Louise Lane, and north of Dr. Phillips Boulevard; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner VanderLey, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; and approve the rezoning request Case # LUP-19-04-116 to rezone 3.31 acres of C-1 (Retail Commercial District) and 5.64 acres of R-3 (Multiple-Family Dwelling District) to PD (Planned Development District) for the development of a 231,910 square foot Assisted and Independent Living Facility with on-site alcohol consumption, subject to the conditions of approval listed under the Planning and Zoning Commission recommendation. The motion carried by the following vote:

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



THE FOREGOING DECISION HAS BEEN FILED WITH ME  
THIS 6TH DAY OF MARCH 2020.

for Amelia Vaughn  
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.

np