

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

20-128

Rezoning

Brooks A. Stickler, Kimley-Horn and Associates, Inc., Waterford Lakes Multifamily Planned Development (PD), Case # LUP-19-08-266; District 4

Consideration: Request to rezone two (2) parcels containing 10.08 gross acres from C-1 to PD, in order to construct two hundred fifty-six (256) multi-family residential units. In addition, the applicant has requested the following waivers from Orange County Code:

1) A waiver from Section 38-1281(1) to allow a minimum building setback abutting an expressway to be sixty-five (65) feet in lieu of seventy-five (75) feet. 2) A waiver from Section 38-1476 to allow maximum parking spaces for proposed dwelling units that are one (1) bedroom with a ratio of 1.35 in lieu of 1.5, and proposed dwelling units that are two (2) and three (3) bedroom with a ratio of 1.85 in lieu of 2. 3) A waiver from Section 24-2(a)(2)a to waive the requirement, along the eastern boundary of the property, of planting shade treed every fifty (50) feet of common lot line or fraction thereof. 4) A waiver from Section 38-1258(a) along the eastern boundary of the proposed development to allow a multifamily building with a maximum height of sixty (60) feet/four (4) stories with a minimum setback of 25 feet from single-family zoned property in lieu of the single-story height requirement where multifamily buildings are located within one hundred (100) feet of single-family zoned property. 5) A waiver from Section 38-1258(b) along the eastern boundary of the proposed development to allow a multifamily building with a maximum height of sixty (60) feet/four (4) stories with a minimum setback of 25 feet from single-family zoned property in lieu of the varying building height where the multifamily buildings are located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned properties. 6) A waiver from Section 38-1258(c) along the eastern boundary of the proposed development to allow a multifamily building with a maximum height of sixty (60) feet/four (4) stories with a minimum setback of 25 feet from single-family zoned property located along the eastern boundary in lieu of forty (40) feet/three (3) stories in height where the multifamily buildings are located within one hundred and fifty (150) feet of single-family zoned properties. 7) A waiver from Section 38-1258(d) along the eastern boundary of the proposed development to allow a multifamily building with a maximum height of sixty (60) feet/four (4) stories with a minimum setback of 25 feet from single-family zoned property located along the eastern boundary in lieu of forty (40) feet/three (3) stories in height. 8) A waiver from Section 38-1258(e) along the eastern boundary of the proposed development to allow for parking and other paved areas for multifamily development to be located 14 feet from any single-family zoned property internal to the planned development in lieu of twenty-five (25) feet. A 14 foot landscape buffer shall be provided with hedges and trees consistent with Type C landscape buffer requirements, in lieu of a twenty-five (25) foot landscape buffer. 9) A waiver from Section 38-1258(e) along the eastern boundary of the proposed

development to require no wall when a multi-family development is located adjacent to any single-family zoned property internal to the planned development in lieu of a 6 (six)-foot high masonry, brick, or block wall. 10) A waiver from Section 38-1258(i) to allow a minimum building separation of thirty (30) feet between four (4) story buildings in lieu of the required forty (40) feet; pursuant to Orange County Code, Chapter 30.

Location: District 4; property located at 12400 & 12464 E. Colonial Drive; Generally located south of E. Colonial Drive, and east of Woodbury Road; Orange County, Florida (legal property description on file in Planning Division)

New Condition of approval #13 to read as follows:

At the time the developer seeks approval of a development plan the developer shall conduct a traffic operational study for Woodbury Road, the intersection of Woodbury Road, State Road 50, and the unnamed street on the south shall be subject to the results of the study. Furthermore, the development plan shall be reviewed by the Board of County Commissioners at a public hearing.

Previous condition of approval # 13 is renumbered to Condition of Approval # 14.

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Moore, to make a finding of consistency with the Comprehensive Plan; and approve the rezoning request Case # LUP-19-08-266 to rezone two (2) parcels containing 10.08 gross acres from C-1 to PD, in order to construct two hundred fifty-six (256) multi-family residential units, subject to the conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report; and further, approve New Condition of Approval # 13 and renumber previous Condition of Approval # 13 to Condition of Approval # 14. The motion carried by the following vote:

Ave: 6 - Mayor Demings, Commissioner VanderLey, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Siplin

Commissioner Bonilla

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

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