



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 tree 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

