



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, June 20, 2023

2:00 PM

County Commission Chambers

23-819

Adoption of Future Land Use Map Amendment 2023-1-A-4-1, FLU8.1.4 Text Amendment 2023-1-B-FLUE-4, FLU1.2.4 Text Amendment 2023-1-B-FLUE-8, Ordinance, and Concurrent Rezoning Request LUP-22-12-389, Eric Raasch, Inspire Placemaking Collective, and Brooks Stickler, Kimley-Horn Associates, Inc., for Boggy Creek South Property, Inc., Genesis Christian Center of Orlando Florida, Inc., and Ralph Jeudy

a. Amendment 2023-1-A-4-1

Consideration: Rural/Agricultural (R) to Planned Development-Medium-High Density Residential (PD-MHDR) and Urban Service Area (USA) Expansion

Location: District 4; Property located at 5501, 5603, 5623, and 5707 Simpson Rd.; generally located north of Simpson Rd. and the Orange County-Osceola County line, west of Boggy Creek Rd., and east of Ward Rd. and Boggy Creek; Parcel ID#s: 33-24-30-0000-00-014/031/032/033; 17.73 gross ac.

And

b. Amendment 2023-1-B-FLUE-4

Consideration: Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County, associated with Amendment 2023-1-A-4-1

And

c. Amendment 2023-1-B-FLUE-8

Consideration: Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA), associated with Amendment 2023-1-A-4-1

And

d. Ordinance for Proposed Amendment

Consideration: An Ordinance pertaining to Comprehensive Planning in Orange County, Florida;

amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting amendments pursuant to Section 163.3184(3), Florida Statutes, for the 2023 calendar year (First Cycle); and providing effective dates.

And

e. LUP-22-12-389

Consideration: Request to rezone A-2 to PD (Simpson Road Multi-Family PD/LUP). Also requested are nine (9) waivers from Orange County Code: 1) A waiver from Section 38-1258(a) is requested to allow a maximum height of four (4) stories/seventy (70) feet for multi-family buildings within one hundred (100) feet of single-family zoned property, in lieu of a maximum height of one story for multi-family residential buildings located within one hundred (100) feet of single-family zoned property; 2) A waiver from Section 38-1258(b) is requested to allow buildings to be four (4) stories/seventy (70) feet in height, in lieu of varying in building height with a maximum of fifty (50) percent of 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, when located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property; 3) A waiver from Section 38-1258(c) is requested to allow a building height of seventy (70) feet and four (4) stories, in lieu of not exceeding three (3) stories (40 feet) in height, when located within one hundred and fifty (150) feet of single-family zoned property; 4) A waiver from Section 38-1258(d) is requested to allow a building height of seventy (70) feet and four (4) stories in lieu of forty (40) feet and three (3) stories; 5) A waiver from Section 38-1258(e) is requested to allow for parking and other paved areas for multi-family development to be located 16.5 feet from single-family zoned property (northern property line), in lieu of twenty-five (25) feet; 6) A waiver from Section 38-1258(f) is requested to not require a six (6) foot high masonry, brick, or block wall for multi-family development adjacent to single-family zoned property, in lieu of requiring a six (6) foot high masonry, brick or block wall; 7) A waiver from Section 34-209 is requested to provide no masonry wall adjacent to a roadway that has over 8,000 daily trips, in lieu of providing a masonry wall adjacent to a roadway that has over 8,000 daily trips; 8) A waiver from Orange County Code Section 38-1476 is requested to allow a ten percent reduction for multi-family parking at a ratio of 1.35 spaces for efficiencies and one-bedroom units and 1.80 spaces for two (2) and three (3) bedroom units, in lieu of the required 1.5 parking spaces per one (1) bedroom apartment and 2 parking spaces per two (2) and three (3) bedroom apartments; and 9) A waiver from Section 38-1254(2) is requested to allow a minimum building setback of twenty-five (25) feet from a major collector street (Simpson Road), in lieu of thirty-five (35) feet for the southern boundary of the property.

Location: District 4; Property located at 5501, 5603, 5623, and 5707 Simpson Rd.; generally located north of Simpson Rd. and the Orange County-Osceola County line, west of Boggy Creek Rd., and east of Ward Rd. and Boggy Creek; Parcel ID#s: 33-24-30-0000-00-014/031/032/033; 17.73 gross ac.

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, adopt Amendment 2023-1-A-4-1, Rural / Agricultural (R) to Planned Development – Medium-High Density Residential (PD-MHDR); further, adopt Amendment 2023-1-B-FLUE-4 to include the development program in Future Land Use Element Policy FLU 8.1.4, and Urban Service (USA) Expansion Amendment 2023-1-B-FLUE-8; further, adopt the associated Ordinance 2023-24; and further, approve rezoning request Case # LUP-22-12-389, from A-2 (Farmland Rural District) to PD (Planned Development District) (Simpson Road Multi-Family PD), subject to the sixteen (16) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated June 8, 2023. The motion carried by the following vote:

Aye: 5 - Mayor Demings, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Scott

Absent: 2 - Commissioner Wilson, and Commissioner Moore



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 30TH DAY OF JUNE 2023.

Jennifer Joan - Kinety

fol

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