



# 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, January 28, 2020

2:00 PM

County Commission Chambers

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Rezoning

20-030

Erika Hughes, VHB, Inc., Westgate Seasons PD, Case # LUP-17-04-135; District 6

**Consideration:** A request to rezone one (1) parcel containing 19.4 gross acres from R-3 (Multiple-Family Dwelling District) to PD (Planned Development District), in order to construct up to 358 multi-family residential dwelling units. The request also includes the following waivers from Orange County Code:

1. A waiver from Section 38-1258(a) is requested to allow a maximum building height of forty (40) feet and three (3) stories for all multi-family buildings located seventy-five (75) feet to one hundred (100) feet from single-family zoned property, in lieu of being restricted to a single story in height within one hundred (100) feet.
2. A waiver from Section 38-1258(b) is requested to allow a maximum building height of forty (40) feet and three (3) stories for all multi-family buildings between one hundred plus (100+) feet to one hundred fifty (150) feet of single-family zoned property, in lieu of 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.
3. A waiver from Section 38-1258(j) is requested to allow a minimum building separation of twenty (20) feet for all multi-family buildings, in lieu of thirty (30) feet for two-story buildings, and forty (40) feet for buildings three (3) stories; pursuant to Orange County Code, Chapter 30.

**Location:** District 6; property generally located North of West Oak Ridge Road, south of Wakulla Way, east of S. John Young Parkway, west of S. Texas Avenue; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Siplin, seconded by Commissioner Bonilla, to make a finding of consistency with the Comprehensive Plan; and approve the rezoning request Case # LUP-17-04-135 to rezone one (1) parcel containing 19.4 gross acres from R-3 (Multiple-Family Dwelling District) to PD (Planned Development District), in order to construct up to 358 multi-family residential dwelling units, subject to the conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report. The motion carried by the following vote

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



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 5TH DAY OF FEBRUARY 2020.

*Katie Smith*  
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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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