



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, August 13, 2024

2:00 PM

County Commission Chambers

24-945 ✓ Case # LUP-23-08-260

Brent Lenzen, Kimley-Horn and Associates, Inc., Southpark Center Land Use Plan (LUP); District 6

Consideration: A request to rezone 90.31 acres from I-2 / I-3 (Industrial District) to PD (Planned Development District) in order to construct up to 2,403 multi-family units and 1,710,700 square feet of commercial uses. Up to 400,000 square feet of commercial uses are proposed to be vertically integrated with multi-family residential uses. The following waivers from Orange County Code are being requested: 1. A waiver from Section 38-1258(2) to allow multi-family buildings located more than 100-feet from single-family zoned property to be a maximum height of seven (7) stories / one-hundred ten (110) feet, in lieu of three (3) stories / forty (40) feet. 2. A waiver from Section 38-1272(a)(5) to allow commercial buildings with a maximum height of twelve (12) stories / one-hundred eighty (180) feet for hotels and seven (7) stories / one-hundred ten (110) feet for commercial / retail, in lieu of fifty (50) feet, except thirty-five (35) feet within one hundred (100) feet of any residential use of residential district. 3. A waiver from Section 38-1476 to allow 1.35 spaces per efficiency unit or 1 bedroom and 1.8 spaces per apartment unit of two (2) or three (3) bedrooms, 0.9 spaces per 1.5 hotel rooms, 0.9 spaces per 200 square feet of office building, and 4.5 spaces per 1,000 square feet of retail in lieu of the required 1.5 spaces per efficiency unit or 1 bedroom, 2.0 spaces per two or three bedroom units, 1 space per 1.5 hotel rooms, 1 space per 200 square feet of office building, and 5 spaces per 1,000 square feet of retail. 4. A waiver from Section 38-1272(a)(3)(a) for commercial buildings to have a minimum setback of ten (10) feet from front and side street yards (South John Young Parkway, San Marco Court, Southpark Center Loop, Cordova Park Drive & Challen Court) in lieu of thirty (30) feet. 5. A waiver from Section 38-1254(a)(2) for residential buildings to have a minimum setback of ten (10) feet from functionally classified roads (South John Young Parkway) in lieu of twenty-five (25) feet. 6. A waiver from Section 38-1254 (a)(3) for residential buildings to have a minimum setback of ten (10) feet from all other rights-of-ways (San Marco Court, Southpark Center Loop, Cordova Park Drive & Challen Court) in lieu of twenty (20) feet; pursuant to Orange County Code, Chapter 30.


Location: District 6; property generally located North of State Road 528 / West of South John Young Parkway; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Scott, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; further, approve the request to rezone 90.31 acres from I-2 / I-3 (Industrial District) to PD (Planned Development District) in order to construct up to 2,403 multi-family units and 1,710,700 square feet of commercial uses; and further, up to 400,000 square feet of commercial uses are proposed to be vertically integrated with multi-family residential uses, subject to the twenty-nine (29) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated July 19, 2024. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Scott



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 29TH DAY OF AUGUST 2024.

for 
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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