



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, February 7, 2023

2:00 PM

County Commission Chambers

22-1049

Case # CDR-21-11-337

Sam Sebaali, Florida Engineering Group, Inc., Southchase Planned Development / Land Use Plan (PD / LUP), amend plan; District 4 (Continued from September 27, 2022 and November 15, 2022)

Consideration: A PD substantial change request to convert 32,340 square feet of commercial to 280 multi-family residential dwelling units based on trip equivalencies, and creating a new Parcel 44A from Parcel 44. In addition, the following waiver is requested from Orange County Code: 1. A waiver from Section 38-1258(d) for PD Parcel 44A to allow the multi-family residential buildings to have a maximum building height of four (4) stories, fifty (50) feet, with the buildings to be located a minimum of 150 feet from the residential property in lieu of the maximum three (3) stories or forty (40) feet subject to approval by the Board of County Commissioners; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

Location: District 4; property generally located South of Wetherbee Road and west of South Orange Avenue; Orange County, Florida (legal property description on file in Planning Division)

Modified Condition of Approval #11:

11. ~~Existing trees located within the 25 ft. residential buffer along the western property line of parcel 44A shall be preserved; alternatively,~~ a 6 ft. high wall and enhanced landscaping shall be provided along the entire length of the western property line. This enhanced buffer shall consist of 2 parallel rows, planted 25 ft. on center, staggered, with alternating canopy shade and understory trees. The canopy trees will be 4 inch caliber.

New Condition of Approval #14:

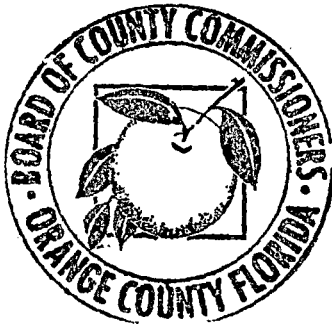
14. The Development Plan for parcel 44A shall be reviewed by the Board of County Commissioners at a Public Hearing.

Previous Conditions of Approval #14 and #15 are renumbered to Conditions of Approval #15 and #16.

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Bonilla, to make a finding of consistency with the Comprehensive Plan; further, approve the substantial change request subject to the fifteen (15) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated January 26, 2023; further, approve modified condition of approval #11; further, approve new condition of approval #14; and further, approve and execute the Thirteenth Amended Development Order for Southchase Development of Regional Impact. The motion carried by the following vote:

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

Absent: 2 - Mayor Demings, and Commissioner Wilson



THE FOREGOING DECISION HAS BEEN
FILED WITH ME THIS 14TH DAY OF
FEBRUARY 2023.



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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