




**Interoffice Memorandum**

Revised Request Received: October 16, 2020 @ 11:40 am  
No advertising requirements

**DATE:** October 16, 2020  
**TO:** Katie Smith, Deputy Clerk  
Clerk of the Board of County Commissioners  
**THRU:** Agenda Development BCC  
**FROM:** Alberto A. Vargas, M.Arch, Manager   
Planning Division  
**CONTACT PERSON:** **Alberto A. Vargas, M.Arch, Manager**  
**Planning Division**  
**(407) 836-5354 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net)**  
**SUBJECT:** Revised Request Public Hearing on November 10, 2020 at 2:00 PM

(**Note:** Amendment 2020-1-A-1-1 applicant's name has been changed and other minor edits made to waiver requests #4&5 for CDR-19-10-356); Amendment 2020-A-4-1, the requested amendment designations' order has been changed)

**Public Hearing for Comprehensive Plan (CP) Amendments and, Where Applicable, Concurrent Substantial Change Request and Ordinance**

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**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 2020 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING EFFECTIVE DATES.**

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**APPLICANT / AGENT:** N/A  
**DISTRICT #:** Districts 1 & 4  
**TYPE OF HEARING:** Adoption of the 2020-1 Regular Cycle Amendments to the 2010-2030 Comprehensive Plan (CP) and, where applicable, concurrent substantial change request

**AND**

Adoption of Ordinance

**ESTIMATED TIME REQUIRED**

- FOR PUBLIC HEARING:** 2 minutes
- HEARING CONTROVERSIAL:** Yes
- HEARING REQUIRED BY FL STATUTE OR CODE:** ss. 163.3184 and 163.3187 (1), F.S. and Section 30-40(c)(3)c, O.C. Code
- ADVERTISING REQUIREMENTS:** Fiscal & Operational Support Division will publish display advertisement in local newspaper of general circulation at least fifteen (15) days prior to the public hearing.
- ADVERTISING TIMEFRAMES:** At least fifteen (15) days prior to public hearing
- APPLICANT/ABUTTERS TO BE NOTIFIED:** N/A. Fiscal & Operational Support Division will send notices to all affected property owners.
- SPANISH CONTACT PERSON:** Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.
- MATERIALS BEING SUBMITTED AS BACKUP FOR PUBLIC HEARING REQUEST:** Fiscal & Operational Support Division will provide the Clerk's Office with proof of publication the Friday prior to the Public Hearing.
- Staff report binder will be provided under separate cover seven (7) days prior to the Public Hearing.
- SPECIAL INSTRUCTIONS TO CLERK (IF ANY):** Please verify the hearing date with the Planning Division. Attached is an itemized list of the amendments and concurrent rezoning requests or substantial change requests in the order in which they will be heard.
- c: Chris Testerman, AICP, Assistant County Administrator  
Joel Prinsell, Deputy County Attorney, County Attorney's Office  
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services Department  
Olan Hill, AICP, Assistant Manager, Planning Division  
Gregory Golgowski, AICP, Chief Planner, Planning Division  
Eric Raasch, AICP, Planning Administrator, Planning Division

**2020-1 Comprehensive Plan Adoption – Regular Cycle Privately-Initiated Comprehensive Plan Map Amendments and, Where Applicable, Concurrent Substantial Change Request**

Amendment 2020-1-A-1-1 District 1	Jeff Robbins, Related Development, LLC, for Vitru Florida, Inc. Activity Center Mixed Use (ACMU) to Planned Development-Activity Center Residential (PD-ACR)
	-and-
Substantial Change CDR-19-10-356	Substantial Change Request to the IDI Orange PD to convert 12,500 square feet of restaurant uses, 480 mid-rise timeshare units, and 225 hotel rooms to 420 multi-family residential dwelling units. Also requested are five (5) waivers from Orange County Code: 1) A waiver from Section 38-1251(b) to allow a maximum building coverage of all buildings up to thirty-five percent (35%), in lieu of thirty percent (30%); 2) A waiver from Section 38-1254 (1) to allow no increase in the twenty-five foot (25') PD boundary building setback for structures in excess of two (2) stories, in lieu of increase to reflect additional structural height; 3) A waiver from Section 38-1258 (d) to allow all multi-family building heights to be four (4) stories and sixty (60) feet, in lieu of three (3) stories and forty (40) feet; 4) A waiver from Section 38-1258(j) to allow a twenty foot (20') building separation in lieu of proportional increase due to increased structural height; and 5) A waiver from Section 38-1476(a) to allow for multi-family parking at a ratio of one and six-tenths (1.6) spaces per multi-family unit regardless of bedroom count, in lieu of one and one-half (1.5) spaces for efficiencies and one (1)-bedroom units and two (2) spaces for two (2)- and three (3)-bedroom units.
Amendment 2020-1-A-4-1 District 4	Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for Adventist Health System/Sunbelt, Inc. Planned Development-Institutional/Conservation (PD-INST/CONS) to Planned Development-Commercial/Office/Medium Density Residential/Low-Medium Density Residential/Conservation (PD-C/O/MDR/LMDR/CONS)

**2020-1 Comprehensive Plan Adoption – Regular Cycle Staff-Initiated Text Amendments**

Amendment 2020-1-B-FLUE-1 Countywide	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County
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**2020-1 Comprehensive Plan Adoption – Regular Cycle State-Expedited Review Comprehensive Plan Amendments Ordinance**