




**Interoffice Memorandum**

**DATE:** November 21, 2022

**TO:** Katie A. Smith, Deputy Clerk of the Board of County Commissioners (BCC), County Comptroller's Office

**THRU:** Agenda Development BCC

**FROM:** Alberto A. Vargas, MArch, Manager Planning Division 

**CONTACT PERSON:** **Alberto A. Vargas, MArch, Manager Planning Division (407) 836-5354 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net)**

**SUBJECT:** Request Public Hearing on December 13, 2022  
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment, Ordinance, and Concurrent Change Determination Request**

**TYPE OF HEARING:** Adoption of Future Land Use Map Amendment, Ordinance, and Concurrent Change Determination Request.

**APPLICANT:** M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for ZES International LLC

**AMENDMENT:** SS-22-08-073: Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT SUBSTANTIAL CHANGE REQUEST:** CDR-22-07-246: A change determination is requested to the previously-approved Paradise Hotel PD Land Use Plan to change the use from hotel to multi-family residential in order to construct 177 multi-family residential dwelling units in three (3) buildings and provide associated infrastructure. Also requested are four (4) waivers from Orange County Code:

- 1) A waiver from Orange County Code Section 38-1258(j) is requested to allow no increase in building separation in lieu of proportional increase due to increased structural height and allow minimum setbacks between buildings to be twenty feet (20') in lieu of increase to reflect additional structural height;
- 2) A waiver from Orange County Code Section 38-1272 (a)(1) is requested to allow seventy-five (75) percent impervious coverage in lieu of a maximum impervious coverage of seventy (70) percent of the net land area;
- 3) A waiver from Orange County Code Section 38-1300 is requested to allow seventy-five (75) feet maximum building height in lieu of sixty (60) feet, but thirty-five (35) feet within one hundred (100) feet of single-family residential; and
- 4) A waiver is requested from Orange County Code Section 38-1476 (A) to allow a six percent reduction for multi-family parking at a ratio of 1.41 spaces for efficiencies and one-bedroom units and 1.88 spaces for two (2) and three (3) bedroom units, in lieu of one and one-half (1.5) spaces for efficiencies and one-bedroom units and two (2) spaces for two (2) and three (3) bedroom units.

<b>DISTRICT #:</b>	1
<b>ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:</b>	2 minutes
<b>HEARING CONTROVERSIAL:</b>	Yes
<b>HEARING REQUIRED BY FL STATUTE OR CODE:</b>	Part II, Chapter 163, Florida Statutes and Orange County Code
<b>ADVERTISING REQUIREMENTS:</b>	Fiscal & Operational Support Division will publish display advertisement in local newspaper of general circulation.
<b>ADVERTISING TIMEFRAMES:</b>	At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for rezonings.

**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 Wednesday prior to the Public Hearing.

The staff report binder will be provided under separate cover seven (7) days prior to the public hearing.

**SPECIAL INSTRUCTIONS TO  
CLERK (IF ANY):**

**Please schedule the public hearing concurrent with the Ordinance for the proposed amendment and the concurrent change determination request.**

- c: Chris Testerman, AICP, Deputy County Administrator
- Joel Prinsell, Deputy County Attorney, County Attorney's Office
- Jon Weiss, P.E., Director, Planning, Environmental, and Development Services Department
- Nicolas Thalmueller, AICP, Planning Administrator, Planning Division
- Gregory Golgowski, AICP, Chief Planner, Planning Division
- Olan Hill, AICP, Assistant Manager, Planning Division