



PUBLIC HEARING NOTICE

FUTURE LAND USE MAP AMENDMENT AND CHANGE DETERMINATION REQUEST

Commission District #1
Nicole Wilson, Commissioner

Case Planner:
Jennifer DuBois, Planner
407-836-5396
Jennifer.DuBois@ocfl.net

Board of County Commissioners (BCC) –
Tuesday, December 13, 2022 at 2:00 pm

Orange County Commission Chambers
201 S. Rosalind Ave., Orlando, FL 32801

REQUEST

Future Land Use Map (FLUM) Amendment: SS-22-08-073

From: Activity Center Mixed Use (ACMU)
To: Activity Center Residential (ACR)

Change Determination Request (CDR): CDR-22-07-246 (Paradise Hotel PD/LUP)

Applicant: M. Rebecca Wilson, Lowndes, Drosdick,
Doster, Kantor & Reed, P.A.
Owner: ZES International LLC
Parcel ID: 34-24-28-0000-00-025
Acreage: 5.93 gross/net developable acres
Location: 14445 State Road 535; generally located east
of State Road 535, north of World Center Drive,
and south of Lake Bryan Beach Boulevard.

Subject Property Location Map



SUMMARY OF REQUEST

The proposal is to change the Future Land Use Map (FLUM) designation of the 5.93-acre subject parcel, presently undeveloped, from **Activity Center Mixed Use (ACMU)** to **Activity Center Residential (ACR)**. The property has a zoning classification of **PD (Planned Development District) (Paradise Hotel PD/LUP)**. Per the currently-approved PD Land Use Plan (LUP), the site is entitled for the development of up to 280 hotel rooms. The concurrent Change Determination Request (CDR) entails the amendment of the Paradise Hotel PD's entitlements to allow for the construction of up to 177 multi-family residential units in three buildings and the provision of associated infrastructure. The applicant is also requesting the following 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.

PUBLIC HEARING NOTICE

Project Name: Paradise Hotel PD
Case #s: SS-22-08-073 / CDR-22-07-246
Staff Contact: Jennifer DuBois, Planner
Hearing Date: BCC – Tuesday, December 13, 2022

Note: If you wish to make comments, please return this entire document with your comments no later than the day prior to the public hearing. Any commentary submitted to the Planning Division is a public record and is therefore open for review and inspection by any member of the public, including the applicant.

IN FAVOR **OPPOSED**

COMMENTS: _____

NAME: _____ **ADDRESS:** _____
PHONE #: _____

MAIL, FAX, OR EMAIL TO:
ORANGE COUNTY PLANNING DIVISION
P.O. BOX 1393
ORLANDO, FLORIDA 32802-2687
Phone #: (407) 836-5600 Fax #: (407) 836-5862
E-Mail Address: **PLANNING@OCFL.NET**

NOTICE TO ALL PERSONS WISHING TO SPEAK AT THIS PUBLIC HEARING

THIS INFORMATION IS INTENDED TO ASSIST YOU IN PREPARING YOUR PRESENTATION. PLEASE LIMIT YOUR PRESENTATION TO THREE (3) MINUTES AND KEEP IN MIND THE FOLLOWING GUIDELINES:

- (1) The Chairman of the Planning and Zoning Commission (PZC) and Board of County Commissioners (BCC) determines when and for how long an individual may speak.
- (2) Be concise and to the point. Do not repeat previous comments.
- (3) Evidence and documentation such as photographs, reports, and letters, may be to your benefit. However, once submitted, they are part of the record and cannot be returned.
- (4) Your comments should focus on compatibility with the surrounding area and/or concerns with impact on public services.

FOR YOUR INFORMATION, ALL PZC / BCC MEETINGS ARE DIGITALLY RECORDED & TELEVISED ON ORANGE TV:

CHANNEL 488 ON SPECTRUM
CHANNEL 9 ON COMCAST
CHANNEL 99 AT&T U-VERSE

You may also watch the PZC / BCC public hearing live on: <http://www.ocfl.net/OpenGovernment/OrangeTVVisionTV.aspx>

Previous PZC / BCC public hearings are available at: <http://www.ocfl.net/OpenGovernment/OrangeTVVisionTV/VideoArchive.asp>

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should contact the Government Service Center at (407) 836-3111.

Para mas informacion referente a esta vista publica, favor comunicarse al Departamento de Planificacion al numero, (407) 836-5525

Pou plis enfòmasyon sou odyans piblik la, kontakté Dépatman Planifikasyon nan nimewo: 407-836-5525