

**Interoffice Memorandum**

DATE: September 15, 2016

TO: Katie Smith, Deputy Clerk
Clerk of the Board of County Commissioners

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

SUBJECT: Request Public Hearing on October 4, 2016, at 2:00 PM

Public Hearing for Comprehensive Plan (CP)
Amendment and Concurrent Substantial Change
Request and Ordinance

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 SMALL SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES

APPLICANT / AGENT: Jim Hall, VHB, Inc., for WPFF Majorca Land Investor, LLC

DISTRICT #: District 1

TYPE OF HEARING: Adoption of a 2016-2 Out-of-Cycle Privately-Initiated Small-Scale Development Amendment and concurrent substantial change request (Majorca PD-LUP)

AND

Adoption of Ordinance

ESTIMATED TIME REQUIRED FOR PUBLIC HEARING: 2 minutes

HEARING CONTROVERSIAL: Yes

October 4, 2016
@ 2pm

**HEARING REQUIRED BY
FL STATUTE OR CODE:**

S. 163.3187 (1), F.S. and Section 30-40(c)(3)c,
Orange County Code
and
Chapter 30, Article III, Section 30-89, Orange County
Code, and Chapter 38, Article VIII, Division 1,
Section 38-1207, Orange County 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.

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 verify the hearing date with the Planning
Division.

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

2016-2 Comprehensive Plan Adoption – Out-of-Cycle Privately-Initiated Small-Scale Development Future Land Use Map Amendment and Concurrent Substantial Change Request

Amendment
2016-2-C-1-1
District 1

Jim Hall, VHB, Inc., for WPFF Majorca Land Investor, LLC
Commercial (C) to High Density Residential (HDR)

-and-

Substantial
Change
CDR-16-08-297
District 1

Substantial Change to the Majorca PD to add 325 multi-family residential dwelling units to the development program with the following waiver requests:

- 1) A waiver from Orange County Code Section 38-1258(a) to allow a maximum height of 85 feet and 5 stories for multi-family buildings located within 25 feet of single-family residential, in lieu of a maximum height of a single-story for multi-family buildings located within 100 feet of single-family zoned property;
- 2) A waiver from Orange County Code Section 38-1258(b) to allow a maximum height of 85 feet and 5 stories for 100% of the multi-family buildings located between 100 feet and 150 feet from single-family zoned property; in lieu of varying multi-family building heights, with a maximum of 50% of the buildings being a maximum of 3 stories and 40 feet and the remaining buildings being 1 or 2 stories when located between 100 feet and 150 feet from single-family zoned property;
- 3) A waiver from Orange County Code Section 38-1258(c) to allow a maximum height of 85 feet and 5 stories for multi-family buildings located within 150 feet of single-family zoned property, in lieu of a maximum building height of 3 stories and 40 feet for multi-family buildings located within 150 feet of single-family zoned property;
- 4) A waiver from Orange County Code Section 38-1258(d) to allow a maximum multi-family building height of 85 feet and 5 stories, in lieu of a maximum multi-family building height of 40 feet and 3 stories;
- 5) A waiver from Orange County Code Section 38-1258(e) to allow paved areas for multi-family development to be located 7 feet from any single-family zoned property, in lieu of 25 feet; and

	6) A waiver from Orange County Code Section 38-1258(f) to eliminate the requirement to construct a six-foot high masonry, brick, or block wall when multi-family development located adjacent to any single-family zoned property.
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2016-2 Comprehensive Plan Adoption – Small-Scale Development Ordinance
