



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, October 4, 2016

9:00 AM

County Commission Chambers

16-058

Substantial Change

Applicant: Jim Hall, VHB, Inc. / WPF Majorca Land Investor, LLC, Case #
CDR-16-08-297

Consideration: Substantial Change Request 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.
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 is located adjacent to any single-family zoned property.

Location: Generally located on the west side of Majorca Pl, west of Turkey Lake Rd., north of W. Sand Lake Rd., south of Toscana Blvd., and east of Dr. Phillips Blvd.; Parcel ID#s 26-23-28-5411-00-010/020/030/031 (overall Substantial Change Request; requested waivers would apply only to Parcel ID#s 26-23-28-5411-00-030/031); 26.81 gross ac./9.2 net developable ac.

New Conditions of Approval

16. No preliminary subdivision plan or development plan shall be approved unless and until the Board of County Commissioners has approved a proportionate fair share agreement for the surrounding road network.
17. The number of multi-family residential units shall not exceed 300.
18. The applicant agrees to send the City of Orlando a written notice or letter withdrawing its consent (or not consenting, if consent wasn't previously given) to the pending annexation of the subject property scheduled for a second reading/public hearing with the City of Orlando City Council on October 24, 2016.

A motion was made by Mayor Jacobs, seconded by Commissioner Thompson, to make a finding of consistency with the Comprehensive Plan; and approve the substantial change request subject to the fifteen (15) conditions listed in the staff report; and further approve three (3) new conditions of approval. The motion carried by the following vote:

Aye: 5 - Mayor Jacobs, Commissioner Nelson, Commissioner Thompson, Commissioner Edwards, and Commissioner Siplin

Nay: 1 - Commissioner Boyd



THE FOREGOING DECISION HAS BEEN FILED
WITH ME THIS 7TH DAY OF NOVEMBER 2016.

Jennifer Kimrey
for 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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