



Interoffice Memorandum

May 20, 2024

TO: Jennifer Lara Klimetz, Assistant Manager,  
Clerk of the Board of County Commissioners,  
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,  
Agenda Development Office

FROM: Nicolas Thalmueller, AICP, Planning Administrator  
Planning Division, DRC Office

**CONTACT PERSON:** **Rebecca Bowden** *Rebecca Bowden*  
**Assistant Project Manager**  
**Planning Division 407-836-5619**  
**[Rebecca.Bowden@ocfl.net](mailto:Rebecca.Bowden@ocfl.net)**

SUBJECT: Request for Board of County Commissioners  
Public Hearing

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Project Name: The Place at Alafaya Student Housing Planned  
Development  
Case # LUP-23-04-127

Type of Hearing: Land Use Plan / Planned Development

Applicant(s): Jonathan A. Martin, P.E.  
Kimley-Horn and Associates, Inc.  
189 South Orange Avenue  
Orlando, Florida 32801

Commission District: 5

General Location: 11600 Mackay Boulevard; South of University  
Boulevard / North of Lokantosa Trail / West of  
Alafaya Trail

Parcel ID #(s) 09-22-31-0000-00-006

Size / Acreage: 25.41 acres

BCC Public Hearing  
Required by:

Orange County Code, Chapter 30

Clerk's Advertising  
Requirements:

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held.

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person:

Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

**Advertising Language:**

A request to rezone one (1) parcel containing 25.41 gross acres from UR-3 (University Residential District) to PD (Planned Development) in order to construct a 2,400 bed student housing development.

The following waivers from Orange County Code are being requested for the Planned Development.

1. A waiver from Section 38-1258 (b) to allow multi-family buildings at a height of five (5) stories and seventy (70) feet within three hundred (300) ft. of the north property line, and multi-family buildings at a height of eight (8) stories and one hundred ten (110) feet for the remainder of the site, in lieu of a maximum height of three (3) stories, and forty (40) tall.
2. A waiver from Section 38-1258(d) to allow no masonry, brick or block wall in lieu of a six-foot high masonry, brick, or block wall shall be constructed, wherever a multi-family development is located adjacent to single family zoned property.
3. A waiver from Section 38-1259 (b) to allow no separation between student housing development and single-family zoned property in lieu of a minimum distance separation of four hundred feet (400').
4. A waiver from Section 38-1259 (c) to allow development of twenty-four hundred (2,400) total bedrooms in lieu of not more than seven hundred and fifty (750) total bedrooms.
5. A waiver from Section 38-1476 (a) to allow for student housing parking at a ratio of nine tenths (0.9) spaces per bedroom, in lieu of one (1.0) space per bedroom.

**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*)

**Special Instructions to Clerk (if any):**

Please schedule this public hearing as soon as possible. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

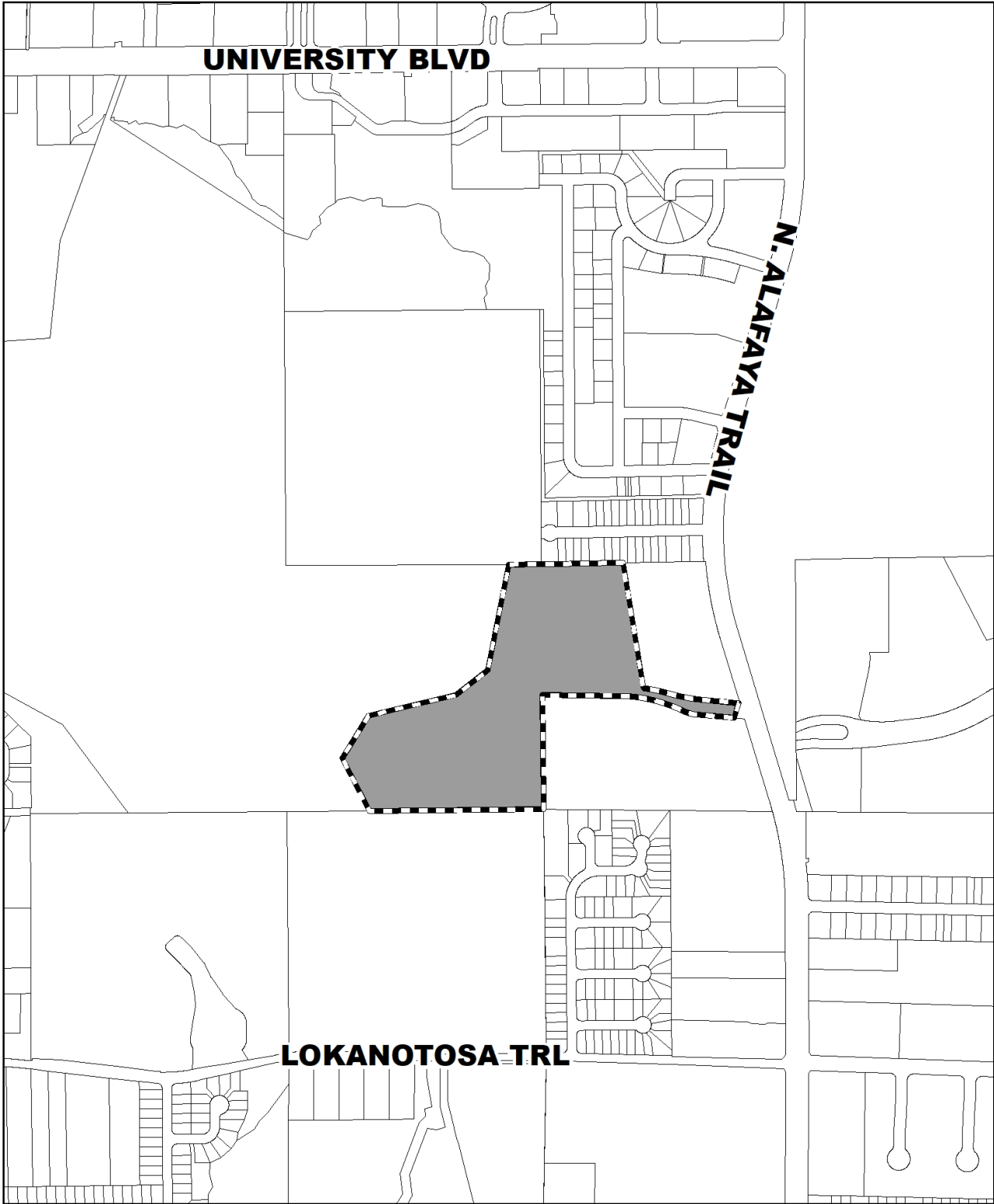
Please notify Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

For any questions regarding this map, please contact the Planning Division at 407-836-5600.

Location Map

LUP-23-04-127



 Subject Property



0 600 1,200 Feet

## Site Plan

