



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, April 11, 2023

2:00 PM

County Commission Chambers

23-467 Adoption of Future Land Use Map Amendment SS-22-05-047, Ordinance, and Concurrent Rezoning Request LUP-22-07-258, Thomas Sullivan, Gray Robinson, P.A., for New Life Church of God

c. Rezoning LUP-22-07-258

Consideration: To change the zoning designation from R-1A (Single-Family Dwelling District) to PD (Planned Development District) (Alafaya Trail Student Housing PD) to allow for up to 600 student housing beds. In addition, the applicant has requested the following waivers from Orange County Code: 1. A waiver from Section 38-1259 (k) to allow a maximum building height of five (5) stories, sixty (60) feet, in lieu of three (3) stories, forty (40) feet. 2. A waiver from Section 38-1476 is requested to allow a minimum nine-tenths (0.9) parking spaces per one (1) bedroom in lieu of one (1) parking spaces per one (1) bedrooms. 3. A waiver from Section 38-1272(a)(1) is requested to allow eighty (80) percent lot impervious coverage in lieu of seventy (70) percent of the net land area. 4. A waiver from Section 38-1253(b) to allow both active and passive recreation areas to be provided at a ratio of 2.2 acres per one thousand (1,000) projected population, in lieu of at a ratio of two and five-tenths (2.5) acres per one thousand (1,000) projected population. 5. A waiver from Section 38-1259(d) to allow a knee wall in lieu of providing a six (6) foot high masonry, brick or block wall whenever a student housing development is located adjacent to any right-of-way. 6. A waiver from Section 38-1251(b) to allow the maximum building coverage of all buildings to not exceed 67% of the gross land area internal to the PD, in lieu of the maximum coverage of all buildings not exceeding 30% of the gross land area.

Location: District 5; property located at 2820 North Alafaya Trail; generally located on the west side of Alafaya Trail, south of Pepperdine Place.; Orange County, Florida (legal property description on file in Planning Division)

Renumber existing Condition #15 to Condition #17:

45 17. The following waivers from Orange County Code are granted:

a. A waiver from Section 38-1259(k) to allow a maximum building height of five (5) stories, sixty (60) feet, in lieu of three (3) stories, forty (40) feet.

b. A waiver from Section 38-1476 to allow a minimum nine-tenths (0.9) parking spaces per one (1) bedroom in lieu of one (1) parking spaces per one (1) bedrooms.

c. A waiver from Section 38-1272(a)(1) to allow eighty (80) percent lot impervious coverage in lieu of seventy (70) percent of the net land area.

- d. A waiver from Section 38-1253(b) to allow both active and passive recreation areas to be provided at a ratio of 2.2 acres per one thousand (1,000) projected population. in lieu of at a ratio of two and five-tenths (2.5) acres per one thousand (1,000) projected population.
- e. A waiver from Section 38-1259(d) to allow a knee wall in lieu of providing a six (6) foot high masonry, brick or block wall whenever a student housing development is located adjacent to any right-of-way.
- f. A waiver from Section 38-1251 (b) to allow the maximum building coverage of all buildings to not exceed 67% of the gross land area internal to the pd. in lieu of the maximum coverage of all buildings not exceeding 30% of the gross land area.

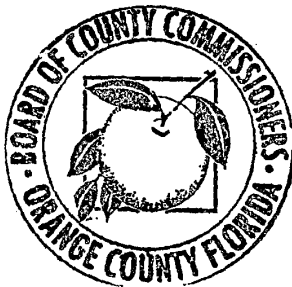
New Conditions of Approval:

15. A UCF shuttle with transportation to UCF shall be provided to residents of the student housing complex.
16. The owner of the student housing complex shall provide a security service for known special events including at annual move in and football games. Additional security will be provided twenty-four-seven through the leasing staff.

A motion was made by Commissioner Bonilla, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; further, adopt Amendment SS-22-05-047, High Density Residential - Student Housing (HDR - Student Housing) Future Land Use; further, adopt the associated Small-Scale Ordinance 2023-14; further, make a finding of consistency with the Comprehensive Plan; further, approve the rezoning request from R-1A (Single-Family Dwelling District) to PD (Planned Development District) (Alafaya Trail Student Housing PD) to allow for up to 600 student housing beds, subject to the fifteen (15) conditions of approval and six (6) waivers listed under the Planning and Zoning Commission recommendation in the Staff Report dated March 22, 2023; further, renumber condition #15 to condition #17; and further, approve new conditions of approval #15 and #16. The motion carried by the following vote:

Aye: 6 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Bonilla

Absent: 1 - Commissioner Scott



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 20TH DAY OF APRIL 2023.

Megan Fiocco
 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.

mf