

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Orange County Board of County Commissioners will conduct a public hearing on **October 25, 2022**, at **2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

**Applicant:** Jonathan Martin, Kimley-Horn and Associates, Inc., Fifty South Student Housing PD, Case # LUP-22-01-001

**Consideration:** Request to rezone one (1) parcel containing 3.64 gross acres from C-1 to PD, in order to construct a 600-bed student housing development. The request also includes the following waivers from Orange County Code: 1. A waiver from Section 30-248(d)(3) to allow a minimum 50 foot driveway length in lieu of 70 feet. 2. A waiver from Section 38-1251(b) to allow a maximum building coverage of all buildings up to sixty percent (60%) of the project in lieu of thirty percent (30%) of the gross land area. 3. A waiver from Section 38-1251(d) to allow a maximum height of seventy-five (75) feet for residential development in lieu of a maximum height of thirty-five (35) feet. 4. A waiver from Section 38-1254(1) to allow a fifteen (15') foot PD setback along Orpington Street, ten (10') foot PD setback along Crescent Blvd., and twenty-five (25') foot PD setback along remaining boundaries and no increase due to structure height from all boundaries of the PD in lieu of a minimum twenty-five foot (25') setback from all boundaries of the PD and increases due to structure height. 5. A waiver from Section 38-1254(2)(e) to allow a fifteen foot (15') building setback along the north boundary (Orpington Street) and ten feet (10') along the west boundary (Crescent Boulevard) in lieu of twenty feet (20') from all other rights-of-way. 6. A waiver from Section 38-1258(a) to allow multi-family buildings of five (5) stories (seventy [70] feet) of dwelling units wrapping a 7-level parking structure (seventy-five [75] feet) in height and located a minimum of eighty-five (85) feet from single family zoned property in lieu of multi-family buildings located within one hundred (100) feet of single-family zoned property restricted to single story in height. 7. A waiver from Section 38-1258(b) to allow multi-family buildings of five (5) stories (seventy [70] feet) of dwelling units wrapping a 7-level parking structure (seventy-five [75] feet) in height located between one hundred plus (100+) feet to one hundred and fifty (150) feet of a single-family zoned property in lieu of a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty [40] feet) in height with the remaining buildings being one (1) story or two (2) stories in height. 8. A waiver from Section 38-1258(c) to allow multi-family buildings of five (5) stories (seventy [70] feet) of dwelling units wrapping a 7-level parking structure (seventy-five [75] feet) in height located within one hundred and fifty (150) feet of single-family zoned property in lieu of three (3) stories (forty [40] feet) in height. 9. A waiver from Section 38-1259(b) to allow a minimum distance separation of eighty-five (85) feet between student housing development and single-family zoned property in lieu of a minimum distance separation of four hundred feet (400'). 10. A waiver from Section 38-1259(d) to allow for a vegetative buffer in lieu of a six-foot high masonry, brick or block wall constructed whenever a student housing development is located adjacent to any right-of-way. 11. A waiver from Section 38-1259(k) to allow five (5) stories (seventy [70]

feet) of dwelling units wrapping a 7-level parking structure (seventy-five [75] feet) in height in lieu of a maximum building height of three (3) stories (forty [40] feet). 12. A waiver from Section 38-1272(a)(1) to allow eighty (80) percent impervious coverage in lieu of a maximum impervious coverage of seventy (70) percent of the net land area. 13. 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; pursuant to Orange County Code, Chapter 30

**Location:** District 5; property located at 11731 E. Colonial Drive; generally north of E. Colonial Drive, west of Alafaya Trail, and east of Crescent Boulevard; Orange County, Florida (legal property description on file in Planning Division-see enclosed map)

**If you have any questions regarding this notice, contact the Orange County Planning Division, 407-836-5600; email: [planning@ocfl.net](mailto:planning@ocfl.net)**

**PARA MÁS INFORMACIÓN, REFERENTE A ESTE AVISO PARA UNA AUDENCIA PUBLICA SOBRE UNA PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181.**

You may obtain a copy of the legal property description by calling the Orange County Planning Division or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando Florida

**If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.**

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners; Orange County, Florida

np/ll/jv  
October 12, 2022  
c: Applicant/Abutters