



## Interoffice Memorandum

**DATE:** March 9, 2023

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

**THRU:** Agenda Development BCC

**FROM:** Alberto A. Vargas, MArch, Manager  
Planning Division

**CONTACT PERSON:** **Jason H. Sorensen, AICP, Chief Planner** Jason Sorensen  
Planning Division  
(407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net)

**SUBJECT:** Request Public Hearing on April 11, 2023  
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment, Ordinance,  
and Concurrent Rezoning Request**

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Jason Sorensen  
Date: 2023.03.09  
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**TYPE OF HEARING:** Adoption of Future Land Use Map Amendment,  
Ordinance, and Concurrent Rezoning Request

**APPLICANT:** Thomas Sullivan, Gray Robinson, P.A., for New Life  
Church of God

**AMENDMENT:** SS-22-05-047: Medium Density Residential (MDR) to  
High Density Residential – Student Housing (HDR-  
Student Housing)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT  
REZONING:** LUP-22-07-258: R-1A (Single-Family Dwelling  
District) to PD (Planned Development District)  
(Alafaya Trail Student Housing PD)

**DISTRICT #:** 5

**GENERAL LOCATION:** 2820 North Alafaya Trail; generally located on the west side of Alafaya Trail, south of Pepperdine Place.

**ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:** 2 minutes

**HEARING CONTROVERSIAL:** No

**HEARING REQUIRED BY FL STATUTE OR CODE:** Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

**ADVERTISING REQUIREMENTS:** 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.

**ADVERTISING TIMEFRAMES:** At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for rezonings.

**APPLICANT/ABUTTERS TO BE NOTIFIED:** 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 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.

**ADVERTISING LANGUAGE FOR AMENDMENT:**  
To change the Future Land Use designation from Medium Density Residential (MDR) to High Density Residential – Student Housing (HDR-Student Housing).

**ADVERTISING LANGUAGE FOR REZONING:**  
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.

**ADVERTISING LANGUAGE FOR 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 a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**MATERIALS BEING SUBMITTED AS BACKUP FOR PUBLIC HEARING REQUEST:**

- (1) Names and last known addresses of property owners within 300 feet and beyond (via email from Fiscal and Operational Support Division); and
- (2) Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO CLERK (IF ANY):**

**Please schedule the public hearing concurrent with the Ordinance for the proposed amendment and the concurrent rezoning.**

- c: Jon Weiss, P.E., Deputy County Administrator  
 Joel Prinsell, Deputy County Attorney, County Attorney's Office  
 Tim Boldig, Interim Director, Planning, Environmental, and Development Services Department  
 Nik Thalmueller, AICP, Planning Administrator, Planning Division  
 Jason Sorensen, AICP, Chief Planner, Current Planning Division  
 Olan Hill, AICP, Assistant Manager, Planning Division

**Legal Description**

**SS-22-05-047 and LUP-22-07-258**

**2820 N. Alafaya Trail**

Parcel #: 15-22-31-0000-00-030

THE S 256.56 FT OF E 486.4 FT OF NW1/4 OF NW1/4 SEC 15-22-31 (LESS BEG AT NW COR THEREOF  
RUN E 498 FT S 0.67 FT W 498.02 FT N 5.84 FT TO POB PER OR 4057/3156) & THAT PORTION IN  
MORINGSIDE 0/82 DESC AS BEG NW COR OF SW1/4 OF NW1/4 RUN E 1271.85 FT S 10 FT W  
1272.28 FT N 13.92 FT TO POB (LESS W 772.06 FT)

For questions regarding this map,  
please call the Planning Division  
at 407-836-5600

Location Map

SS-22-05-047 and LUP-22-07-258

2820 N. Alafaya Trail

