



Interoffice Memorandum

-Received September 30, 2020 @ 9:12am

- Publish: October 18, 2020

- Deadline: October 13, 2020

DATE: September 29, 2020

TO: Katie Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: 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

SUBJECT: **Public Hearing for a Small-Scale Comprehensive Plan (CP) Amendment, Concurrent Planned Development rezoning request, and Ordinance**

Digitally signed by Jason Sorensen Date: 2020.09.29 20:09:30 -04'00'

Applicant: Rebecca Wilson
Lowndes, Drosdick, Doster, Kantor, & Reed P.A.

Case Information: Case # SS-20-07-048 & LUP-20-06-163
Planning and Zoning Commission (PZC)
Local Planning Agency (LPA)
Meeting Date: September 17, 2020

Type of Hearing: Adoption of Small-Scale Land Use Map Amendment to the Future Land Use Map of the Comprehensive Plan, Ordinance, and Concurrent Planned Development Rezoning.

Commission District: 5

General Location: 12175 Science Drive; generally located on the north side of Science Drive, on the west side of Technology Parkway.

Estimated Time Required for Public Hearing: 5 minutes

November 10, 2020 @ 2pm

LEGISLATIVE FILE # 20-1406,
20-1407 and 20-1408

Hearing Controversial: No

BCC Public Hearing
Required by: Part II, Chapter 163, Florida Statutes and 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 15 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 mas información en español acerca de estas
reuniones públicas o de cambios por ser efectuados,
favor de llamar a la División de Planificación, al 407-
836-8181.

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 Small-Scale development amendments pursuant to Section 163.3187, Florida Statutes; and providing effective dates.

Advertising Language for Small-Scale CP Amendment SS-20-07-048

A Small-Scale Comprehensive Plan Amendment request to change the subject property's Future Land Use Map designation from IND (Industrial) to HDR – Student Housing (High Density Residential), in order to allow for the construction a student housing project with 764 beds.

Advertising Language for Planned Development Rezoning LUP-20-06-163

A Rezoning request to change the subject property's zoning from R-3 (Multiple-Family Residential District) to PD (Planned Development District), in order to construct a student housing project with 764 beds. In addition, the following ten waivers from Orange County Code are requested:

1. A waiver from Section 38-1259(d) is requested to allow a vegetative buffer in lieu of a six-foot high masonry, brick, or block wall along the boundaries of the student housing development located adjacent to right-of-way. This buffer will conform to the requirements found in Orange County Land Development Code Chapter 24-4 (a)(1).

2. A waiver from Section 38-1259(h) is requested to allow the student housing buildings up to five (5) stories/fifty-five (55) feet with an additional 10' to accommodate stair well shafts, elevator shafts, and up to 16 mezzanine bedrooms in lieu of the maximum building height of three (3) stories/forty (40) feet.
3. A waiver from Section 38-1476(a) is requested to allow 0.85 parking spaces per bedroom in lieu of one (1) space per bedroom.
4. A waiver from Section 38-1254(1) is requested to allow a twenty (20) foot PD perimeter setback in lieu of the twenty-five (25) foot PD perimeter setback.
5. A waiver from Section 38-1251(b) is requested to allow a maximum building coverage of sixty-five (65) percent in lieu of the thirty (30) percent.
6. A waiver from Section 38-1259(g) is requested to allow a maximum density rate of 1 bedroom to count as one-quarter dwelling unit (1 bedroom = 1/4 dwelling unit) in lieu of one-half dwelling unit.
7. A waiver from Section 38-1259(c) is requested to allow a maximum number of bedrooms of 764 in lieu of the 750 maximum.
8. A waiver from Section 38-1272(a)(1) is requested to allow maximum impervious coverage of eighty-five (85) percent in lieu of the seventy (70) percent.
9. A waiver from Section 38-1253(b) is requested to allow the required recreation space to be calculated with a ratio of 2.25 acres per one thousand (1,000) projected population in lieu of the 2.5 acres per one thousand (1,000).
10. A waiver from Section 38-1259(h) is requested to allow the parking garage up to six (6) stories/sixty-five (65) feet in lieu of the maximum building height of three (3) stories/forty (40) feet.

Material Provided:

- (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*).

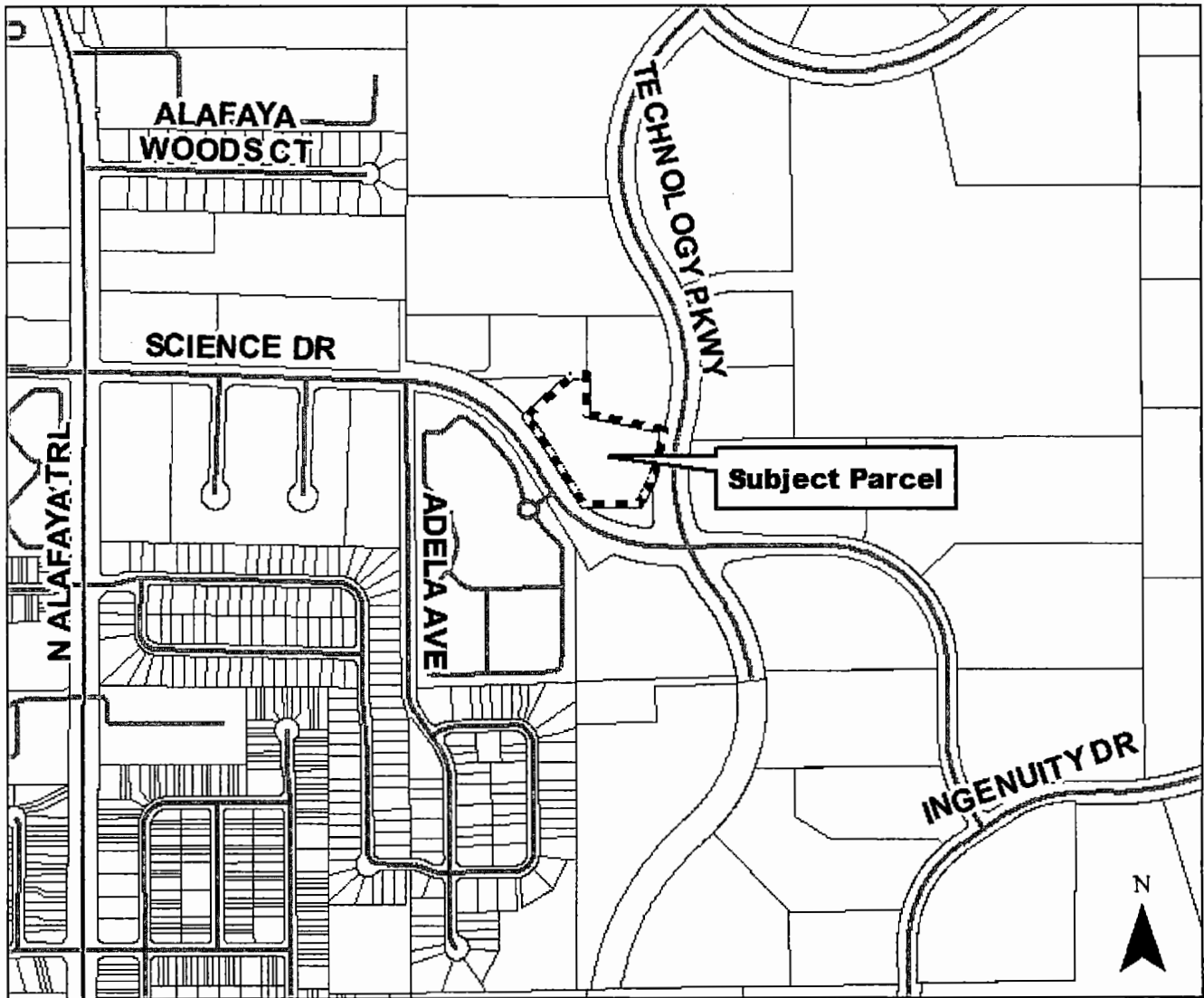
Special Instructions to the Clerk:

Please place this request on the **November 10, 2020** BCC agenda. 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.

- c: Chris Testerman, AICP, Assistant County Administrator
Joel Prinsell, Deputy County Attorney, County Attorney's Office
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services Department
Olan Hill, AICP, Assistant Manager, Planning Division
Jason Sorensen, AICP, Chief Planner, Planning Division
Eric P. Raasch, AICP, Planning Administrator, Planning Division

Location Map

SS-20-07-048 and LUP-20-06-163



If you have any questions regarding this map, please call the Planning Division at 407-836-5600.

Legal Description

SS-20-07-048 & LUP-20-06-163

Parcel 15-22-31-8835-00-011

UNIVERSITY SOUTH UNIT ONE 5/86 BEG 159.51 FT N 31 DEG W FROM MOST SLY COR OF LOT 1 TH
RUN N 31 DEG W 324.70 FT NWLY 104.54 FT N 48 DEG E 253 FT N 6 DEG E .53 FT TO N LINE OF SEC
TH RUN E 60 FT S 158.67 FT S 78 DEG E 320.33 FT TO WLY R/W OF SOLTERRA PKWY S