

ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct public hearings on **July 9, 2024 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 consideration of the following requests:

Applicant: Jonathan A. Martin, P.E., Kimley-Horn and Associates, Inc., The Place at Alafaya Student Housing Planned Development, Case # LUP-23-04-127

Consideration: This request is 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; pursuant to Orange County Code, Chapter 30

Location: District 5; property located at 11600 Mackay Boulevard; South of University Boulevard / North of Lokantosa Trail / West of Alafaya Trail; Orange County, Florida (legal property description on file in Planning Division)

AND

Applicant: Momtaz Barq, Terra-Max Engineering, Inc., Somita Planned Development /Land Use Plan (PD / LUP), Case # LUP-23-06-198

Consideration: This request is to rezone 0.64 acres from R-CE (Country Estate District) to PD (Planned Development District) in order to construct up to 6,900 square feet of medical, office and commercial uses consistent with the P-O zoning district. In addition, three (3) waivers are requested from Orange County Code: 1. A waiver from Section 38-1391.3(a)(1)b. Street Design Requirements to reduce the landscape parkway along the east side of the roadway to 8-feet in lieu of the required 18-foot wide landscaped parkway on each side of the roadway, including a 7.5-foot-wide sidewalk in lieu of an 8-foot-wide sidewalk along the east side of the roadway. 2. A waiver from Section 38-1392, Buena Vista North District Standards to allow for a minimum lot size of 0.636 acres in lieu of 4.50 acres within the ACMU Future Land Use designation. 3. A waiver from Section 38-1394.1(a), Buena Vista North District Standards to allow the landscaped area to be equal to the full linear length of the building base and have five (5) feet of building base green space only on the eastern side of the proposed building in lieu of a ten (10) foot building base green space for a one- story building; pursuant to Orange County Code, Chapter 30

Location: District 1; property generally located North of 6th Street / East of South Apopka Vineland Road; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property descriptions by calling Orange County Planning Division 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: planning@ocfl.net

PARA MÁS INFORMACIÓN REFERENTE A ESTA VISTA PUBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE PLANIFICACIÓN (PLANNING DIVISION) AL NUMERO 407-836-8181.

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 Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.

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

Publish: **June 16, 2024**; the Orlando Sentinel Orange Extra
Certify: The Place at Alafaya Student Housing Planned Development LUP/PD
Somita PD/LUP

th/np/re

c: Districts 1 and 5 Commissioner's Office [email]
County Attorney's Office, BCC [Danny Randolph email]
Jon Weiss, Deputy County Administrator, BCC [email]
Rebecca Bowden, Planning Division, BCC [email]
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