



**Interoffice Memorandum**

Received on December 7, 2023  
Deadline: December 12, 2023  
Publish: December 17, 2023

**DATE:** December 7, 2023

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

**THROUGH:** Cheryl Gillespie, Supervisor,  
Agenda Development Office

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

**CONTACT PERSON(S):** **Nicolas Thalmueller, Planning Administrator**  
**Development Review Committee**  
**Planning Division**  
**(407)836-5523 or Nicolas.Thalmueller@ocfl.net**

**SUBJECT:** Request for Board of County Commissioners  
Public Hearing

A handwritten signature in blue ink, likely belonging to Nicolas Thalmueller, is written over the contact information.

---

**Project Name:** Alafaya Trail Student Housing PD  
Case # CDR-23-04-130

**Type of Hearing:** Substantial Change

**Applicant(s):** Brooks A. Stickler, P.E., Kimley-Horn &  
Associates, Inc.

**Commission District:** 5

**General Location:** 2820 N. Alafaya Trail, Orlando, FL 32826;  
generally located North of East Colonial Drive /  
West of North Alafaya Trail / South of  
Lokanotosa Trail / East of Rouse Road

**Parcel ID #(s)** 15-22-31-0000-00-030

**Size / Acreage:** 3.2 acres

BCC Public Hearing  
Required by:

Orange County Code, Chapter 38, Article VIII,  
Division 1, Section 38-1207

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 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 referente a esta reunión pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

**Advertising Language:**

This request is to obtain approval of waivers from County Code:

1. A waiver from Section 38-1254(2)(c) is requested for the eastern boundary of the property to allow a minimum building setback of ten (10) feet from an arterial road (N. Alafaya Trail) in lieu of fifty (50) feet.
2. A waiver from Section 38-1259(k) to allow a maximum building height of five (5) stories, seventy (70) feet, in lieu of three (3) stories, forty (40) feet.

**Material Provided:**

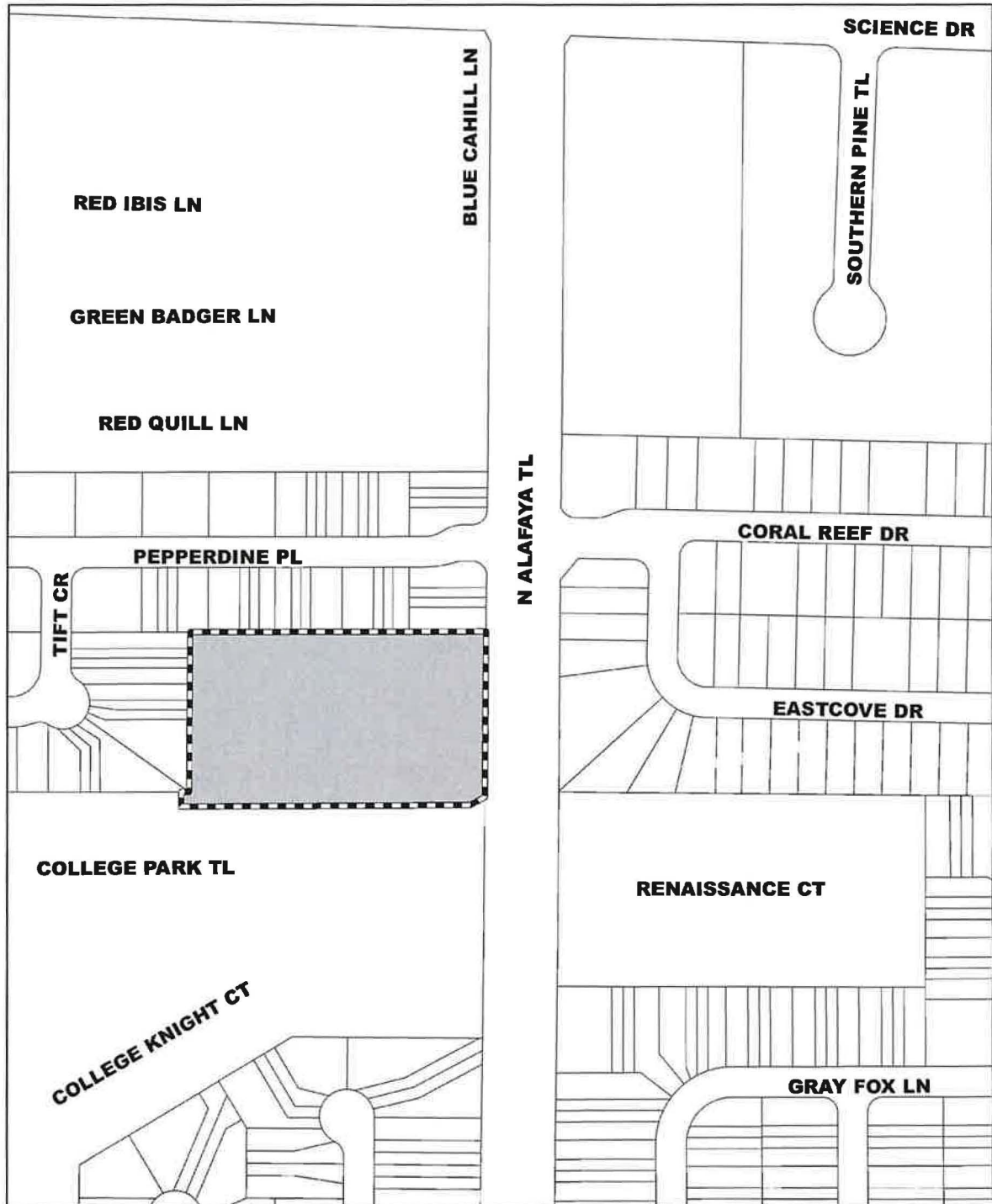
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

***Special Instructions to Clerk (if any):***

Please place this request on the next available 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.

Attachment (location map)

**CDR-23-04-130**



 **Subject Property**



0 210 420 Feet

