

Board of County Commissioners

**Small-Scale Future Land Use Map Amendment
and Concurrent Rezoning**

Adoption Public Hearing

April 23, 2024



SS-23-10-072, 23-10-FLUE-10 & CDR-23-07-214

Applicant: Christopher Leppert, Kimley-Horn & Associates, Inc.

Future Land Use:

From: Industrial (IND)

To: Planned Development - High Density Residential (PD-HDR-Student Housing)

**PD Substantial
Change:**

University Center Park North PD (*affected parcel only*)

From: Industrial and Commercial Uses

To: 626 Student Housing Beds

Location: 3133 N. Alafaya Trail; generally bounded by Science Drive to the south and N. Alafaya Trail to the west

Acreage: 3.13 acres

District: 5

Proposed Use: 626 Beds - Student Housing



Amendment 23-10-FLUE-10

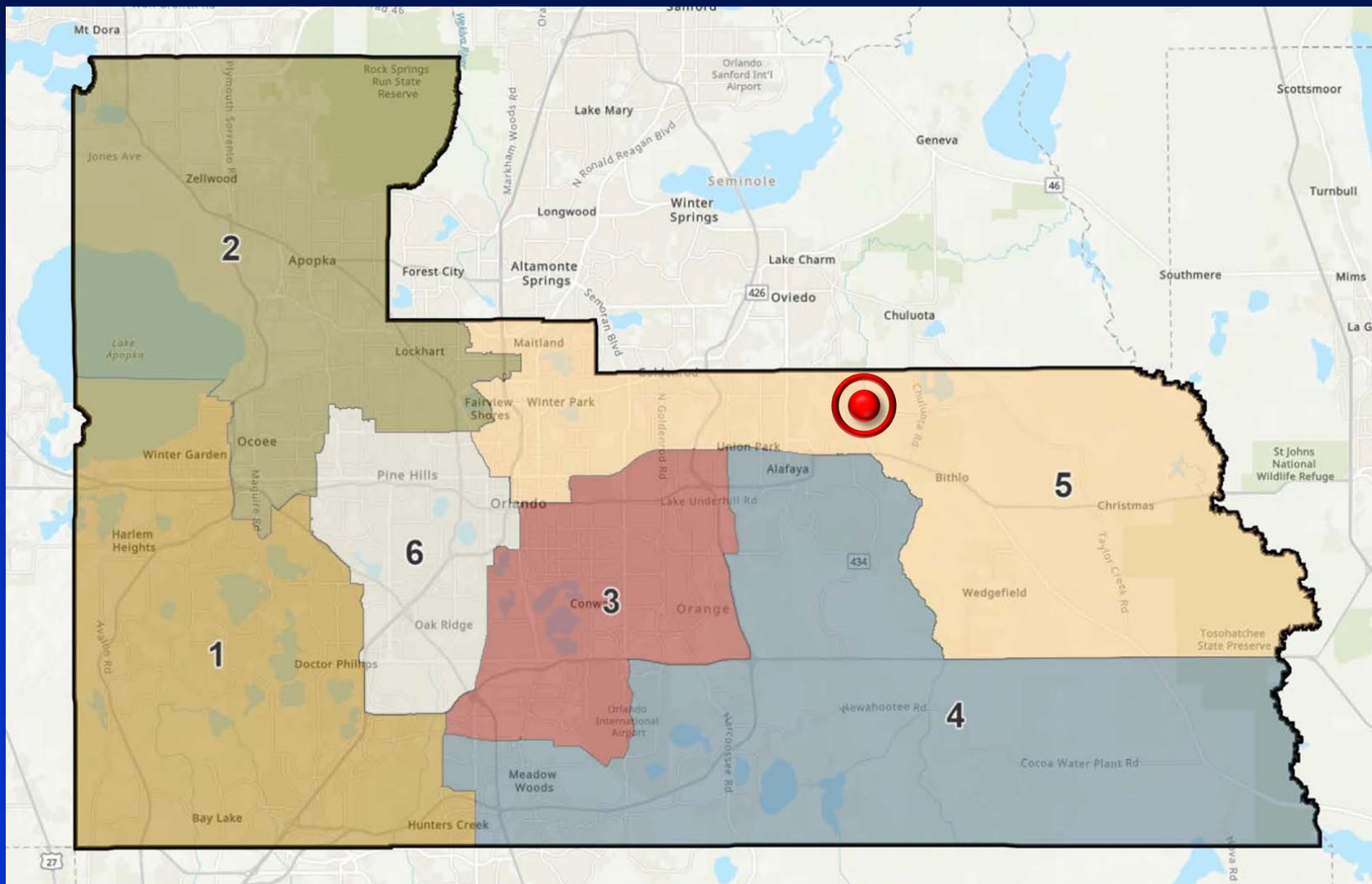
Request: Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>SS-23-10-072</u> <u>(University Center Park North PD)</u>	<u>Planned Development-High Density Residential – Student Housing (PD-HDR-Student Housing)</u>	<u>626 student housing beds</u>	<u>2024-</u>

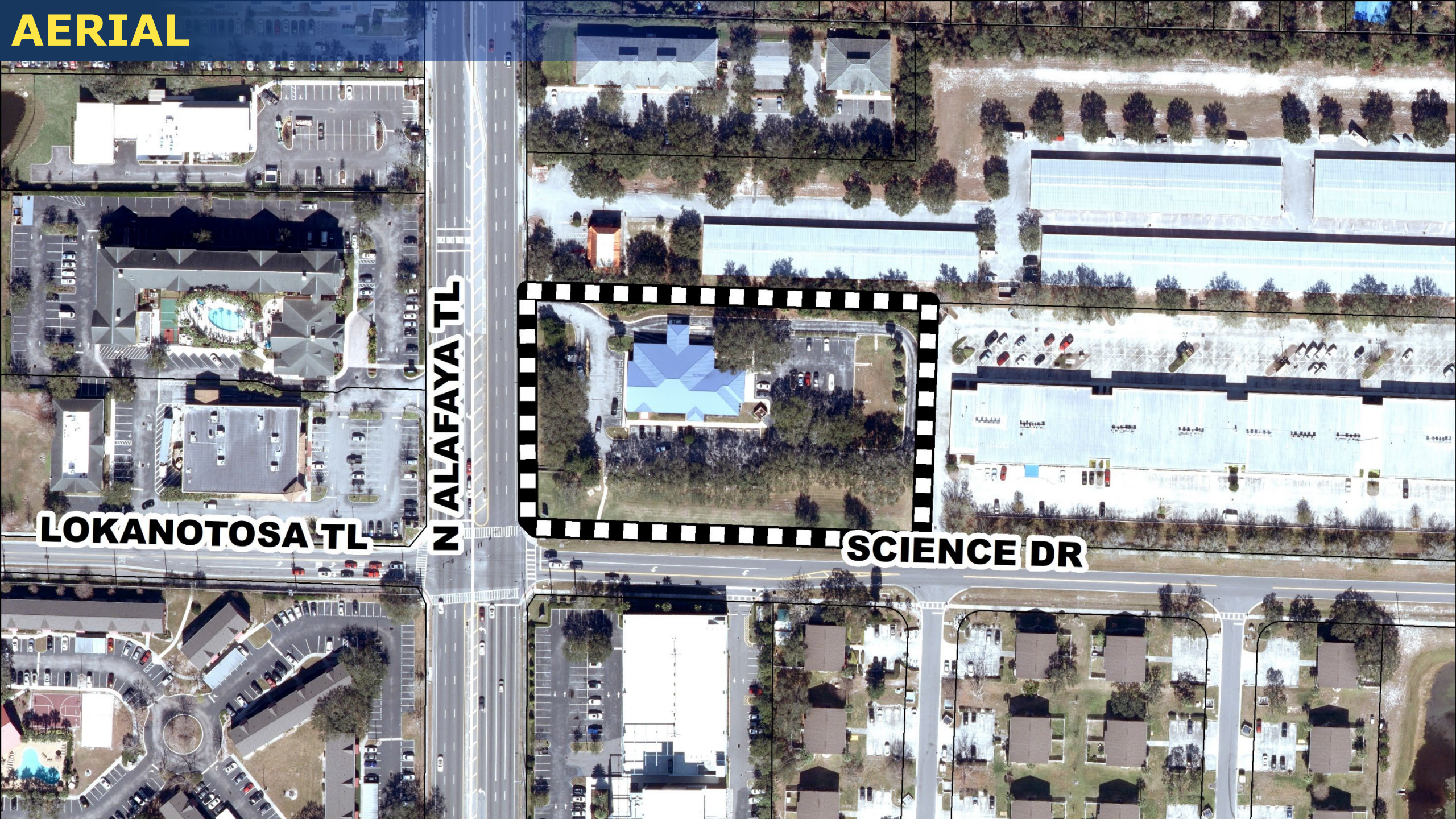


SS-23-10-072, 23-10-FLUE-10 & CDR-23-07-214

Location



AERIAL



LOKANOTOSA TL

N ALAFAYA TRL

SCIENCE DR

AERIAL - ZOOMED OUT



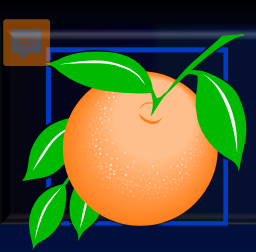
ALAFAYA WOODS CT

SCIENCE DR

N ALAFAYA TL

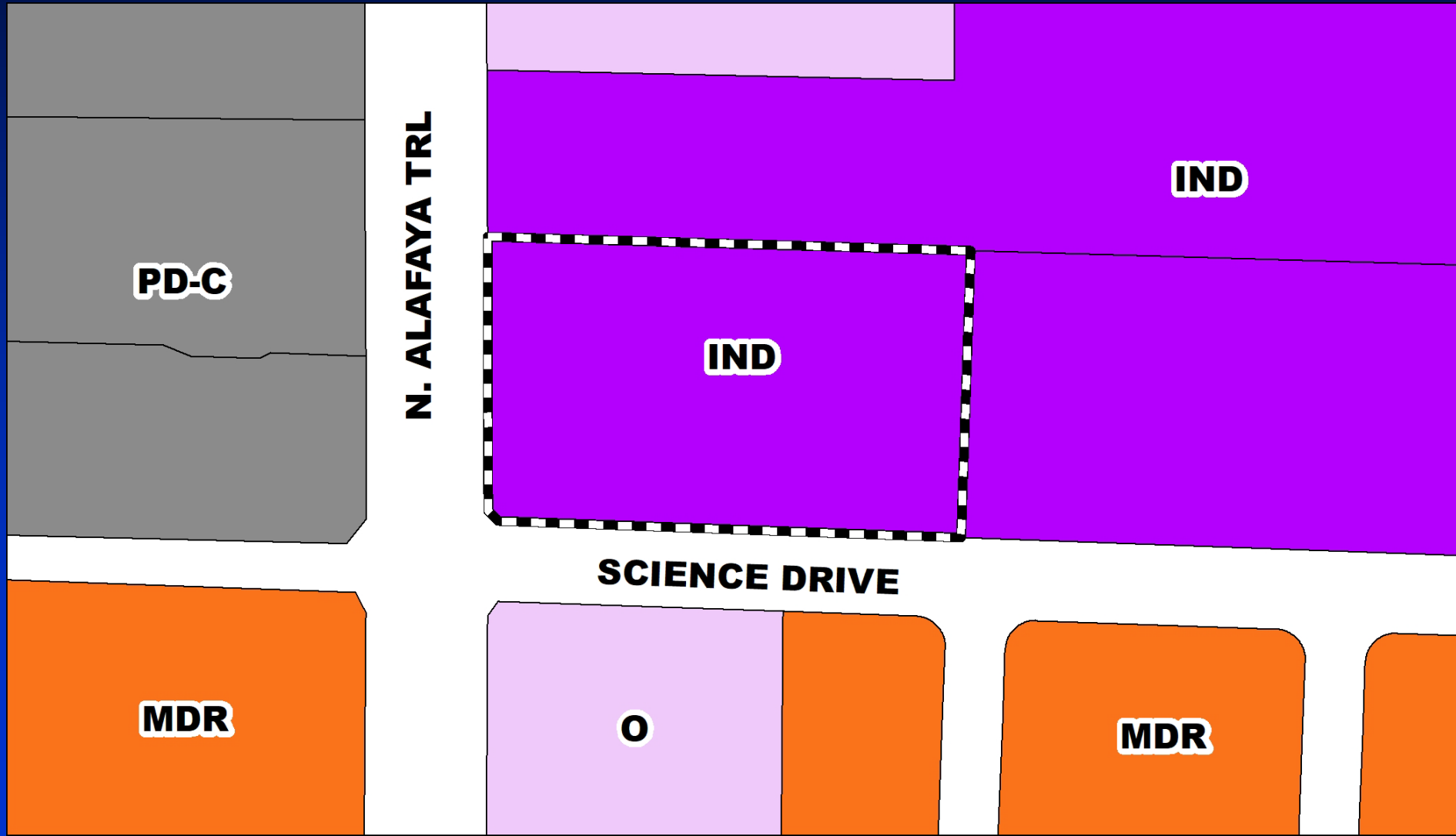
ADELA AV

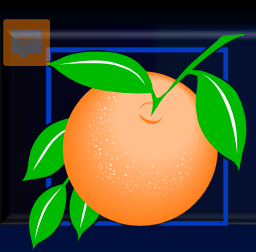
TECHNOLOGY PY



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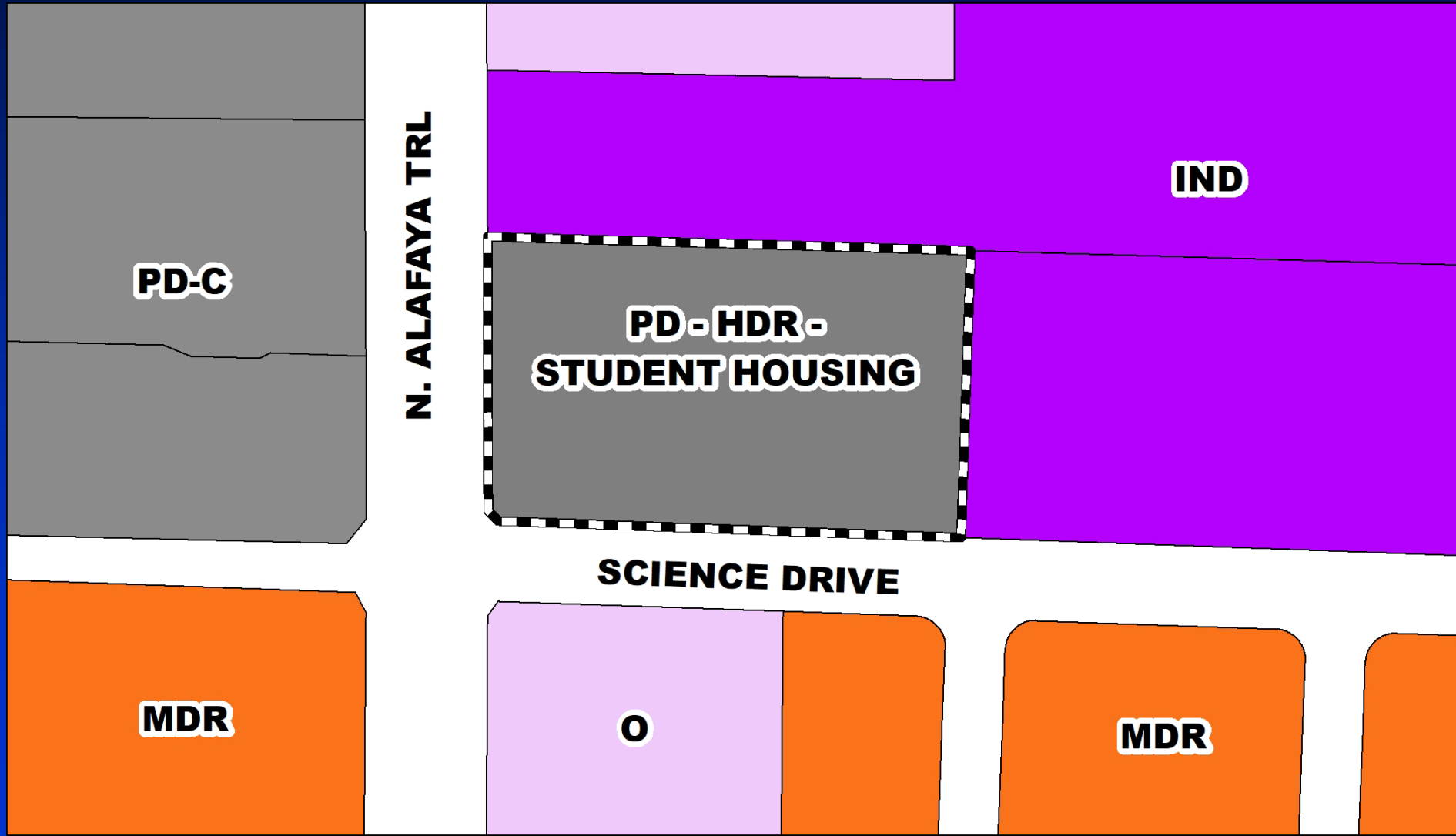
Future Land Use

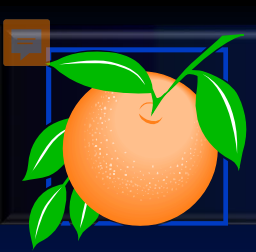




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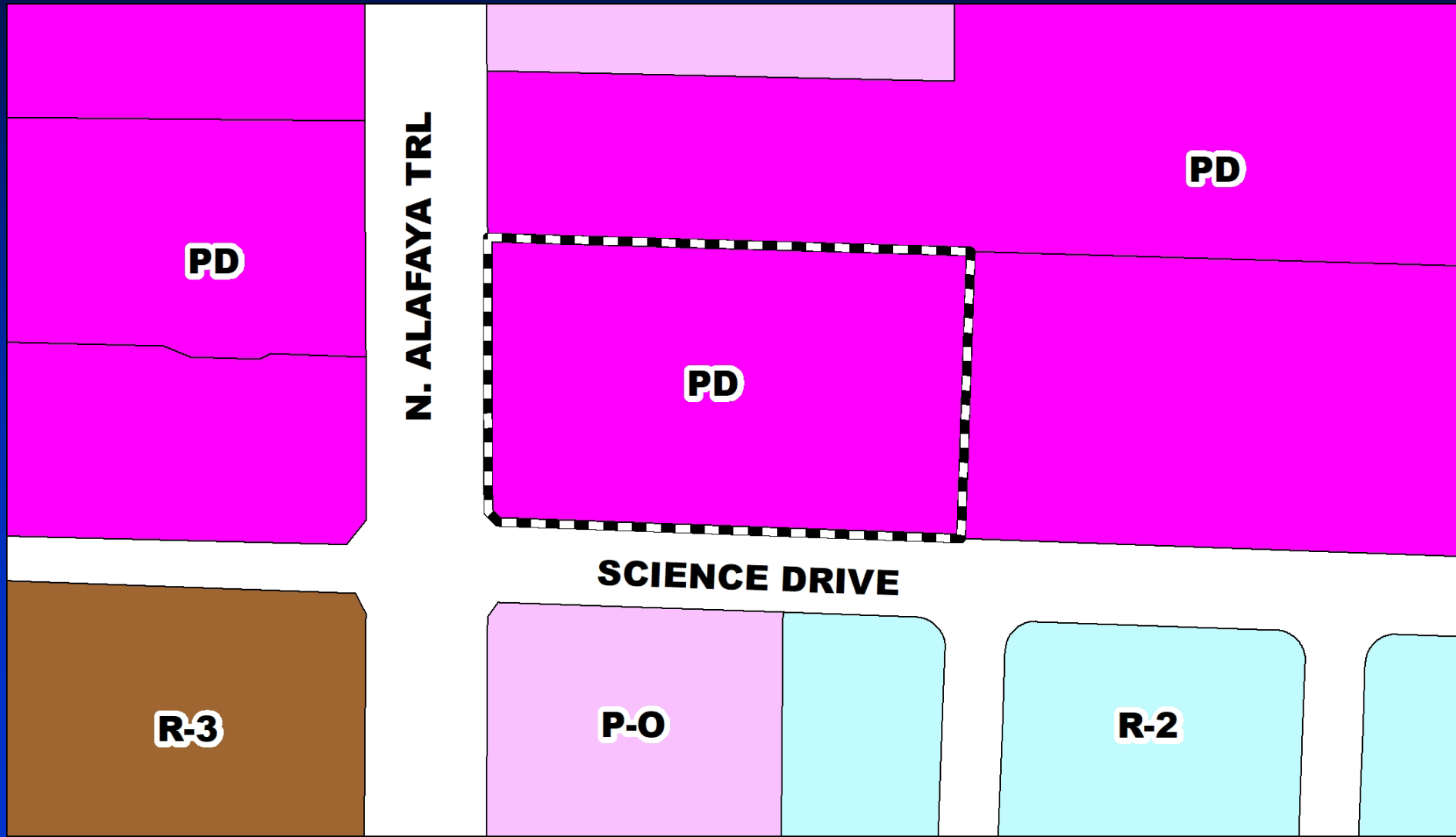
Proposed Future Land Use





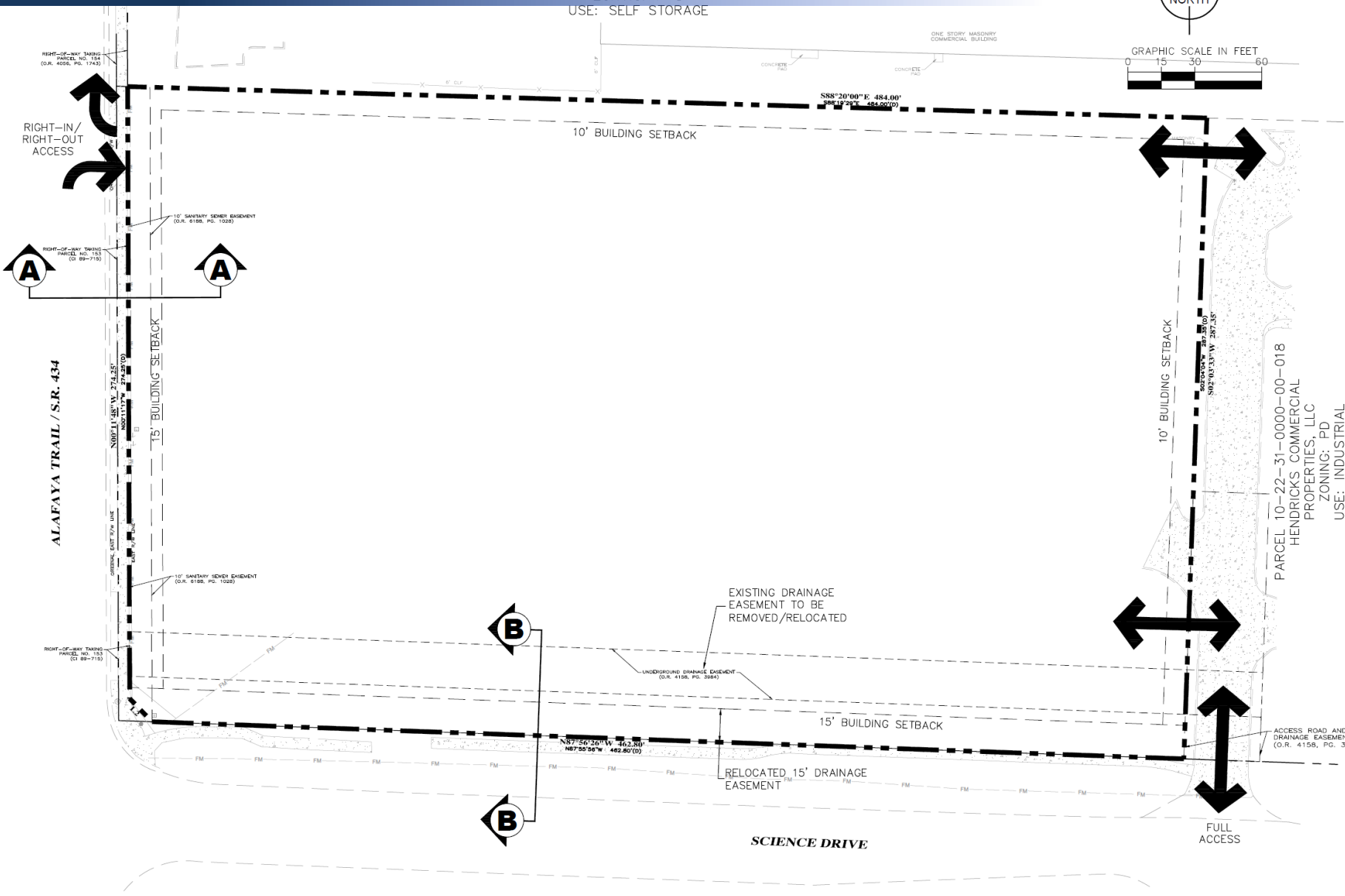
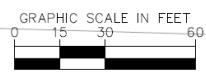
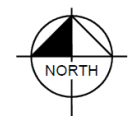
SS-23-10-072, 23-10-FLUE-10 & CDR-23-07-214

Zoning



LAND USE PLAN

PARCEL 10-22-31-0000-00-021
SHURGARD-UNIVERSITY PARTNERSHIP, LLP
ZONING: P-D
USE: SELF STORAGE



DEVELOPMENT NOTES:

- TRACT SIZE: 3.13 AC
- APPROVED FUTURE LAND USE: INDUSTRIAL
- PROPOSED FUTURE LAND USE: HIGH DENSITY RESIDENTIAL (HDR) - STUDENT HOUSING
- EXISTING ZONING: PD
- PROPOSED ZONING: PD
- EXISTING DEVELOPMENT PROGRAM:

LAND USE	GROSS AC	GFA	FAR
INDUSTRIAL	6.66	112,500	.39
COMMERCIAL	1.50	12,500	.19
TOTAL	8.16	125,000	.35

7. PROPOSED DEVELOPMENT PROGRAM:

LAND USE	GROSS AC	GFA	BEDS	UNITS*	FAR	GROSS DENSITY
INDUSTRIAL	4.98	91,227	--	--	.42	--
COMMERCIAL	0	2,704	--	--	--	--
PD-STUDENT HOUSING	3.137	--	626	156.5	--	50 DU/AC
TOTAL	8.117	93,931	626	156.5	.42	50 DU/AC

*NOTE: FOUR (4) BEDS EQUALS ONE (1) DWELLING UNIT (DU).

8. DEVELOPMENT CRITERIA

- MAX. IMPERVIOUS AREA: 75%
- BUILDING SETBACKS:
 - SCIENCE DR (LOCAL): 15 FEET (PER 11/17/86 LAND USE PLAN)
 - ALAFAYA TRAIL: 15 FEET*
 - NORTH: 10 FEET (PER 11/17/86 LAND USE PLAN)
 - EAST: 10 FEET (PER 11/17/86 LAND USE PLAN)
- *NOTE: PER WAIVER #3 ON SHEET LUP1.0.
- MAX. BUILDING HEIGHT:
 - STUDENT HOUSING BUILDINGS: 83 FT - 6 STORIES*
 - PARKING GARAGE: 83 FT - 7.5 TIERS*
- *NOTE: PER WAIVERS #6 AND #7 ON SHEET LUP1.0.

9. BUFFER YARDS (NOTE: ONLY APPLICABLE TO THE STUDENT HOUSING PORTION OF THE LUP)

- SCIENCE DR (LOCAL): 7 FEET
- ALAFAYA TRAIL: 7 FEET
- NORTH: 7 FEET
- EAST: 7 FEET

10. OPEN SPACE PER SECTION 38-1234:

- MULTI-FAMILY: 25%

11. UTILITY PROVIDERS:

- WATER: ORANGE COUNTY UTILITIES
- SEWER SERVICE: ORANGE COUNTY UTILITIES

12. SCHOOL AGE POPULATION:

- NOT APPLICABLE

13. STORMWATER MANAGEMENT:

STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.

14. PHASING:

THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

15. PROJECT TRAFFIC:

EXISTING BANK:	1,018 DAILY TRIPS
PROPOSED STUDENT HOUSING:	1,609 DAILY TRIPS
NET INCREASE IN DAILY TRIPS:	+591 DAILY TRIPS

NOTES:

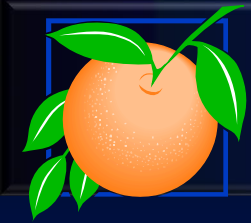
- THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE ECONLOCKHATCHEE RIVER PROTECTION ORDINANCE. BASIN-WIDE REGULATIONS APPLY PER ORANGE COUNTY CODE CHAPTER 15 ARTICLE XI SECTION 15-442.
- SOIL INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE USGS SOIL SURVEY.
- ALL ACREAGES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL PLAT REVIEW AND APPROVAL.
- IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
- UNDERGROUND DRAINAGE EASEMENT (O.R. 4158, PG. 3984) TO BE RELOCATED BEFORE BUILDING PERMIT APPROVAL.
- RECREATION FACILITIES TO BE PROVIDED PER SEC. 38-1253.

Daily	Existing Development									
	Land Use	ITE LUC	Size	Units	ITE Trip Rate ¹	Total	Daily Trip Generation			
	Drive-in Bank	912	10,146	KSF	100.35	1,018	50%	509	50%	509
	Total Generated Trips					1,018		509		509
PM Peak	PM Peak Hour Trip Generation									
	Land Use	ITE LUC	Size	Units	ITE Trip Rate ¹	Total	In ¹	Out ¹		
	Drive-in Bank	912	10,146	KSF	21.01	213	50%	107	50%	106
	Total Generated Trips					213		107		106

Daily	Proposed Development									
	Land Use	ITE LUC	Size	Units	ITE Trip Rate ¹	Total	Daily Trip Generation			
	Off-Campus Student Apartment (Mid-Rise)	226	626	Beds	2.57	1,609	50%	805	50%	804
	Total Generated Trips					1,609		805		804
PM Peak	PM Peak Hour Trip Generation									
	Land Use	ITE LUC	Size	Units	ITE Trip Rate ¹	Total	In ¹	Out ¹		
	Off-Campus Student Apartment (Mid-Rise)	226	626	Beds	2.57	1,609	50%	805	50%	804
	Total Generated Trips					1,609		805		804

PARCEL 15-22-31-0000-00-002
FAIRWINDS CREDIT UNION
ZONING: P-O
USE: FAIRWINDS CREDIT UNION

PARCEL 15-22-31-2826-00-010
KNIGHTS LANDING APARTMENTS, LTD
ZONING: R-2
USE: STUDENT HOUSING



Eight Waivers

Waiver #1: Increase impervious area from 70 percent to 75 percent.

Waivers #2-4: Reduce building setbacks:

- West and south boundaries from 25 feet to 15 feet.
- Alafaya Trail setback from 25 feet to 15 feet.
- Science Drive setback from 20 feet to 15 feet.

Waiver #5: Increase building height from 35 feet to 83 feet.

Waiver #6: Reduce separation from single-family zone from 400 feet to 80 feet.

Waiver #7: Reduce parking from 1 space per bedroom to 0.90 space.

Waiver #8: Allow bicycle parking spaces to be located greater than 120 feet away from the primary entrance.



Community Meeting Summary

September 19, 2023

Bonneville Elementary School

- **Attendance – 3 Residents**
- **General support for the proposal.**

PZC / LPA Recommendation

SS-23-10-072: ADOPT

23-10-FLUE-10: ADOPT

Ordinance: APPROVE

CDR-23-07-214: APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT Amendments SS-23-10-072, Industrial (IND) to Planned Development – High Density Residential – Student Housing (PD-HDR-Student Housing) and 23-10-FLUE-10 text amendment to Future Land Use Element Policy FLU8.1.4;**
- **APPROVE the associated Ordinance; and**
- **Make a finding of consistency with the Comprehensive Plan and APPROVE the PD substantial change to the University Center Park North PD subject to 22 conditions of approval including 8 waivers from Orange County Code.**