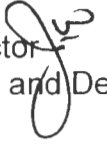




Interoffice Memorandum

July 16, 2021

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director 
Planning, Environmental, and Development Services
Department

CONTACT PERSON: **Ted Kozak, AICP, Chief Planner,
Zoning Division
(407) 836-5537**

SUBJECT: July 27, 2021 – Board called Public Hearing
Applicant: Durham Place (Rick Baldocchi)
BZA Case #VA-21-04-013, May 6, 2021; District 3

Board of Zoning Adjustment (BZA) Case # VA-21-04-013, located at 5215 S. Orange Blossom Trl., Orlando, FL 32839, in District 3, is a Board called public hearing. The applicant is requesting variances for multi-family development in the R-3 zoning district to allow 118 parking spaces in lieu of 178 and to allow a maximum of 43 ft. in building height in lieu of 35 ft.

The subject property is located on east side of Orange Blossom Trl., east of Lake Bumby, north of the terminus of Lake Jessamine Dr., and south of Holden Ave.

At the May 6, 2021 BZA hearing, staff recommended approval of the variances. The BZA recommended approval of the required variances with five conditions of approval by a 6-1 vote.

At the July 13, 2021 Board hearing, staff recommended continuance of the variance requests to the July 27, 2021 Board hearing for staff to provide the County Commissioners the approved Conservation Area Determination (CAD) by the Environmental Protection Division pertaining to the classification of onsite wetlands.

The application for this request is subject to the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, which mandates the disclosure of expenditures related to the presentation of items or lobbying of items before the BCC. A copy is available upon request in the Zoning Division.

If you have any questions regarding this matter, please contact Ted Kozak, AICP at (407) 836-5537.

Page Two
July 27, 2021 – Board Called Public Hearing
Durham Place (Rick Baldocchi)
BZA Case #VA-21-04-013, May 6, 2021; District 3

ACTION REQUESTED: Deny the applicant's requests; or approve the applicant's requests with conditions. District 3.

**PLANNING, ENVIRONMENTAL, AND DEVELOPMENT SERVICES DEPARTMENT
ZONING DIVISION PUBLIC HEARING REPORT**

July 27, 2021

The following is a board called public hearing before the Board of County Commissioners on July 27, 2021 at 2:00 p.m.

- APPLICANT:** DURHAM PLACE (RICK BALDOCCHI)
- REQUEST:** Variances for multi-family development in the R-3 zoning district as follows:
1) To allow 118 parking spaces in lieu of 178.
2) To allow a maximum of 43 ft. in building height in lieu of 35 ft.
- LOCATION:** 5215 S. Orange Blossom Trl., Orlando, FL 32839, East side of Orange Blossom Trl., east of Lake Bumby, north of the terminus of Lake Jessamine Dr., and south of Holden Ave.
- TRACT SIZE:** +/- 20.8 acres
- ZONING:** R-3
- DISTRICT:** #3
- PROPERTIES NOTIFIED:** 252

BOARD OF ZONING ADJUSTMENT (BZA) HEARING SYNOPSIS ON REQUEST:

SYNOPSIS: Staff briefly described the location and size of the property, the upland areas and the presence of a portion of Lake Bumby on the site, as well as the history of the zoning of the site. Staff presented the applicant's rationale for variance requests, including the parking reduction due to the lower demand for parking for income restricted multi-family development as well as the need for increased building height to provide a pitched roof for aesthetics. Staff also noted that multi-family development was a permitted use in the zoning district.

Staff described the location of the proposed structures in comparison with the improvements on adjacent properties, and provided an analysis of the six (6) criteria and the reasons for a recommendation for approval of the variances. Staff noted that thirty-seven (37) comment letters were received in opposition and no comments were received in support.

The applicant and the owner discussed the project, including the elevations, internal layout and the need for variances, and emphasized that the project will remain income restricted and will access only Orange Blossom Trail.

There were 8 persons in attendance to speak in opposition to the request and none to speak in favor of the request.

The BZA discussed the proposed site improvements, the permitted use of the site, the need for the variances and the concerns that were discussed by members of the public. A motion was made to recommend denial of variance #1 and recommend approval of variance #2, subject to the five (5) conditions in the staff report, and the motion failed due to a lack of a second. Subsequently the BZA recommended approval of the variances, subject to the five (5) conditions in the staff report by a 6-1 vote.

BZA HEARING DECISION:

A motion was made by Deborah Moskowitz, seconded by Roberta Walton and unanimously carried to recommend APPROVAL of the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions (6 in favor and 1 opposed):

1. Development in accordance with the site plan and elevations dated April 14, 2021, subject to the conditions of approval and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviation, change, or modification shall be subject to the Zoning Manager's review and approval. Any proposed substantial deviation, change, or modification shall be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. Permits shall be obtained within 2 years of final action on this application by Orange County, or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.
5. The parking variance remains in effect only so long as this remains certified affordable housing. Any conversion to market rate housing shall be required to meet the parking requirements of the County Code.

BZA STAFF REPORT

Planning, Environmental & Development Services/ Zoning Division

Meeting Date: **MAY 6, 2021**

Case Planner: **Ted Kozak, AICP**

Case #: **VA-21-04-013**

Commission District: **#3**

GENERAL INFORMATION

APPLICANT(s): DURHAM PLACE (RICK BALDOCCHI)

OWNER(s): LAKE BUMBY PROPERTIES

REQUEST: Variances for multi-family development in the R-3 zoning district as follows:

1) To allow 118 parking spaces in lieu of 178.

2) To allow a maximum of 43 ft. in building height in lieu of 35 ft.

PROPERTY LOCATION: 5215 S. Orange Blossom Trl., Orlando, Fl. 32839, east of Lake Bumby, north of the terminus of Lake Jessamine Dr. and south of Holden Ave.

PARCEL ID: 15-23-29-0000-00-020

LOT SIZE: +/- 20.8 acres

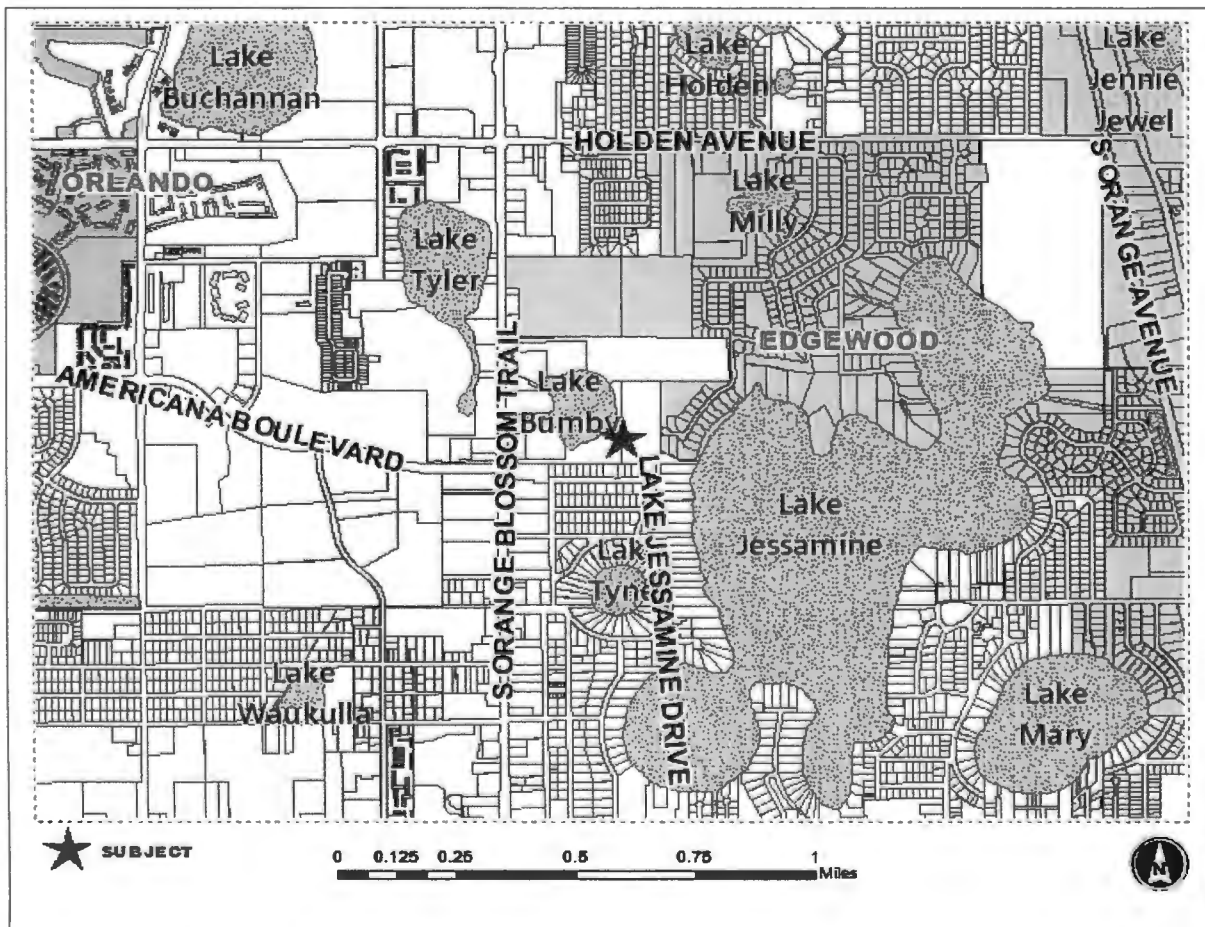
NOTICE AREA: 600 ft. (expanded)

NUMBER OF NOTICES: 252

STAFF RECOMMENDATIONS

Approval, subject to the conditions in this report.

LOCATION MAP



SITE & SURROUNDING DATA

	Property	North	South	East	West
Current Zoning	R-3	R-3, C-2, R-T	R-1A, C-3	City of Edgewood, R-1AA	R-1, R-T, C-2
Future Land Use	MDR	MDR, C	LDR, C	City of Edgewood, LDR	MDR, C
Current Use	Vacant	Multi-family, commercial, mobile homes	Single-family residential, commercial	Single-family residential	Mobile homes, vacant, commercial

BACKGROUND AND ANALYSIS

DESCRIPTION AND CONTEXT

The property is located in the R-3, Multiple-Family Residential zoning district, which allows single-family homes and multi-family development.

The subject property contains a total of 20.8 vacant acres of mixed woodlands, of which 7.1 acres are wetlands. The remainder of the site contains approximately 12.7 acres of upland areas. Prior to the public noticing, the project consisted of two separate parcels, but the owner has since consolidated the parcels into one.

The proposal is to construct a 102 unit certified affordable housing project consisting of 2 three-story multi-family buildings. Also proposed is a one-story clubhouse. The buildings will have a total of 53 one bedroom units and 49 two and three bedroom units. Building permits have been submitted and are under review for site work, (B21900563) and for all other buildings and structures associated with the development (B20907687, B20907690, B20907691, B20907692, B20907693 and B20907694). As indicated in the floor plans, on the first floor of Building #1 and #2, there is an exam room indicated. However, these are considered medical related uses are commercial uses and those uses are not permitted within the multi-family residential zoning district. The floor plans will be required to be updated at the time of permitting.

Vehicular and pedestrian access to the site will be provided from Orange Blossom Trail to the west. Consistent with the proposed site plan, no access will be provided to Lake Jessamine Dr. The proposed landscaping plan for the project will provide a 15 ft. landscape buffer with Live Oak trees and shrubs along the perimeter, with the exception of the southeast corner of the site where the existing trees are to remain, along with the provision of 6 ft. high aluminum fencing along the north and east perimeter of the development.

The site is encumbered by a 25 ft. canal easement from Lake Bumby, running southeasterly to the southeast property line (OR 2236, PG 983), a 20 ft. drainage easement from Lake Bumby, from the south-center of the site to the south property line (OR 969, PG 439) and a 20 ft. drainage and access easement, running along the east property line to the south property line (OR 10526, PG 4808). No improvements are proposed to encroach these easements.

The parking requirements for the development are:

Unit Type	Parking Requirement	Number of Units Provided	Required # of Spaces
Efficiencies and one-bedroom	1.5 spaces/unit	53	80
3 units or more with 2 and 3 bedrooms	2 spaces/unit	49	98
Total			178

Based upon the above unit count, the total parking spaces required is 178 parking spaces. The applicant is proposing 118 spaces, requiring Variance #1. The Orange County Transportation Planning Division required the applicant to provide a parking study, based on the Orange County parking variance review procedure and methodology. In response, the applicant provided a parking technical memorandum which focused on the low observed parking demand for a similar development in Sanford, Florida and consistency of the parking request with the Institute of Transportation Engineers (ITE) parking generation manual under the category for affordable housing. The parking memorandum concluded that there is a parallel between the observed 40 percent (0.4) per unit parking demand at the Sanford development with the proposed development and that the number of parking spaces proposed far exceeds the demand that will be realized. After review of the technical memorandum, the Transportation Planning Division agreed with the analysis based on the deed restrictions of the property for affordable housing which is higher than the 95% confidence interval shown in ITE for similar uses.

The applicant also provided a list of 10 comparable projects around the State of Florida which are owned and managed by Avcon, the management company for the ownership group. The provided number of parking spaces at these properties range from a 1.26 ratio in Fern Park to a 0.95 ratio in New Port Richey. The applicant asserts that comparable projects utilize a parking demand ratio of 1.08 spaces per unit, but instead for the proposed development will provide a slightly higher parking ratio at 1.15 spaces per unit. Furthermore, any impacts to parking would be internalized considering the site has a 1,700 ft. depth from Orange Blossom Trail and is has no access to any other street.

The reason for the low parking demand is because the majority of residents will not own an automobile, or will not use vehicles daily, and instead will utilize public transit. The closest transit service is the Lynx bus service operating #107 along S. Orange Blossom Trail. The nearest northbound stop is approximately 450 ft. south of the subject property, and the nearest southbound stop is 360 ft. south of the subject property, both within walking distance of the site.

In order to provide a more appropriate aesthetic design, the applicant is proposing a 43 ft. building height which allows to a pitched roof for Buildings #1 and #2 in lieu of the maximum height allowed by the County Code of 35 ft., requiring Variance #2. The height is proposed to be more compatible with the nearby residential areas than an alternative flat roof design that met the building height code requirements. The increase in height will be for non-occupied roof space only. It will not increase the number of units.

The County Environmental Protection Division (EPD), has been reviewing several identified environmental issues pertaining to wetlands and wildlife impacts with the assistance with the applicant's environmental consultants. Pertaining to wetlands, EPD is currently processing a Conservation Area Determination (CAD-21-02-038) and sent out a classification letter on March 12, 2021 which identified Class I and Class III Conservation

Areas on the site; however the CAD is not yet complete as a survey is still required. A Conservation Area Impact (CAI) will be required prior to issuance of permits if any wetlands are proposed to be impacted by the development. EPD supports the proposed variances, in particular the reduction in the number of paved parking areas, because there would be a reduction of the footprint of the development, which in turn could mean less wetland impacts.

Further, EPD’s assessment of wildlife impacts, which have include site inspections, have been ongoing. In particular, there has been reports of a potential active Eagle’s nest. However, according to consultants, there is an undocumented nest that has not been identified by either the Florida Fish and Wildlife Conservation Commission (FFWCC) or Audubon’s Eagle Watch. During a recent site inspection by the consultants, it was determined that this nest is inactive for the 2020-2021 nesting season and there no documentation identifies when the nest was last utilized. The consultants are in communication with the United States Fish and Wildlife Service (USFWS) and will coordinate with EPD staff after coordination with the USFWS.

On April 14, 2021, a virtual community meeting was held to allow for input. The meeting was attended by the applicant, the owner, County staff and approximately 45 residents. The residents in attendance spoke against the case. They were concerned with the proposed parking reduction and height increase, environmental concerns, such as wildlife and wetland impacts, and the potential visual and spillover effects of the multi-family development located in close proximity to the single-family residences to the east and south. They were also concerned about increased traffic on Orange Blossom Trail and about any possibility that pedestrian and vehicular access would be provided to Lake Jessamine Drive in the future.

As of the date of the preparation of this report, 36 residents have submitted comments in opposition, which includes 7 comments in opposition that have been forwarded by the Orange County Mayor’s office. No comments have been received in support.

District Development Standards

	Code Requirement	Proposed
Max Height:	35 ft.	43 ft. (Variance #2)
Min. Lot Width:	85 ft.	573 ft. at the building line
Min. Lot Size:	15,000 sq. ft.	20 + acres (+/- 12.7 ac. upland)

Building Setbacks (that apply to structure in question) (Measurements in feet)

	Code Requirement	Proposed
Front:	20 ft.	881 ft. (West)
Rear:	20 ft.	100 ft. (East)
Side:	10 ft. North/30 ft. South	30 ft. (North) 283 ft. (South)

STAFF FINDINGS

VARIANCE CRITERIA

Special Conditions and Circumstances

The special condition and circumstance particular to this project is the parking data submitted that indicates the income restricted housing of the occupants. Typical parking requirements are excessive for this type of development. Furthermore, the demand for public transit will be greater for this complex than typical multi-family development. Further, it is a special circumstance pertaining to the height requested, due to the increased pitch of the roof in order to provide an aesthetic design to more closely mimic and be compatible with the adjacent residential properties.

Not Self-Created

The request is not self-created since the owner is not responsible for the encumbrances of the site that limits site development and the owner is requesting to provide only the parking necessary to serve the development. Further, the need to provide additional building height is not self-created in that the project is able to meet the Zoning Regulations pertaining to height through the replacement of the roof pitch with a less aesthetically desirable flat roof design.

No Special Privilege Conferred

Granting the parking variance will not confer any special privilege since meeting the literal interpretation of the code would be unnecessary and more environmentally impactful, based upon the actual parking demand of other comparable projects. Granting the height variance will also in-turn not confer special privilege since the restriction of building height meeting the literal interpretation of the code pertaining to height would preclude a superior exterior design.

Deprivation of Rights

Without the variances, the applicant will be required to provide unnecessary parking and cover the site with other impervious surfaces and thus will result in higher volumes of stormwater runoff that will need to be managed on-site to avoid further degradation of Lake Bumby. Further, the removal of the pitched roof to a flat roof that meets the height requirements would unnecessarily hinder the ability to provide a more desirable product.

Minimum Possible Variance

The requested parking and height variances are the minimum necessary to meet actual parking demand and to provide superior aesthetic design, respectively.

Purpose and Intent

Approval of this request will be in harmony with the purpose and intent of the Zoning Regulations and will not be detrimental to the nearby area since the number of parking spaces provided will meet demand. Further, the proposed building height will provide an appropriate exterior design that will be more compatible with adjacent properties than the strict adherence to the literal requirements of the Zoning Regulations.

CONDITIONS OF APPROVAL

1. Development shall be in accordance with the site plan and elevations dated April 14, 2021, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. Permits shall be obtained within 2 years of final action on this application by Orange County, or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.
5. The parking variance remains in effect only so long this remains certified affordable housing. Any conversion to market rate housing shall be required to meet the parking requirements of the County Code.

C: Rick Baldocchi
5555 E Michigan St., Suite 200
Orlando, FL 32822

COVER LETTER



AVCON, INC.
Engineers & Planners

5555 E. Michigan Street, Suite 200
Orlando, Florida 32822
Phone: (407) 599-1122
Fax: (407) 599-1133
www.avconinc.com

March 25, 2021

Application to Board of Zoning Adjustment (BZA)
Orange County Zoning Division
201 S. Rosalind Avenue Post Office Box 2687
Orlando, FL 32801

**Reference: Durham Place Affordable / Homeless Apartments
Parking Variance Request**

Dear Staff and Board of Zoning Adjustment Commissioners:

We are submitting this letter to request two variances. One from the current parking requirements, and one from the maximum building height. The site is zoned R-3 Multi-Family Dwelling and has a parking requirement of 178 spaces based on the residential unit mix and has a maximum building height of 35 feet.

The first variance requests the parking amount to be 1.15 spaces per dwelling unit (118 spaces) which is consistent with similar affordable housing projects in Orange County and other municipalities. All other elements of the project will follow the requirements per Orange County Land Development Code (except for the second variance request) and will include two multi-family buildings housing a total of 102 units. Units will have restrictions that include wage tests and requirements for a percentage of the units to serve families. Attached is a summary of other affordable housing projects that are currently operating successfully with reduced parking ratios, some with less than we are requesting here.

The second variance requests the building height be increased from 35 feet to 43 feet for the highest crown of the roof. The eaves will be below the 35 feet, so the variance is required in order to improve the architectural appearance and provide a pitched roof. This appearance is more consistent with the adjacent residential zonings and increases the aesthetics of the development.

Special Conditions and Circumstances: This site is designated as an affordable housing project including a portion designated for homeless families. This condition is unique to this property and this request is not applicable to other non-affordable housing properties in the zoning district. In addition, the site fronts an impaired waterbody in Lake Bumby, which has been shown to have high levels of nutrients leading to poor water quality. The site is also traversed by an Orange County Drainage Canal that limits the amount of available property for the development.

Not Self-Created: The Orange County Code does not specifically designate between market-rate apartments and wage tested affordable housing projects. These two types of projects have very different needs in many areas including parking. While the County is encouraging and supporting affordable housing, the code has not been updated to reflect this issue. Lake Bumby has been impaired by pollutant run-off over the years from adjacent properties, not from this undeveloped property. The proposed development will provide stormwater treatment prior to discharging into the canal that serves as a discharge for the lake, so Lake Bumby will not have any stormwater impact from this development. The loss of property due to the existing canal is requiring the buildings to be 3 stories in order to provide the number of units necessary for the development. To meet the 35 feet height limit in the R-3 zoning, the roof would need to be flat, creating a commercial appearance to the project. In order to keep the residential character of the existing community, a sloped roof would be preferred to match the existing homes and apartments. The peak of the sloped roof at the highest point on the tallest building will be less than 43'-0".

Board of Zoning Adjustment
March 25, 2021
Page 2



Deprivation of Rights: Other Affordable Housing projects in the County are currently operating with reduced parking ratios and increased heights. These other projects have been approved through Planned Development Land Use and Zoning or through variances similar to this request.

Minimum Possible Variance: Based on the Developer's previous experience with similar projects, the request is consistent with reasonable operational requirements. Additional parking spaces would sit unused and require additional destruction of vegetation and buffer area. The slope of the roof has been minimized to reduce the amount of added height while still maintaining a functional and aesthetic pitched roof system.

Purpose and Intent: This request is in harmony with the purpose and intent of the Zoning Regulations and the goals of the County to increase the inventory of affordable housing. The reduction in pavement area due to decreased parking will be beneficial to the neighborhood in several ways. More vegetation will be able to be preserved and less pollutants will be generated adjacent to an impaired water body. Visually, less paved areas will be visible by the neighboring properties and more tree cover will be maintained. The height variance is also in harmony with the Zoning Regulations and compatibility issues. The pitched roof architectural appearance is more consistent with the adjacent residential zoning even though the access is from Orange Blossom Trail.

Other than this parking and height variance requests, all other zoning issues will be followed throughout the development of the site plan and architectural buildings.

Attached is a summary of other affordable housing projects that are currently operating successfully with reduced parking ratios, some with less than we are requesting here.

If you have any questions regarding this request, please do not hesitate to call or email.

Sincerely,

A handwritten signature in black ink that reads "RV Baldocchi". The signature is stylized and includes a checkmark at the end.

Rick V. Baldocchi, P.E.
Vice President

rvb@avconinc.com

COVER LETTER PAGE 3

WENDOVER HOUSING PARTNERS, LLC
1105 KENSINGTON PARK DRIVE, SUITE 200
Altamonte Springs, Florida 32714

TEL: (407) 333-3233
 FAX: (407) 333-3919

SENIOR APARTMENTS PARKING RATIOS					
1	Brixton Landings	Apopka	80	96	1.2
2	Heritage Village	Longwood	123	145	1.18
3	Irongate	Ruskin	160	181	1.13
4	The Landings at Sea Forest	New Port Richey	200	189	0.95
5	Camden Club	Orlando	215	215	1
6	Vista Grand	Spring Hill	90	112	1.25
	Haley Park	Tampa	80	80	1.0
8	Madison Heights	Tampa	80	80	1.0
9	Madison Vines	Fort Pierce	90	94	1.04
10	Garden Park Senior Living	Fern Park	120	151	1.26
	Total/Average				

The above chart is representative of the parking ratios located at similar facilities by the Developer of The Durham Place Apartments. The average ratio of the above referenced projects is 1.08 parking spaces per unit. This request is for 1.15 parking spaces per unit. Durham Place also has a portion of the property designated to those that have been homeless, which will further reduce the parking requirements.

PARKING TECHNICAL MEMO



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TECHNICAL MEMORADUM Durham Place Apartments Parking Analysis

Introduction

The proposed Durham Place Apartments is an Affordable Housing project with established income limits. Residents will be required to make less than 60% of Area's Median Income (AMI). In addition, some of the units will be set-aside for those that were formerly homeless. The site is located on S. Orange Blossom Trail near the intersection with All American Blvd. The entire site is 20.8 acres and lies on the south and east sides of Lake Bumby. The developable area of the site, not including the lake area, is 12.4 acres.

The site has a Future Land Use Designation of Medium Density Residential which allows for 20 units per net developable area. This would allow for 248 units at maximum build-out. Due to the constraints on the property, that density is not likely achievable. The proposed community will include 102 units comprised of 53 one bedroom/efficiency units, 37 two bedroom units, and 12 three bedroom units, for a total of 163 bedrooms.

The Developer is Wendover Housing who is one of the premier Affordable Housing Developers in the Southeast United States and headquartered in Central Florida. They design, build, operate and maintain their facilities and have become an expert in Affordable Housing based on these experiences. They are passionate about providing quality Affordable Housing to communities, such as Orange County, that have a great need.

The site location is shown on the map to the right with access from S. Orange Blossom Trail. LYNX provides bus route 107 along the highway, with a bus stop located within 100 feet of the proposed driveway entrance. The distance to public transit was a critical element in the selection of this site for the proposed development.



Based on the history of Wendover with previous Affordable Housing Developments, the code required number of parking spaces provide an excess that is not utilized by the residents. They have found that reduction in parking spaces allow efficient operations and provide a more sustainable development with less environmental impacts due to additional pavement construction.

Wendover Parking Sample

Warley Park, Sanford, FL – Warley Park is a completed development and is located in Sanford, FL. This facility very familiar to the proposed Durham Place Apartments and includes 81 units. The same income level restrictions apply to both projects. This is the only development completed by Wendover that has the exact same restrictions and requirements as Durham Place. A parking variance was granted to Warley Park by the City of Sanford.

Since Wendover properties have full-time on-site manager, they have been able to monitor parking at Warley Park at all times and understand which residents actually own cars. Recent counts by the on-site management have shown a maximum of 32 cars in the parking lot for a ratio of 0.40 spaces per unit. The development is currently 100% leased. The majority of the residents utilize public transportation to meet their travel needs.

PARKING TECHNICAL MEMO



Institute of Transportation Engineers (ITE) Parking Demand

The ITE Parking Generation Manual, 5th Edition includes a category for Affordable Housing – Income Limits (223). The manual includes two generation graphs based on two separate variables, number of dwelling units and number of bedrooms. The two graphs for those variables are attached.

The Average Rate based on Number of Dwelling Units is 0.99, with the 95th Confidence interval of 0.89 to 1.09. The average rate for Durham Place based on this data would be 101 parking spaces and the 95th Confidence Interval would range from 91 to 111 spaces. The fitted curve equates to a number of parking spaces of 93 spaces. ($P=1.13(X)-21.94$).

The Average Rate based on Number of Bedrooms is 0.54, the 95th Confidence interval is not provided. The average rate for Durham Place based on this data would be 88 parking spaces. The fitted curve equates to a number of parking spaces of 83 spaces. ($P=0.47(X)+6.17$)

Summary and Conclusion

Below is a summary of the above referenced analysis:

Based on Parking Sample Count: 40.8 (0.40 per unit)

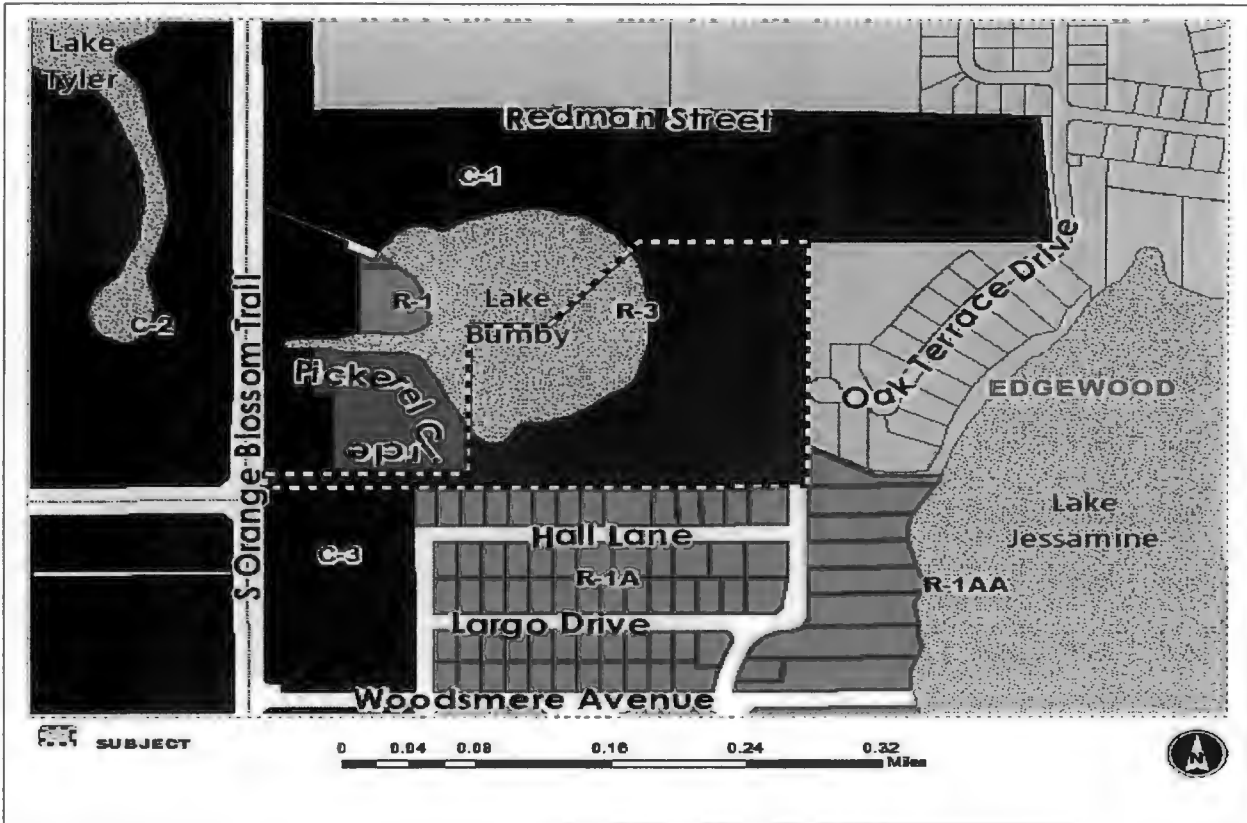
ITE Fitted Curve for Dwelling Units: 93 spaces (0.91 per unit)

ITE Fitted Curve for Number of Bedrooms: 83 spaces (0.81 spaces)

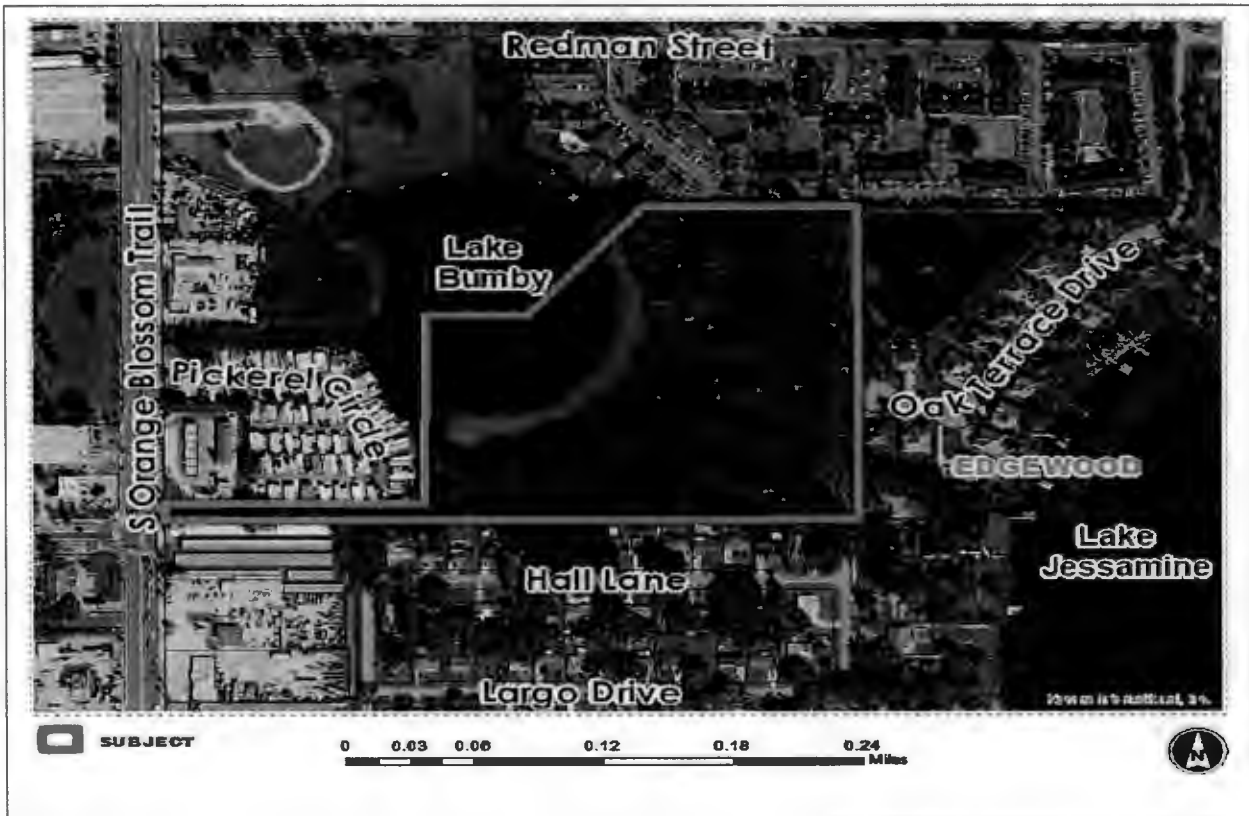
Based on the above information, the requested ratio of 1.15 which represents 118 parking spaces will be acceptable to serve the development.

End of Technical Memorandum

ZONING MAP



AERIAL MAP





5. PERVIOUS/IMPERVIOUS CALCULATIONS:

IMPERVIOUS AREA: 548,832 S.F. (12.55 AC.) 80.33%
 PERVIOUS AREA: 106,648 S.F. (2.26 AC.) 15.67%
 TOTAL AREA: 608,500 S.F. (13.91 AC.) 100%

AVAIL. RES. SPAC.
 1.5 SPACES PER 1 BEDROOM UNIT = 13 UNITS * 1.5 = 19.5 SPACES
 2 SPACES PER 2 OR 3 BEDROOM UNIT = 28 UNITS * 2 = 56 SPACES
 TOTAL = 75.5 SPACES
 A VARIANCE IS BEING REQUESTED FROM THE BOARD OF ZONING ADJUSTMENT

TOTAL PARKING PROVIDED: 110 SPACES
 STANDARD SPACES (107X18'): 112 SPACES
 HANDICAP SPACES (17X31'): 8 SPACES

TOTAL AREA TO BE DEVELOPED = 12.423 AC.
 (EXCLUDES WETLAND/LAKE AREA)
 IMPERVIOUS AREA: 5.278 ACRES
 PERVIOUS AREA: 7.145 ACRES

TOTAL IMPERVIOUS AREA = 4.147 ACRES (13.54%) (SEE MAP)
 PERVIOUS AREA = 8.256 ACRES (66.46%)
 TOTAL PROJECT AREA = 12.423 ACRES (100.00%)

DENSITY:
 MULTI-FAMILY = 102 UNITS / 12.423 ACRES = 8.21 UNITS/AC

OPEN SPACE REQUIRED:
 4% OF BUILDABLE LAND
 1.421 AC PROJECT SITE
 12.423 AC @ 4.5% = 5.590 AC

OPEN SPACE PROVIDED:

CATEGORY A: 0.296 AC
 CATEGORY B: 0.256 AC SOUTH OF EXHIBITION LAWN/CARE PLANTS/LITTER
 TOTAL PROVIDED: 0.552 AC

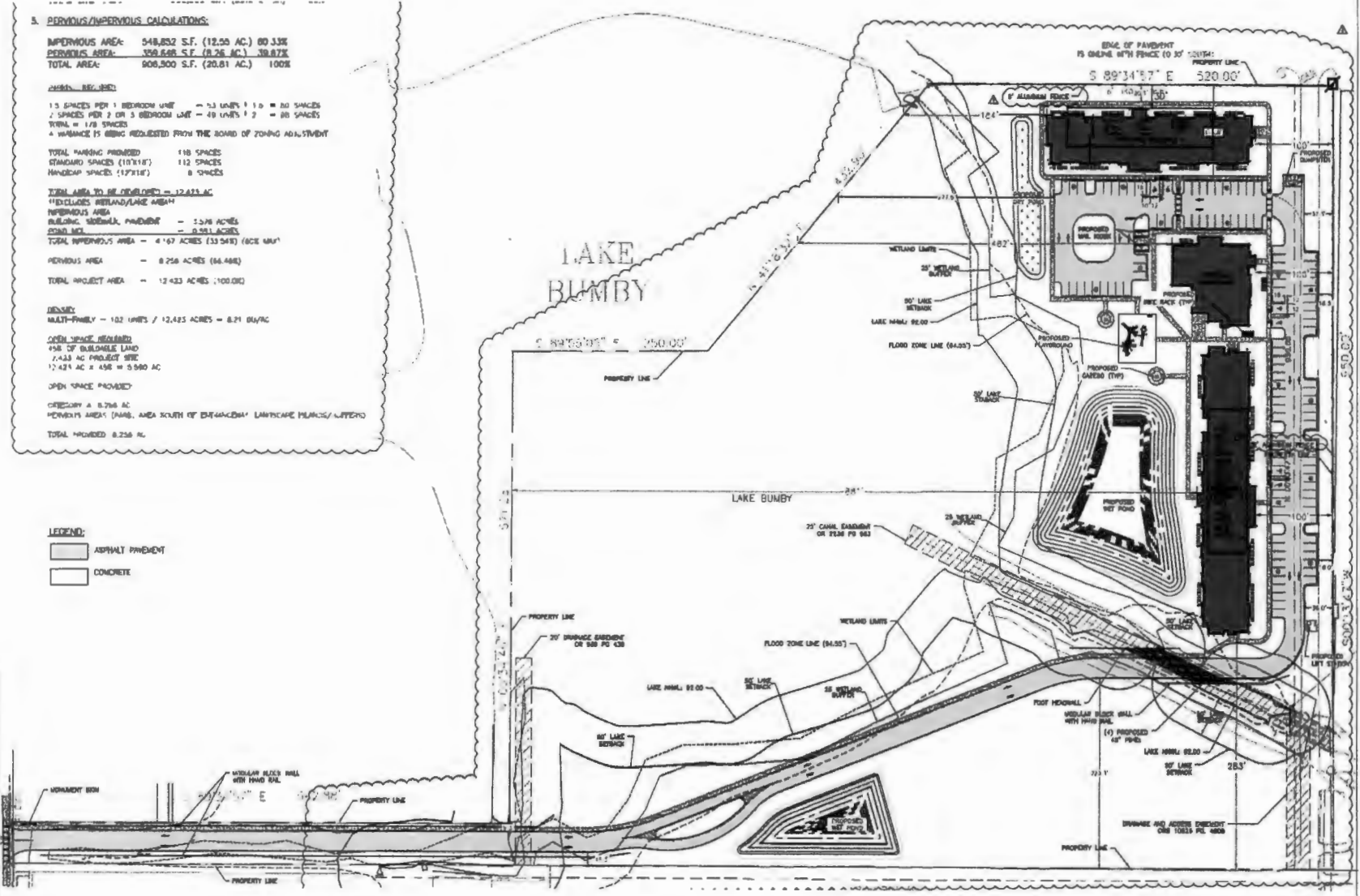
LEGEND:

-  ASPHALT PAVEMENT
-  CONCRETE

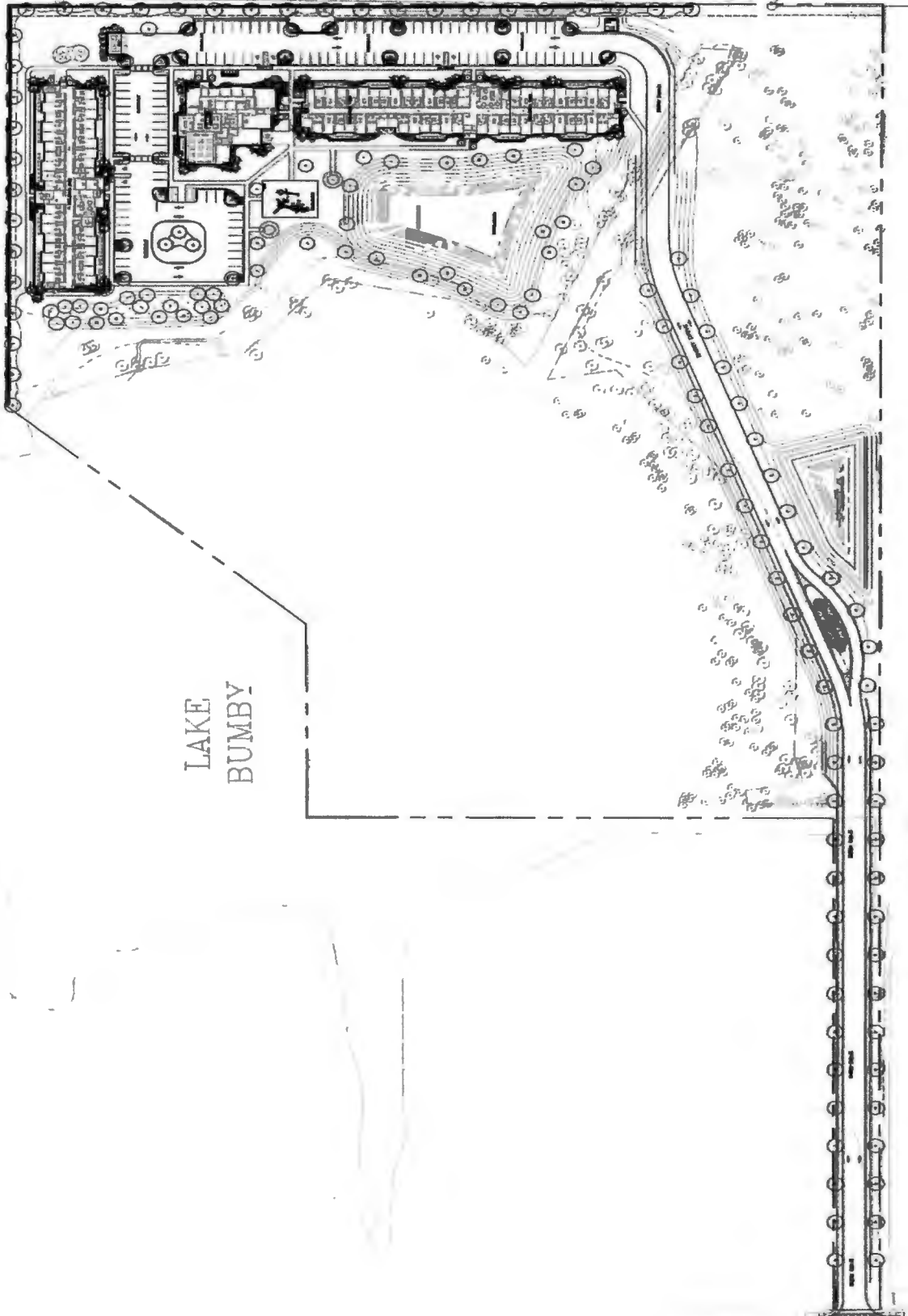
15

Orange Blossom Trail

SITE PLAN

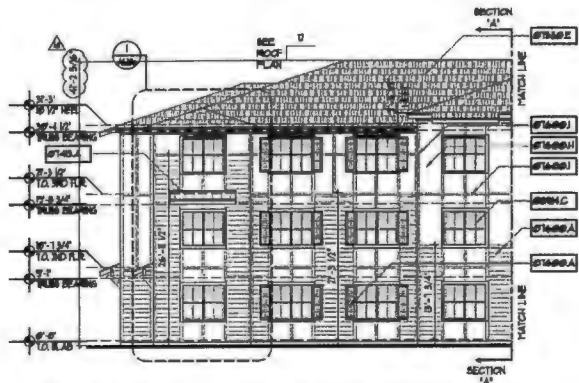


LANDSCAPE PLAN



LAKE
BUMBY

Orange Blossom Trail



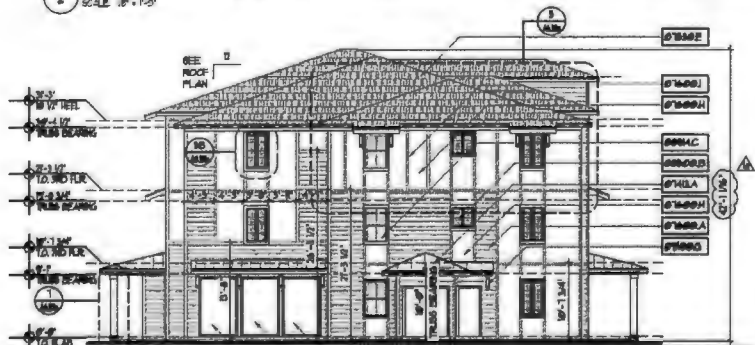
1 BUILDING TYPE I - FRONT ELEVATION (SECTION 'A')

SCALE: 3/8" = 1'-0"



2 BUILDING TYPE I - FRONT ELEVATION (SECTION 'B')

SCALE: 3/8" = 1'-0"



3 BUILDING TYPE I - RIGHT ELEVATION

SCALE: 3/8" = 1'-0"

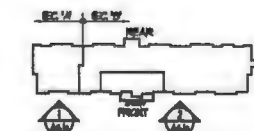
GENERAL NOTES - ELEVATION

1. PAINT INTERIOR & EXTERIOR METAL FINISHES USING PROVIDED WITH FACTORY FINISH.
2. PAINT ALL ROOF VENT AND STACK PENETRATIONS TO MATCH ROOF.
3. PROVIDE CONT. VENTED SPOUT AT ALL OVERHANGS.
4. PROVIDE SHOP DRAWINGS FOR ALL UPSET GUTTER AND DOWNSPOUT SPACES PER CODE REQUIREMENTS. PROVIDE FLASH BLOCK AT BASE.
5. ALL DOORS AND WINDOWS TO MEET DEMON PRESSURES SHOWN ON STRUCTURAL DRAWINGS.
6. PROVIDE CONTINUOUS VENTING FOR 3RD FLOOR COLUMNS.
7. APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED FOR NEW BUILDINGS SO THAT THE NUMBER OR ADDRESS IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMERALS SHALL BE NOT LESS THAN THREE INCHES IN HEIGHT FOR RESIDENTIAL STRUCTURES, AND AT LEAST SIX INCHES IN HEIGHT FOR ALL OTHER BUILDING STRUCTURES. P.F.C. 3-11.
8. COORDINATE LOCATION OF ELECTRICAL METERS WITH SITE ELECTRICAL. ALL BOARDS AND METERS TO BE PAINTED TO MATCH WALLS.
9. WARD PANEL TO BE INSTALLED IN A MANNER THAT NO BEAMS ARE EXPOSED.
10. PROVIDE 1/4" CERAMITICUS CORNER TRIM AT CORNERS OF ALL COLUMNS CLAD WITH CERAMITICUS PANELS.
11. RAILINGS TO BE ENGINEERED TO ATTACH TO WALLS OR AT VERTICAL FACE. RAILINGS SHALL NOT ATTACH THROUGH CONCRETE TOPPING OR HORIZONTAL WATERPROOFING MEMBRANE.

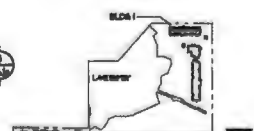
REFERENCE KEYNOTES

DIVISION #1 - TERMIAL AND HOWLINE PRO	
071001	MANUFACTURED STANDING SE METAL ROOF. 3" PANELS, 24
071002	340 LBS CLAMP A HILDER RE BANGLE ROOFING BUNDLE 62/ 7200 50 YEAR WARRANTY
071003	FIBER CEMENT SIDING
071004	FIBER CEMENT BOARD
071005	FIBER CEMENT TRIM
DIVISION #2 - OPENINGS	
071006	FOAM BUTTER - FIBER REFC POLYURETHANE 10 LB. FOAM, ENCAPSULATED 60 P.L. 8/ 16 COATING
071007	SINGLE 1/2" ALUM. WINDOW
DIVISION #3 - FINISHES	
071008	FOAM BRACKET - FIBER REFC POLYURETHANE 10 LB. FOAM, ENCAPSULATED 60 P.L. 8/ 16 COATING

REV. 15: REVISION ALL ROOF SLOPES FROM 1/8" TO 4"

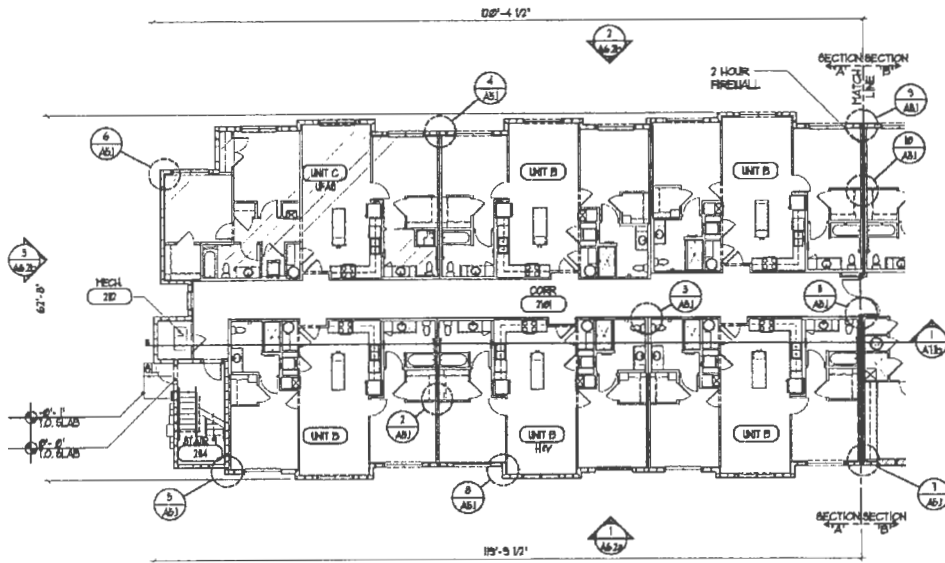


BUILDING KEY PLAN - TYPE I
SCALE: N.T.A.



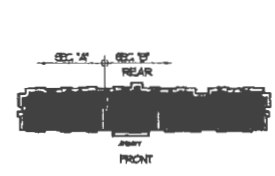
SITE KEY PLAN
SCALE: N.T.A.

TYPICAL ELEVATIONS

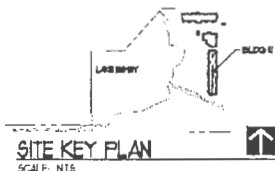


1 BUILDING TYPE II - OVERALL 1ST FLOOR PLAN (SECTION 'A')
SCALE: 3/32" = 1'-0"

SECTION 504 LEGEND	
	ASSIGNED FOR HEARING VISUAL
	ASSIGNED LFAB UNIT



BUILDING KEY PLAN - TYPE II
SCALE: NTS



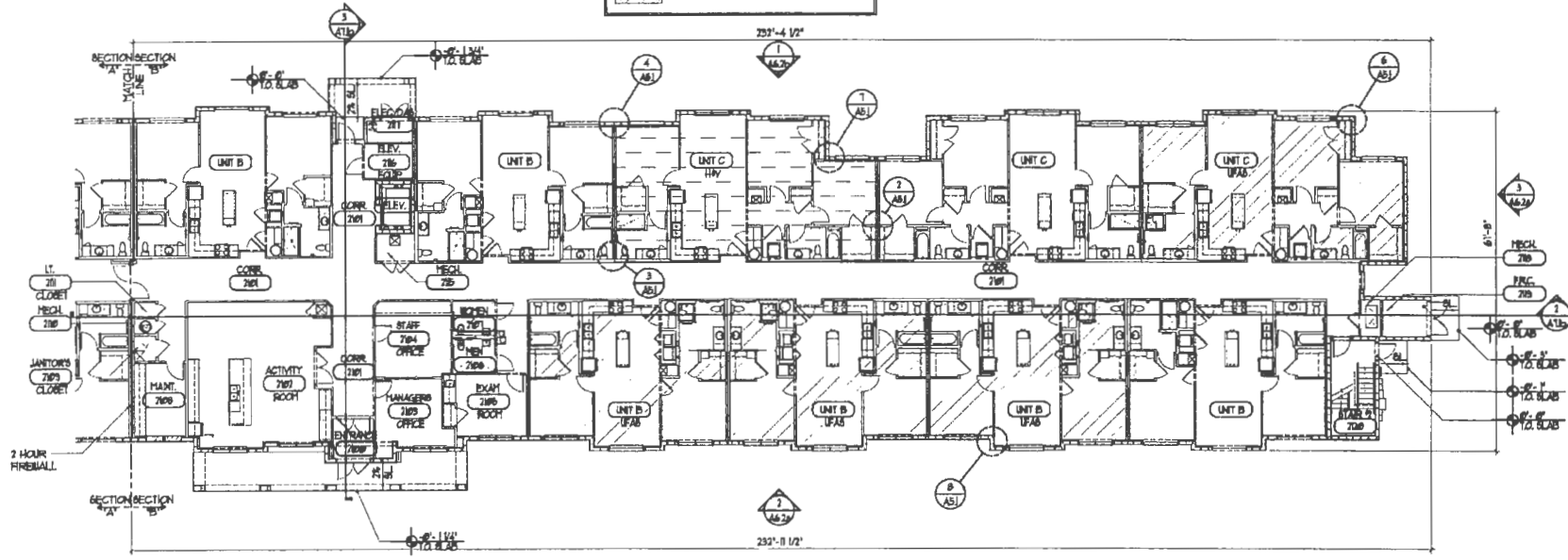
SITE KEY PLAN
SCALE: NTS

NOTE:
1. COLUMNS, GIRDERS, TRUSSES, BEAMS, LINTELS, OR STRUCTURAL MEMBERS THAT ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING, AND THAT SUPPORT MORE THAN TWO FLOOR, OR ONE FLOOR AND ROOF, OR SUPPORT A LOAD BEARING WALL, OR NON-LOAD BEARING WALL MORE THAN TWO STOREYS HIGH, SHALL BE INDIVIDUALLY PROTECTED ON ALL SIDES FOR THE FULL LENGTH WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE RATINGS. OTHER STRUCTURAL MEMBERS REQUIRED TO HAVE A FIRE RESISTANCE RATING, SHALL BE PROTECTED BY INDIVIDUAL ENCASEMENT, BY A MEMBRANE OR CEILING PROTECTION AS SPECIFIED IN 2001 F.B.C. SECTION 10, OR BY A COMBINATION OF BOTH. REFER TO SHEET A104 FOR 2004 F.B.C. TABLE 604 AND 605 FIRE RESISTANCE RATING REQUIREMENTS, AND SHEETS A16, SERIES SHEETS FOR FIRE RATED ASSEMBLIES.

NOTE:
-WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (40 IF FIELD TESTED) FOR AIR-BORNE NOISE PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL, RECESSED CABINETS, TUBS, SINKS, OR DUCTWORK SHALL BE SEALED, LINED, INSULATED, OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. REFER TO DETAILS THIS SHEET AND A116.
-FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50 (40 IF FIELD TESTED).

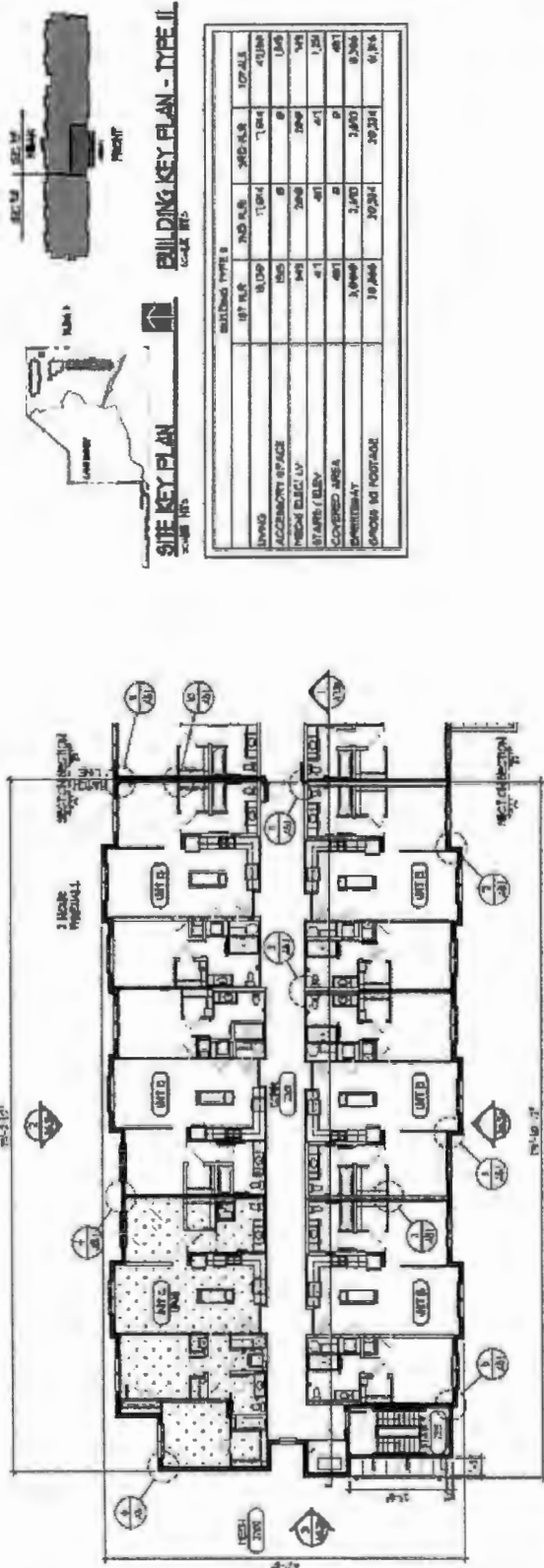
	BUILDING TYPE I			TOTALS
	1ST FLR	2ND FLR	3RD FLR	
LIVING	18,130	17,014	17,014	49,158
ACCESSORY SPACE	1515	0	0	1,515
MECH/ELEC/LV	345	200	200	745
STAIRS / ELEV	411	411	411	1,233
COVERED AREA	451	0	0	451
BREEZEWAY	3,000	2,633	2,633	8,266
GROSS SQ FOOTAGE	20,868	20,374	20,374	61,616

FIRST FLOOR PLAN, BUILDING #2

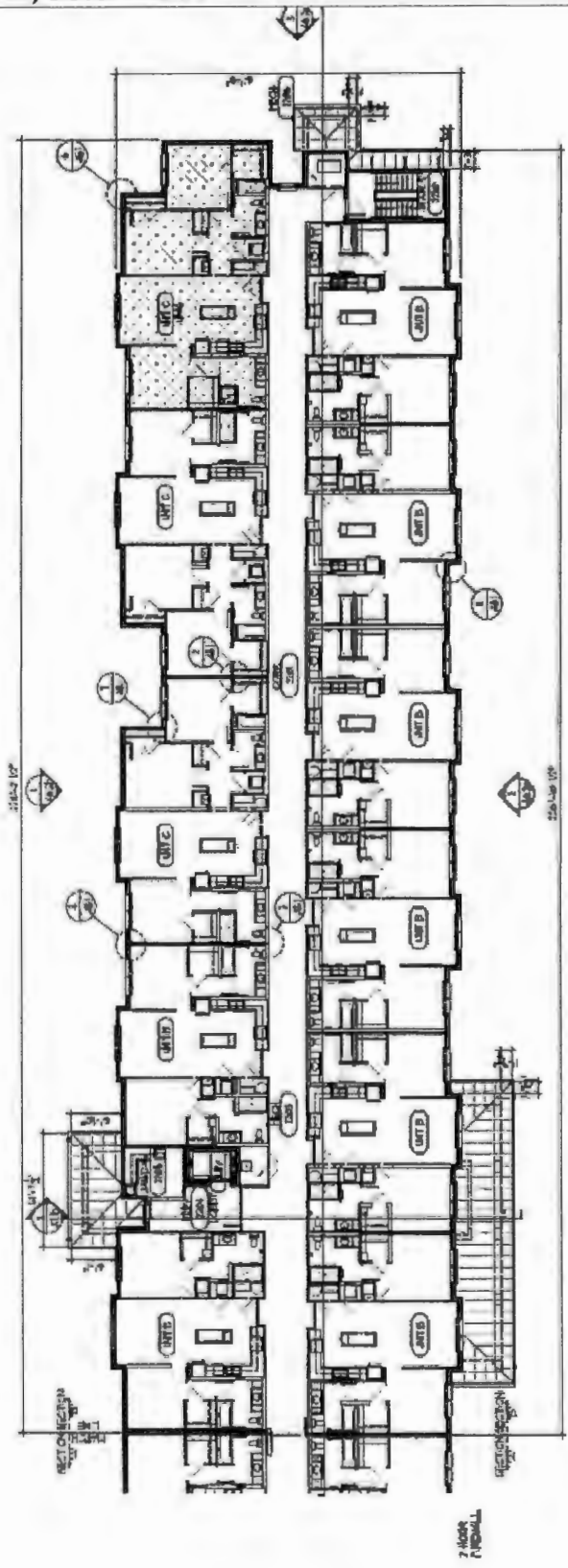


2 BUILDING TYPE II - OVERALL 1ST FLOOR PLAN (SECTION 'B')
SCALE: 3/32" = 1'-0"

SECOND FLOOR PLAN, BUILDING #2



1 BUILDING TYPE II - OVERALL AND FLOOR PLAN (SECTION 'A')

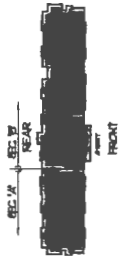


2 BUILDING TYPE II - OVERALL AND FLOOR PLAN (SECTION 'B')



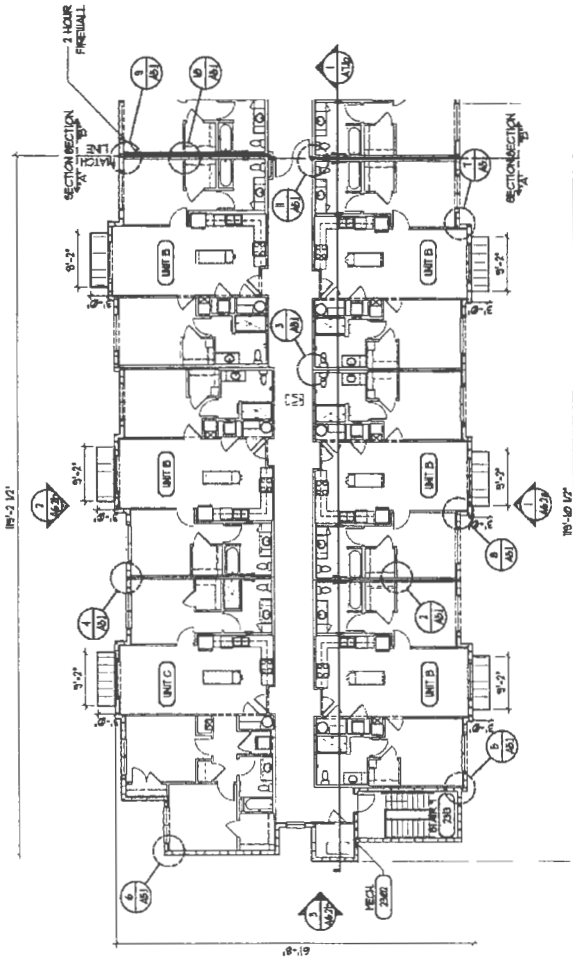
BUILDING TYPE II			
	1ST FLOOR	2ND FLOOR	TOTAL
LIVING	11,000	11,000	22,000
ACCENTRY SPACE	800	800	1,600
MEDIA ELECT. LV.	500	500	1,000
STAIRS / ELEV.	400	400	800
COVERED AREA	400	400	800
ENTRANCE	1,000	1,000	2,000
GRAND TOTAL	14,600	14,600	29,200

THIRD FLOOR PLAN, BUILDING #2

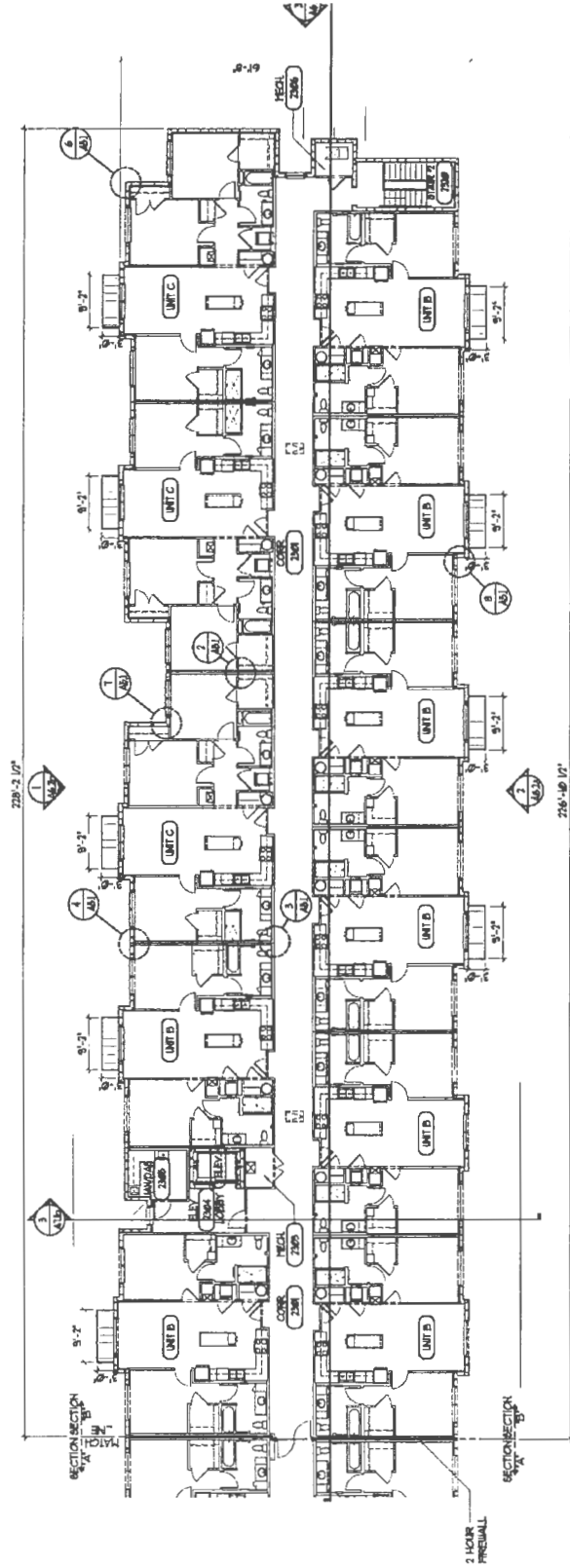


BUILDING KEY PLAN - TYPE II
SCALE: N15

BUILDING TYPE I				
	1ST FLR	2ND FLR	3RD FLR	TOTALS
LIVING	15,359	11,044	11,044	43,366
ACCESSORY SPACE	1515	0	0	1,515
MECH/ELECTR	345	1,909	1,909	3,422
STAIRS / ELEV	411	411	411	1,233
COVERED AREA	451	0	0	451
DRIVEWAY	3,009	2,643	2,643	8,295
GR/OS SQ FOOTAGE	20,840	20,374	20,374	61,588



2 BUILDING TYPE II - OVERALL 3RD FLOOR PLAN (SECTION 'B')
SCALE: 3/8" = 1'-0"



SITE PHOTOS



Access to site from S. Orange Blossom Trail, facing east



Closest bus stop approximately 100 ft. north of the property along the east side of Orange Blossom Trail

SITE PHOTOS



Access to site from S. Orange Blossom Trail, facing east



North side of the subject property from the adjacent multi-family development, facing southwest

SITE PHOTOS



Fencing along south property line



Southeast end of the subject property from the end of Lake Jessamine Dr., facing north

SITE PHOTOS



Fencing at north property line facing southeast from within the adjacent multi-family development



Subject property towards the end of Oak Terrace Dr., facing east (towards the City of Edgewood)