



Interoffice Memorandum

*DFR*

DEC26 19 7:46AM

DATE: December 18, 2019

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

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Lisette M. Egipciaco, Development Coordinator Planning Division *Jme*

CONTACT PERSON(S): **Lisette M. Egipciaco,  
Development Coordinator  
Planning Division 407-836-5684  
Lisette.Egipciaco@ocfl.net**

SUBJECT: Request for Board of County Commissioners Public Hearing

DEC26'19AM8:15

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Project Name: Burlington Planned Development / The Cottages at Alafaya Development Plan Case # DP-19-08-263

Type of Hearing: Development Plan

Applicant(s): Thomas Sullivan  
Gray Robinson, P.A.  
301 East Pine Street, Suite 1400  
Orlando, Florida 32801

Commission District: 5

General Location: South of Orpington Street / North of East Colonial Drive

Parcel ID #(s) 22-22-31-0000-00-091, 22-22-31-9461-00-010,  
22-22-31-9461-00-011

# of Posters: 1

LEGISLATIVE FILE # 20-043

*January 28, 2020  
@2pm*

Use: 151 unit / 602 bed Student Housing Complex

Size / Acreage: 11.61 gross acres

BCC Public Hearing  
Required by: Sections 34-69 and 30-89 Orange County Code

Clerk's Advertising  
Requirements: (1) At least 7 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 7 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 vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

**Advertising Language:**

This request proposes to construct a 151 unit, 602 bed student housing complex on a total of 11.61 acres; District 5; South of Orpington Street / North of East Colonial Drive.

**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

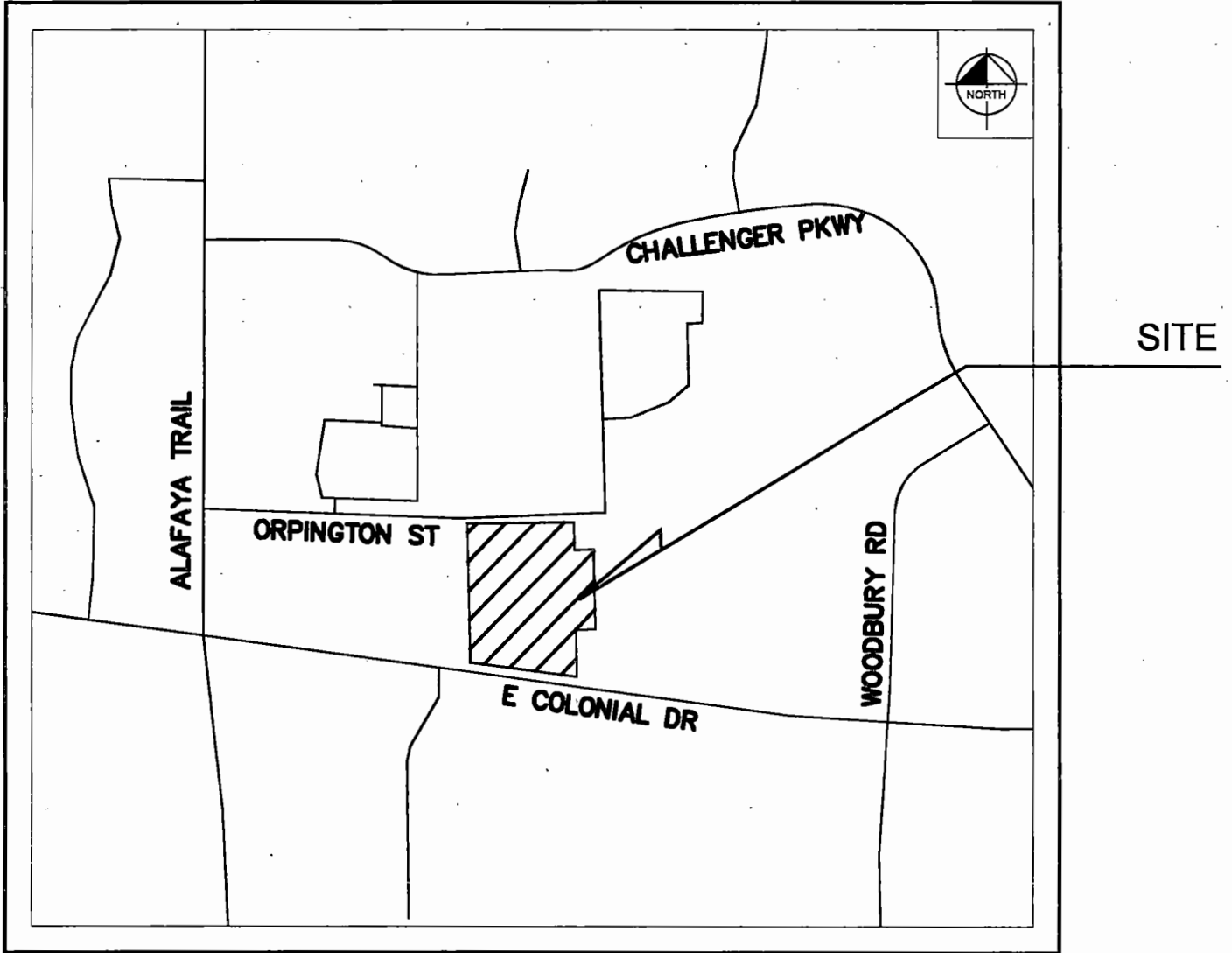
**Special Instructions to Clerk (if any):**

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.

Please notify Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

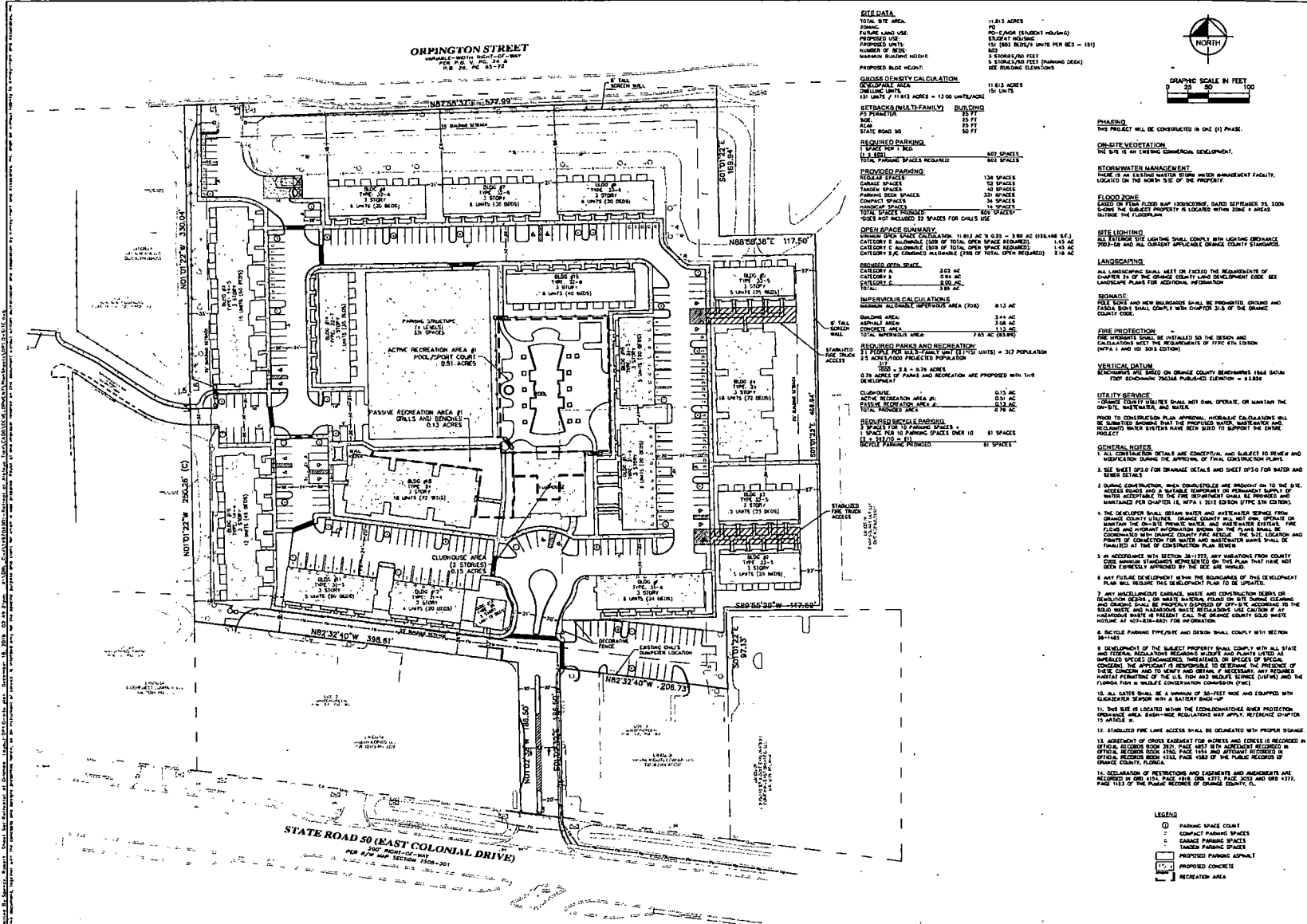
Attachments (location map and site plan sheet)

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



LOCATION MAP

N.T.S.



**SITE DATA**

TOTAL SITE AREA	11.813 ACRES
ZONING	HO
FUTURE LAND USE	HO-COMM (SINGLE-DWELL HOUSING)
PROPOSED USE	STREET RESIDING
PROPOSED UNITS	151 (800 BLDG./4 UNITS PER BLDG = 151)
NUMBER OF BLDGS	8
MAXIMUM BUILDING HEIGHT	8 STORIES (PER FEE)
PROPOSED ROAD WIDTH	5 STORIES/40 FEET (PLANNING DEPT.)
MAX. BUILDING ELEVATION	50 FT

**GROSS DENSITY CALCULATION**

DEVELOPABLE AREA	11.813 ACRES
DENSIFYING UNITS	151 UNITS
151 UNITS / 11.813 ACRES = 12.80 UNITS/ACRE	

**STIPULATIONS (MULTI-FAMILY) BUILDINGS**

BLDG #1	25,000 SF
BLDG #2	25,000 SF
BLDG #3	25,000 SF
BLDG #4	25,000 SF
BLDG #5	25,000 SF
BLDG #6	25,000 SF
BLDG #7	25,000 SF
BLDG #8	25,000 SF

**REQUIRED PARKING**

1.5 SPACES PER 1 BLDG	607 SPACES
TOTAL PARKING SPACES REQUIRED	607 SPACES

**PROVIDED PARKING**

REGULAR SPACES	138 SPACES
TANDEM SPACES	10 SPACES
PARKING DECK SPACES	331 SPACES
COMPACT SPACES	34 SPACES
TOTAL PROVIDED PARKING	613 SPACES
NOTES: 6 SPACES NOT REQUIRED FOR CHILDREN	

**OPEN SPACE SUMMARY**

MINIMUM OPEN SPACE CALCULATION: 11.813 AC @ 0.33 = 3.90 AC (198,148 SF)

CATEGORY 1 ALLOWANCE (50% OF TOTAL OPEN SPACE REQUIRED)	1.95 AC
CATEGORY 2 ALLOWANCE (50% OF TOTAL OPEN SPACE REQUIRED)	1.95 AC
CATEGORY 3 ALLOWANCE (50% OF TOTAL OPEN SPACE REQUIRED)	1.95 AC
TOTAL	5.85 AC

**PROVIDED OPEN SPACE**

CATEGORY 1	303 AC
CATEGORY 2	0.91 AC
CATEGORY 3	0.91 AC
TOTAL	304.82 AC

**PERVIOUS CALCULATIONS**

MINIMUM PERVIOUS (PERVIOUS AREA / 20%)	81.3 AC
BUILDING AREA	344 AC
ASPHALT AREA	2.88 AC
CONCRETE AREA	1.13 AC
TOTAL IMPERVIOUS AREA	7.85 AC (10,578 SF)

**REQUIRED PARKS AND RECREATION**

1.5 ACRES PER 100 RESIDENTS (PER 1978 UNITS) = 317 POPULATION

1.5 ACRES / 317 POPULATION = 0.0047 ACRES PER PERSON

0.78 ACRES OF PARKS AND RECREATION ARE PROPOSED WITH THIS DEVELOPMENT

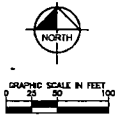
**REQUIRED BIKEWAYS**

3 SPACES FOR 10 PARKING SPACES	61 SPACES
1 SPACE FOR 10 PARKING SPACES OVER 10	61 SPACES
TOTAL BIKEWAYS PROVIDED	61 SPACES

**REQUIRED BIKEWAY**

CLUBHOUSE	0.15 AC
ACTIVE RECREATION AREA #1	0.13 AC
PASSIVE RECREATION AREA #1	0.13 AC
TOTAL BIKEWAY	0.41 AC



**PHASING**  
THE PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

**ON-SITE VEGETATION**  
THE SITE IS AN EXISTING COMMERCIAL DEVELOPMENT.

**STORMWATER MANAGEMENT**  
THERE IS AN EXISTING MASTER STORM WATER MANAGEMENT FACILITY, LOCATED TO THE NORTH-EAST OF THE PROPERTY.

**FLOOD ZONE**  
BASED ON THE FLOOD HAZARD MAP 1400030300F, DATED SEPTEMBER 21, 2008, THERE IS NO FLOOD HAZARD ZONING LOCATED WITHIN ZONE 4 AREAS WITHIN THE PROPOSED AREA.

**SITE LIGHTING**  
ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH LIGHTING ORDINANCE 790-58 AND ALL EXTERIOR APPLICABLE ORANGE COUNTY STANDARDS.

**LANDSCAPING**  
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF CHAPTER 24 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE SEE LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.

**SIGNAGE**  
ALL SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 218 OF THE ORANGE COUNTY CODE.

**FIRE PROTECTION**  
FIRE PROTECTION SHALL BE INSTALLED TO THE DESIGN AND CAPACITY MEET THE REQUIREMENTS OF FIRE 170 SECTION (MFA) AND 100 303.5 SECTION.

**VERTICAL DATUM**  
ELEVATIONS ARE BASED ON ORANGE COUNTY BENCHMARK 1844 DATUM. FOOT ELEVATIONS 750.00 FEET PLUS 4.00 FEET ELEVATION = 754.00 FEET.

**UTILITY SERVICE**  
ORANGE COUNTY UTILITIES SHALL NOT OWN, OPERATE, OR MAINTAIN THE ON-SITE WATER, GAS, AND WATER MAINS.

**GENERAL NOTES**

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
2. SEE SHEET 02.0 FOR DRAINAGE DETAILS AND SHEET 03.0 FOR WATER AND SEWER DETAIL.
3. DURING CONSTRUCTION WHEN CONCRETE IS BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT TYPES OF WATER ACCORDING TO THE REQUIREMENTS SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 14, N.P.A. 1 2011 EDITION (TYPE 3) SECTION.
4. THE DEVELOPER SHALL OBTAIN WATER AND WASTEWATER SERVICE FROM ORANGE COUNTY UTILITIES. ORANGE COUNTY WILL NOT OWN, OPERATE OR MAINTAIN THE ON-SITE PRIVATE WATER AND WASTEWATER SYSTEMS. THE FLOOD AND HURRICANES PROTECTION FROM THE PLANS SHALL BE DETERMINED WITH ORANGE COUNTY AND NEIGHBORING CITIES. THE LOCATION AND PROTECTIVE CONSTRUCTION FOR WATER AND WASTEWATER MAINS SHALL BE FINALIZED AT THE CONSTRUCTION PLAN REVIEW.
5. IN ACCORDANCE WITH SECTION 38-1777, ANY MODIFICATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE COE ARE VOID.
6. ANY FUTURE DEVELOPMENT WITHIN THE BOUNDARIES OF THIS DEVELOPMENT PLAN WILL REQUIRE THIS DEVELOPMENT PLAN TO BE UPDATED.
7. ANY MISCELLANEOUS UTILITY AND CONSTRUCTION DETAILS OR CONSTRUCTION DETAILS OR WATER MAINS FOUND ON THE EXISTING DRAWING AND SHOWN ON THESE PLANS SHALL BE DELETED AND THE LOCATION AND PROTECTIVE CONSTRUCTION FOR WATER AND WASTEWATER MAINS SHALL BE FINALIZED AT THE CONSTRUCTION PLAN REVIEW.
8. IN ACCORDANCE WITH SECTION 38-1777, ANY MODIFICATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE COE ARE VOID.
9. ANY FUTURE DEVELOPMENT WITHIN THE BOUNDARIES OF THIS DEVELOPMENT PLAN WILL REQUIRE THIS DEVELOPMENT PLAN TO BE UPDATED.
10. THE SITE IS LOCATED WITHIN THE ECONOMIC DEVELOPMENT RIVER PROTECTION ORDINANCE AREA. EARTH-WORK REGULATIONS MAY APPLY. REFERENCE CHAPTER 15 ARTICLE 8.
11. EXISTING TREE TRUNKS SHALL BE DEMOLISHED WITH PROPER SIGNAGE.
12. AGREEMENT OF CROSS EASEMENTS FOR ACCESS AND EGRESS IS RECORDED IN OFFICIAL RECORDS BOOK 2671, PAGE 6851. EGRESS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1450, PAGE 1451 AND APPROVAL RECORDED IN OFFICIAL RECORDS BOOK 1451, PAGE 1452.
13. AGREEMENT OF CROSS EASEMENTS FOR ACCESS AND EGRESS IS RECORDED IN OFFICIAL RECORDS BOOK 1451, PAGE 1452.
14. DELINEATION OF RETENTION AND EASEMENTS AND MODIFICATIONS ARE RECORDED IN DEED BOOK PAGE 1451, PAGE 1452, PAGE 1453 AND DEED 177, PAGE 1153 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FL.

**LEGEND**

(Symbol)	PARKING SPACE COUNT
(Symbol)	COMPACT PARKING SPACES
(Symbol)	TANDEM PARKING SPACES
(Symbol)	PROPOSED PARKING SPACES
(Symbol)	PROPOSED CONCRETE
(Symbol)	RECREATION AREA

**Kimley»Horn**

SHEET NUMBER  
**DP1.0**

DATE: 12/02/2015

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: AS SHOWN

PROJECT: THE COTTAGES AT ALAFAYA

LOCATION: 11813 ORPINGTON STREET, ALAFAYA, FL 32801

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