

Board of County Commissioners

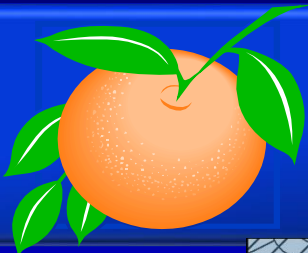
Public Hearings

July 9, 2024



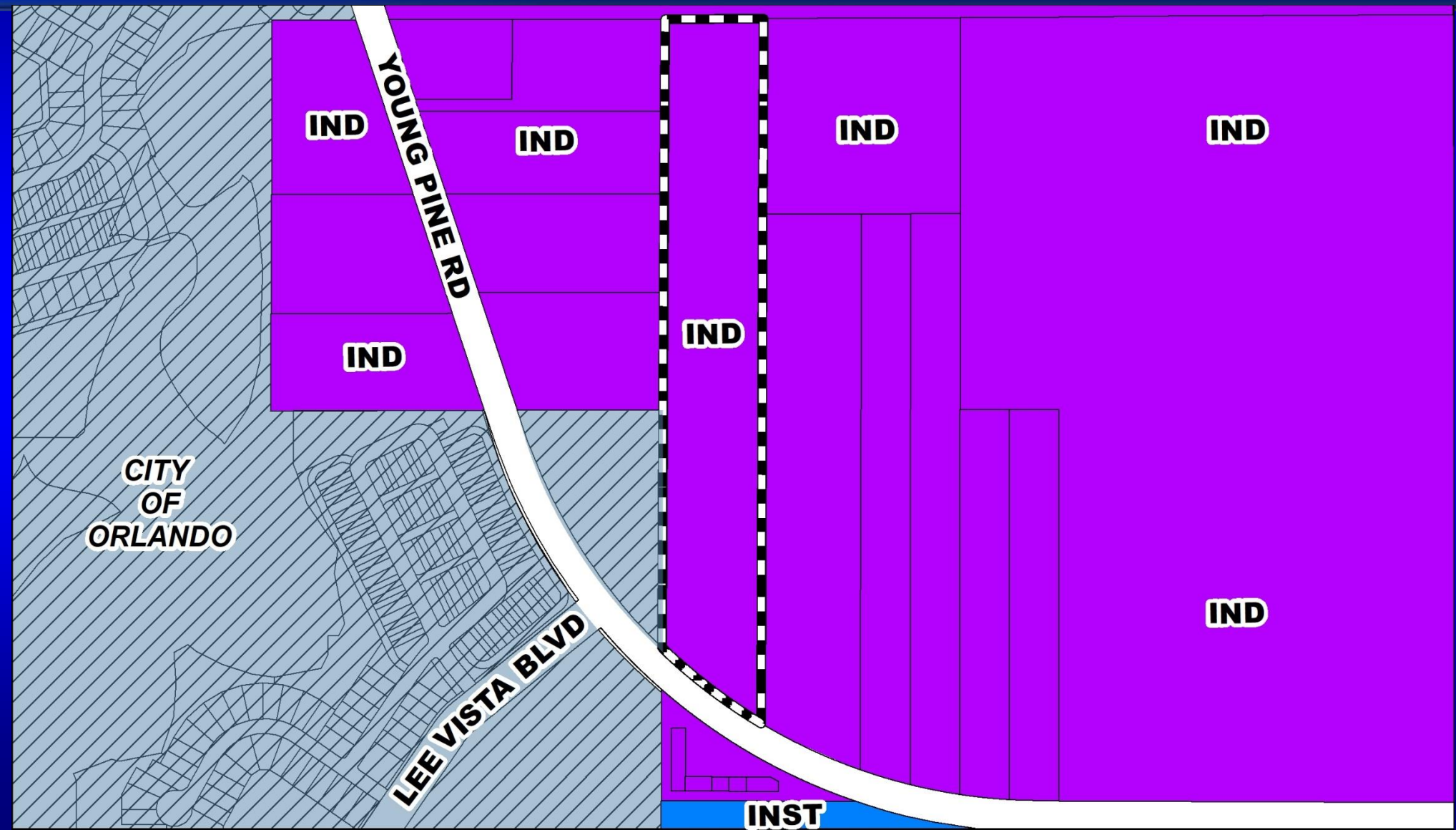
Young Pine Business Park Preliminary Subdivision Plan

- Case:** PSP-22-07-244
- Applicant:** Thomas Skelton, American Civil Engineering Company
- District:** 4
- Acreage:** 17.5 gross acres
- Location:** Generally located north of Young Pine Road and east of the intersection with Lee Vista Boulevard.
- Request:** To subdivide 17.5 acres into three lots and one conservation tract.
- In addition, one waiver from Section 34-152(c) is also requested.
1. A waiver from Orange County Code Section 34.152(c), is requested to allow access to lots 2 and 3 through an ingress/egress easement in lieu of the 20 foot access to a dedicated public paved street.



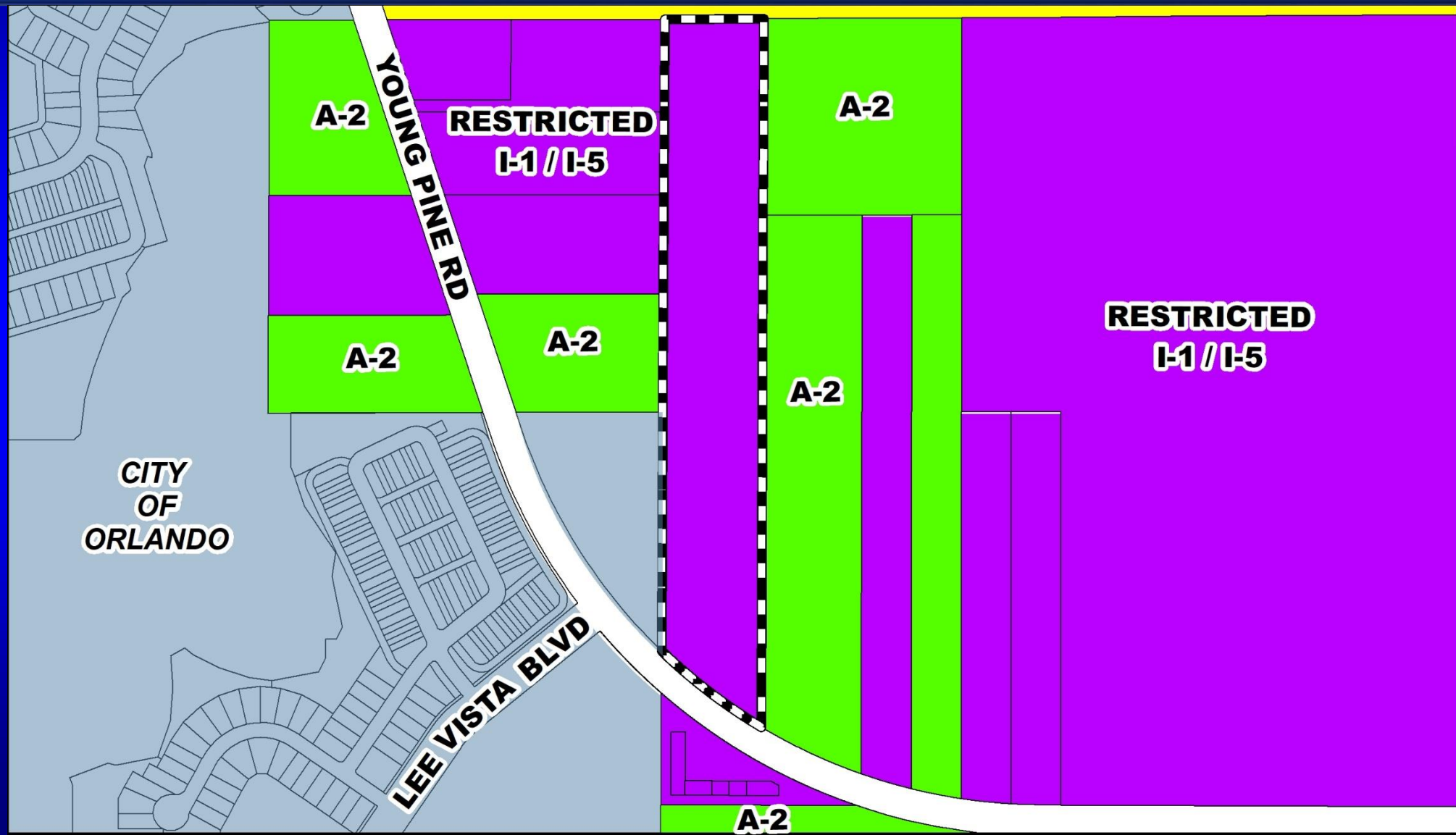
Young Pine Business Park Preliminary Subdivision Plan

Future Land Use Map



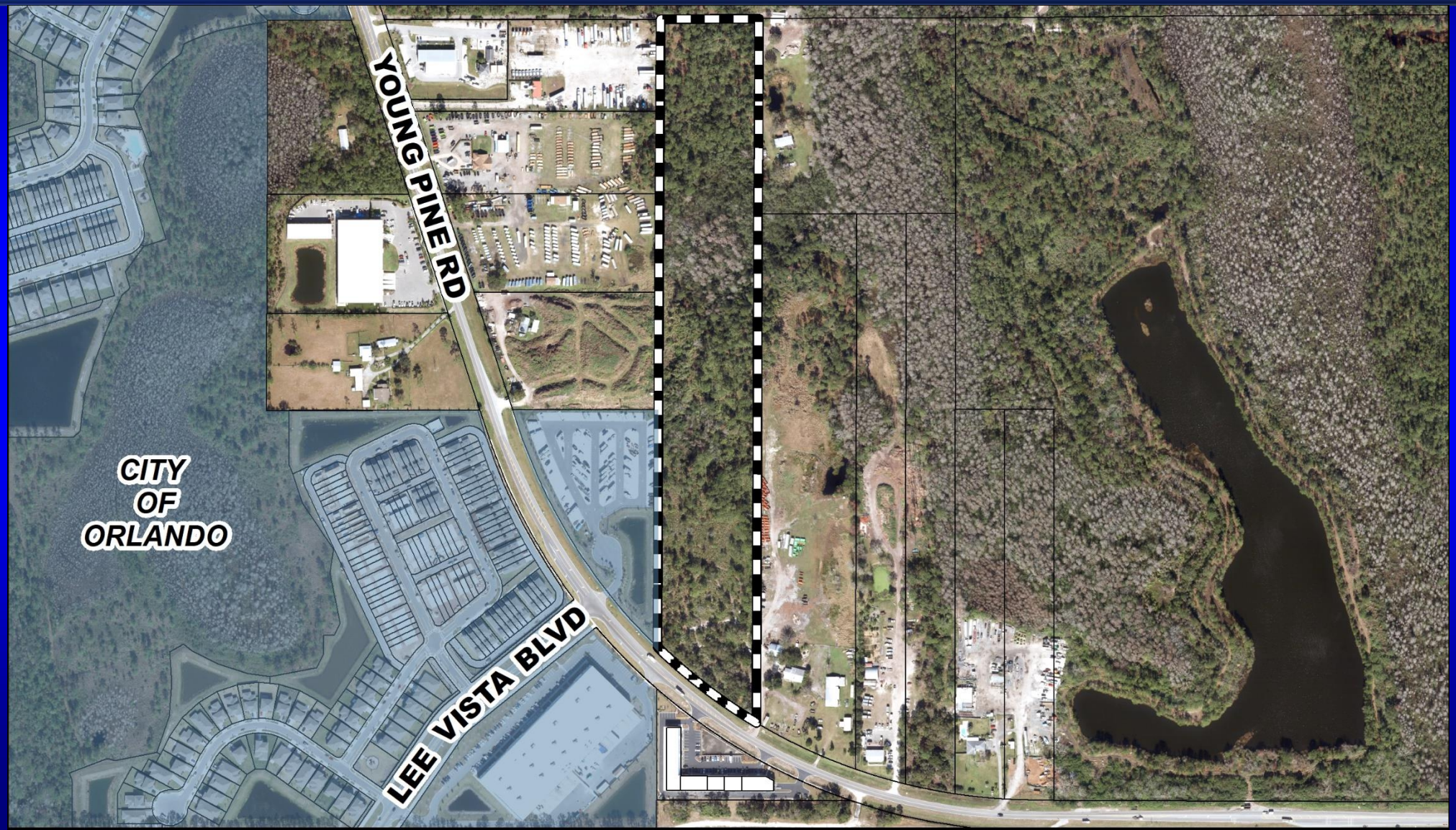


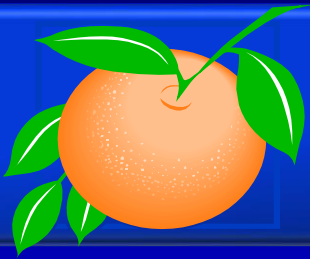
Young Pine Business Park Preliminary Subdivision Plan Zoning Map





Young Pine Business Park Preliminary Subdivision Plan Aerial Map

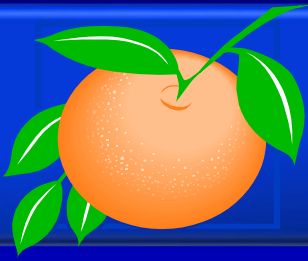




Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Young Pine Business Park PSP (PSP-22-07-244) dated “Received May 29, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Alafaya Trail Student Housing Planned Development / North Alafaya Trail Student Housing Development Plan

Case: DP-23-03-110

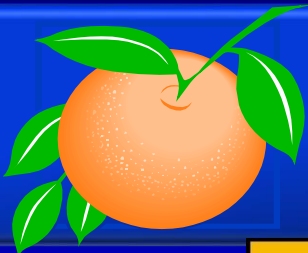
Applicant: Brooks Stickler, Kimley-Horn & Associates, Inc.,

District: 5

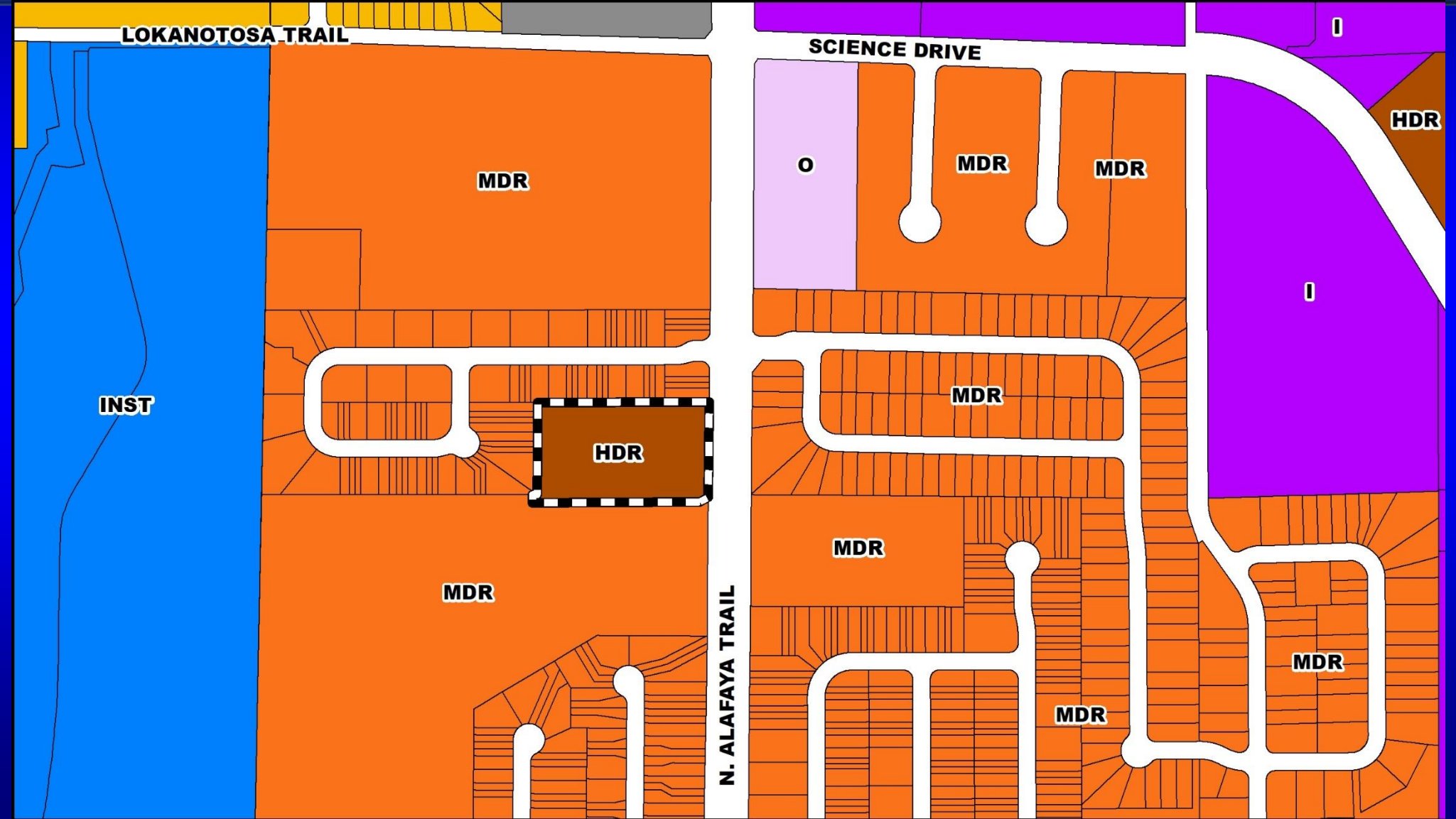
Acreage: 3.22 gross acres

Location: Generally located west of North Alafaya Trail and south of Lokanotosa Trail.

Request: To develop a 595-bed student housing complex.

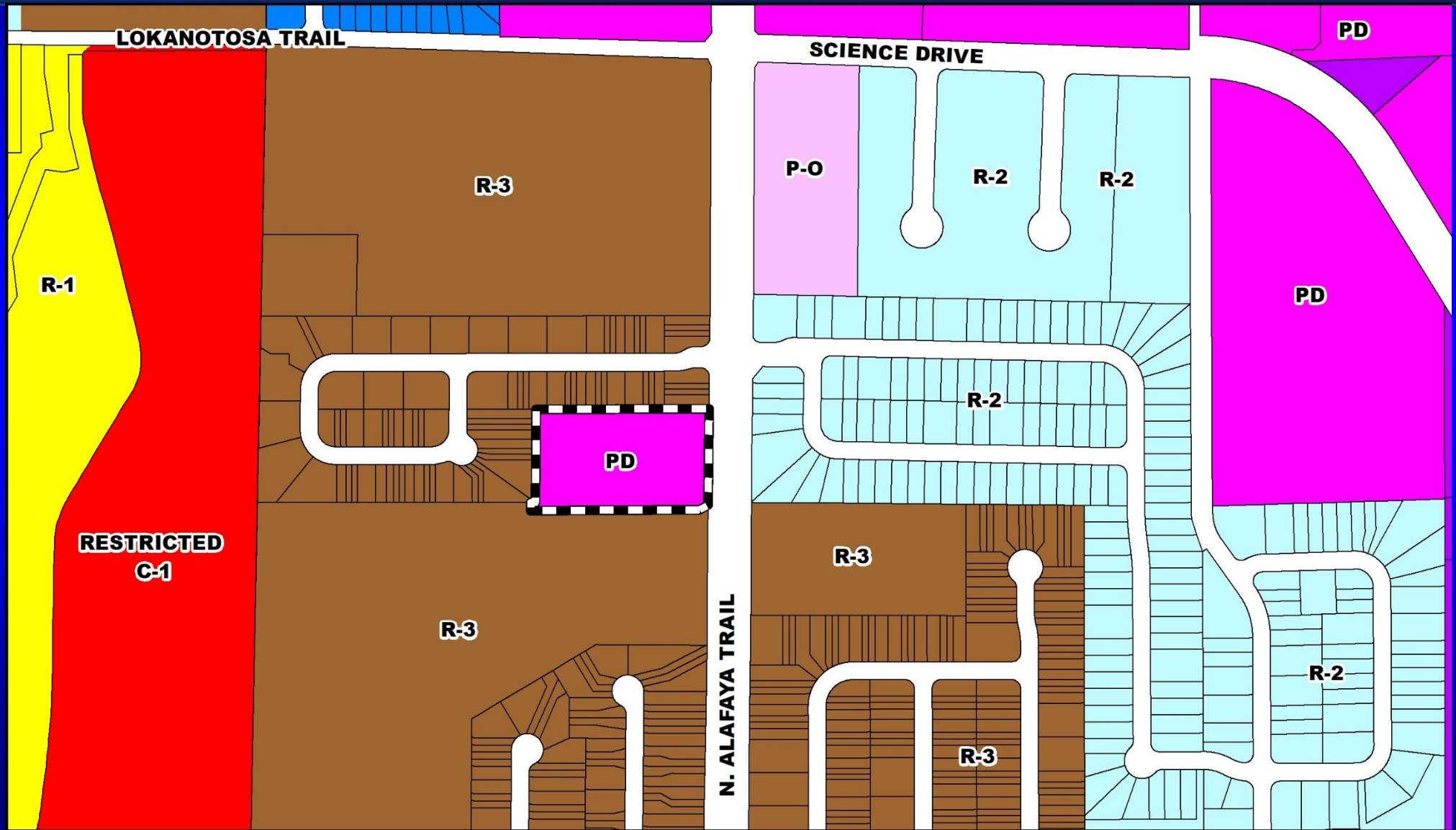


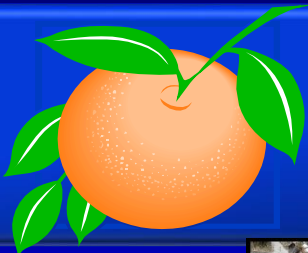
Alafaya Trail Student Housing Planned Development / North Alafaya Trail Student Housing Development Plan Future Land Use Map



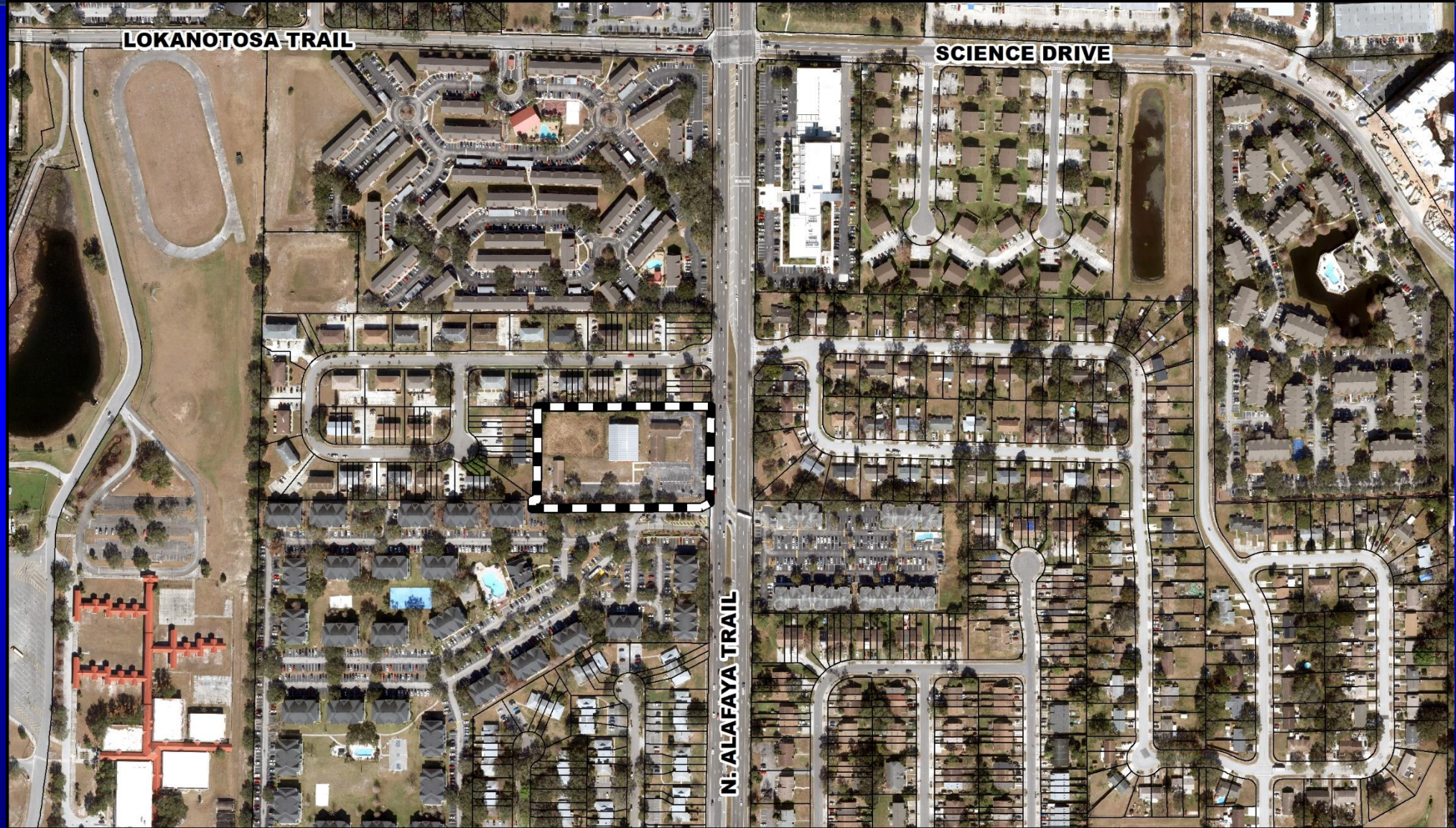


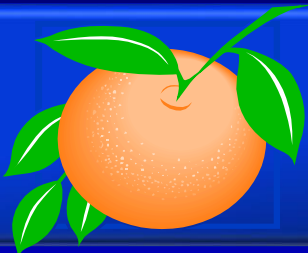
Alafaya Trail Student Housing Planned Development / North Alafaya Trail Student Housing Development Plan Zoning Map



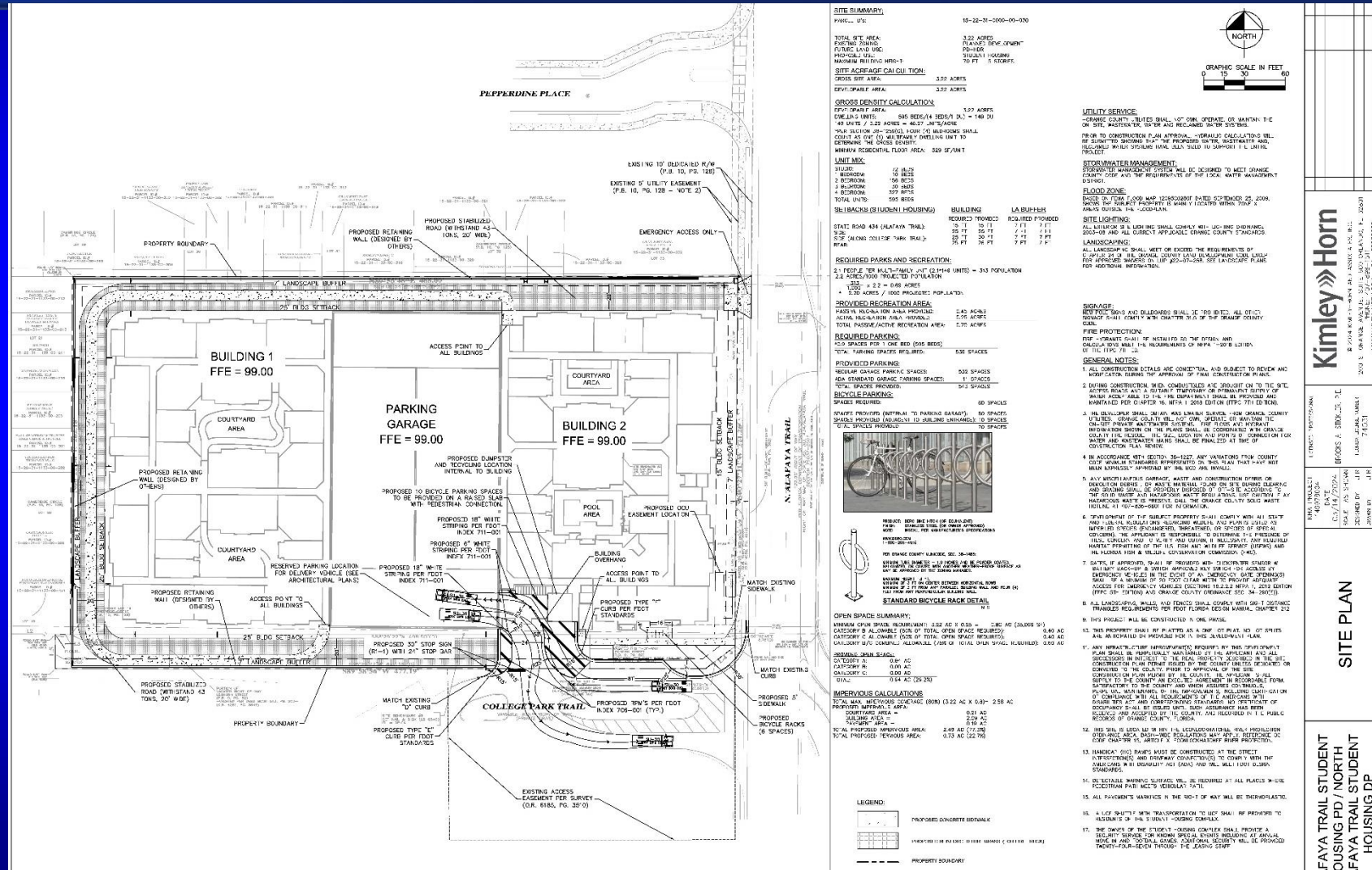


Alafaya Trail Student Housing Planned Development / North Alafaya Trail Student Housing Development Plan Aerial Map





Alafaya Trail Student Housing Planned Development / North Alafaya Trail Student Housing Development Plan Overall Development Plan



SITE SUMMARY

PARCEL: U/S 15-22-21-000-00-00

TOTAL SITE AREA: 3.22 ACRES
 PLANNED ZONE: STUDENT HOUSING
 PUBLIC LAND USE: PE-1641 HOUSING
 MINIMUM BUILDING HEIGHT: 10 FT ± 6 INCHES

SITE AVERAGE CALCULATION:
 GROSS SITE AREA: 332 ACRES
 DEVELOPABLE AREA: 332 ACRES

GROSS DENSITY CALCULATION:
 PROPOSED UNITS: 137 UNITS
 DENSITY UNITS: 695 BDRS/14 BDRS/A DU = 146 DU
 146 UNITS x 3.22 ACRES = 467 UNITS/ACRE
 MAX ALLOWED DENSITY: 400 UNITS/ACRE
 DENSITY AS OF (1) ALL UNITS: 146 UNITS/ACRE
 DENSITY AS OF (2) ALL UNITS: 146 UNITS/ACRE
 MINIMUM RESIDENTIAL FLOOR AREA: 589 SQ/UNIT

UNIT MIX:

1 BEDROOM	72 BDRS
2 BEDROOM	16 BDRS
3 BEDROOM	10 BDRS
4 BEDROOM	17 BDRS
TOTAL UNITS	137 UNITS

REQUIREMENTS:

REQUIREMENTS PROVIDED	REQUIRED PROVIDED
STREET FRONTAGE (ALAFAYA TRAIL)	35 FT 10 FT
STREET FRONTAGE (COLLEGE PARK TRAIL)	35 FT 10 FT
STREET FRONTAGE (PEPPERDINE PLACE)	35 FT 10 FT

UTILITIES SERVICE:
 STORMWATER MANAGEMENT: STORMWATER MANAGEMENT SHALL BE DESIGNED TO MEET COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.

FLOOD ZONE:
 BASE FLOOD ELEVATION: 20.09
 SPECIAL FLOOD HAZARD ZONE: X-1

SITE LIGHTING:
 ALL LIGHTING SHALL BE LOW VOLTAGE AND SHALL BE DESIGNED TO MEET COUNTY CODE AND ALL CURRENT APPLICABLE ENERGY STANDARDS.

LANDSCAPING:
 ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE COUNTY AND ALL CURRENT APPLICABLE ENERGY STANDARDS.

Kimley»Horn

200 S. UNIVERSITY AVENUE, SUITE 200
 TALLAHASSEE, FL 32310
 TEL: 904.244.3333
 FAX: 904.244.3334
 WWW.KIMLEY-HORN.COM

REQUIRED PARKS AND RECREATION:
 2.1 PEOPLE PER MULTI-FAMILY UNIT (2014-16 UNITS) = 313 POPULATION
 2.2 PEOPLE PER 1,000 POPULATION = 1.00 POPULATION PER ACRE
 2.3 PEOPLE PER 1,000 POPULATION = 1.00 POPULATION PER ACRE

PROVIDED RECREATION AREA:
 BASE RECREATION AREA PROVIDED: 2.43 ACRES
 ACTUAL RECREATION AREA PROVIDED: 2.30 ACRES
 TOTAL PARKING/ACTIVE RECREATION AREA: 2.30 ACRES

REQUIRED PARKING:
 2.0 SPACES PER 100 BDRS (500 BDRS) = 500 SPACES
 TOTAL PARKING SPACES PROVIDED: 530 SPACES

PROVIDED PARKING:
 REGULAR GARAGE PARKING SPACES: 500 SPACES
 ADA COMPLIANT GARAGE PARKING SPACES: 1 SPACES
 TOTAL SPACES PROVIDED: 501 SPACES

BICYCLE PARKING:
 BICYCLE PARKING: 80 SPACES
 SPACES PROVIDED (INTERNAL TO PARKING GARAGE): 80 SPACES
 SPACES PROVIDED (EXTERNAL TO PARKING GARAGE): 80 SPACES

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COUNTY AND THE CITY OF TALLAHASSEE.
 - EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 - IN ACCORDANCE WITH SECTION 36-1227 ANY VARIATIONS FROM COUNTY CODE SHALL BE APPROVED BY THE COUNTY AND THE CITY OF TALLAHASSEE.
 - ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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DATE: 05/17/2016
BY: JEFFREY L. HORN
SCALE: 1" = 20'

SITE PLAN

ALAFAYA TRAIL STUDENT HOUSING PD / NORTH ALAFAYA TRAIL STUDENT HOUSING DP

5. TTT NUMBER: DP1.0

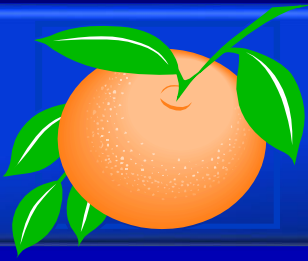
OPEN SPACE SUMMARY:

MINIMUM OPEN SPACE REQUIREMENT (322 AC @ 0.30 = 233.40 AC (SUNSHINE 0.40 AC)	0.40 AC (SUNSHINE)
CATEGORY A OPEN SPACE (50% OF TOTAL OPEN SPACE REQUIRED)	0.40 AC
CATEGORY B/C OPEN SPACE (50% OF TOTAL OPEN SPACE REQUIRED)	0.00 AC
TOTAL OPEN SPACE PROVIDED	0.40 AC

IMPERVIOUS CALCULATIONS:

TOTAL MAX. IMPERVIOUS CALCULATION (0.22 AC @ 2.2 AC = 0.48 AC)	0.48 AC
COURTYARD AREA	0.51 AC
LANDSCAPING AREA	0.10 AC
TOTAL IMPERVIOUS AREA	0.59 AC
TOTAL PROPOSED IMPERVIOUS AREA	0.59 AC
TOTAL PROPOSED PAVEMENT AREA	0.73 AC (22.7%)

PM Peak Hour	Land Use	ITE LUC	Size	Units	ITE Trip Rate	PM Peak Hour Trip Generation					
						Total	In	Out			
	Off-Campus Student Apartment (Low-Rise) (> 1/2 mile from Campus)	225	595	1/4	0.31	184	52%	95	49%	88	
	Total Generated Trips						164		96		88



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Alafaya Trail Student Housing Planned Development (PD) / North Alafaya Trail Student Housing Development Plan (DP) (DP-23-03-110) dated "Received April 11, 2024", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



University Center Park North Planned Development / Orlando-Alafaya Student Housing Development Plan

Case: DP-23-12-343

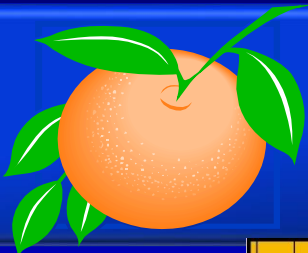
Applicant: Christopher Leppert, Kimley-Horn & Associates, Inc.

District: 5

Acreage: 3.14 gross acres

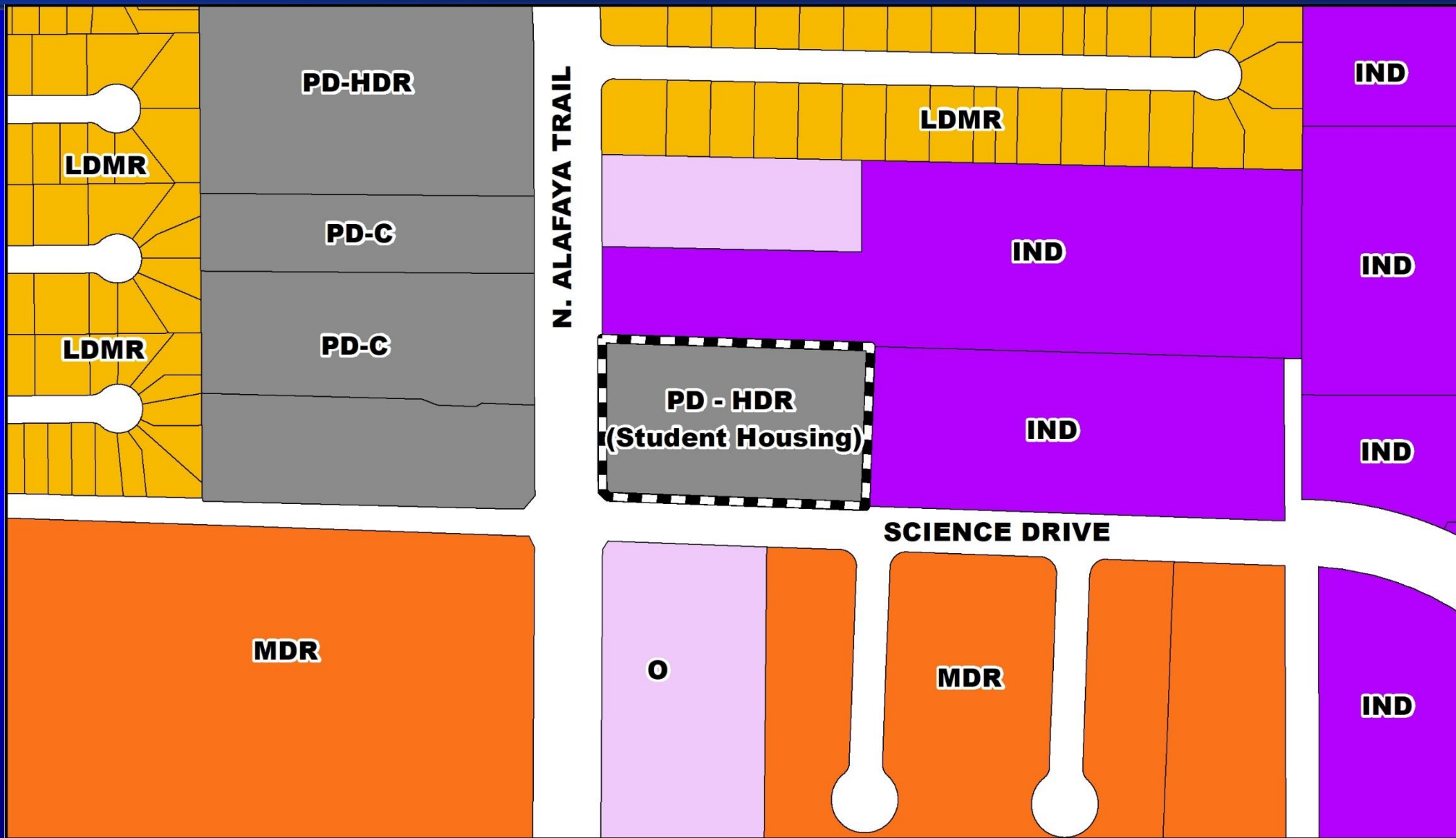
Location: Generally located north of Science Drive and east of North Alafaya Trail.

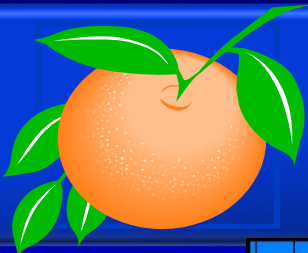
Request: To construct a 626-bed student housing complex.



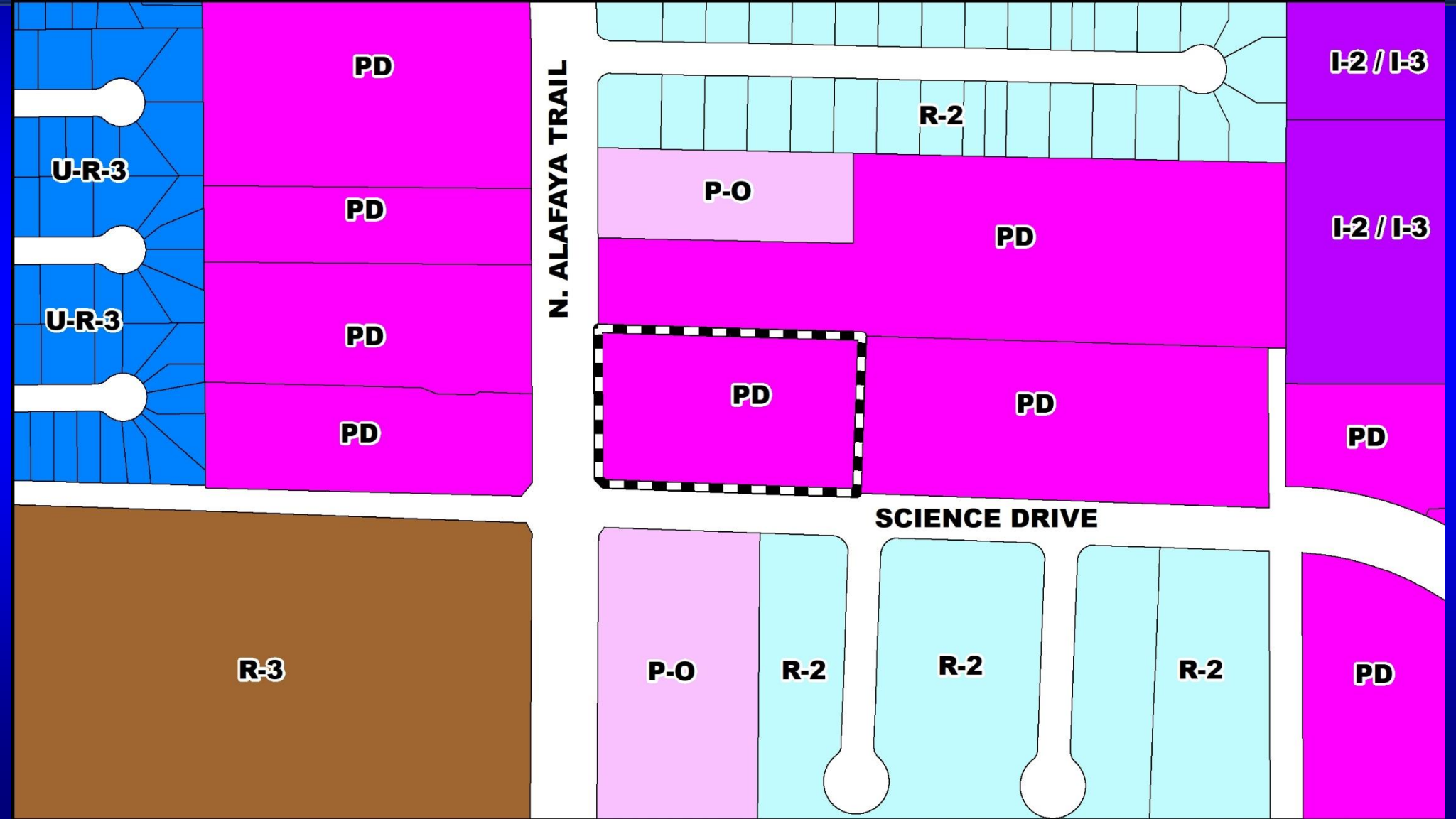
University Center Park North Planned Development / Orlando-Alafaya Student Housing Development Plan

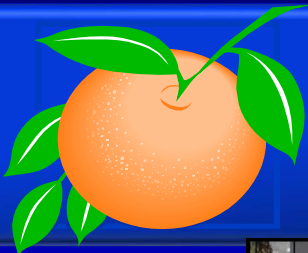
Future Land Use Map





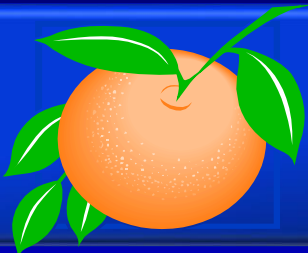
University Center Park North Planned Development / Orlando-Alafaya Student Housing Development Plan Zoning Map





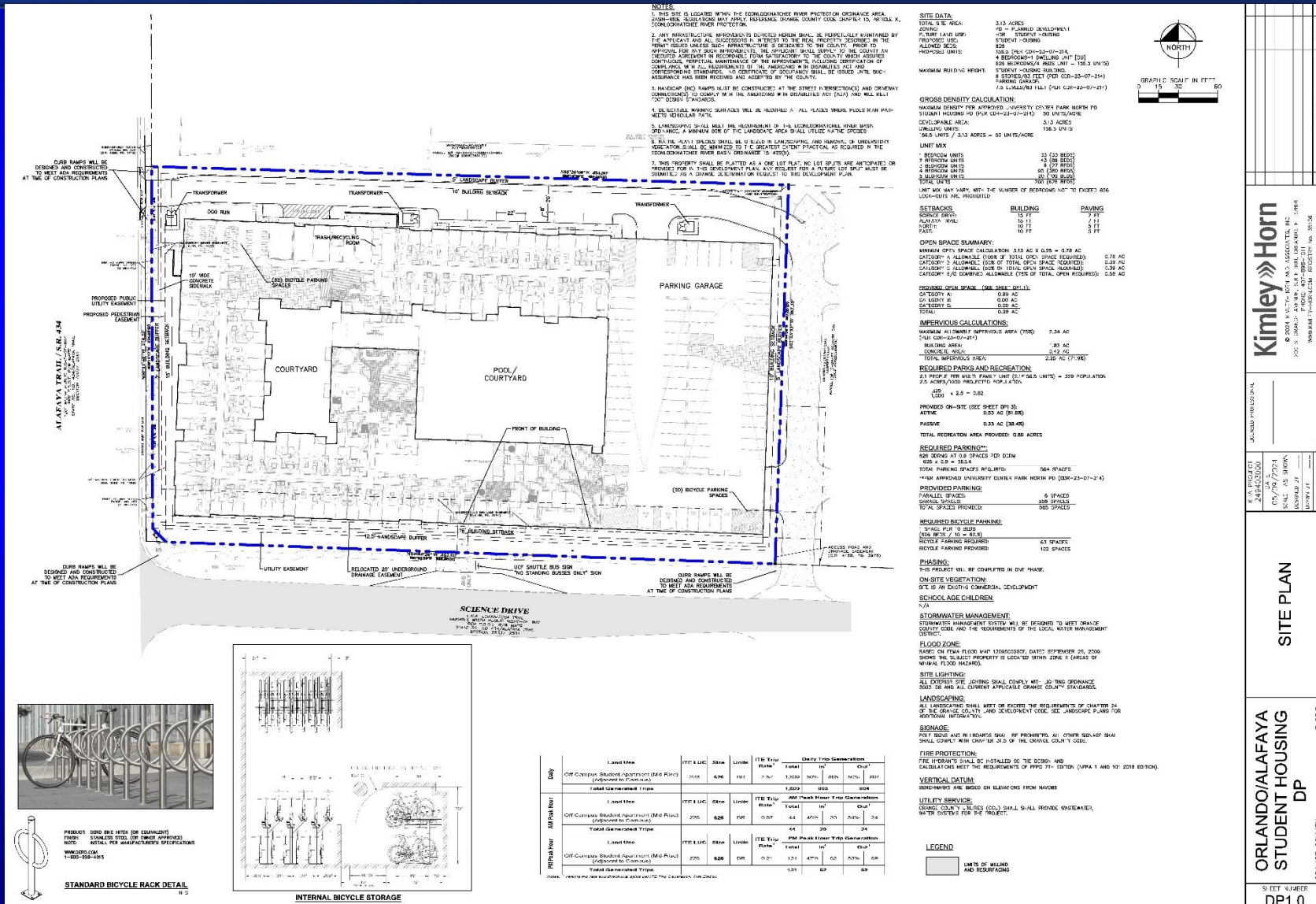
University Center Park North Planned Development / Orlando-Alafaya Student Housing Development Plan Aerial Map





University Center Park North Planned Development / Orlando-Alafaya Student Housing Development Plan

Overall Development Plan



NOTES

- THIS SITE IS LOCATED WITHIN THE SCIENCE/HAZARDOUS RIVER PROTECTON OR GRASSLAND AREA. FROM-HILLS, SLOPE/ROCKS MAY APPLY. REFER TO ORANGE COUNTY CODE CHAPTER 15, ARTICLE X, CONSERVATION RIVER PROTECTION.
- ANY INFRASTRUCTURE IMPROVEMENTS TO EXISTING UTILITY SHALL BE RESPONSIBLY MAINTAINED BY THE APPLICANT AND ALL COSTS SHALL BE INCURRED BY THE REAL PROPERTY OWNERS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF THE CITY. PRIOR TO APPROVAL, THE APPLICANT SHALL PROVIDE TO THE CITY A LETTER OF INTENT TO MAINTAIN AND OPERATE ALL INFRASTRUCTURE IMPROVEMENTS TO THE CITY WITH ASSURED CONTINGENCY. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF MAINTENANCE AND OPERATION OF ALL INFRASTRUCTURE IMPROVEMENTS TO THE CITY WITH ASSURED CONTINGENCY. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS OF MAINTENANCE AND OPERATION OF ALL INFRASTRUCTURE IMPROVEMENTS TO THE CITY WITH ASSURED CONTINGENCY.
- HAZARDOUS (HIC) TANKS MUST BE CONSTRUCTED AT THE STREET INTERSECTIONS AND OPERATE CONTINUOUSLY TO COMPLY WITH THE HAZARDOUS WASTE REGULATIONS (HWR) AND WILL BE REQUIRED TO BE REMOVED AND RELOCATED TO ANOTHER LOCATION (S) AND WILL BE REQUIRED TO BE REMOVED AND RELOCATED TO ANOTHER LOCATION (S) AND WILL BE REQUIRED TO BE REMOVED AND RELOCATED TO ANOTHER LOCATION (S).
- DELEGATED WASTEWATER SERVICES WILL BE PROVIDED. ALL WASTEWATER SHALL BE TREATED AT THE WASTEWATER TREATMENT PLANT.
- LANDSCAPING SHALL BE PROVIDED TO ALL EXTERIOR AREAS. A MINIMUM 50% OF THE LANDSCAPE AREA SHALL UTILIZE NATIVE SPECIES.
- THE 10' WIDE BUFFER SHALL BE 10' WIDE LANDSCAPING AND BUFFER. A MINIMUM 50% OF THE LANDSCAPE AREA SHALL UTILIZE NATIVE SPECIES.
- THIS PROPERTY SHALL BE PLATTED AS A ONE LOT PLAT. NO LOT SPLIT ARE ANTICIPATED OR REQUIRED FOR A CHANGEL DEVELOPMENT OR SUBJECT TO THE DEVELOPMENT PLAN.

SITE DATA

TOTAL SITE AREA: 3.13 ACRES
 TOTAL BUILDING AREA: 150,000 SQ. FT.
 TOTAL PARKING SPACES: 500 SPACES
 TOTAL BIKE SPACES: 100 SPACES

GROSS DENSITY CALCULATION:

MAXIMUM DENSITY PER APPROVED UNIVERSITY CENTER PARK NORTH PD (ORC-23-07-214): 30 UNITS/ACRE
 DEVELOPABLE AREA: 3.13 ACRES
 UNITS/ACRE: 50 UNITS/ACRE

UNIT MIX

1 BEDROOM UNITS	15 (5%)
2 BEDROOM UNITS	15 (5%)
3 BEDROOM UNITS	15 (5%)
4 BEDROOM UNITS	15 (5%)
2 BATHROOM UNITS	15 (5%)
TOTAL UNITS	75 (24%)

SETBACKS

SETBACKS	BUILDING	PAVING
FRONT SETBACK	10 FT	5 FT
REAR SETBACK	10 FT	5 FT
SIDE SETBACK	10 FT	5 FT

OPEN SPACE SUMMARY:

MINIMUM OPEN SPACE CALCULATION: 3.13 AC @ 0.25 = 0.78 AC
 CATEGORY 1 ALLOWABLE (50% OF TOTAL OPEN SPACE REQUIRED): 0.39 AC
 CATEGORY 2 ALLOWABLE (25% OF TOTAL OPEN SPACE REQUIRED): 0.19 AC
 CATEGORY 3 ALLOWABLE (10% OF TOTAL OPEN SPACE REQUIRED): 0.08 AC
 CATEGORY 4 ALLOWABLE (5% OF TOTAL OPEN SPACE REQUIRED): 0.04 AC

IMPERVIOUS CALCULATIONS:

MINIMUM ALLOWABLE IMPERVIOUS AREA (MIA) (ORC-23-07-214): 3.34 AC
 BUILDING AREA: 1.50 AC
 DRIVEWAY AREA: 0.10 AC
 TOTAL IMPERVIOUS AREA: 1.60 AC

REQUIRED PARKS AND RECREATION:

2.1 PEOPLE PER 10,000 FAMILY UNIT (0.15 UNITS) = 300 POPULATION
 2.2 APPROVED RECREATION FOR 300 POPULATION:
 ACTIVE: 0.25 AC
 PASSIVE: 0.33 AC

PROVIDED ON-SITE (SEE SHEET SP-13):

ACTIVE: 0.25 AC (61,800)
 PASSIVE: 0.33 AC (83,400)

TOTAL RECREATION AREA PROVIDED: 0.58 ACRES

REQUIRED PARKING:

FOR EACH 1000 SQUARE FEET OF GFA:
 600 + 0.25 = 300.25
 TOTAL PARKING SPACES PROVIDED: 300 SPACES

PROVIDED PARKING:

PARKING SPACES: 300 SPACES
 GARAGE SPACES: 300 SPACES
 TOTAL SPACES PROVIDED: 600 SPACES

REQUIRED BIKE PARKING:

FOR EACH 1000 SQUARE FEET OF GFA:
 600 + 0.25 = 300.25
 TOTAL BIKE SPACES PROVIDED: 300 SPACES

PHASING:

THIS PROJECT WILL BE COMPLETED IN ONE PHASE.

ON-SITE VEGETATION:

97% IS AN EXISTING COMMERCIAL DEVELOPMENT

SCHOOL AGE CHILDREN:

N/A

STORMWATER MANAGEMENT:

STORMWATER MANAGEMENT SYSTEMS WILL BE PROVIDED TO MEET ORALC COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.

FLOOD ZONE:

BASED ON FEMA FLOOD MAP (1706000000), DATED SEPTEMBER 25, 2009 SHOWING THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD).

SITE LIGHTING:

ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE 2010 ILLUMINANCE CODE AND ALL CURRENT APPLICABLE ORANGE COUNTY STANDARDS.

LANDSCAPING:

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

SIGNAGE:

POST SIGNAGE AND WEATHER SIGNAGE SHALL BE PROVIDED. ALL SIGNAGE SHALL COMPLY WITH THE ORANGE COUNTY CODE.

FIRE PROTECTION:

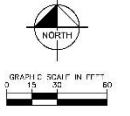
FIRE PROTECTION SHALL BE INSTALLED TO THE CODE AND CALIBRATED TO MEET THE REQUIREMENTS OF FP-271 (2010), NFPA 1 AND 101 (2010 EDITION).

VERTICAL DATUM:

BENCHMARKS ARE BASED ON ELEVATIONS FROM NGVD83.

UTILITY SERVICES:

ORANGE COUNTY UTILITIES (OCU) SHALL PROVIDE NECESSARY WATER SERVICES FOR THE PROJECT.



CURB RAMP WILL BE DEMOLISHED AND RECONSTRUCTED TO MEET ADA REQUIREMENTS AT TIME OF CONSTRUCTION PLANS

PROPOSED PUBLIC UTILITY EASEMENT

PROPOSED PEDESTRIAN EASEMENT

AT ALAFAYA TRAIL / S.W. 454

RELOCATED 20' UNDERGROUND DRAINAGE EASEMENT

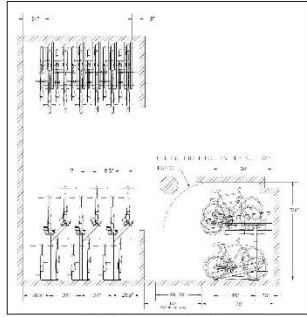
10' SHUTTLE BUS ZONE NO STANDING BUSES ONLY SIGN

CURB RAMP WILL BE DEMOLISHED AND RECONSTRUCTED TO MEET ADA REQUIREMENTS AT TIME OF CONSTRUCTION PLANS



STANDARD BICYCLE RACK DETAIL

PROVIDE 2000 BIC RACKS (OR EQUIVALENT) FROM: STANLEY STEEL (OR OWNER APPROVED) NOTE: RETAIL FOR MANUFACTURER SPECIFICATIONS



Land Use	ITE Trip Rate	ITE Trip Rate	ITE Trip Rate	Daily Trip Generation		
				Peak Hour	Day	Year
Off-Campus Student Apartment (600 Rpts)	1000	1000	1000	1000	1000	1000
Total Generation Trips	1000	1000	1000	1000	1000	1000
Land Use	ITE Trip Rate	ITE Trip Rate	ITE Trip Rate	Peak Hour	Day	Year
Off-Campus Student Apartment (600 Rpts)	1000	1000	1000	1000	1000	1000
Total Generation Trips	1000	1000	1000	1000	1000	1000
Land Use	ITE Trip Rate	ITE Trip Rate	ITE Trip Rate	Peak Hour	Day	Year
Off-Campus Student Apartment (600 Rpts)	1000	1000	1000	1000	1000	1000
Total Generation Trips	1000	1000	1000	1000	1000	1000

LEGEND

LIMITS OF BOUNDARY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 200 N. HARRIS AVENUE, SUITE 100, ORLANDO, FL 32801
 WWW.KIMLEY-HORN.COM PROJECT NO. 24036

SITE PLAN

ORLANDO/ALAFAYA STUDENT HOUSING DP

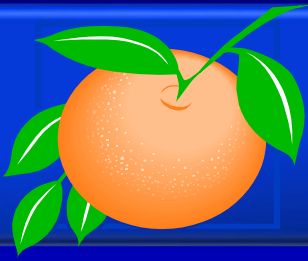
SHEET NUMBER DP1.0



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the University Center Park North Planned Development (PD) / Orlando - Alafaya Student Housing Development Plan (DP) (DP-23-12-343) dated "Received May 13, 2024", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



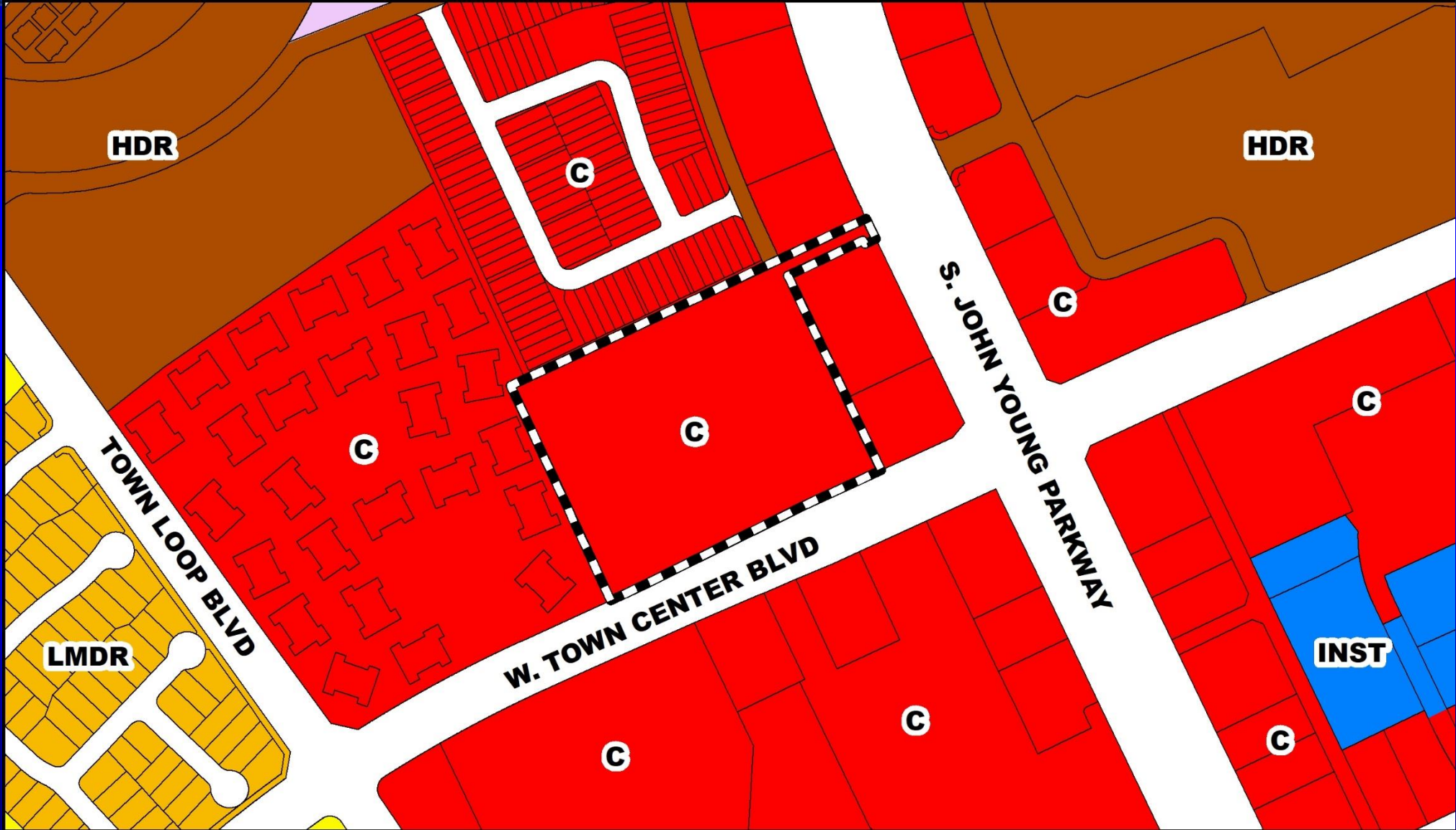
Hunter's Creek Planned Development (PD)

- Case:** CDR-24-01-023
- Applicant:** Selby Weeks, Klima Weeks Civil Engineering, Inc.
- District:** 1
- Acreage:** 824.3 gross acres (overall PD)
9.6 gross acres (affected parcel only)
- Location:** Generally located west of South John Young Parkway and north of West Town Center Boulevard.
- Request:** To request a waiver from Orange County Code Section 38-1476 to allow 4.92 parking spaces per 1,000 square feet (369 total) in lieu of 5 parking spaces per 1,000 square feet (376 total) on PD Tract 380A, Lot 1 for an existing shopping center.



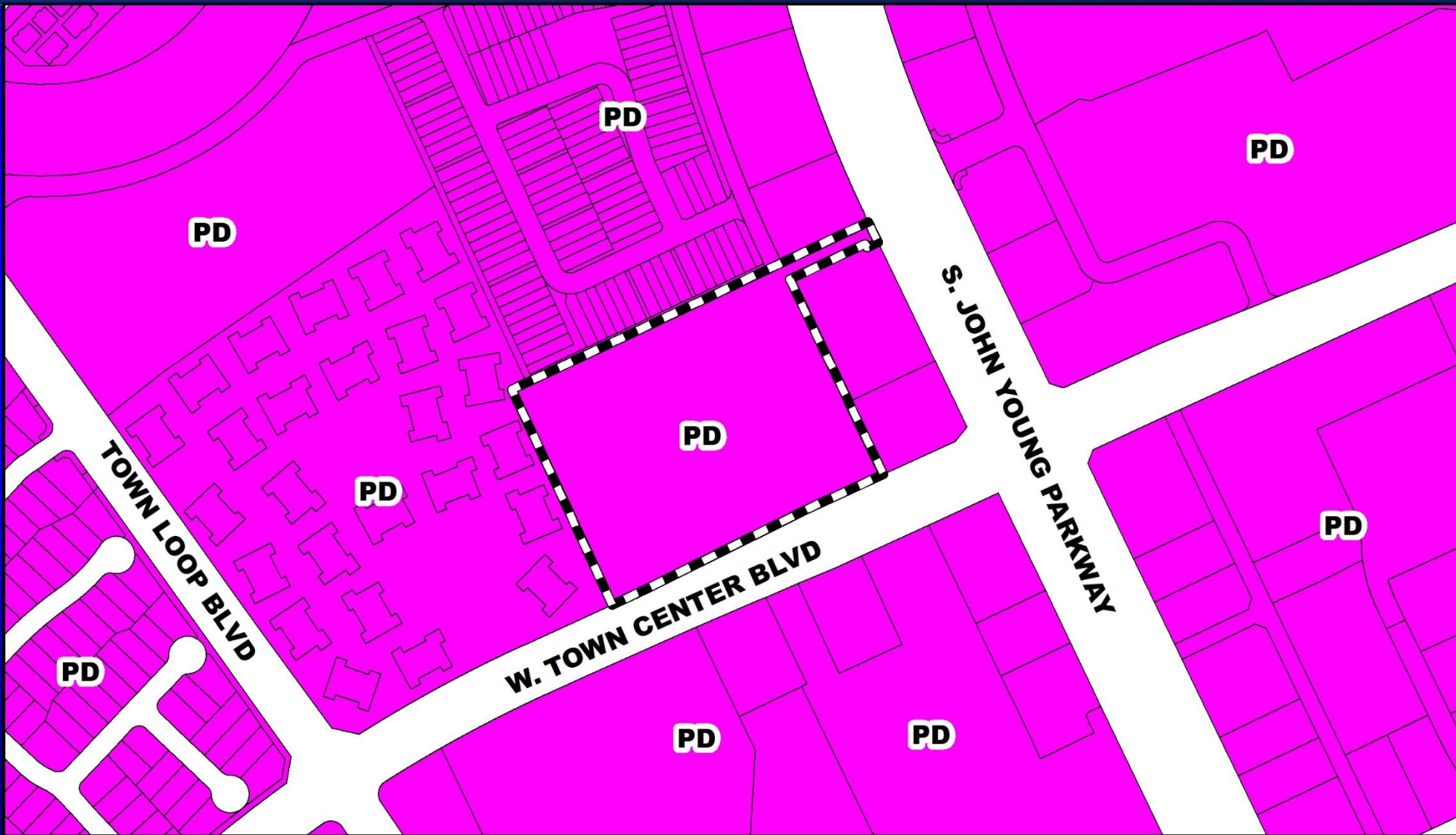
Hunter's Creek Planned Development (PD)

Future Land Use Map





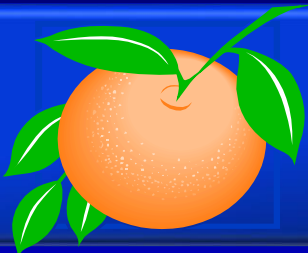
Hunter's Creek Planned Development (PD) Zoning Map





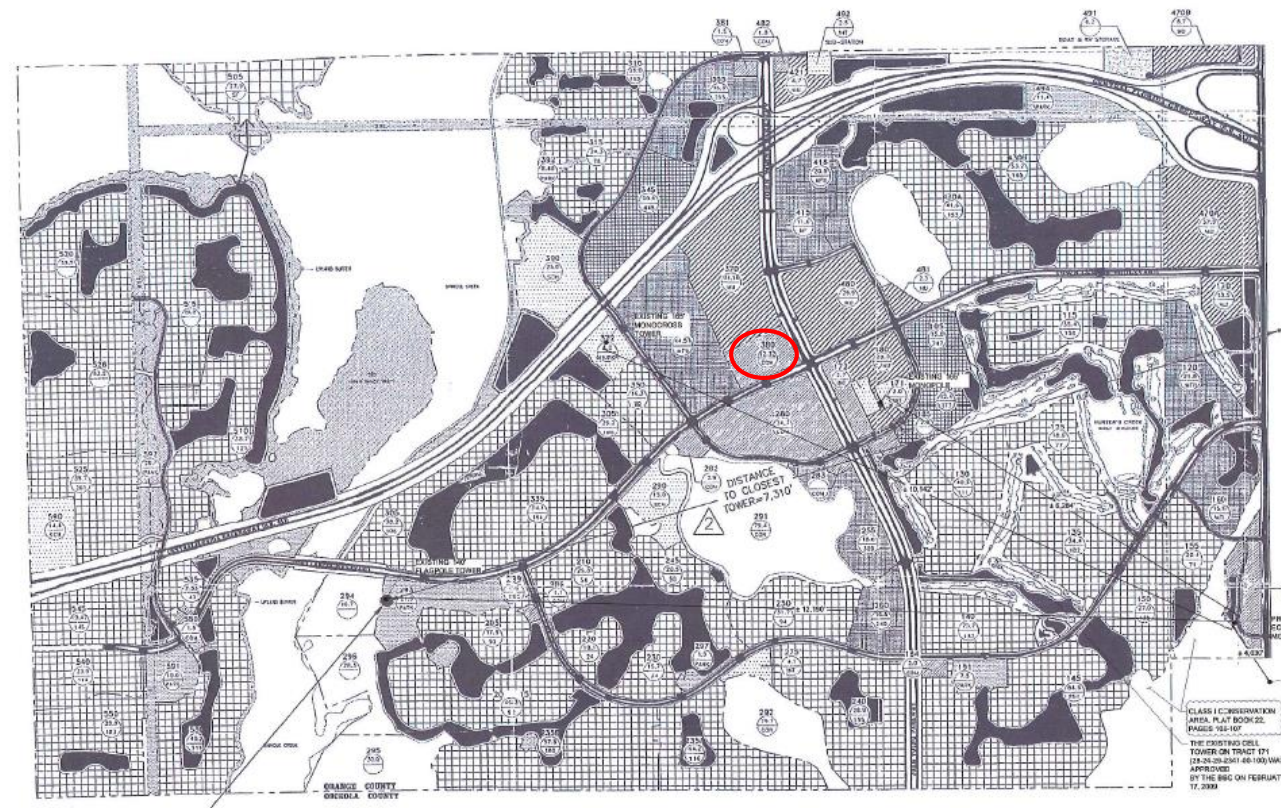
Hunter's Creek Planned Development (PD) Aerial Map





Hunter's Creek Planned Development (PD)

Overall Land Use Plan



- LEGEND**
- BOAT & RV STORAGE
 - SINGLE FAMILY 1-3 DU/AC
 - SINGLE FAMILY 3-6 DU/AC
 - MULTI-FAMILY I 6-10 DU/AC
 - MULTI-FAMILY II 10-24 DU/AC
 - MIXED USE
 - PARKS/RECREATION CLUB/COURSE/OPEN SPACE
 - LAKE
 - INSTITUTIONAL
 - CONSERVATION AREA
 - COMMERCIAL
 - BIKE PATH
 - TELECOMMUNICATIONS FACILITY

1 COMMUNICATIONS TOWER 1427 FLAGPOLE

2 NOTE: TOWER SHALL COMPLY WITH ORANGE COUNTY ZONING CODE SECTION 38-1427

* DAYCARE IS PERMITTED IN ADDITION TO INSTITUTIONAL USES FOR TRACT 275 ONLY. DAYCARE IS PERMITTED FOR UP TO 180 CHILDREN, OPERATING HOURS OF CHURCH AND DAYCARE WITHIN TRACT 275 ARE AS FOLLOWS:

DAYCARE
 6:00 AM - 6:30 PM MONDAY - FRIDAY
 CHURCH
 7:30 PM - 9:30 PM WEDNESDAY
 8:00 AM - 4:00 PM SATURDAY
 8:00 AM - 4:00 PM SUNDAY

NO.	REVISIONS	DATE

Kimley»Horn

14917 WOOD
 7/27/2016
 BRUCKS & DUBILETT, P.L.
 2000 MARLBOROUGH STATE ROAD, ORLANDO, FL 32833
 PHONE: 407-599-3411 FAX: 407-599-4491
 WWW.KIMLEY-HORN.COM CA 00000494

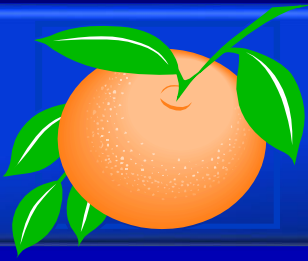
LOCKED PROFESSIONAL
 DATE: 7/27/2016
 BRUCKS & DUBILETT, P.L.
 2000 MARLBOROUGH STATE ROAD, ORLANDO, FL 32833
 PHONE: 407-599-3411 FAX: 407-599-4491
 WWW.KIMLEY-HORN.COM CA 00000494

DESIGNED BY: BMS DATE: 7/20/16

LAND USE PLAN AMENDMENT

VILLAGE AT HUNTERS CREEK TRACT 275
 ORANGE COUNTY, FLORIDA

SHEET NUMBER



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Hunter's Creek Planned Development (PD) (CDR-24-01-023) dated "Received April 18, 2024", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



The Place at Alafaya Student Housing Land Use Plan

Case: LUP-23-04-127

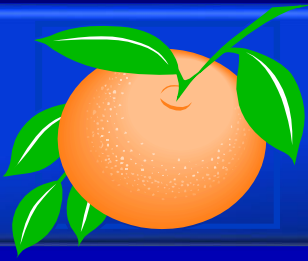
Applicant: Jonathan Martin, P.E., Kimley-Horn & Associates, Inc.

District: 5

Location: Located at 11600 Mackay Boulevard and is generally located south of University Boulevard, north of Lokantosa Trail, and west of Alafaya Trail.

Acreage: 25.41 acres

From: University Residential District (UR-3)
To: Planned Development (PD)



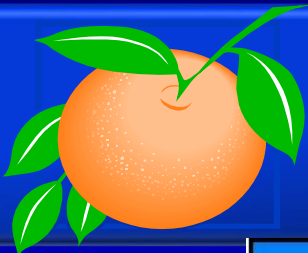
The Place at Alafaya Student Housing Land Use Plan

Request:

A request to rezone one (1) parcel containing 25.41 gross acres from University Residential District (UR-3) to Planned Development (PD), with a development program of 2,400 student housing beds.

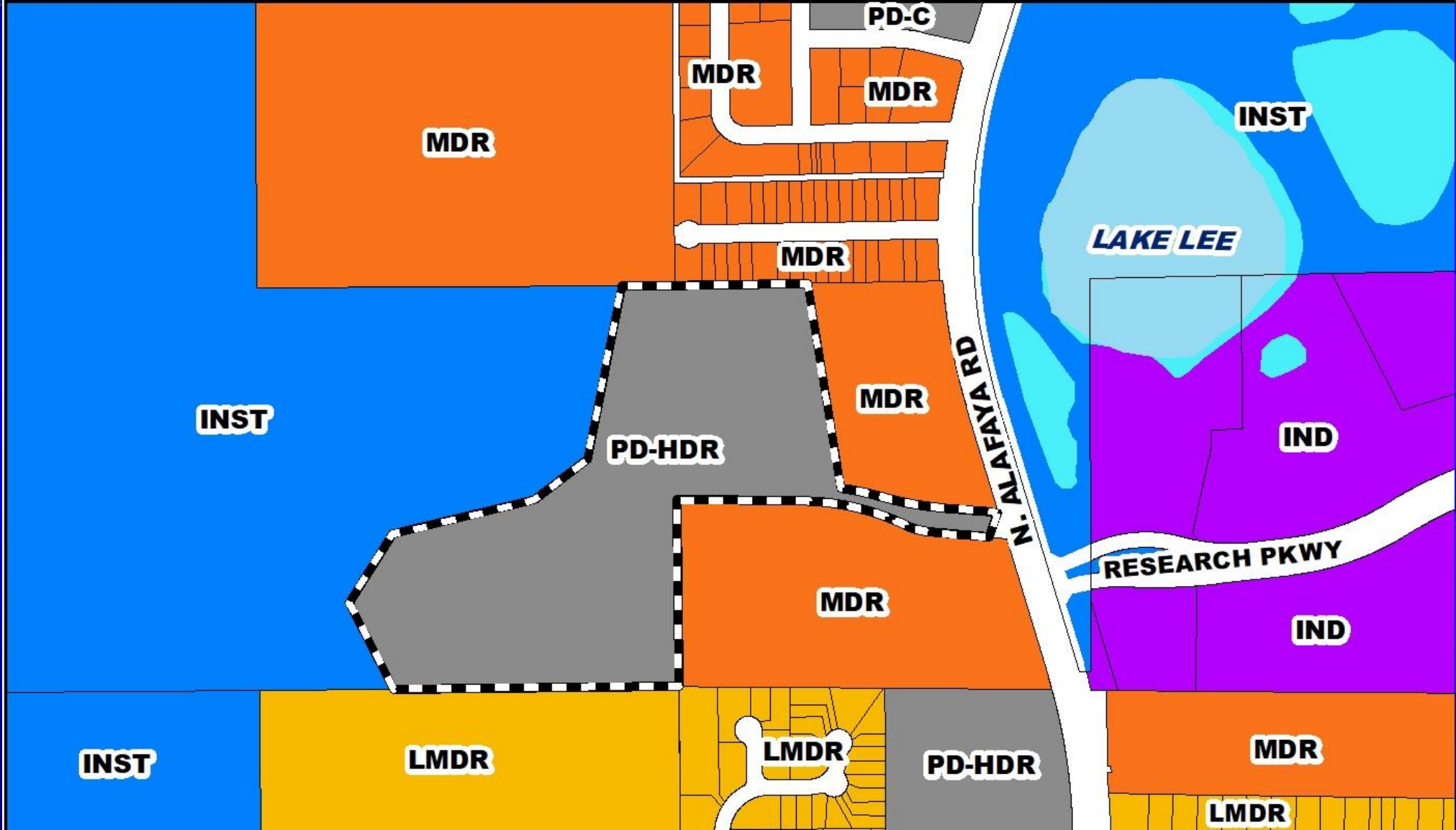
In addition, five waivers are requested from Orange County Code

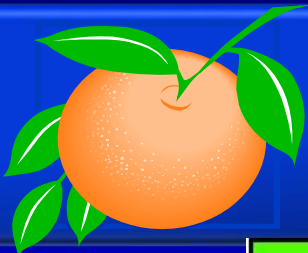
1. A waiver from Section 38-1258 (b) to allow multi-family buildings at a height of five (5) stories and seventy (70) feet within three hundred (300) ft. of the north property line, and multi-family buildings at a height of eight (8) stories and one hundred ten (110) feet for the remainder of the site, 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.



The Place at Alafaya Student Housing Land Use Plan

Future Land Use Map

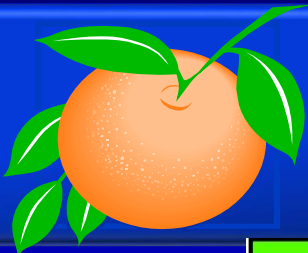




The Place at Alafaya Student Housing Land Use Plan

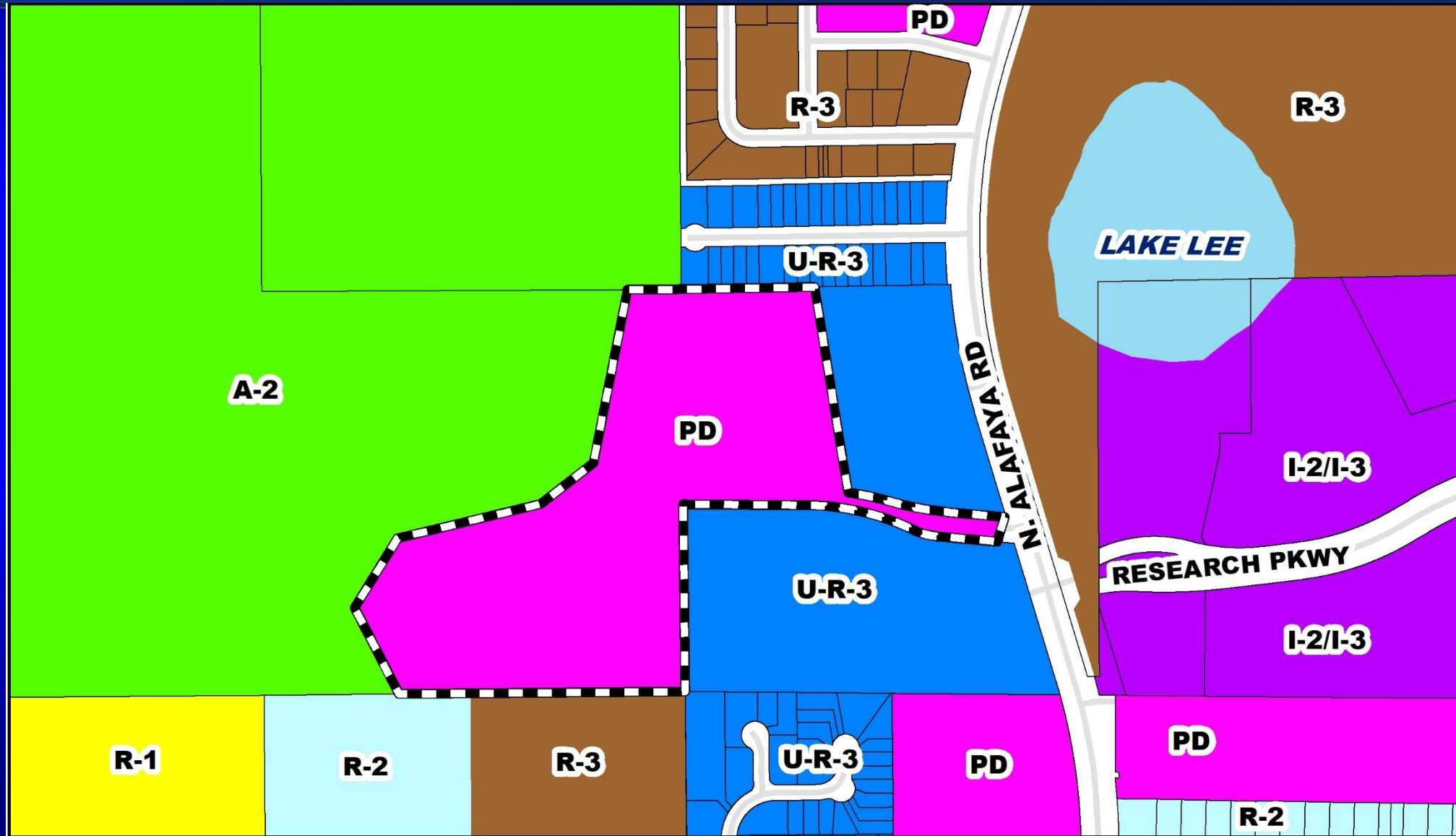
Zoning Map

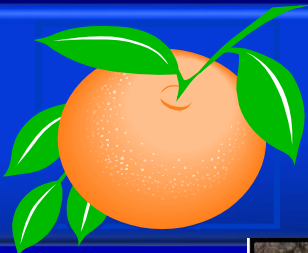




The Place at Alafaya Student Housing Land Use Plan

Proposed Zoning Map

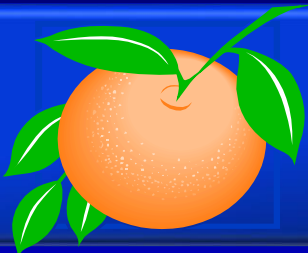




The Place at Alafaya Student Housing Land Use Plan

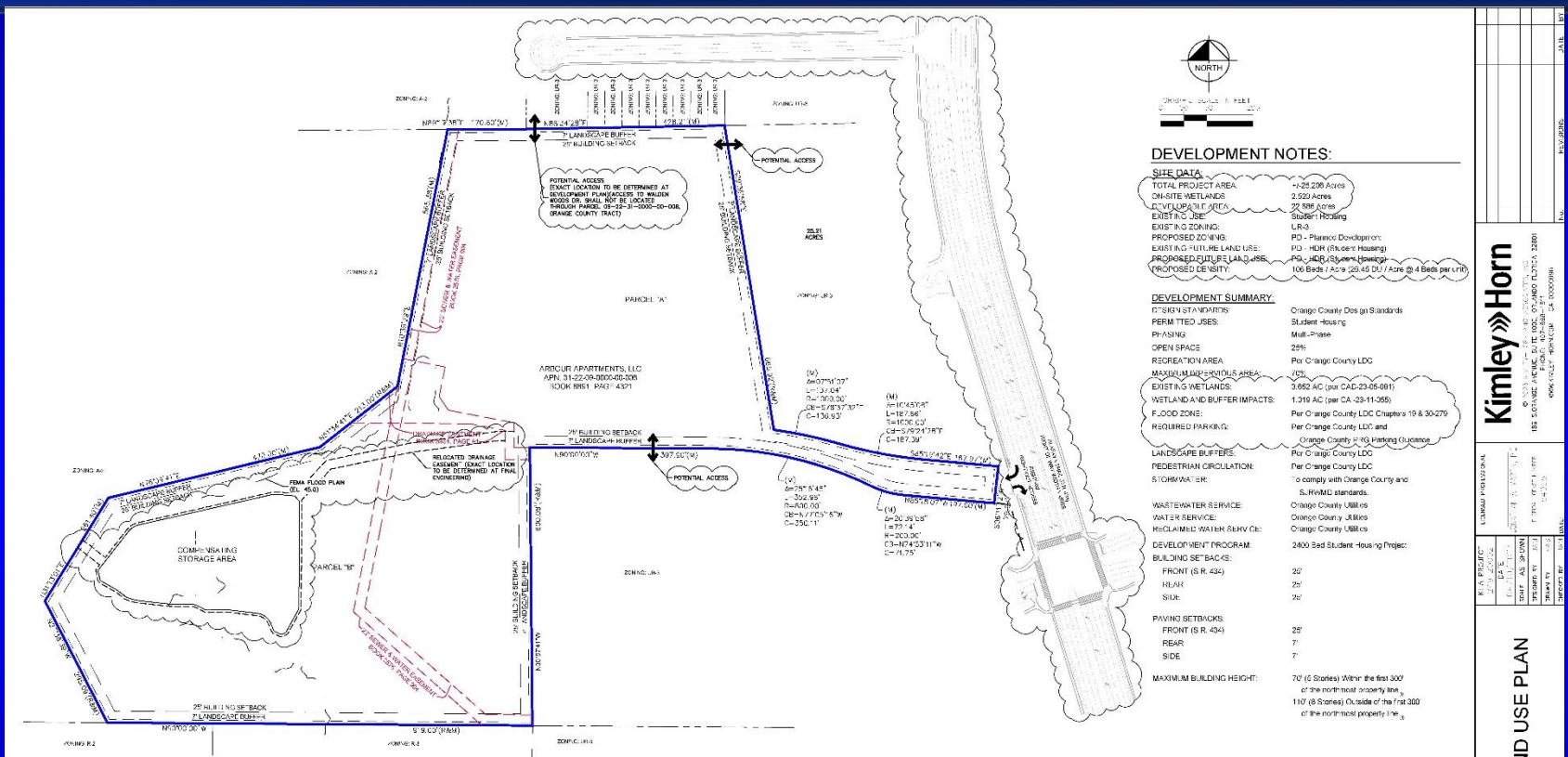
Aerial Map





The Place at Alafaya Student Housing Land Use Plan

Overall Land Use Plan



DEVELOPMENT NOTES:

SITE DATA:
 TOTAL PROJECT AREA: 11.28 Acres
 ON-SITE WETLANDS: 2.520 Acres
 DEVELOPABLE AREA: 27,398 Sq. Ft.
 EXISTING ZONING: Student Housing L-R-3
 EXISTING ZONING: PD - Planned Development
 EXISTING FUTURE LAND USE: PD - HDR (High Density Housing)
 PROPOSED DENSITY: 100 Beds / 2.25 Acres (44 Beds per Acre)
 PROPOSED DENSITY: 100 Beds / 2.25 Acres @ 4 Beds per Unit

DEVELOPMENT SUMMARY:

PERMITTED USES: Orange County Dog Standards, Student Housing, Multi-Phase

OPEN SPACE: 25%

RECREATION AREA: Per Orange County LDC

MAXIMUM BUILDING HEIGHT: 70' (5 Stories) Within the first 300' of the north-south property line, 110' (8 Stories) Outside of the first 300' of the north-south property line.

Existing Land Use

Daily	Land Use	ITE LUC		ITE Trip Rate		Daily Trip Generation	
		Size	Rate	Total	In ⁺	Out ⁻	Net
	Student Housing (Low-Density)	200	400 DU	0.50	2,000	800	1,200
	Total Generated Trips						1,200

AM Peak	Land Use	ITE LUC		ITE Trip Rate		PM Peak Hour Trip Generation	
		Size	Rate	Total	In ⁺	Out ⁻	Net
	Student Housing (Low-Density)	200	400 DU	0.77	1,540	616	924
	Total Generated Trips						924

PM Peak	Land Use	ITE LUC		ITE Trip Rate		Daily Trip Generation	
		Size	Rate	Total	In ⁺	Out ⁻	Net
	Student Housing (Low-Density)	200	400 DU	0.48	1,920	768	1,152
	Total Generated Trips						1,152

Proposed Land Use

Daily	Land Use	ITE LUC		ITE Trip Rate		Daily Trip Generation	
		Size	Rate	Total	In ⁺	Out ⁻	Net
	Orange County Student Housing (Medium-Density) - Concept	228	2,400 BR	2.57	6,292	504	5,788
	Total Generated Trips						5,788

AM Peak	Land Use	ITE LUC		ITE Trip Rate		PM Peak Hour Trip Generation	
		Size	Rate	Total	In ⁺	Out ⁻	Net
	Orange County Student Housing (Medium-Density) - Concept	228	2,400 BR	3.07	7,192	575	6,617
	Total Generated Trips						6,617

PM Peak	Land Use	ITE LUC		ITE Trip Rate		Daily Trip Generation	
		Size	Rate	Total	In ⁺	Out ⁻	Net
	Orange County Student Housing (Medium-Density) - Concept	228	2,400 BR	3.21	8,112	657	7,455
	Total Generated Trips						7,455

Maximum Additional Trips

Category	Proposed - Existing	AM Peak	PM Peak
Daily New External Trips	3,528	1,764	1,764
AM Peak New External Trips	20	42	22
PM Peak New External Trips	33	116	139



NOTES:

- Height includes all architectural features.
- Top slope and building shall be on the lot. All other signs shall comply with Chapter 91.5 of the Orange County code.
- In accordance with Section 381.227, any variations from county code minimum standards represented on this plan that have not expressly approved by the HCO are invalid.
- Any pre-existing easements that would be in conflict with any proposed development shall be addressed and necessary easements shall be shown on the plan.
- Final location of access points will be determined at development plan approval.
- This site is located within the Conservation Area Protection Area. Final site plan shall comply with the Conservation Area Protection Area rules and regulations.
- For development plan approval, a traffic study will be provided with a traffic impact analysis based on established standards to analyze the associated impacts including but not limited to: connecting roadways, public utility intersections, right-of-way, and other impacts, and the resulting coordination of traffic signals, if so warranted.
- All concerns regarding wetlands and buffers are considered appropriate and finalized by a Conservation Area Determination and Conservation Area Impact permits. Reference CC Code Chapter 12 to determine the Conservation Area Impact Determination process.
- An Orange County Conservation Area Determination on CAID 23-09-081 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division on 08/24/2023.
- A Conservation Impact Area (CAI 23-11-080) was issued by the Orange County Environmental Protection Division (OCEPD) on 02-08-2024.

Kimley»Horn

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LAND USE PLAN

THE PLACE AT ALAFAYA STUDENT HOUSING PD

DATE: 08/24/2023
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 23-09-081

SCALE: 1" = 100'

DATE: 08/24/2023

SCALE: 1" = 100'

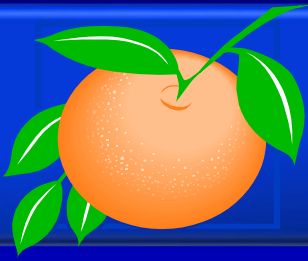
DATE: 08/24/2023



The Place at Alafaya Student Housing Land Use Plan

Revised Conditions

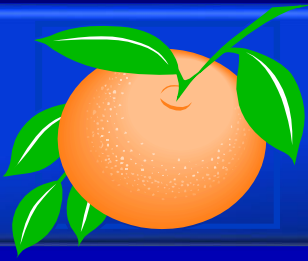
11. For modifications to a determined BFE (Zone AE), floodway, or flood hazard area boundaries on the Flood Insurance Rate Maps (FIRMs), a FEMA Conditional Letter of Map Revision (CLOMR) application must be submitted to FEMA prior to site construction plan approval; the FEMA approved CLOMR must be obtained prior to the approval of the first vertical building permit for the site and a subsequent FEMA Letter of Map Revision (LOMR) reflecting final construction will be required prior to issuance of the first certificate of occupancy. Prior to scheduling the Development Plan for a BCC public hearing, the property owner shall record in the official records of Orange County, Florida, an Indemnification and Hold Harmless Agreement, in a form satisfactory to the County, which indemnifies Orange County, Florida, from any and all liability associated with the commencement of horizontal site work prior to obtaining the CLOMR.



The Place at Alafaya Student Housing Land Use Plan

Revised Conditions

20. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations.



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE The Place at Alafaya Student Housing Land Use Plan (LUP-23-04-127) dated “Received February 22, 2024”, subject to the conditions listed under the PZC Recommendation in the Staff Report, with revised Conditions 11 & 20.

District 5



Somita Land Use Plan

Case: LUP-23-06-198

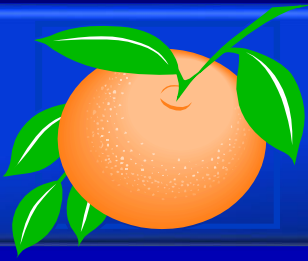
Applicant: Momtaz Barq, Terra-Max Engineering, Inc.

District: 1

Location: Generally located north of 6th Street and east of S. Apopka Vineland Road.

Acreage: 0.64 gross acres

From: R-CE (Country Estate District)
To: PD (Planned Development District)



Somita Land Use Plan

Request:

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.

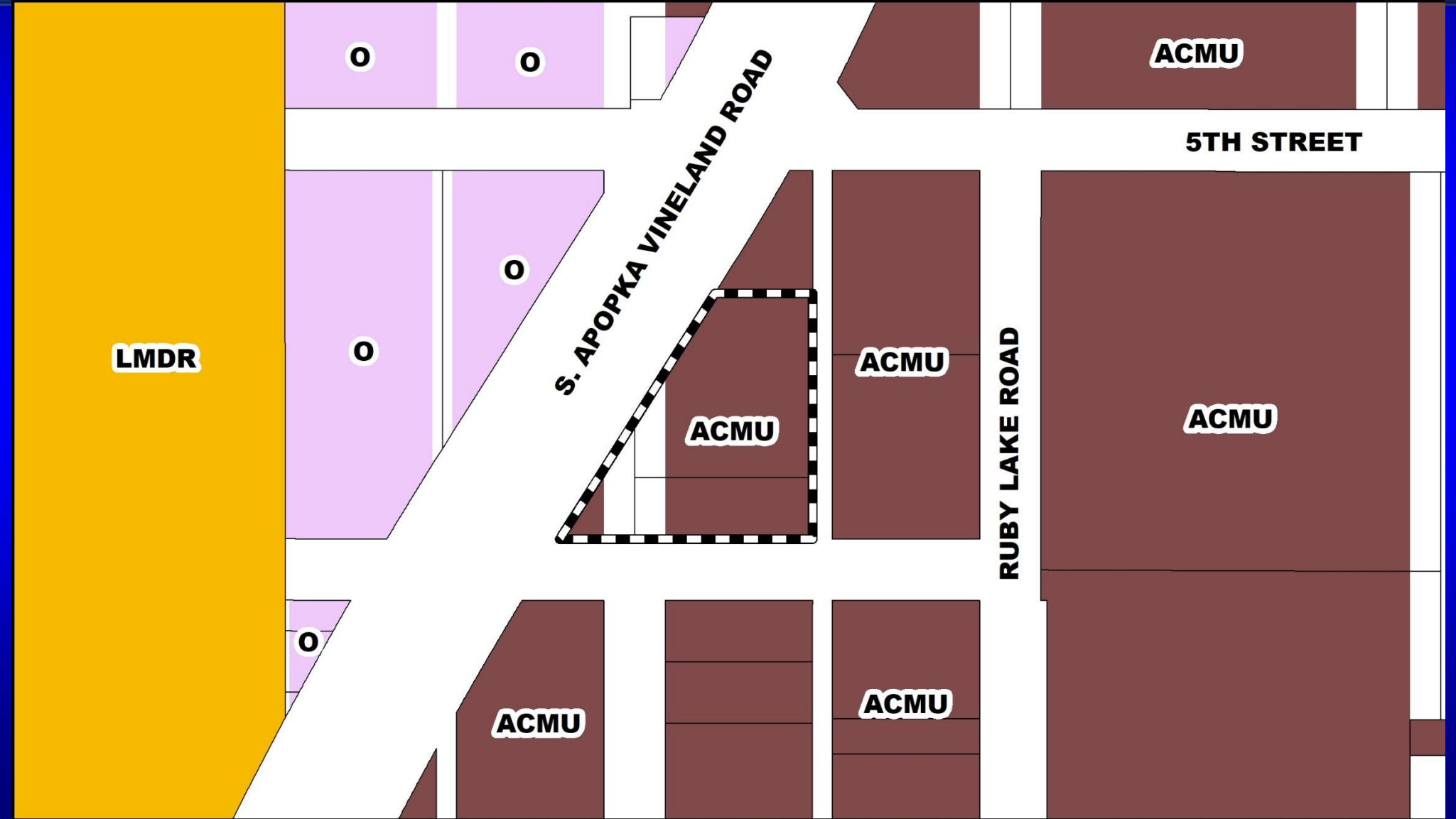
In addition, three waivers are requested from Orange County Code:

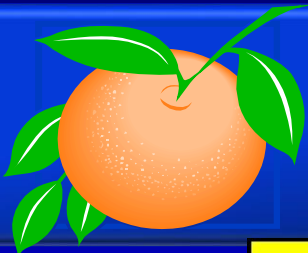
1. A waiver from Section 38-1391.3(a)(1)b. Street Design Requirements to reduce the landscape parkway along the east side of the roadway to 8-feet in lieu of the required 18-foot wide landscaped parkway on each side of the roadway, including a 7.5-foot-wide sidewalk in lieu of an 8-foot-wide sidewalk 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.



Somita Land Use Plan

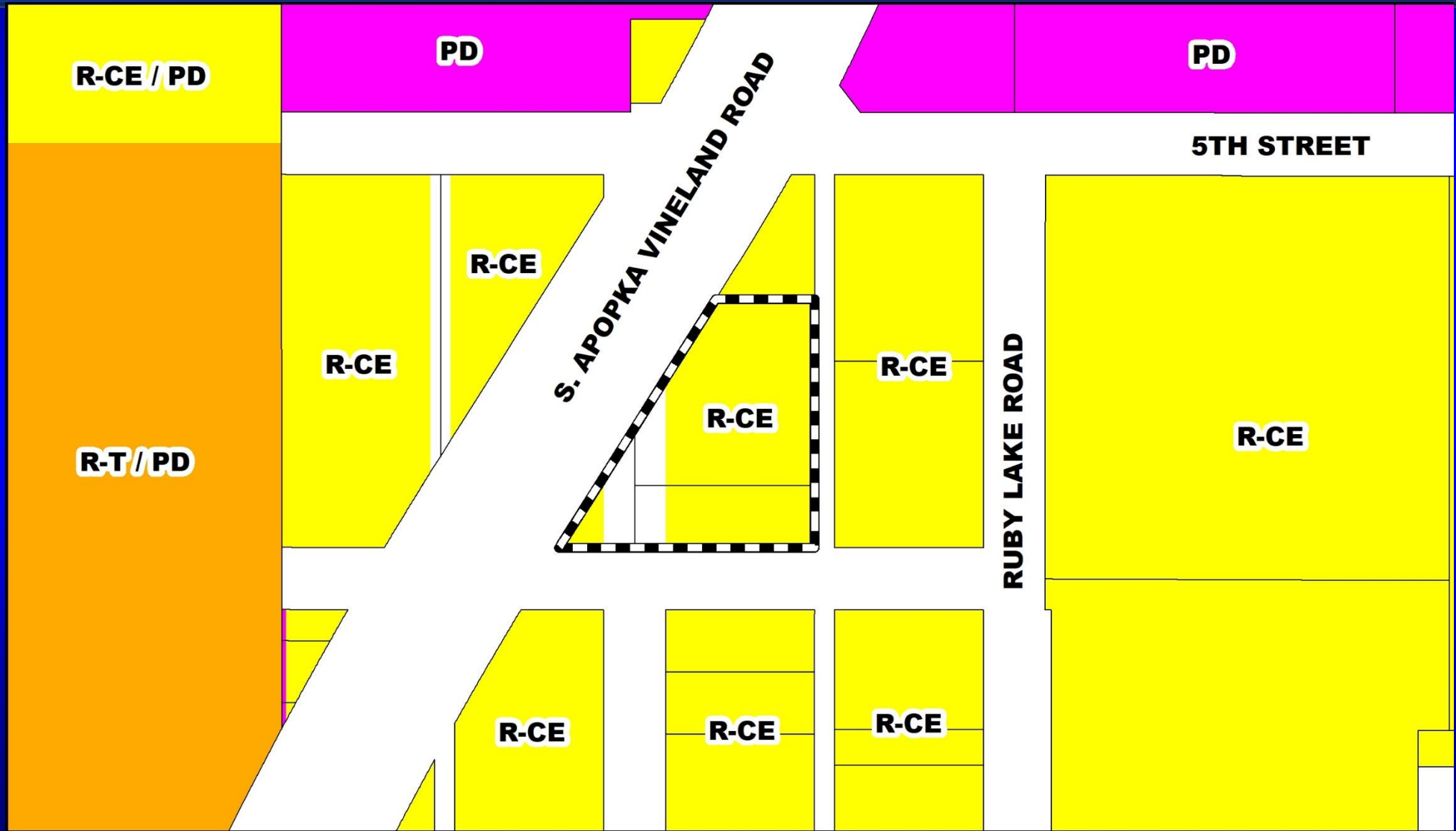
Future Land Use Map





Somita Land Use Plan

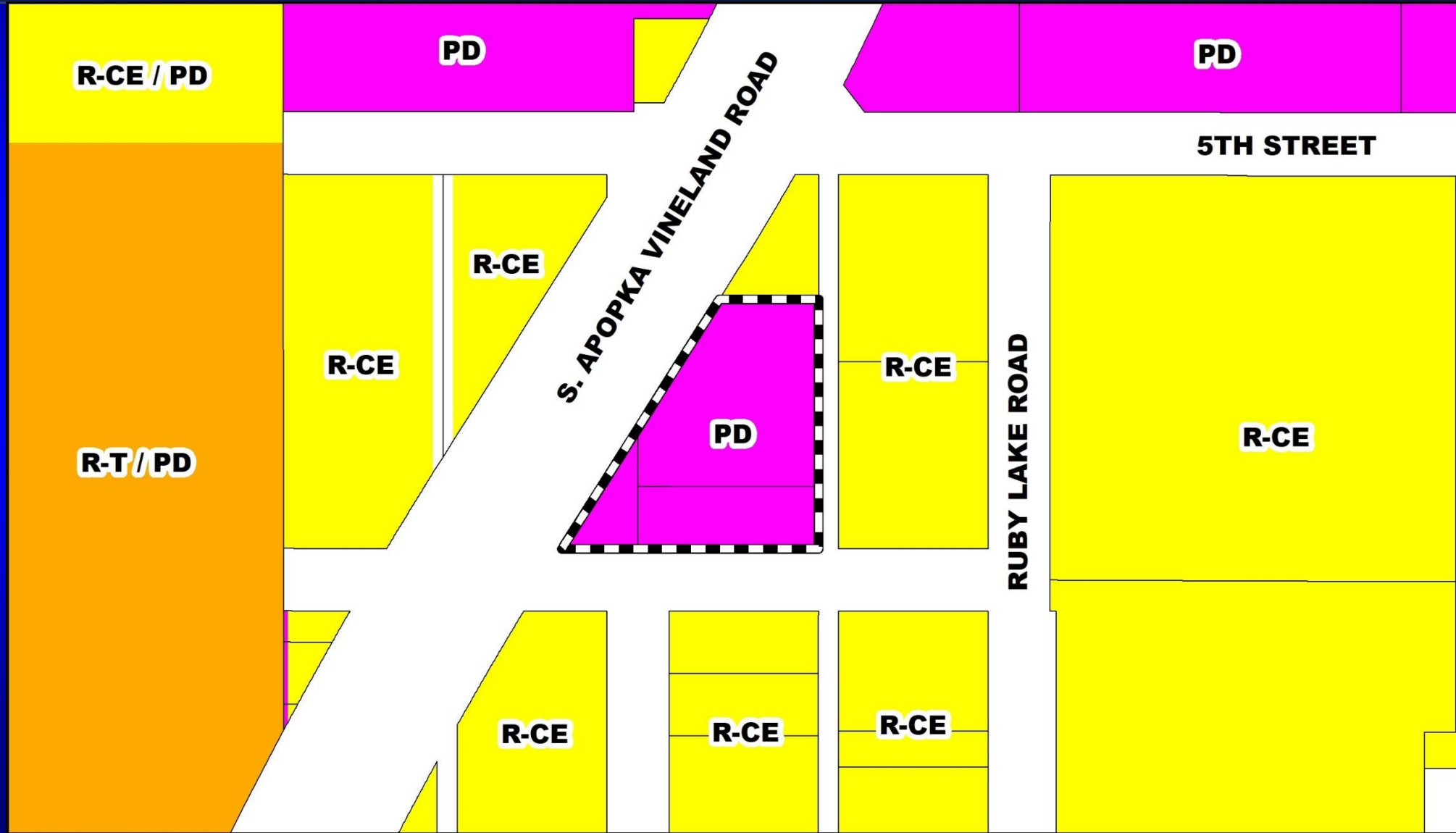
Zoning Map

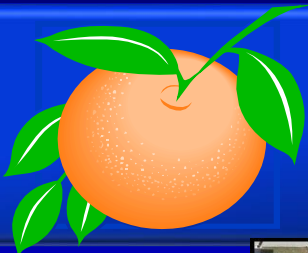




Somita Land Use Plan

Proposed Zoning Map

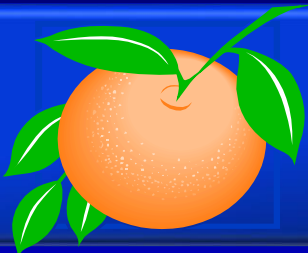




Somita Land Use Plan

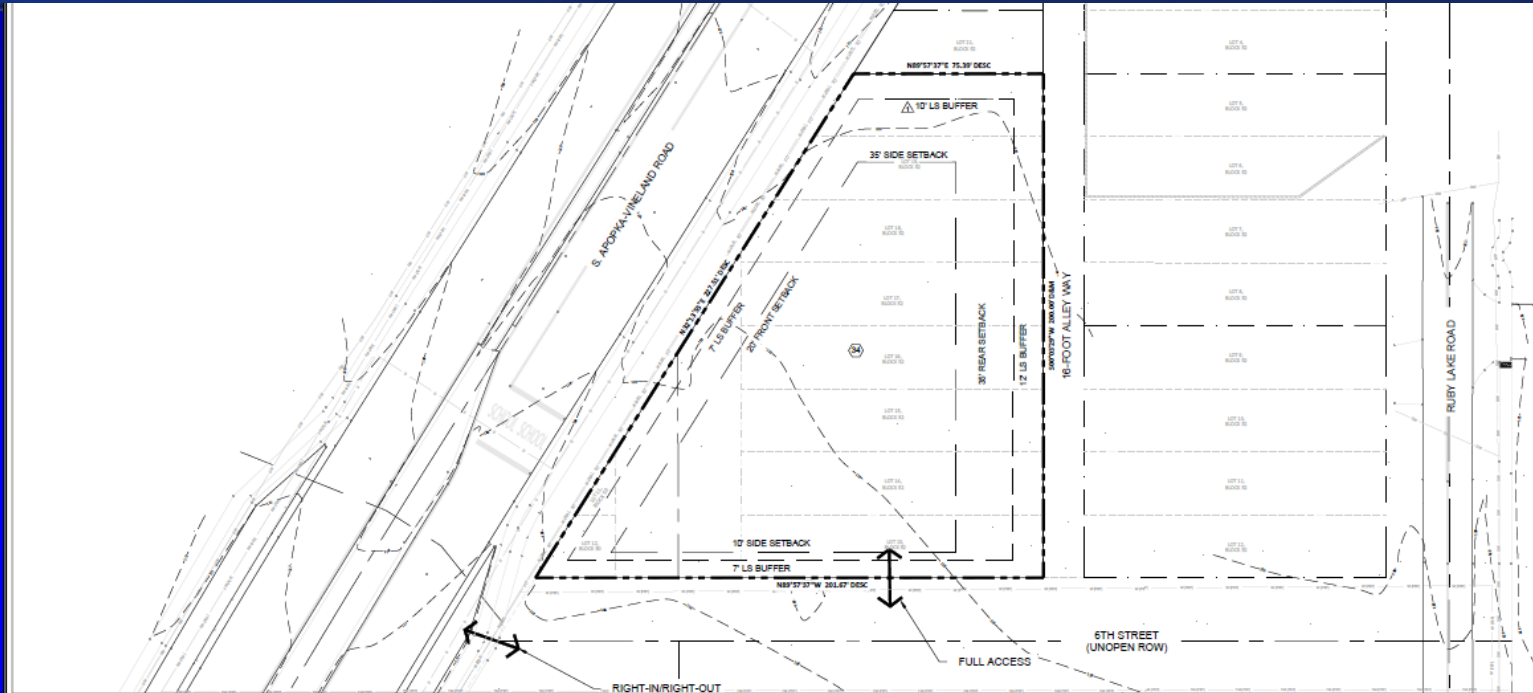
Aerial Map





Somita Land Use Plan

Overall Land Use Plan



TME
TERRA-MAX ENGINEERING, INC.
 1507 S. HAWHASSEE ROAD, SUITE 211
 ORLANDO, FLORIDA 32835
 TEL: (407) 578-2793 FAX: (407) 578-2953

0 20 40 Feet

UTILITIES:
 ELECTRIC: CLEAR ENERGY
 WASTE WATER: ORANGE COUNTY UTILITIES
 WATER: ORANGE COUNTY UTILITIES
 RECLAIMED WATER: ORANGE COUNTY UTILITIES
 STORMWATER: TO BE RE-TARGETED TO THE FRR ORANGE COUNTY'S S-PHASE CRITERIA

ADDITIONAL NOTES:
 1. PERMITTED FIRE SERVICE

ZONING:

EXISTING ZONING	PKC08-11-0
PROPOSED ZONING	P-2

SITE AND PROJECT DATA:

CURRENT USE	VACANT
EXISTING PERMITTED USE	ALL PERMITTED USES FOR C-1 DISTRICT PER ORANGE COUNTY CODE SECTION 217-7
PROPOSED USE	USE SHALL BE LIMITED TO RESTAURANT WITH NO DRIVE THRU OR DRIVE UP SERVICES, MEDICAL, OFFICE, AND BUSINESS AND PERSONAL SERVICES THAT MEETS ORANGE COUNTY PERMITTED USES FOR C-1 DISTRICT (SEE ACRES (27,707 S.F.))
TOTAL GROSS AREA	27,707 S.F.
WETLAND AREA	0.00 ACRES (0.00 S.F.)
WETLAND IMPACTS	NOT APPLICABLE
CONSERVATION AREA	NOT APPLICABLE
LAKE SURFACE AREA	NOT APPLICABLE
DEVELOPMENT AREA	27,707 S.F.
STORMWATER DETENTION	CHANGES AS NOTED

PROPOSED DENSITY:

OFFICE	0.25 PER AC	6,930 SF PER AC
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BUILDING HEIGHT:

MAXIMUM BUILDING HEIGHT	35 FEET
-------------------------	---------

BUILDING SETBACKS:

FRONT (SOUTH/VINELAND RD.)	10 FT
REAR (NORTH)	35 FT
SIDE (EAST)	10 FT
SIDE (WEST)	35 FT

LANDSCAPE BUFFERS:

FRONT (SOUTH/VINELAND RD.) 7 FT
 REAR (NORTH) 35 FT
 SIDE (EAST) 7 FT
 SIDE (WEST) 35 FT

PHASING:
 SCHOOL AGE CHILDREN
 PARKING REQUIREMENT
 IMPERVIOUS AREA
 FLOOD ZONE

NOTES:

- LINE SHOWN: ALL DEVELOPMENT SHALL COMPLY WITH THE SUBDIVISION MAP AND THE SUBDIVISION MAP RECORDS. THE SUBDIVISION MAP SHALL COMPLY WITH THE CIVIL ENGINEER'S CENTER PERMITTED USES AS FORTH ON POLICY 1.1.1.1 EXCEPT RESIDENTIAL, LAKE, BEACH AND PROTECTED.
- LOCATIONS ON PROPOSED FULL ACCESS DRIVEWAYS ARE SHOWN AS APPROXIMATE AND SHALL BE FINAL AS DETERMINED BY THE ENGINEER.
- THE PROVISIONS OF THE SUBDIVISION MAP SHALL BE OBSERVED TO MEET ORANGE COUNTY CODES AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
- PERMITS AND BILLBACKS SHALL BE PROVIDED. ALL OTHER SERVICES SHALL COMPLY WITH CHAPTER 161.8, SUBDIVISION MAP RECORDS, OF THE ORANGE COUNTY CODES.
- CONSTRUCTION OF 6TH STREET FROM S. APOPKA/VINELAND ROAD TO RUBY LAKE ROAD TO BE COMPLETED BY THE DEVELOPER.
- BLUE STOP SIGN COORDINATION AND CORRESPONDENCE WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ROADSIDE CANOPY TREES THAT WOULD HAVE BEEN PLANTED WITHIN THE BASE BUILDING AND DRIVEWAY, WITHIN THE FOUR (4) FOOT CANOPY AND 10 FEET IN HEIGHT AT THE TIME OF PLANTING, SHALL BE PROVIDED BY THE DEVELOPER AND MAINTAINED AT DEVELOPER'S RISK AND EXPENSE.

FLORIDA LAND USE, COVER, AND FORMS CLASSIFICATION SYSTEM (FLUCS)

480 - HOUSING (RESIDENTIAL)	480 - PLANNED HOUSING (CONDOMINIUM/HIGH-RISE)
1110 - FOOD (WHOLE FAMILY UNITS)	

HOURS OF OPERATION:

RESTAURANT:	OFFICE:
WEEKDAYS 7:00 AM TO 10:00 PM	WEEKDAYS 8 AM TO 7 PM
WEEKENDS 7:00 AM TO 10:00 PM	WEEKENDS 8 AM TO 7 PM
HOLIDAYS/SPECIAL EVENTS 8:00 AM TO 1:00 AM	

TRIP GENERATION:

Use	Area (sq ft)	Peak Hour Trips	Peak Hour Trips	Peak Hour Trips
Restaurants	1,000	1.00	1.00	1.00
Office	1,000	0.10	0.10	0.10
Other	1,000	0.10	0.10	0.10
Total	3,000	1.10	1.10	1.10

REVISIONS:

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	11/09/2023	MSB
2	PER CITY COMMENTS	12/05/2023	MSB
3	PER CITY COMMENTS	01/10/2024	MSB
4	PER CITY COMMENTS	01/10/2024	MSB

PROJECT TITLE: Somita PD

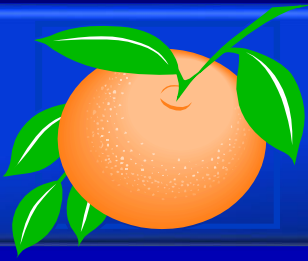
LOCATION: S. APOPKA/VINELAND RD., ORANGE COUNTY, FLORIDA

SCALE: AS SHOWN

SEAL: MONTAZ BARO, P.E.

PROJECT NO.: FE #49024
Terra-Max Engineering COA #20202

LAND USE PLAN: LUP-2



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Somita Planned Development (PD) / Land Use Plan (LUP) (LUP-23-06-198) dated “Received April 10, 2024”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1

Board of County Commissioners

Public Hearings

July 9, 2024