

Board of County Commissioners

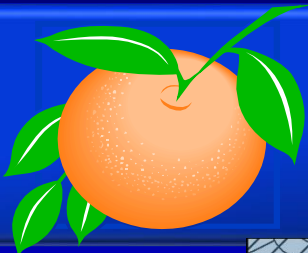
Public Hearings

July 9, 2024



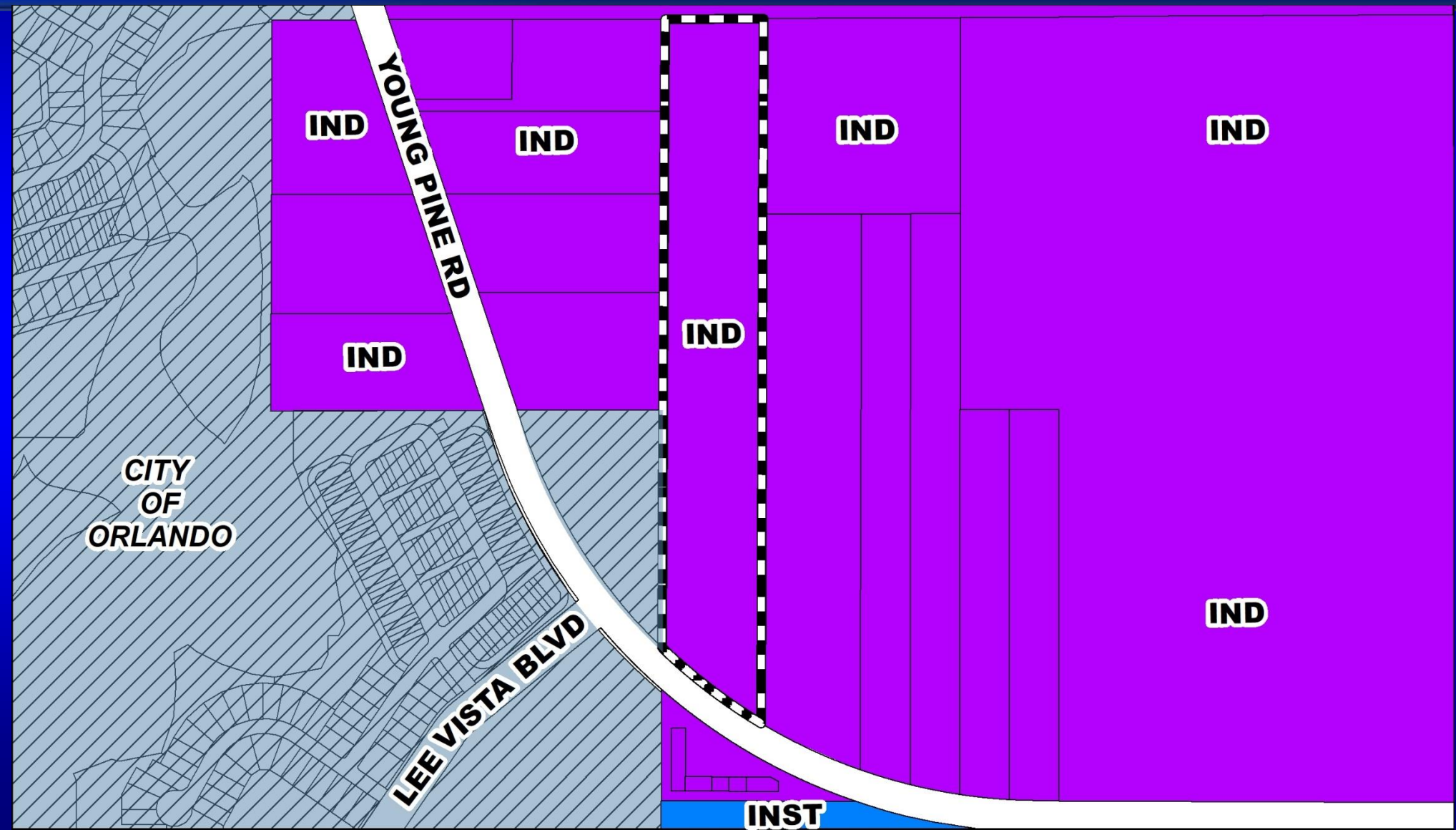
Young Pine Business Park Preliminary Subdivision Plan

- 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.



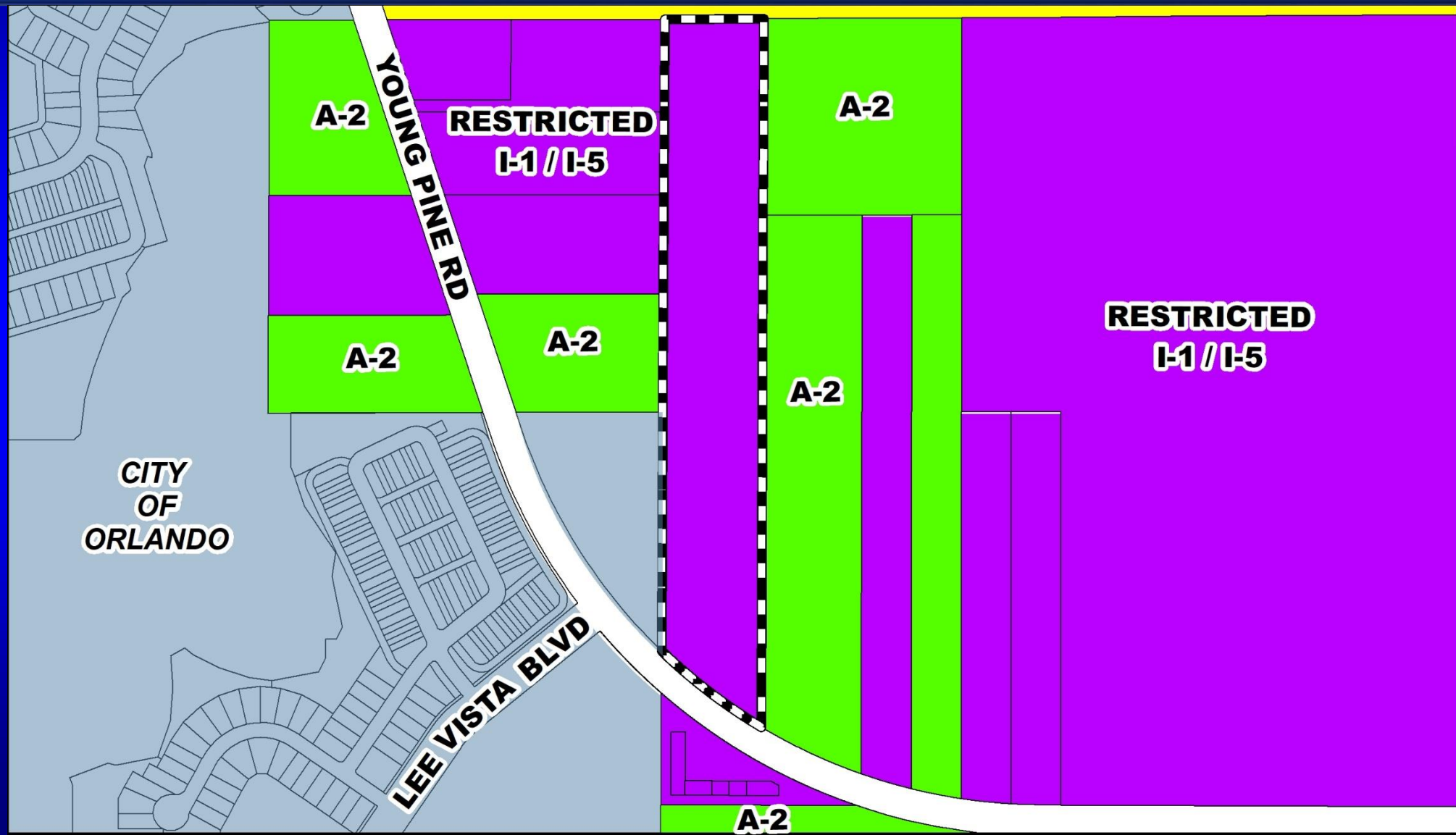
Young Pine Business Park Preliminary Subdivision Plan

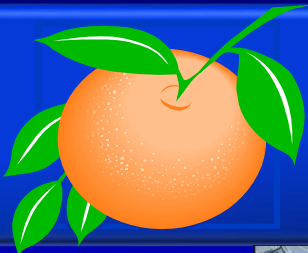
Future Land Use Map



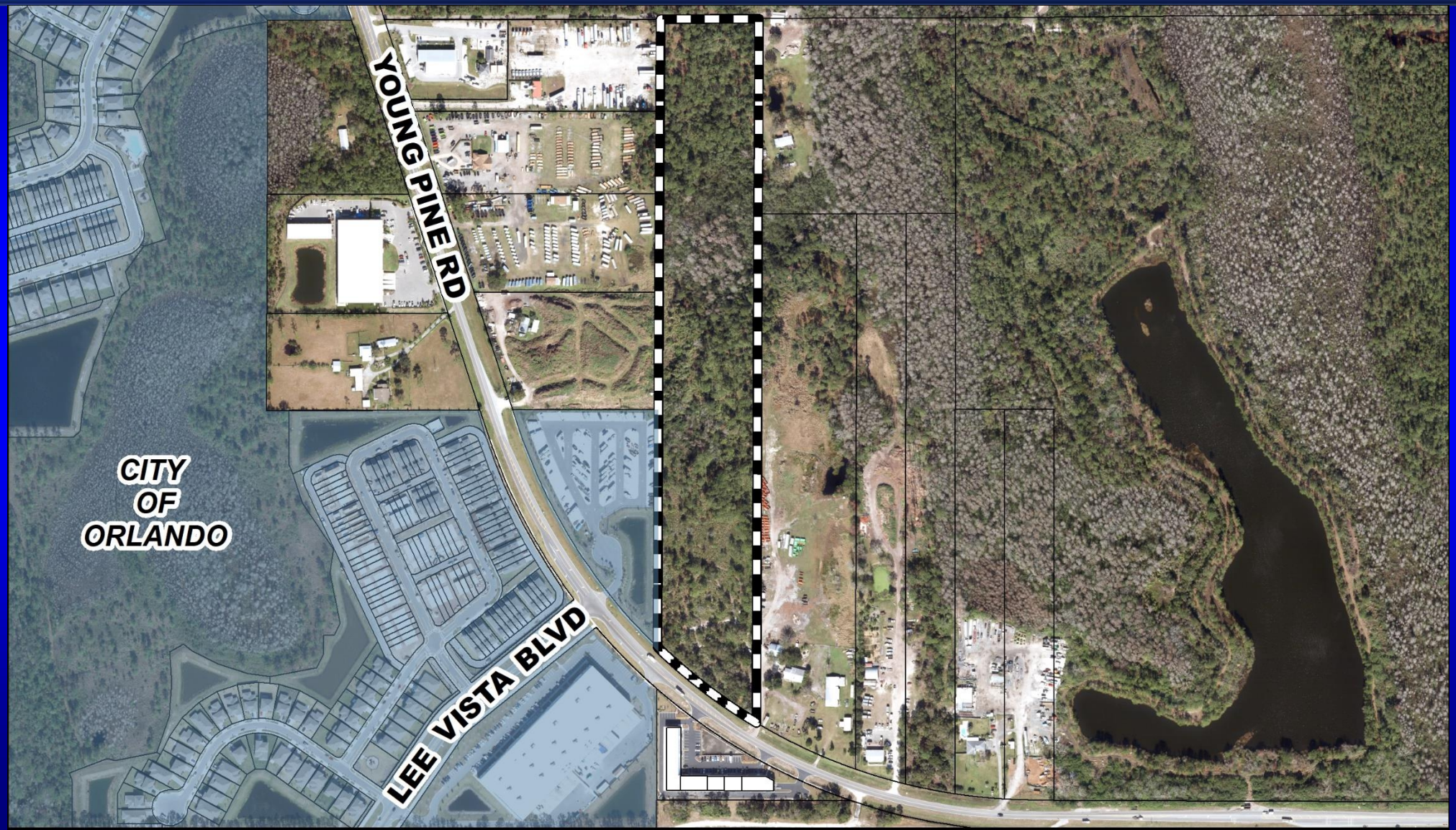


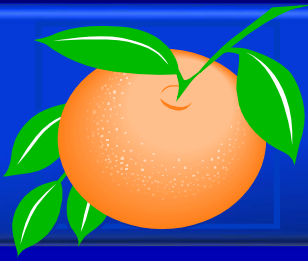
Young Pine Business Park Preliminary Subdivision Plan Zoning Map





Young Pine Business Park Preliminary Subdivision Plan Aerial Map

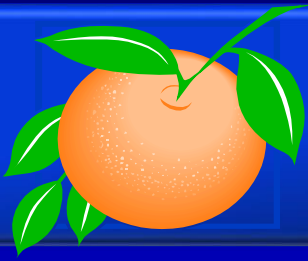




Action Requested

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

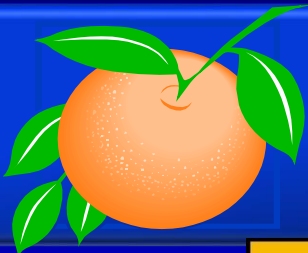
Applicant: Brooks Stickler, Kimley-Horn & Associates, Inc.,

District: 5

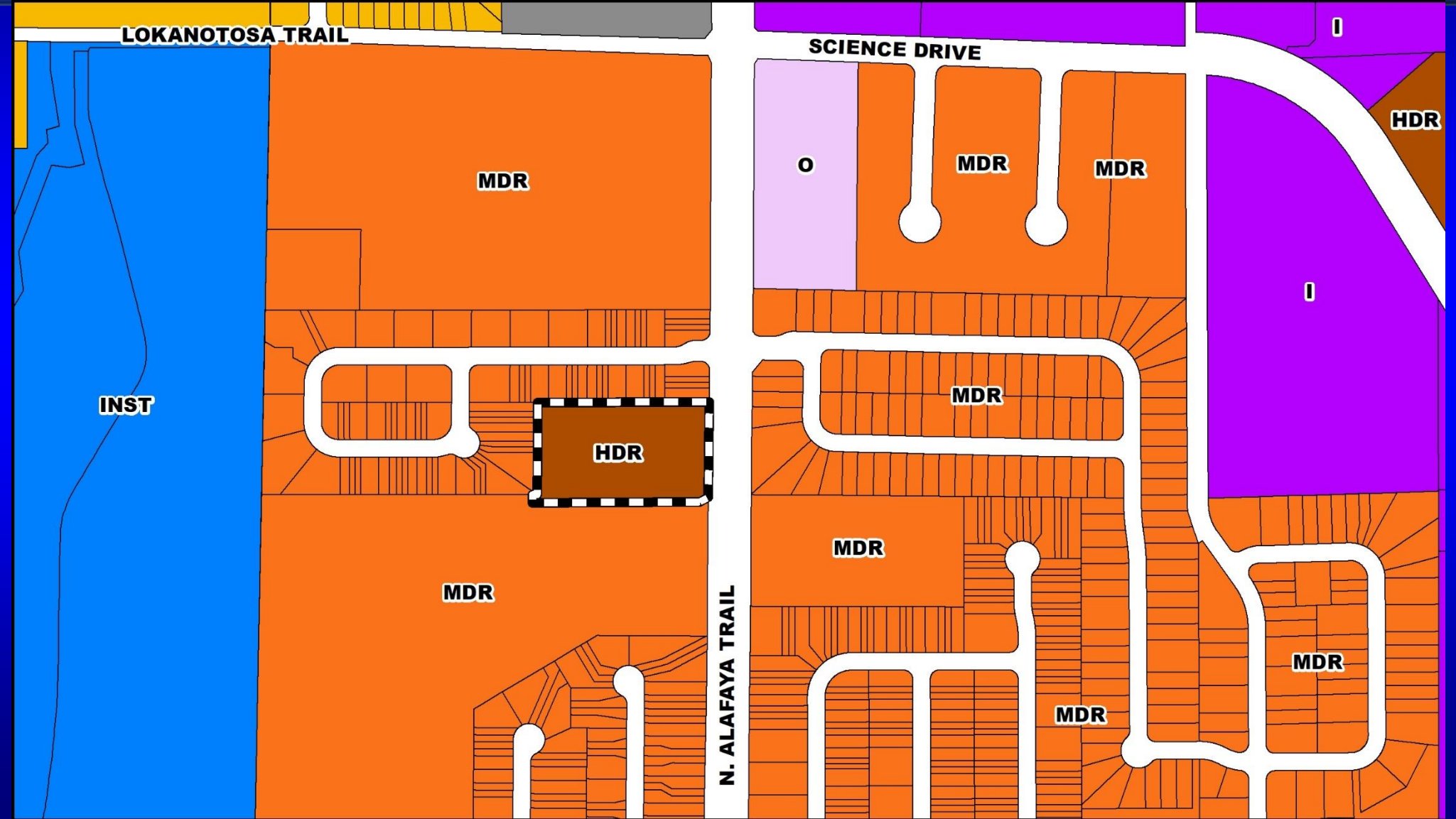
Acreage: 3.22 gross acres

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

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

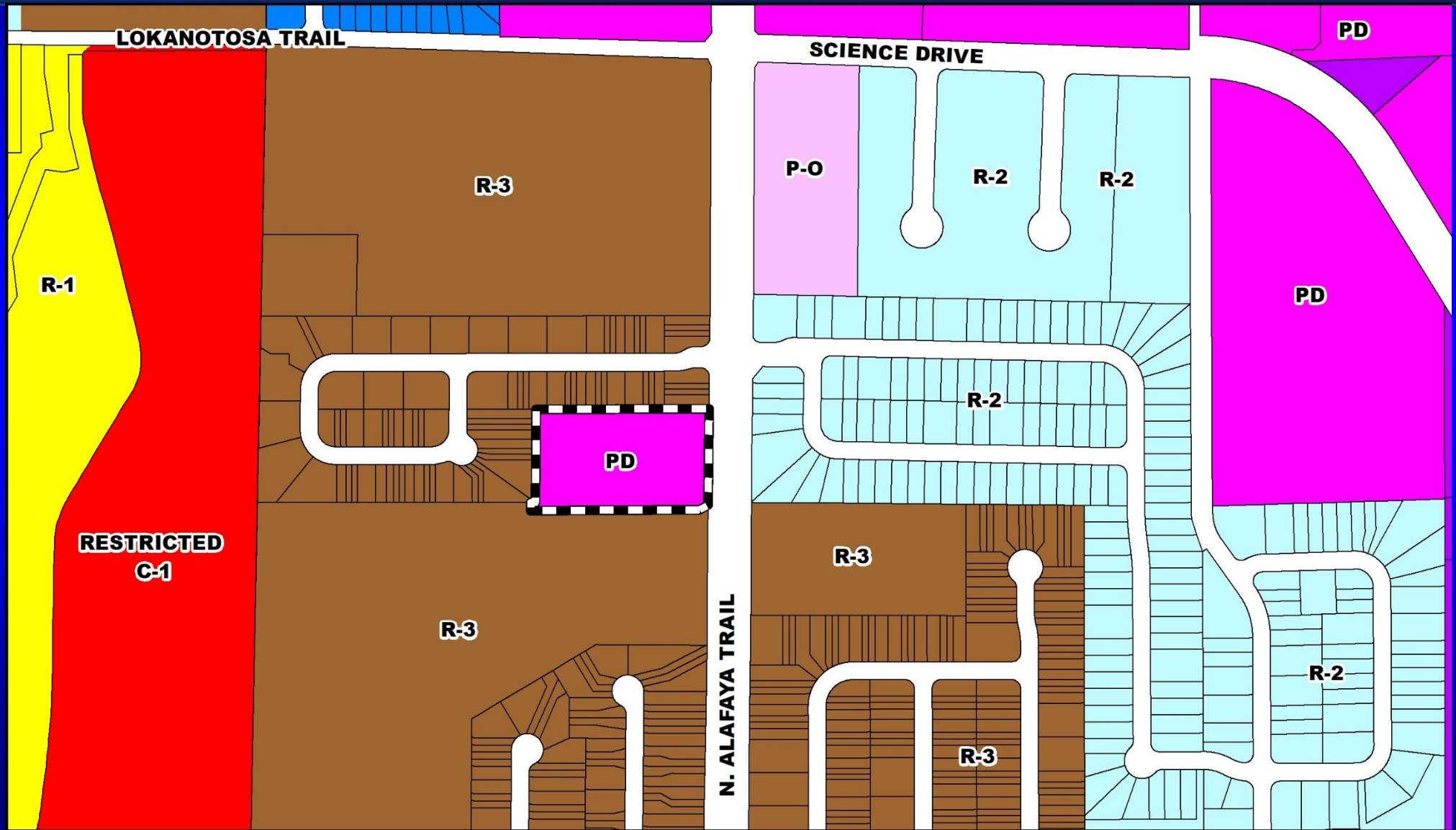


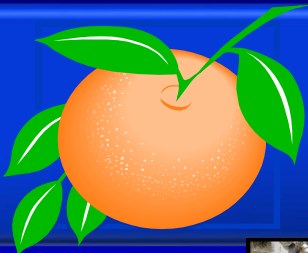
Alafaya Trail Student Housing Planned Development / North Alafaya Trail Student Housing Development Plan Future Land Use Map



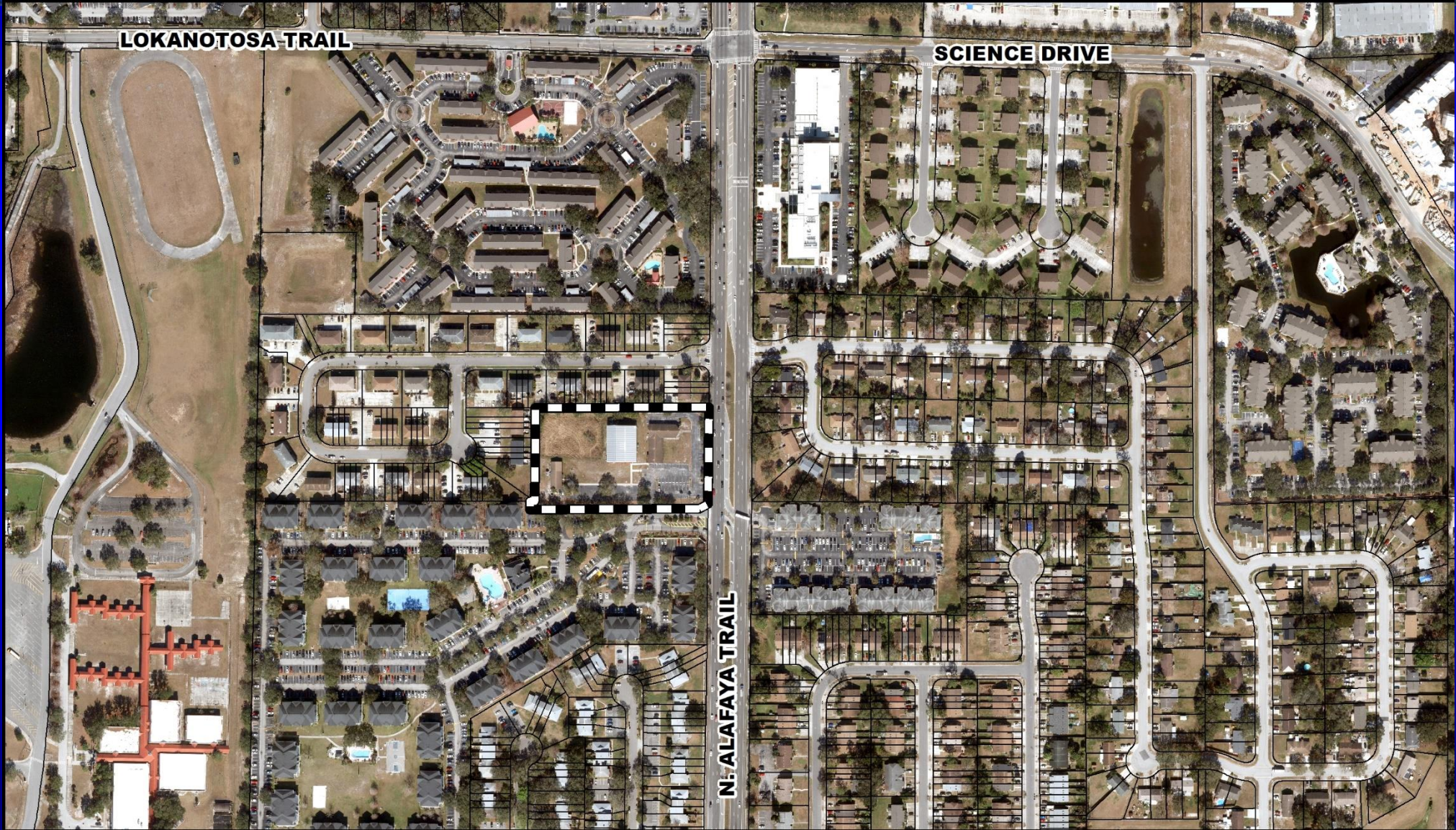


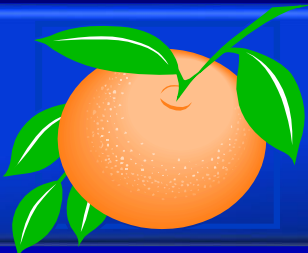
Alafaya Trail Student Housing Planned Development / North Alafaya Trail Student Housing Development Plan Zoning Map



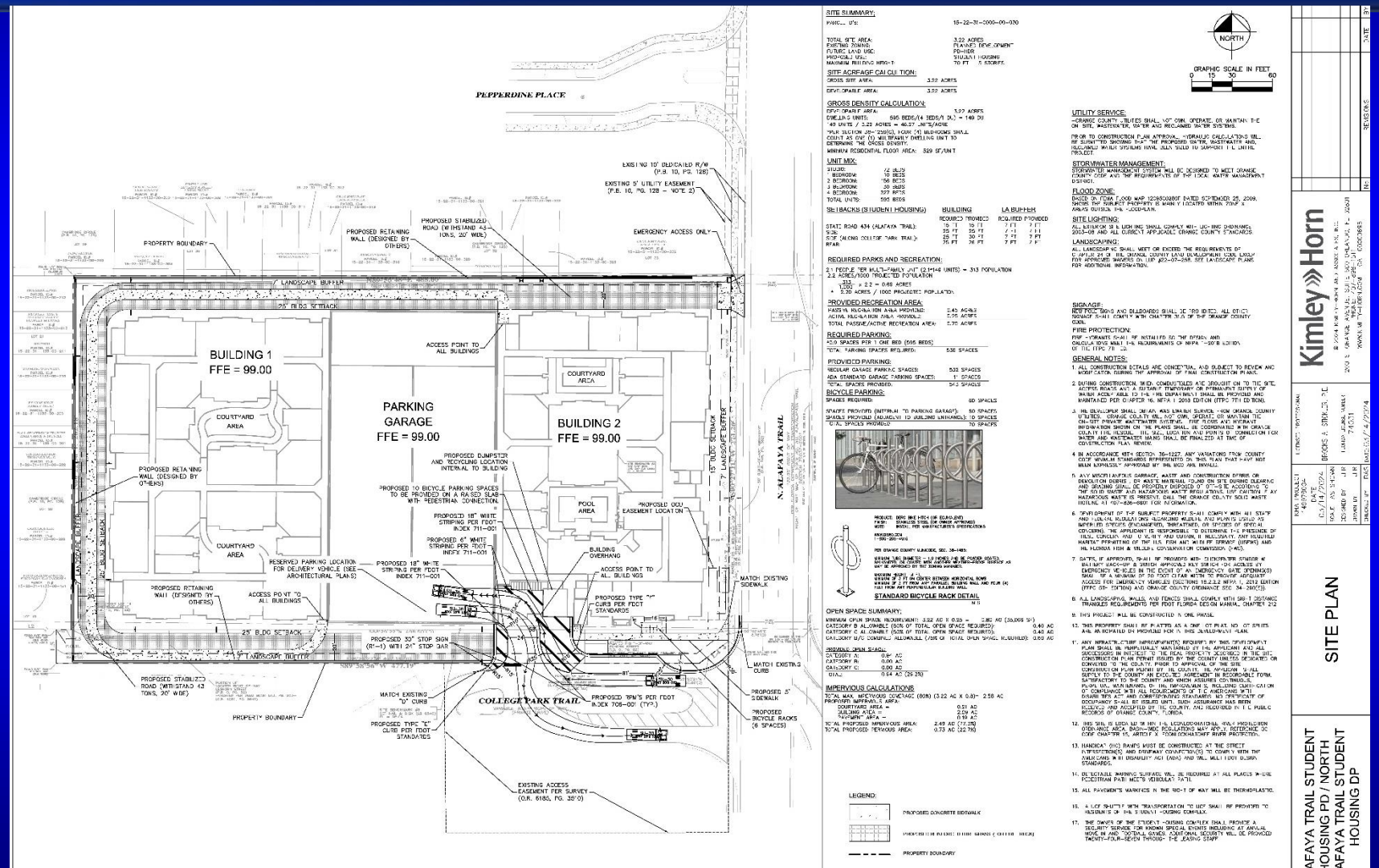


Alafaya Trail Student Housing Planned Development / North Alafaya Trail Student Housing Development Plan Aerial Map





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



SITE SUMMARY

PARCEL: 0'S 15-22-21-000-00-00

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

SITE AVERAGE CALCULATION:
 GROSS SITE AREA: 3.22 ACRES
 DEVELOPABLE AREA: 3.22 ACRES

GROSS DENSITY CALCULATION:
 PROPOSED UNITS: 133 UNITS
 DENSITY: 41 UNITS PER ACRE

UNIT MIX:

UNIT TYPE	NUMBER OF UNITS
1 BEDROOM	72 UNITS
2 BEDROOM	18 UNITS
3 BEDROOM	18 UNITS
4 BEDROOM	15 UNITS
TOTAL UNITS	133 UNITS

REQUIREMENTS:

REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE	114 FT	111 FT
STREET FRONTAGE PER UNIT	1.17 FT	1.11 FT
STREET FRONTAGE PER UNIT	1.17 FT	1.11 FT
STREET FRONTAGE PER UNIT	1.17 FT	1.11 FT

UTILITIES SERVICE:
 ALL UTILITIES SHALL BE LOCATED ON THE EAST SIDE OF THE SITE. ALL UTILITIES SHALL BE LOCATED AT LEAST 5 FEET FROM THE PROPERTY BOUNDARY.

STORMWATER MANAGEMENT:
 ALL STORMWATER SHALL BE COLLECTED AND TREATED ON-SITE. THE DEVELOPER SHALL SUBMIT A STORMWATER MANAGEMENT PLAN TO THE COUNTY FOR REVIEW AND APPROVAL.

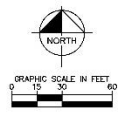
FLOOD ZONE:
 THE SITE IS NOT IN A FLOOD HAZARD ZONE.

SITE LIGHTING:
 ALL LIGHTING SHALL BE LOW VOLTAGE AND SHALL BE LOCATED AT LEAST 5 FEET FROM THE PROPERTY BOUNDARY.

LANDSCAPING:
 THE DEVELOPER SHALL SUBMIT A LANDSCAPING PLAN TO THE COUNTY FOR REVIEW AND APPROVAL.

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REQUIRED PARKS AND RECREATION:

2.1 PEOPLE PER MULTI-FAMILY UNIT (2014-16 UNITS) = 313 POPULATION
 2.2 PEOPLE PER ACRE = 97 PEOPLE PER ACRE

PROVIDED RECREATION AREA:

RECREATION AREA	AREA (SQ FT)
LANDSCAPE BUFFER	243 ACRES
TOTAL PROVIDED RECREATION AREA	243 ACRES

REQUIRED PARKING:

TYPE	SPACES
STREET PARKING	536 SPACES
TOTAL PARKING SPACES PROVIDED	536 SPACES

PROVIDED PARKING:

TYPE	SPACES
STREET PARKING	536 SPACES
TOTAL PROVIDED PARKING SPACES	536 SPACES



OPEN SPACE SUMMARY:

TYPE	AREA (SQ FT)
LANDSCAPE BUFFER	243 ACRES
TOTAL PROVIDED OPEN SPACE	243 ACRES

IMPERVIOUS CALCULATIONS:

TYPE	AREA (SQ FT)
IMPERVIOUS AREA	2.49 AC (227,700 SQ FT)
TOTAL IMPERVIOUS AREA	2.49 AC (227,700 SQ FT)

LEGEND:

- PROPOSED CONCRETE SIDEWALK
- EXISTING SIDEWALK
- PROPERTY BOUNDARY

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY AND THE CITY OF AUSTIN.
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Kimley»Horn

ENGINEERS, ARCHITECTS, PLANNERS, ENVIRONMENTAL SCIENTISTS

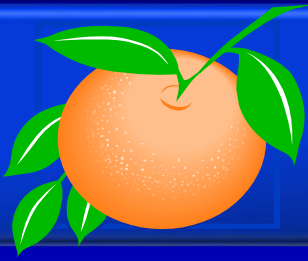
1000 S. GARDNER STREET, SUITE 100, AUSTIN, TEXAS 78748
 TEL: 512.476.1111 FAX: 512.476.1112
 WWW.KIMLEY-HORN.COM

SITE PLAN

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

DATE: 05/17/2024
 DRAWN BY: J. HORN
 CHECKED BY: J. HORN
 PROJECT NO: 2024-001

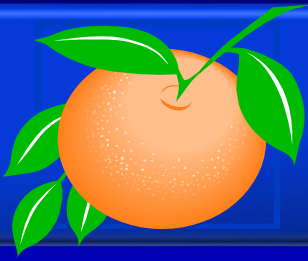
PM Peak Hour	Land Use	ITE LUC	Size	Units	ITE Trip Rate	PM Peak Hour Trip Generation
						Total In Out
	Off-Campus Student Apartment (Low-Rise) (> 1/2 mile from Campus)	225	595	1/4	0.31	184 126 95 495 88
Total Generated Trips						164 96 88



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

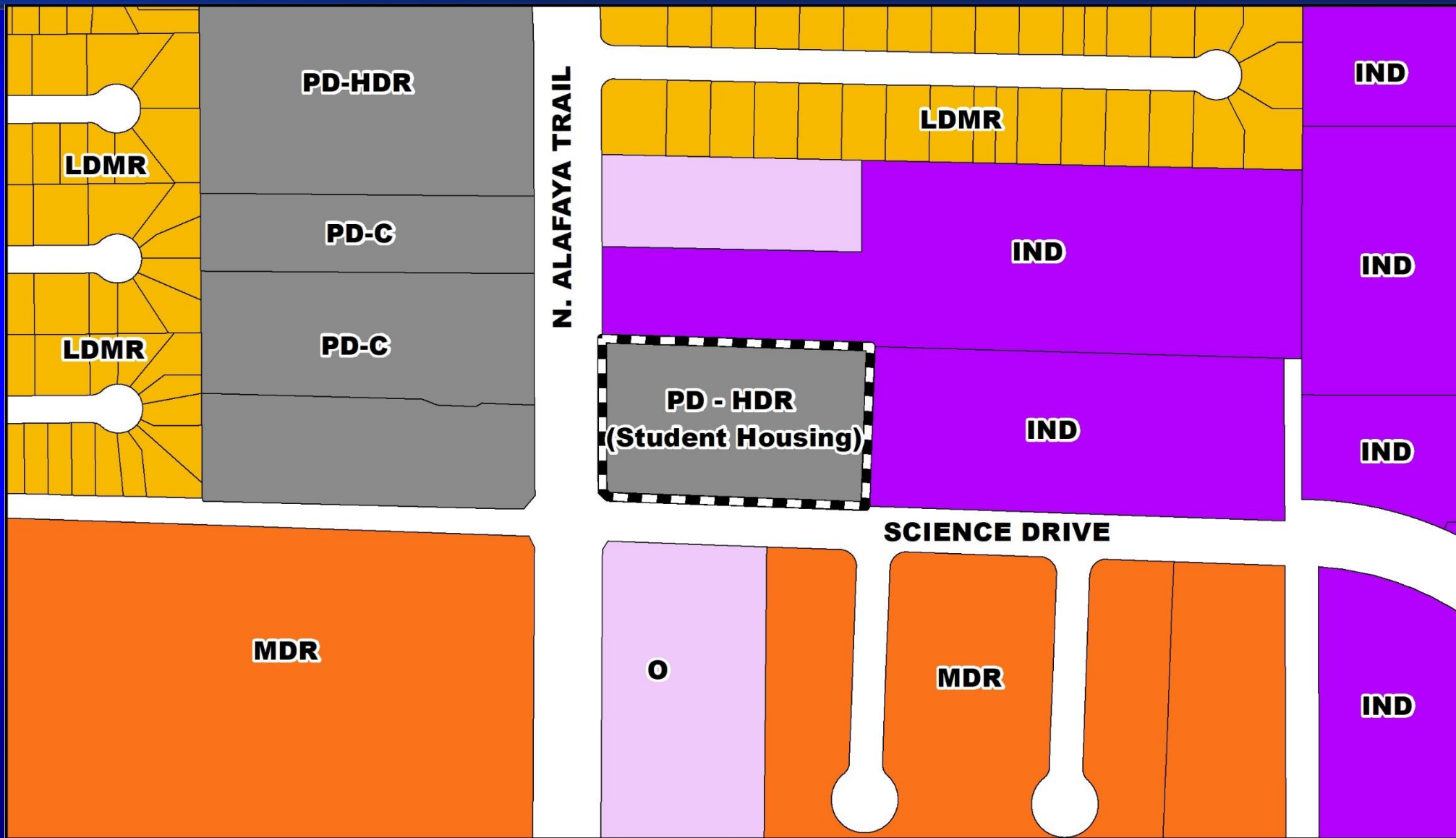
Location: Generally located north of Science Drive and east of North Alafaya Trail.

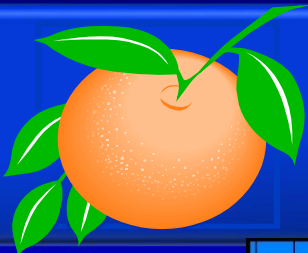
Request: To construct a 626-bed student housing complex.



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

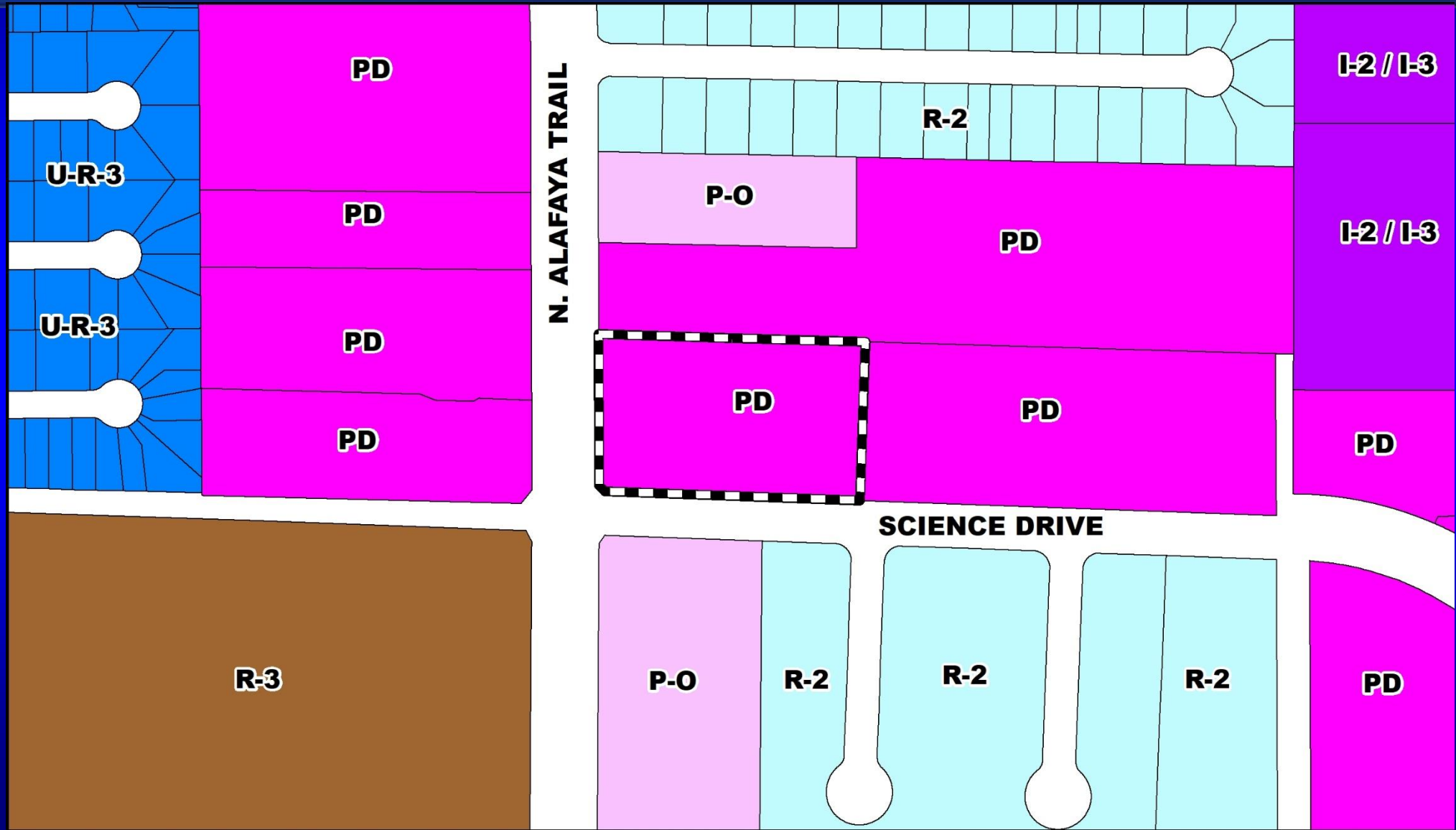
Future Land Use Map

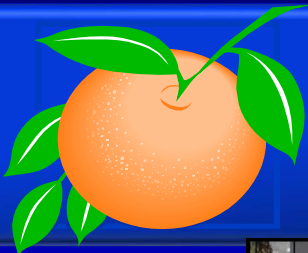




University Center Park North Planned Development / Orlando-Alafaya Student Housing Development Plan

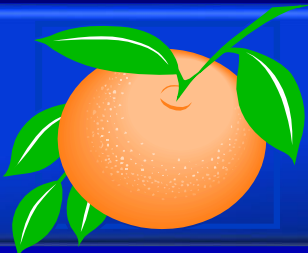
Zoning Map





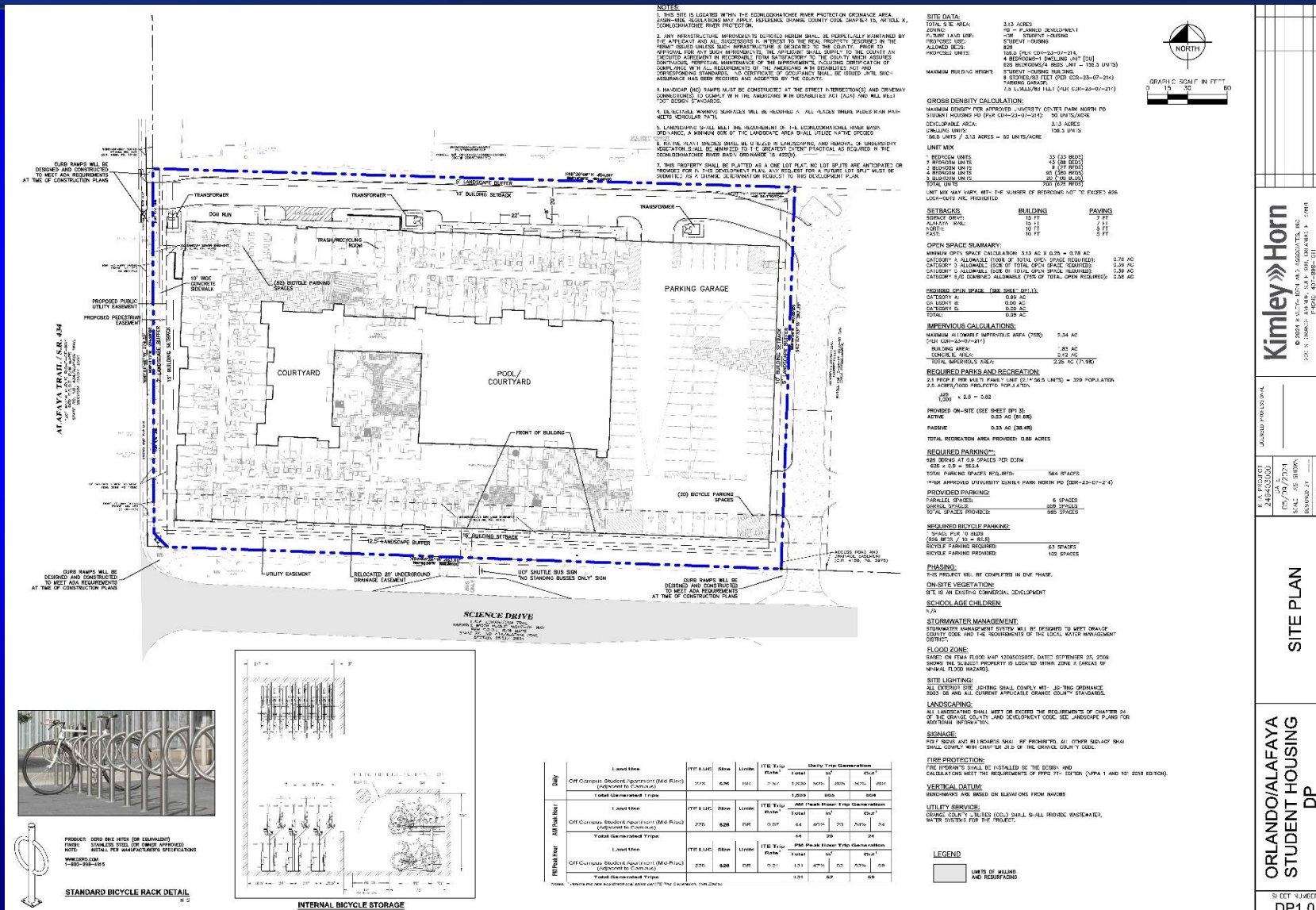
University Center Park North Planned Development / Orlando-Alafaya Student Housing Development Plan Aerial Map





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

Overall Development Plan



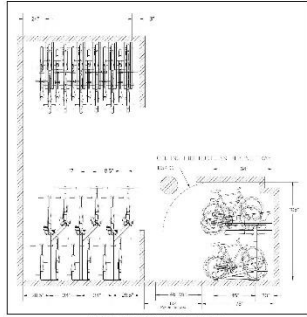
Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 200 S. HARRIS AVENUE, SUITE 100, ORLANDO, FL 32801
 WWW.KIMLEY-HORN.COM PROJECT NO. 24036

K.A. PROJECT: UNIVERSITY CENTER PARK NORTH
 24036/0000
 05/19/2024
 SCALE: AS SHOWN
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS

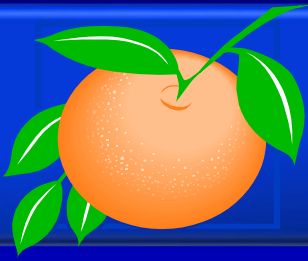
SITE PLAN

ORLANDO/ALAFAYA STUDENT HOUSING DP

SHEET NUMBER: DP1.0



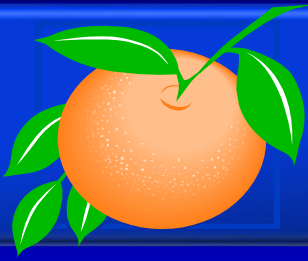
Land Use	ITE Trip Rate	ITE Trips	Daily Trip Generation	Daily		
				Peak Hour	Peak Hour	Peak Hour
Off-Campus Student Apartment (600 Rpts)	1000	6.00	1000	1000	1000	1000
Total Generation Trips				1000	1000	1000
Land Use	ITE Trip Rate	ITE Trips	Peak Hour Trip Generation			
Off-Campus Student Apartment (600 Rpts)	1000	6.00	1000	1000	1000	1000
Total Generation Trips				1000	1000	1000
Land Use	ITE Trip Rate	ITE Trips	Peak Hour Trip Generation			
Off-Campus Student Apartment (600 Rpts)	1000	6.00	1000	1000	1000	1000
Total Generation Trips				1000	1000	1000



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



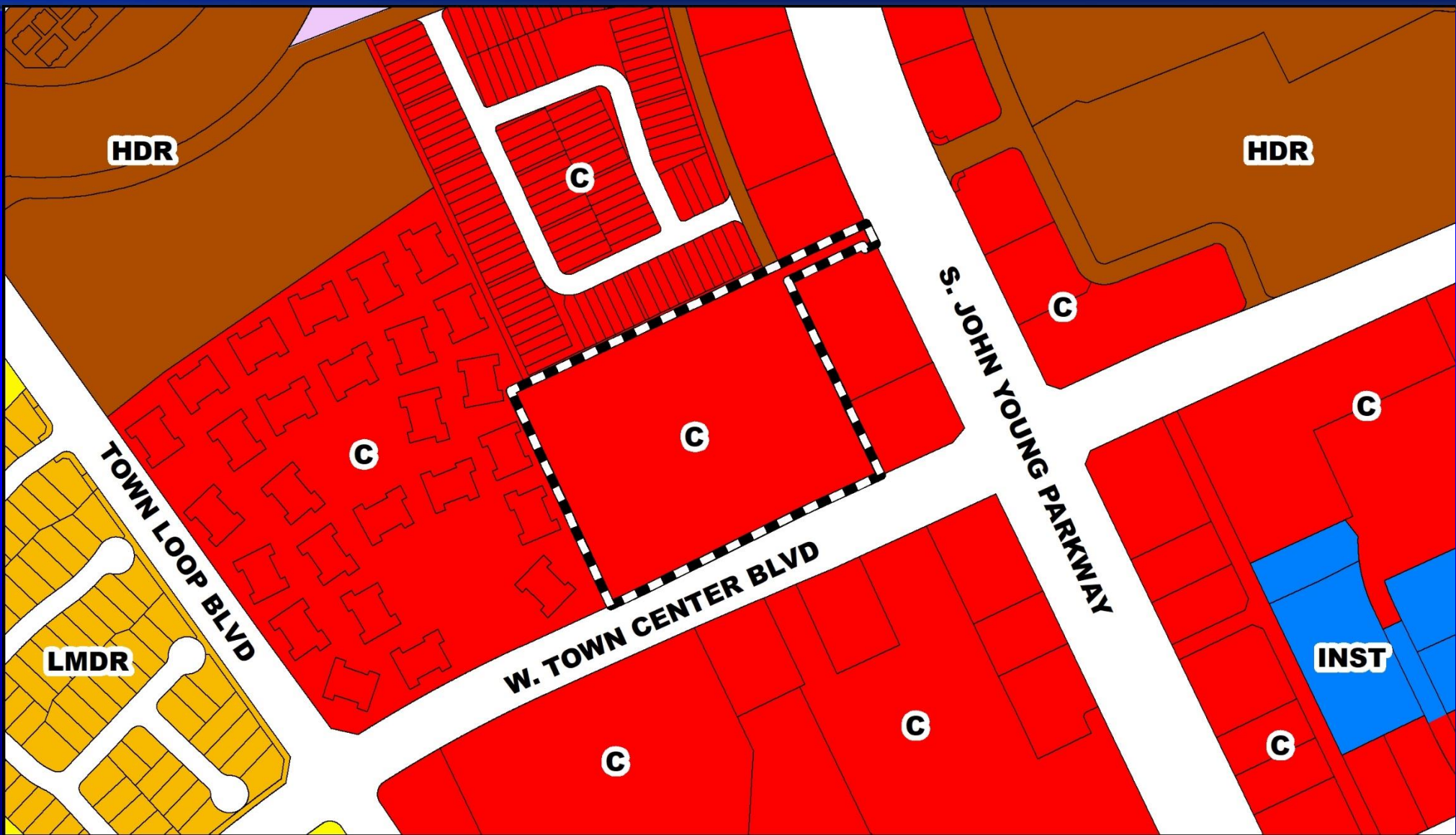
Hunter's Creek Planned Development (PD)

- 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.



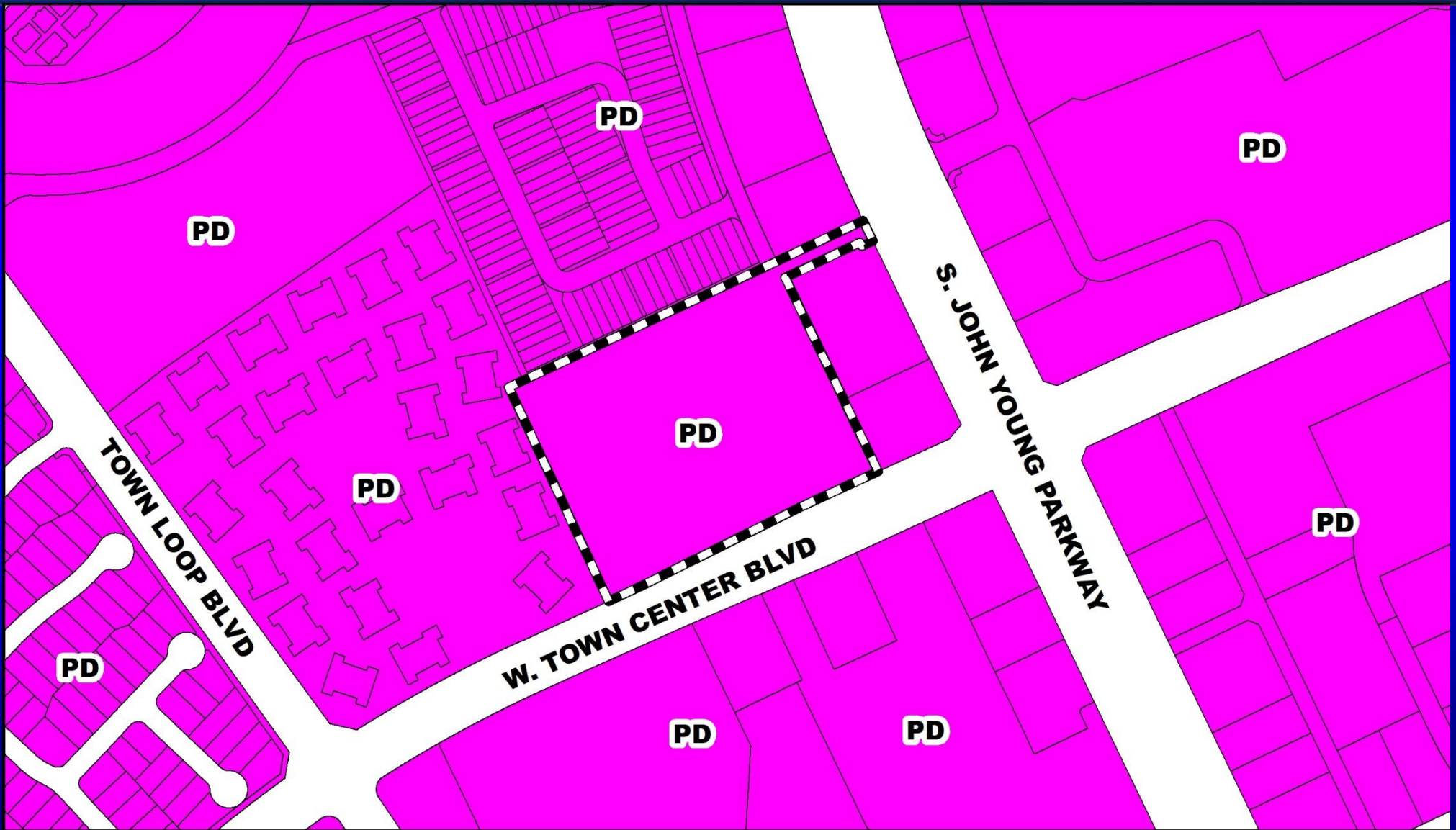
Hunter's Creek Planned Development (PD)

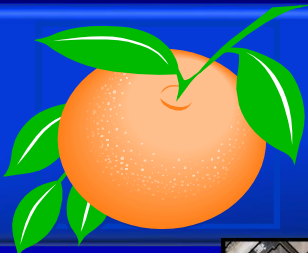
Future Land Use Map





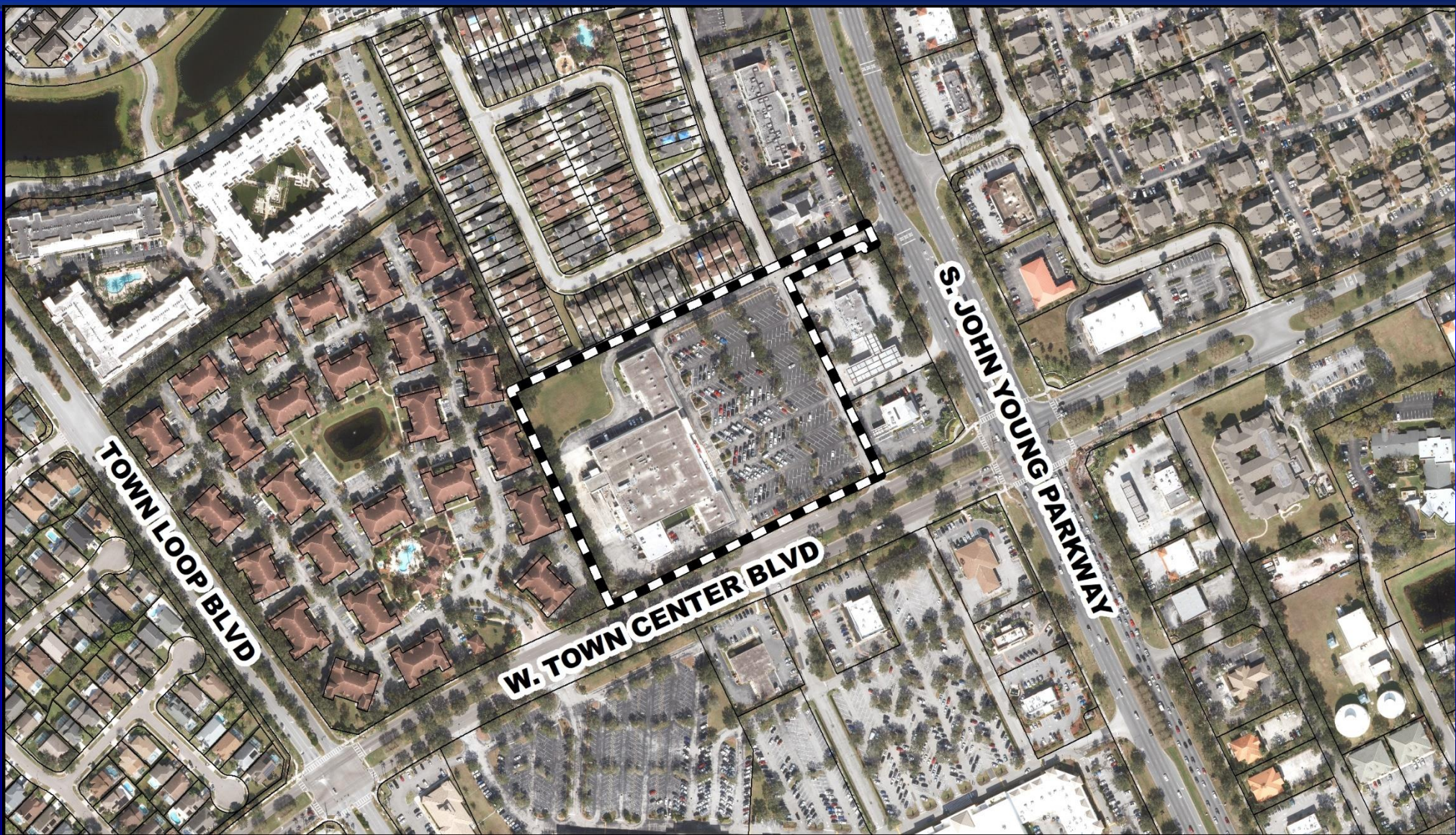
Hunter's Creek Planned Development (PD) Zoning Map

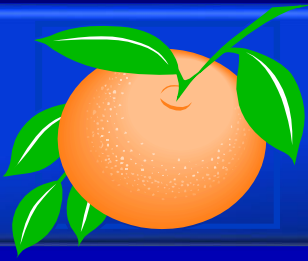




Hunter's Creek Planned Development (PD)

Aerial Map





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

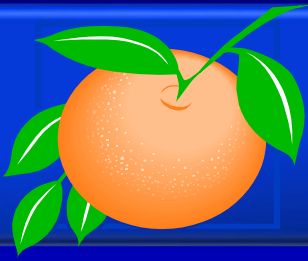
Applicant: Jonathan Martin, P.E., Kimley-Horn & Associates, Inc.

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)



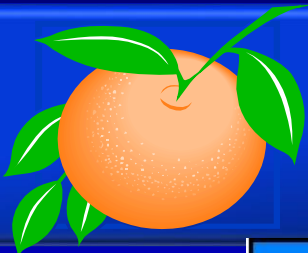
The Place at Alafaya Student Housing Land Use Plan

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.

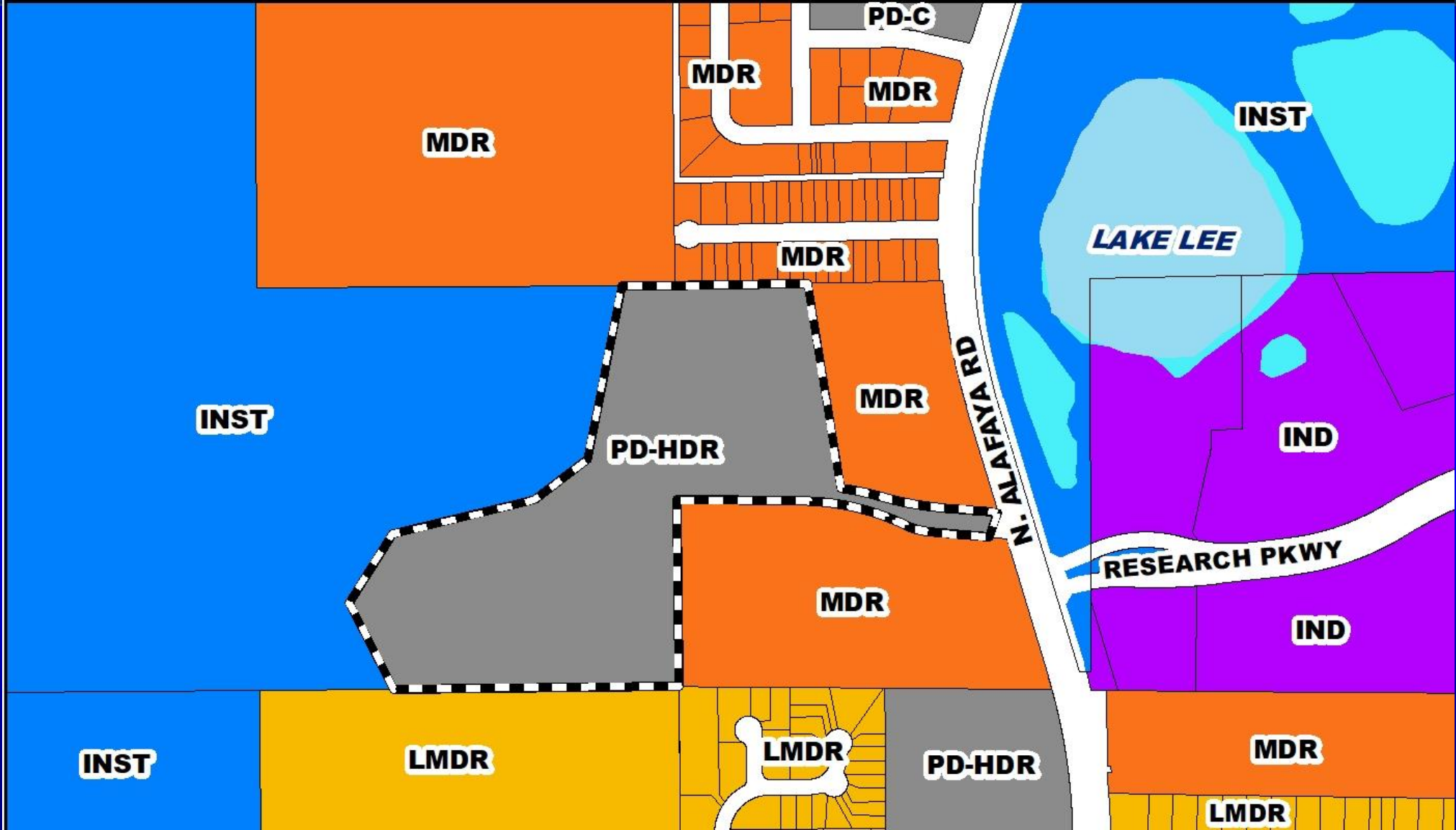
In addition, five waivers are requested from Orange County Code

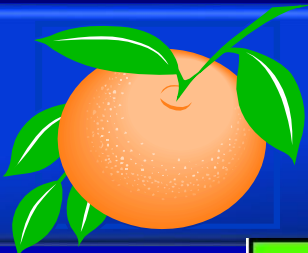
1. A waiver from Section 38-1258 (b) to allow multi-family buildings at a height of five (5) stories and seventy (70) feet within three hundred (300) ft. of the north property line, and multi-family buildings at a height of eight (8) stories and one hundred ten (110) feet for the remainder of the site,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

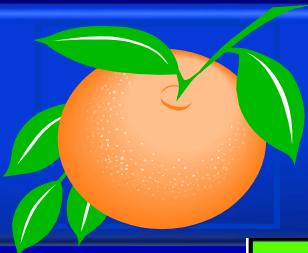




The Place at Alafaya Student Housing Land Use Plan

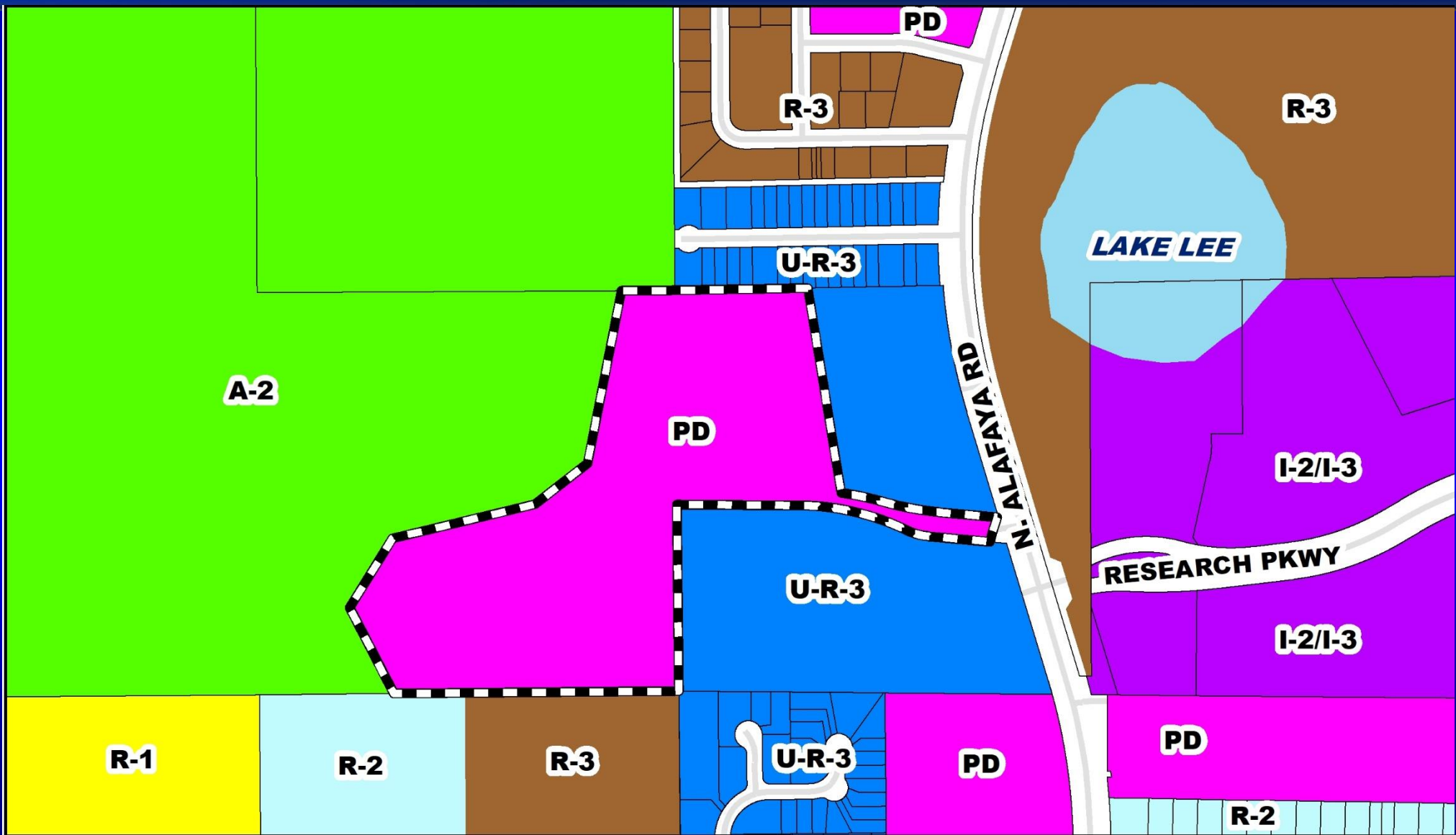
Zoning Map

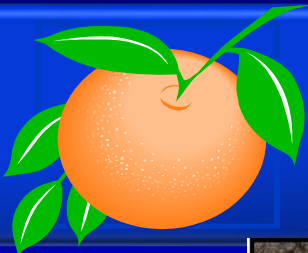




The Place at Alafaya Student Housing Land Use Plan

Proposed Zoning Map

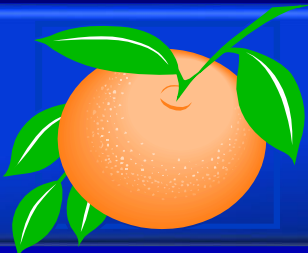




The Place at Alafaya Student Housing Land Use Plan

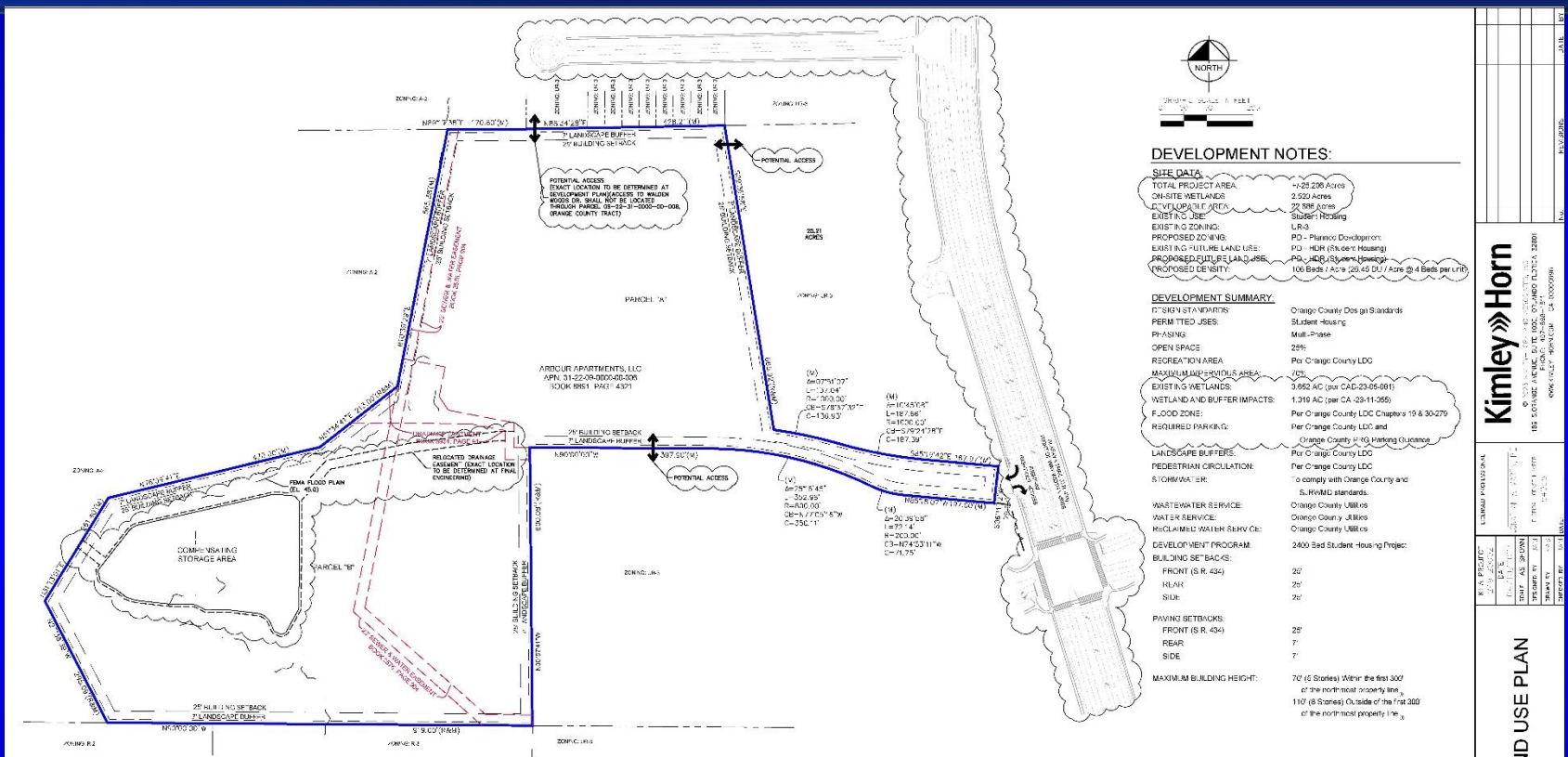
Aerial Map





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
 DEVELOPMENT AREA: 27,398 Acres
 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 / 2.5 ± (20.45 DU / Acre @ 4 Beds per Unit)
 PROPOSED DENSITY: PD - HDR (High Density Housing)
 PROPOSED DENSITY: 100 Beds / 2.5 ± (20.45 DU / Acre @ 4 Beds per Unit)

DEVELOPMENT SUMMARY:

PERMITTED STANDARDS: Orange County Dog Standards
PERMITTED USES: Student Housing
PHASING: Multi-Phase
OPEN SPACE: 25%
RECREATION AREA: Per Orange County LDC
MAXIMUM PLAYGROUND AREA: 70%
EXISTING WETLANDS: 3,662 AC (per CAC-23-05-001)
WETLAND AND BUFFER IMPACTS: 1,310 AC (per CAC-23-11-365)
FLOOD ZONE: Per Orange County LDC Chapters 19 & 30-270
REQUIRED PARKING: Per Orange County LDC and Orange County Planning Ordinance
LANDSCAPE BUFFERS: Per Orange County LDC
PEDESTRIAN CIRCULATION: Per Orange County LDC
SIGNAGE: to comply with Orange County and S.W.M.D. standards.
WASTEWATER SERVICE: Orange County Utilities
WATER SERVICE: Orange County Utilities
RECLAIMED WATER SERVICE: Orange County Utilities
DEVELOPMENT PROGRAM: 2400 Bed Student Housing Project
BUILDING SETBACKS:
 FRONT (S.R. 424): 20'
 REAR: 7'
 SIDE: 7'
PAVING SETBACKS:
 FRONT (S.R. 424): 20'
 REAR: 7'
 SIDE: 7'
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.

Daily	Existing Land Use					
	Land Use	ITE LUC	Size	ITE Trip Rate	Total	Daily Trip Generation
	Student Housing (Low-Density)	200	400 DU	0.50	2,000	2000
	Total Generated Trips					2,000
AM Peak	Existing Land Use					
	Land Use	ITE LUC	Size	ITE Trip Rate	Total	PM Peak Hour Trip Generation
	Student Housing (Low-Density)	200	400 DU	0.77	1,48	26
	Total Generated Trips					26
PM Peak	Existing Land Use					
	Land Use	ITE LUC	Size	ITE Trip Rate	Total	Daily Trip Generation
	Student Housing (Low-Density)	200	400 DU	0.48	96	12
	Total Generated Trips					12

Daily	Proposed Land Use					
	Land Use	ITE LUC	Size	ITE Trip Rate	Total	Daily Trip Generation
	Orange County Student Housing (Mid-Density) - Student	200	2,400 BR	2.57	6,168	5,094
	Total Generated Trips					5,094
AM Peak	Proposed Land Use					
	Land Use	ITE LUC	Size	ITE Trip Rate	Total	PM Peak Hour Trip Generation
	Orange County Student Housing (Mid-Density) - Student	200	2,400 BR	3.07	7,368	45
	Total Generated Trips					45
PM Peak	Proposed Land Use					
	Land Use	ITE LUC	Size	ITE Trip Rate	Total	Daily Trip Generation
	Orange County Student Housing (Mid-Density) - Student	200	2,400 BR	3.21	7,724	207
	Total Generated Trips					207

Maximum Additional Trips		
Daily New External Trips (Proposed - Existing)	3,028	1,764
AM Peak New External Trips (Proposed - Existing)	20	22
PM Peak New External Trips (Proposed - Existing)	193	199

LEGEND:

- VEHICLE ACCESS: DETAIL
- BOUNDARY LINE
- SOILS BOUNDARY
- SOIL TYPE (SEE BELOW)

SOIL LEGEND:

- ARENDS
- HORN (ON MUD)
- POWELL
- SWYNA - WCT - FINE SAND
- SWYNA - FINE SAND
- TAVARES - FINE SAND

NOTES:

- Height includes all architectural features.
- Top slope and building shall be on the lot. All other signs shall comply with Chapter 31.5 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, as it may be necessary prior to any construction plan approval.
- Exact location of access points will be determined at development plan approval.
- This site is located within the Conservation Area Buffer Protection Area. Development shall comply with the Orange County Code Chapter 23-11-365.
- 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 will be finalized by a Conservation Area Determination and/or Conservation Area Impact permits. Reference CC Code Chapter 23-11-365 for more information. Article 11 Wetland Conservation Areas.
- An Orange County Conservation Area Determination on CAC-23-05-001 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division on 02/14/2024.
- A Conservation Impact Area (CAI 23-11-004) was issued by the Orange County Environmental Protection Division (OCEPD) on 02-08-2024.

Kimley»Horn

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 185 SOUTH AVENUE, SUITE 1000, ORLANDO, FL 32801
 WWW.KIMLEY-HORN.COM CA 0000088

LAND USE PLAN

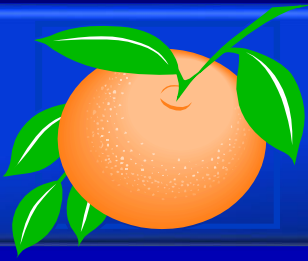
THE PLACE AT ALAFAYA STUDENT HOUSING PD

DATE: 02/14/2024
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 24-00088

SCALE: 1" = 100'

DATE: 02/14/2024
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 24-00088

SCALE: 1" = 100'



The Place at Alafaya Student Housing Land Use Plan

Revised Conditions

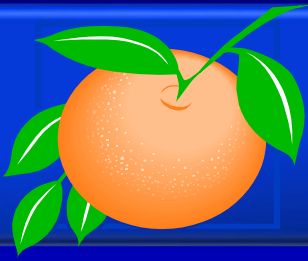
11. For modifications to a determined BFE (Zone AE), floodway, or flood hazard area boundaries on the Flood Insurance Rate Maps (FIRMs), a FEMA Conditional Letter of Map Revision (CLOMR) application must be submitted to FEMA prior to site construction plan approval; the FEMA approved CLOMR must be obtained 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

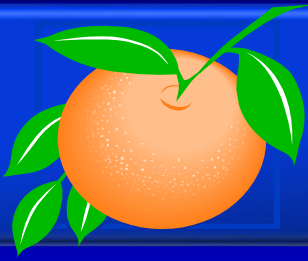
20. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject 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

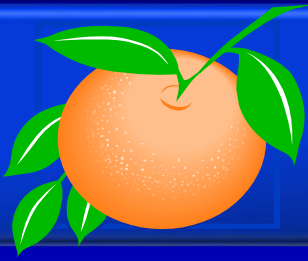
Applicant: Momtaz Barq, Terra-Max Engineering, Inc.

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)



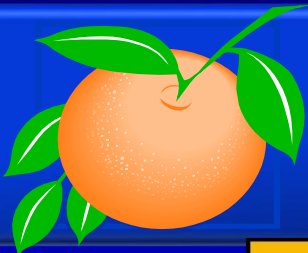
Somita Land Use Plan

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.

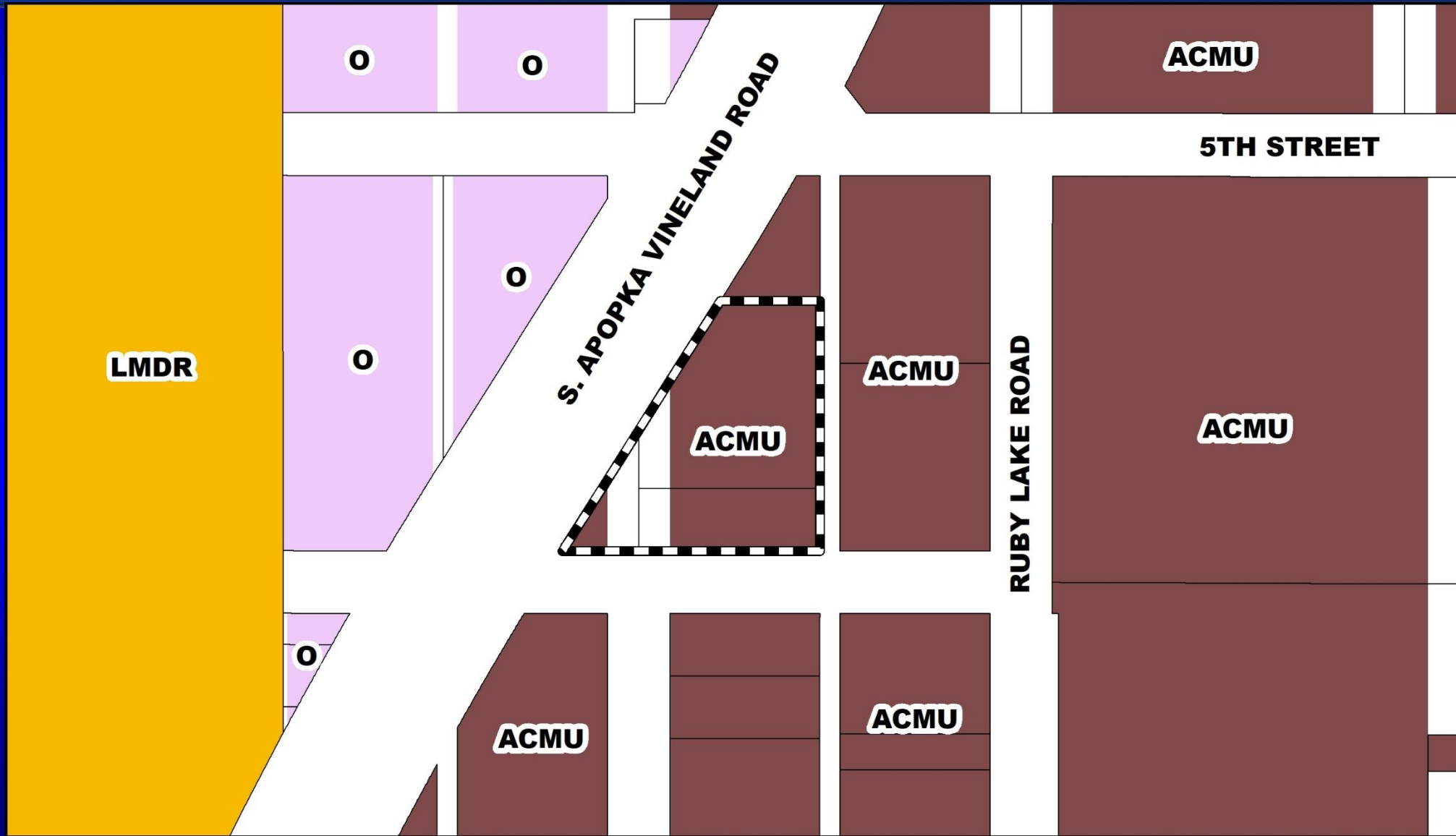
In addition, three waivers are requested from Orange County Code:

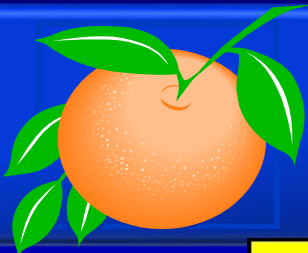
1. A waiver from Section 38-1391.3(a)(1)b. Street Design Requirements to reduce the landscape parkway along the east side of the roadway to 8-feet in lieu of the required 18-foot wide landscaped parkway on each side of the roadway, including a 7.5-foot-wide sidewalk in lieu of an 8-foot-wide sidewalk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

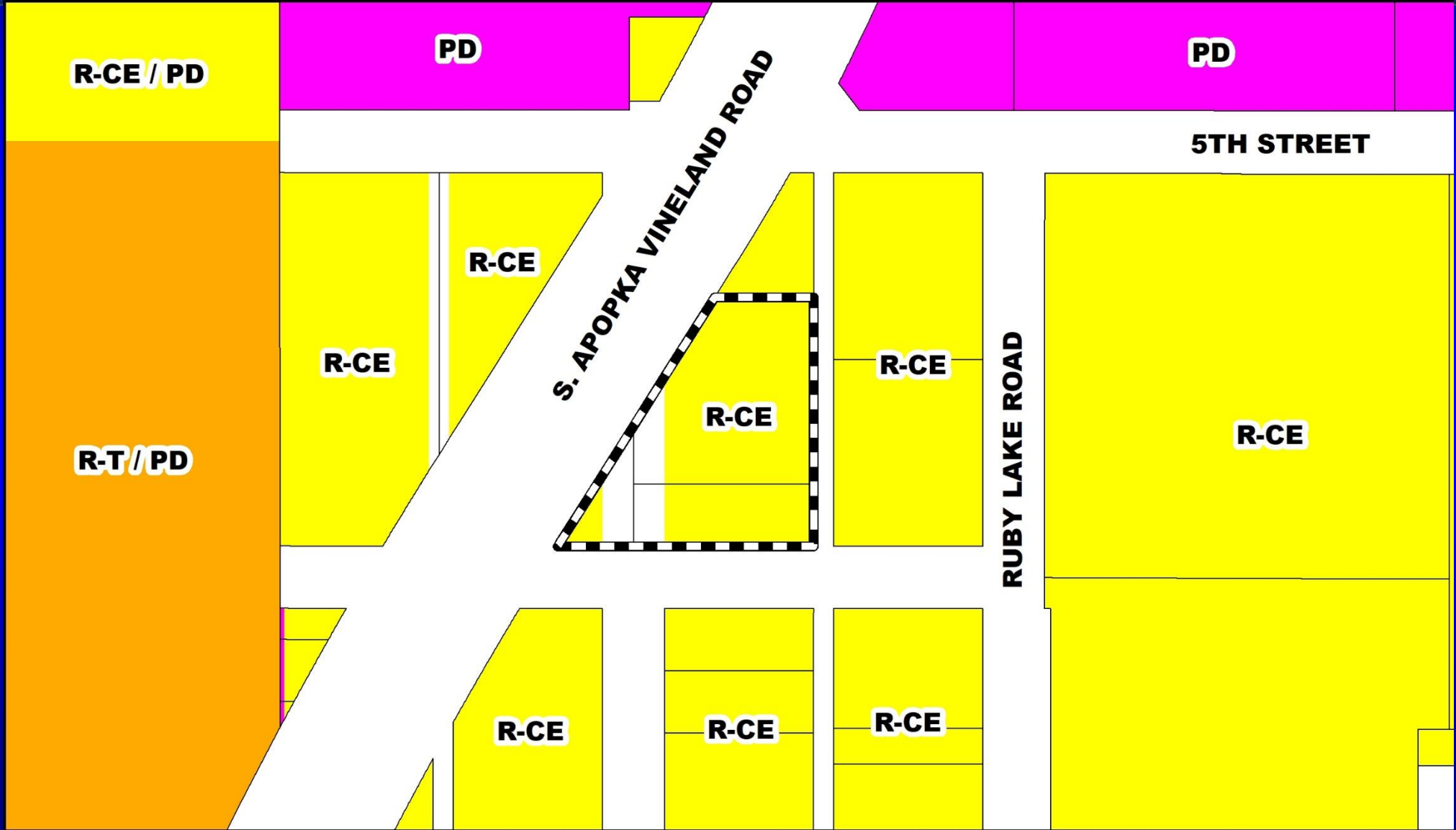
Future Land Use Map





Somita Land Use Plan

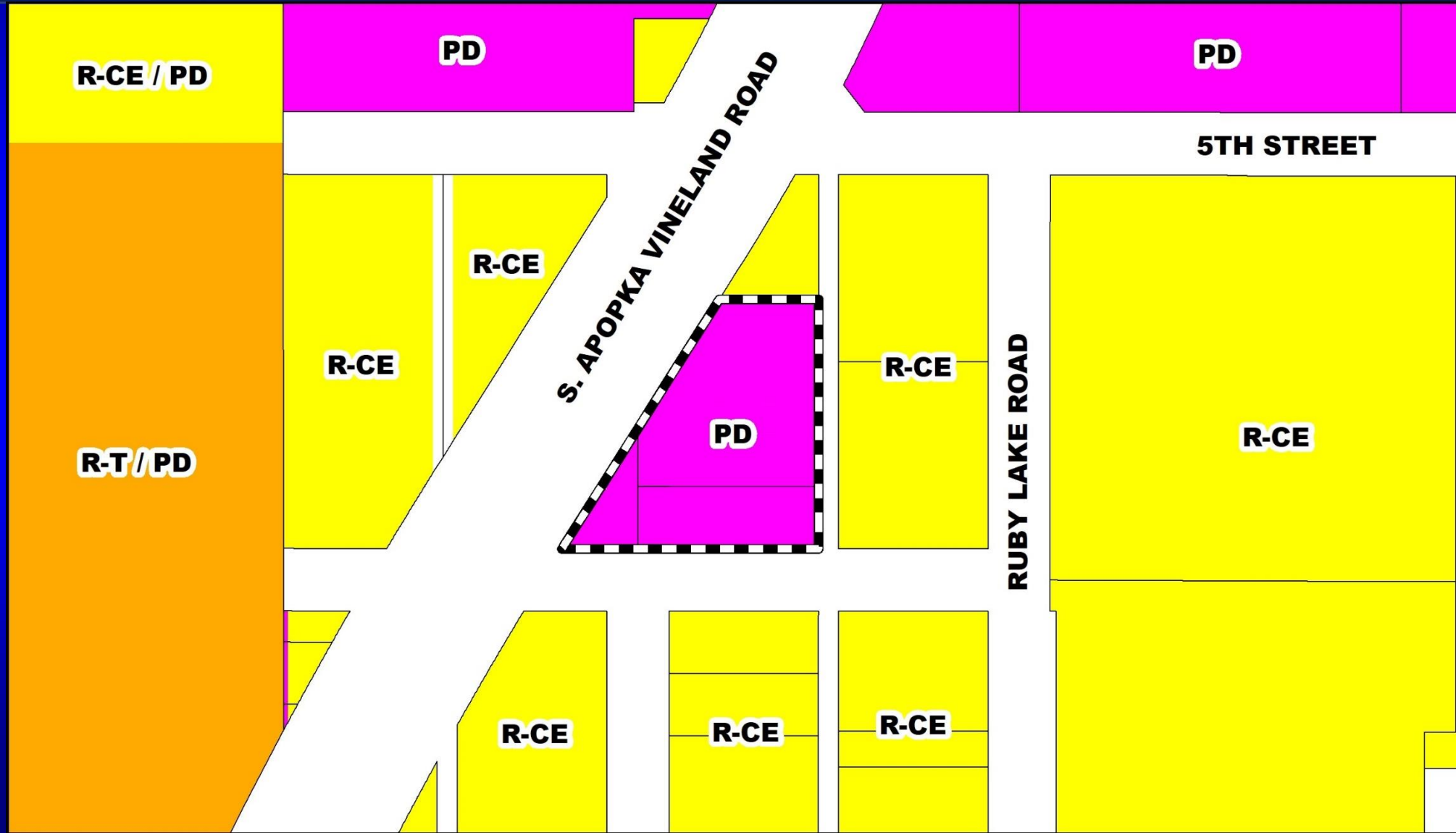
Zoning Map

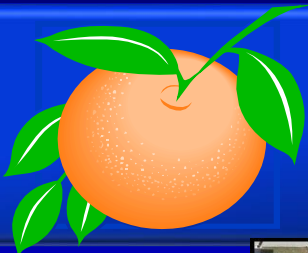




Somita Land Use Plan

Proposed Zoning Map

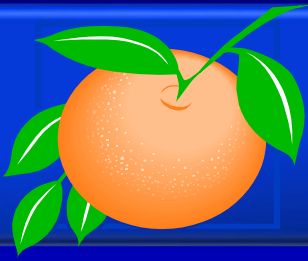




Somita Land Use Plan

Aerial Map





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