




**Interoffice Memorandum**

**DATE:** March 18, 2024

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

**FROM:** Tanya Wilson, AICP, Director   
Planning, Environmental, and Development Services Department

**CONTACT PERSON:** **Jason Sorensen, AICP, Chief Planner**  
**407-836-5602**

**SUBJECT:** April 9, 2024, Adoption Public Hearing – Small-Scale Future Land Use Map Amendment, Staff-Initiated Text Amendment and PD Substantial Change Request  
Applicant: Christopher Leppert, Kimley-Horn and Associates, Inc.  
SS-23-10-072, 23-10-FLUE-10 and CDR-23-07-214

Please find the attached staff report and associated back-up material for the Small-Scale Future Land Use Map Amendment, Staff-Initiated Text Amendment, and Concurrent PD Substantial Change request scheduled for a Board adoption public hearing on April 9, 2024.

The 3.13-acre subject property is located at 3133 N. Alafaya Trail; generally bounded by Science Drive to the east, Alafaya Woods Court to the north, and N. Alafaya Trail to the west. The request is to change the Future Land Use Map designation from Industrial (IND) to Planned Development-High Density Residential - Student Housing (PD-HDR-Student Housing). The applicant is proposing changes to the PD development program to construct up to 626 student housing bedrooms. An associated Staff-Initiated Text Amendment to Policy 8.1.4 is also requested to record the proposed development program in the Comprehensive Plan. Additionally, the applicant is requesting a PD substantial change to the University Center Park North PD to update the development program to add a new use of student housing and 626 student housing bedrooms and request eight waivers from Orange County Code for minimum setbacks, maximum impervious coverage, maximum building height, minimum separation of student housing from single-family zoned property, and parking requirements. There is an existing credit union bank on the property that is proposed to be removed.

On February 14, 2024, the Development Review Committee recommended approval of the PD substantial change to the University Center Park North PD, subject to twenty-two conditions of approval.

A community meeting was held on September 19, 2023, with three members of the public in attendance. There was support for student housing at this location as it is well suited for student housing and an infill site for redevelopment. The applicant team indicated there is a shuttle stop at Science Drive and they intend to request shuttle service to UCF. Other waivers were discussed including a height waiver.

The adoption public hearing for Small-Scale Development Amendments SS-23-10-072 and 23-10-FLUE-10 were conducted before the Planning and Zoning Commission / Local Planning Agency on October 19, 2023, where the requests were unanimously recommended for approval after a discussion involving transportation impacts and the mobility plan for the proposed project. Staff indicated that more detailed information will be provided at the PD substantial change request stage to address access, transit, and walkability to the university. The applicant indicated that the developer is working with the University of Central Florida to provide a shuttle stop and shuttle service at this location as well.

If the Board adopts the proposed amendment, the Small-Scale Development Amendments will become effective 31 days after the public hearing, provided no challenges are brought forth for any of the amendments.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at 407-836-5354 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net), or Jason Sorensen, AICP, Chief Planner, at 407-836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net).

**ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and ADOPT the Planned Development-High Density Residential-Student Housing (PD-HDR-Student Housing) Future Land Use map designation (SS-23-10-072) and the Staff-Initiated Text Amendment to Policy FLU8.1.4 (23-10-FLUE-10), APPROVE the associated ordinance, and APPROVE the concurrent PD Substantial Change to the University Center Park North PD/LUP (Planned Development / Land Use Plan) (CDR-23-07-214) subject to the twenty-two conditions of approval, including eight waivers from Orange County Code. District 5**

TW/JHS/js

c: Jon V. Weiss, P.E., Deputy County Administrator  
Georgiana Holmes, Deputy County Attorney  
Whitney Evers, Senior Assistant County Attorney  
Roberta Alfonso, Assistant County Attorney  
Jason Sorensen, AICP, Chief Planner, Planning Division  
Olan D. Hill, AICP, Assistant Manager, Planning Division  
Nicolas Thalmueller, AICP, Planning Administrator, Planning Division



**CASE # SS-23-10-072 &  
23-10-FLUE-10  
CDR-23-07-214**  
*Commission District: #5*

**GENERAL INFORMATION**

<b>APPLICANT</b>	Chris Leppert, Kimley-Horn & Associates, Inc.
<b>OWNER</b>	Fairwinds Credit Union
<b>HEARING TYPE</b>	Planning and Zoning Commission / Local Planning Agency
<b>FLUM REQUEST</b>	<b>Industrial (IND) to Planned Development-High Density Residential – Student Housing (PD-HDR-Student Housing)</b>
<b>EXISTING ZONING</b>	PD (Planned Development District) - University Center Park North PD

**ZONING REQUEST**

A PD substantial change to the P-D (Planned Development District) University Center Park North PD. CDR-23-07-214 requests a change to the existing PD development program from 112,500 square feet of industrial uses, and 12,500 square feet of retail commercial uses to a reduced program of 91,227 square feet of industrial uses and 2,701 square feet of support retail commercial uses, and the addition of 626 student housing beds.

In addition, the following eight (8) waivers are requested from Orange County Code for minimum setbacks, maximum impervious coverage, maximum building height, minimum separation of student housing from single-family zoned property, and parking requirements.

1. A waiver from Orange County Code 38-1252(b)(1) is requested to allow a maximum impervious coverage of seventy-five (75) percent. In lieu of the seventy (70) percent.

***Applicant Justification:*** *The project will incorporate unique hardscape elements to promote both active and passive recreational areas. This waiver will also be consistent with the Comprehensive Plan Goal to encourage and facilitate redevelopment and increase housing capacity.*

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2. A waiver from Chapter 38-1254(1)(a) to allow a minimum setback of fifteen (15) feet from the west and south boundaries of the PD, in lieu of the 25' minimum setback from all boundaries of the PD.

***Applicant Justification:*** *The proposed student housing development is intended to provide a more urban environment, promote redevelopment, increase Housing capacity and promote a diverse mix of uses and housing types as required by orange county flu policy flu 8.2.2 "a diverse mix of uses and housing types shall be promoted".*

3. A waiver from Chapter 38-1254(1)(b) to allow a minimum setback of fifteen (15) feet from a functionally classified road (west boundary along Alafaya Trail), in lieu of the minimum setback of twenty-five (25) feet.

***Applicant Justification:*** *The proposed student housing development is intended to provide a more urban environment, promote redevelopment, increase Housing capacity and promote a diverse mix of uses and housing types as required by orange county flu policy flu 8.2.2 "a diverse mix of uses and housing types shall be promoted".*

4. A waiver from Chapter 38-1254(1)(c) to allow a minimum setback of fifteen (15) feet from all other existing street rights-of-way (south boundary along science drive), in lieu of the minimum setback of twenty (20) feet.

***Applicant Justification:*** *The proposed student housing development is intended to provide a more urban environment, promote redevelopment, increase Housing capacity and promote a diverse mix of uses and housing types as required by orange county flu policy flu 8.2.2 "a diverse mix of uses and housing types shall be promoted".*

5. A waiver from Chapter 38-1254(4)(b) to allow a maximum building height of eighty-three (83) feet (including the parking garage), in lieu of the maximum building height of thirty-five (35) feet within one hundred (100) feet of any single-family residential use or district.

***Applicant Justification:*** *Due to the environmental and shape constraints of the site, the building needs the increased height to allow for enough units to create more cost-effective options for students. The project is not proximity to single family residential.*



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6. A waiver from Chapter 38-1259(b) to allow the minimum separation of a student housing development from a single-family zoned property of eighty (80) feet, in lieu of the minimum separation of four hundred (400) feet.

***Applicant Justification:*** *The property to the south is zoned R-2 however, it is currently a student housing complex. As such, this waiver is to provide a more urban-style development and provide necessary housing for the student population.*

7. A waiver from Orange County Code 38-1476(a) is requested to allow 0.80 parking spaces per bedroom in lieu of one (1) space per bedroom.

***Applicant Justification:*** *Per the parking study and alternative mobility analysis this ratio would provide adequate parking for the development and limit the height of the parking garage to maintain a consistent look and height throughout the development. This development has UCF shuttle Services nearby at Alafaya and science drive shuttle stops, lynx bus stop is located within the adjacent Alafaya Trail Right-of-Way.*

8. A waiver from Orange County Code 38-1484(d) is requested to allow all but twenty (20) required bicycle parking to be located no more than five hundred (500) feet from the primary entrance served, in lieu of one hundred-twenty (120) feet.

***Applicant Justification:*** *The bicycle racks will be located in a secure location within the residential building.*

**LOCATION**

3133 North Alafaya Trail; generally bounded by Science Drive to the south, Technology Parkway to the east, Alafaya Woods Court to the north, and North Alafaya Trail to the west.

**PARCEL ID NUMBER**

10-23-31-0000-00-007

**TRACT SIZE**

3.13 gross acres (FLUM)  
8.16 acres (Rezoning - Overall PD)

**PUBLIC NOTIFICATION**

The notification area for this public hearing was 800 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Four hundred and ninety-two (492) notices were mailed to those property owners in the mailing area.

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<b>COMMUNITY MEETING</b>	A community meeting was held on September 19, 2023, and is summarized further in this report.
<b>PROPOSED USE</b>	626-Bedroom Student Housing Multi-Family

**STAFF RECOMMENDATION**

**Future Land Use Map and Text Amendment**

Make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the requested **Planned Development-High Density Residential - Student Housing (PD-HDR-Student Housing)** Future Land Use Map designation and **Amendment 23-10-FLUE-10** to include the development program for Amendment SS-23-10-072 in Future Land Use Element Policy FLU8.1.4.

**PD Substantial Change Request (CDR-23-07-214)**

**Development Review Committee Recommendation – February 14, 2024**

Make a finding of consistency with the Comprehensive Plan and **APPROVE** a Substantial Change to the University Center Park North Planned Development/Land Use Plan (PD/LUP), dated "Received February 16, 2024", subject to the following twenty two (22) conditions of approval, as amended, including eight (8) waivers from Orange County Code:

1. Development shall conform to the University Center Park North Planned Development (PD) dated "Received February 16, 2024," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received February 16, 2024," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold



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- (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, as may be amended, 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, or any other development order, 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.
  4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
  5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
  6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
  7. Prior to approval of the any new site construction plan associated with this Land Use Plan (LUP), a Master Drainage Plan for the entire LUP area consistent with Orange County

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Code 30-282 and/or 34-229 must be submitted and approved as a separate E-project. Certification with supporting calculations shall be submitted with any and all construction plan(s) which states that the project is consistent with the approved Master Drainage Plan for this planned development.

8. 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.
9. As required by Section 38-1259(e), Orange County Code, for all student housing projects, a Mobility Plan shall be submitted with the DP to the Transportation Planning Division. The student housing mobility plan shall describe and depict pedestrian and bicycle systems and facility needs consistent with this section, transit service and facility needs, university and County coordination measures that will be implemented by the developer to manage transportation demand and promote pedestrian and bicycle safety, and designation of appropriate space within the development for carsharing, bike sharing, and electric car charging stations, as they may be implemented within the university area. The student housing mobility plan also shall describe and depict the pedestrian and bicycle safety features cross-sections, marked and stamped crosswalks, safety beacons, traffic signal modifications, pedestrian scale lighting, and other pedestrian and bicycle safety features (with associated funding and maintenance responsibilities) that will be provided and are needed (and warranted, as applicable) to ensure safe pedestrian and bicycle access to adjacent land uses and across major roadways to commercial land uses and transit facilities. Improvements identified by the plans shall be constructed or implemented prior to issuance of a certificate of occupancy and shall be consistent with the most recent editions of Florida Department of Transportation standards. As required by Section 38-1259(e), Orange County Code, for all student housing projects, a community/site design plan for crime prevention through environmental controls shall be submitted with the DP to the Planning Division and must be consistent with the Crime Prevention through Environmental Design ("CPTED") Manual used by the International CPTED Association and Florida CPTED Network.
10. Pursuant to Article XII, Chapter 30, Orange County Code, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.



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11. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
12. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.
13. The parking garage shall be architecturally integrated with the student housing building, to be approved as part of the Development Plan.
14. In order to qualify as student housing, all units must comply at all times with the definition of student housing in Section 38-1, Orange County Code, as such definition exists as of the date of approval of this development plan. Failure to comply with such definition may subject the project to code enforcement and/or increased impact fees, as well as any applicable concurrency requirements.
15. Per Sec. 38-1259(a) of Orange County Code, a student housing development plan shall require approval through a public hearing before the Board of County Commissioners.
16. 16. Short term / transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
17. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
18. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
19. The owner of the student housing complex shall provide a security service twenty-four-seven through the property management staff. Also, the owner shall provide additional security for known special events, including during annual move in and football game days.
20. A shuttle with transportation to and from UCF shall be provided to residents of the student housing complex.
21. The following waivers from Orange County Code are granted:
  - a. A waiver from Section 38-1252(b)(1) to allow a maximum impervious coverage of seventy-five (75) percent, in lieu of seventy (70) percent.
  - b. A waiver from Section 38-1254(1)(a) to allow a minimum setback of fifteen (15) feet from the west and south boundaries of the PD, in lieu of the 25' minimum setback from all boundaries of the PD.

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- c. A waiver from Chapter 38-1254(1)(b) to allow a minimum setback of fifteen (15) feet from a functionally classified road (west boundary along Alafaya Trail), in lieu of the minimum setback of twenty-five (25) feet.
  - d. A waiver from Chapter 38-1254(1)(c) to allow a minimum setback of fifteen (15) feet from all other existing street rights-of-way (south boundary along Science Drive), in lieu of the minimum setback of twenty (20) feet.
  - e. A waiver from Chapter 38-1254(4)(b) to allow a maximum building height of eighty-three (83) feet (including the parking garage), in lieu of a maximum building height of thirty-five (35) feet within one hundred (100) feet of any single-family residential use or district.
  - f. A waiver from Chapter 38-1259(b) to allow the minimum separation of a student housing development from a single-family zoned property of eighty (80) feet, in lieu of a minimum separation of four hundred (400) feet.
  - g. A waiver from Section 38-1476(a) to allow 0.90 parking spaces per bedroom in lieu of one (1) space per bedroom.
  - h. A waiver from Section 38-1484(d) to allow all but twenty (20) required bicycle parking spaces to be located no more than five hundred (500) feet from the primary entrances served in a secure location interior to the building, in lieu of one hundred-twenty (120) feet.
22. Except as amended, modified, and / or superseded, the following Board Conditions of Approval, dated November 2, 1987, shall apply:
- a. Commercial square footage shall not exceed ten percent (10%) of any one (1) building and must be located within the building, except as noted below. Total commercial square footage not to exceed 12,500 square feet. Free-standing commercial uses shall not be permitted, except for a building with a bank with drive-in teller fronting Alafaya Trail and a day care center fronting Science Drive. The day care center's outdoor play area is to be surrounded by a 6-foot high masonry wall.
  - b. Permitted uses shall be those proposed by the applicant (as listed below) except as prohibited in Condition #22(a) and the following:
    - Chemical Products Manufacturing and Processing
    - Ceramics Manufacturing
    - Manufacturing of Metal, Plastic, or Cardboard Containers
- Those uses proposed by the application are:
- Banks
  - Ceramics Manufacturing
  - Chemical Products Manufacturing and Processing
  - Child Care
  - Computer Manufacturing; Service and Sales



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- Data Processing Services
  - Electrical Machinery and Equipment Manufacturing
  - Glass and Glass Products Manufacturing
  - Industrial Controls Sales, Service and Manufacturing
  - Manufacturing of Metal, Plastic or Cardboard Containers
  - Pharmaceutical Products Manufacturing and Sales
  - Photographic Equipment & Supplies Manufacturing & Processing
  - Printing, Bookbinding, Lithography, and Publishing Plant
  - Professional Offices
  - Restaurants
  - Retail Sales of: Bakery Products; Books; Gifts; News Stand; and Office Supplies
  - Signs, Identification & Directional, or which advertise products manufactured, process, stored or sold on the premises
  - Technical and Trade Schools for Persons 18 years old or older Testing of Materials, Equipment and Products
  - Warehousing
  - Other Uses which are similar or compatible
  - Student Housing
- c. Responsibility for maintenance of landscape buffers and retention areas shall be identified on the Development Plan submittal for the affection parcel(s).
- d. Only two access points will be permitted along Science Boulevard. At a minimum, access improvements shall include right and left turn lanes.
- e. Phasing required for traffic generation figures to be submitted to the Orange County Commission before Development Plan Approval at DRC.

## **SUBJECT PROPERTY ANALYSIS**

### **Overview**

Through this request, the applicant is seeking a Small-Scale Future Land Use Map Amendment to change the Future Land Use designation of the 3.13-acre subject property from Industrial (I) to Planned Development-High Density Residential-Student Housing (PD-HDR-Student Housing) in order to construct a 626-bedroom student housing multi-family development.

The subject property is currently zoned PD (Planned Development District). A PD substantial change to the University Center Park North PD (CDR-23-07-214) is also requested as part of this application.

The University Center Park North Planned Development (PD), consisting of approximately 8.16 gross acres generally located north of Science Drive and east of Alafaya Trail, was originally approved November 2, 1987. The PD has an existing development program consisting of entitlements for 112,500 gross floor area of industrial uses and 12,500 gross floor area of commercial uses.

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Through the PD substantial change request, the applicant is proposing to add a new use of student housing and 626 beds to 3.13-acres of the site. The updated development program for the PD will include a reduced program of 91,227 square feet of industrial uses and 2,701 square feet of retail commercial uses, and the addition of 626 student housing beds.

The subject property is one parcel located on the northeast corner of N. Alafaya Trail and Science Drive, and is currently owned by Fairwinds Credit Union and is developed as a bank with drive-thru services. Fairwinds Credit Union also owns the parcel to the south which will remain a bank at this location.

The immediate surrounding area is developed with public storage to the north, the University Science Center is to the east, the Fairwinds Credit Union to the south, and the Walgreens Pharmacy and the Hilton Homewood Suites to the west. Adjacent to Homewood Suites moving north on the west side of N. Alafaya Trail in the surrounding area is a place of worship-The Chabad at UCF, and Addison Place, another high density student housing development. And finally, adjacent to the Fairwinds Bank which is to the south of the subject site is multi-family development- The Knights Landing Apartments.

**Existing FLUM Development Program**

The existing Future Land Use designation of the property is Industrial, which would allow up to 102,323 sq. ft. of Industrial Development on the 3.13-acre property. The subject property is located within the University Center Park North PD.

**Proposed FLUM Development Program**

The proposed Future Land Use Map Amendment of PD-HDR-Student Housing would allow the Property to be developed into a student housing project with up to 626 bedrooms (3.13 acres x 50 multifamily dwelling units per acre x 4 bedrooms per multifamily dwelling unit = 626 bedrooms).

**Land Use Compatibility**

The PD-HDR-Student Housing Future Land Use designation and text amendment to adopt the development program, and the PD substantial change request to the existing PD, if approved by the BCC at adoption, would allow for development that is compatible with the character of the surrounding area, and would not adversely impact adjacent properties.

The property is surrounded by a mix of different uses: on the north by Industrial, which is developed as self-storage; on the west by Planned Development-Commercial, which is developed as a Walgreens and the Hilton Homewood Suites; on the south the Fairwinds Credit Union and the Knights Landing Apartments; and on the east by Industrial, which is developed as research and development - the University Science Center.

The property is located less than a mile from the University of Central Florida ("UCF"), which makes it an ideal location for student housing and fulfills a need with the continued increases in enrollment.

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As indicated in the applicant's Justification Statement, the University of Central Florida currently has a student enrollment of nearly 68,000 students, making it the second largest public university in the nation and the largest public university in the state of Florida. However, the UCF's on campus housing options can only house 6,440 of students, leaving approximately 62,000 students in need of other housing accommodations. Currently, there are 5,755 of purpose-built university affiliated or managed student housing beds in the market. As such, the proposed 626 beds would only meet 1.0% of the outstanding demand in the market.

**Staff-Initiated Text Amendment**

FLUE Policy **FLU8.1.4** establishes the development programs for Planned Development (PD) designations adopted since January 1, 2007. The request for a Planned Development Future Land Use Map designation requires an amendment to the Comprehensive Plan Future Land Use Element (FLUE) Policy **FLU8.1.4** to establish the proposed development program. Any proposed change to the development program to allow an increase in development density or intensity would require a subsequent amendment to the Comprehensive Plan to amend FLUE Policy **FLU8.1.4**.

The development program for this requested amendment is proposed to be incorporated into FLUE Policy **FLU8.1.4** through a corresponding staff-initiated text amendment, **Amendment 23-10-FLUE-10**. If adopted, the maximum development program for **Amendment SS-23-10-072** will be as follows:

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

**Site Analysis**

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	UCF Joint Planning Area
Overlay District Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Comprehensive Plan (CP) Consistency**

The proposed Comprehensive Plan Amendment to the Future Land Use Map and text amendment adopting the development program is compatible with the Property's adjacent land uses and will further the County's goals of directing development to the

**Small Scale Amendment # SS-23-10-072 &  
Amendment 23-10-FLUE-10  
Rezoning CDR-23-07-214  
Orange County Planning Division  
BCC Hearing Date: April 9, 2024**

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Urban Services Area (USA), promoting a diverse mix of uses and housing types, and providing convenient and efficient transportation for the County's residents.

As mentioned above, the property is located in the Urban Service Area less than a mile from the University of Central Florida ("UCF"), which makes the property an ideal location for student housing and fulfills a demonstrated need with the continued increases in student enrollment.

Further, the Comprehensive Plan seeks to encourage and facilitate redevelopment when doing so seeks to increase housing capacity. Allowing the Property to be developed into student housing furthers the County's goal of supporting private sector housing production to meet the housing needs of existing and future residents of the County, in this case UCF students.

The proposed request is consistent with the following Comprehensive Plan provisions:

**OBJ FLU1.1** states that Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development.

**FLU1.1.2(E)** states that student housing may be permitted only on property with a future land use designation of Medium Density Residential, Medium-High Density Residential, High Density Residential, or Planned Development (in which medium or high density student housing is included as a single use or part of a mix of uses). A Planned Development zoning classification shall be required for all student housing projects.

**GOAL H1** states that Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

**OBJ H1.1** states that the County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

**H1.1.2** states that the County shall provide technical assistance to private sector builders and public redevelopment agencies to plan for the future improvements and expansions of the public infrastructure systems in areas determined to be desirable for the development or redevelopment of housing.

**FLU1.4.2** states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

**FLU1.4.4** states that the disruption of residential areas by poorly located and designed commercial activities shall be avoided.

**FLU8.1.1** states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and



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environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

**OBJ FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

**FLU8.2.1** states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

**FLU8.2.2** states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

**FLU8.2.11** states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

**SITE DATA**

**Existing Use**                                      Commercial (Bank with Drive-Thru Services)

<b>Adjacent</b>	<b>FLUM</b>	<b>Zoning</b>
<b>North</b>	Industrial (I) (1991) Low-Medium Density Residential (1991)	P-D (Planned Development District) (1987) <i>University Plaza PD</i> R-2 (Multiple Family District) (1980)
<b>South</b>	Office (O) (1991) Medium Density Residential (MDR) (1991)	P-O (Professional Office District) (1983) R-2 (Multiple Family District) (1980)
<b>East</b>	Industrial (I) (1991)	P-D (Planned Development District) (1987) <i>University Center Park North PD</i>
<b>West</b>	Planned Development-Commercial (PD-C) (1999)	P-D (Planned Development District) (1999) <i>Trails Neighborhood Retail PD</i>

**Adjacent Land Uses**      N: Public Storage, Offices and Alafaya Woods Subdivision

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E: University Science Center

W: Walgreens and Hilton Homewood Suites UCF

S: Fairwinds Credit Union and Knights Landing Apartments

**SPECIAL INFORMATION**

**Staff Comments**

	Yes	No	Information
Environmental	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Econ River Ordinance - This site is located within the Econlockhatchee River Protection Ordinance area. Basin-wide regulations may apply. Reference OC Code Chapter 15, Article XI Econlockhatchee River Protection.</p> <p>Solid Waste Disposal - Any miscellaneous regulated solid waste found or generated onsite including land clearing debris, construction and demolition debris, tires, garbage, and hazardous waste shall be properly managed through recycling and/or off-site disposal in accordance with local, state, and federal regulations.</p> <p>Demolition - Prior to demolition or construction activities associated with existing structures, provide a Notice of Asbestos Renovation or Demolition form to the Orange County Environmental Protection Division (EPD). For more information, or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400 or <a href="mailto:AsbestosInquiriesOrangeCounty@ocfl.net">AsbestosInquiriesOrangeCounty@ocfl.net</a>. Reference OC Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 4 Asbestos requirements, Sec.108 Notification procedure and requirements, Subsection A(1)</p>
Transportation / Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See comments below
Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Parks and Recreation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sheriff's Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fire Rescue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### **Community Meeting Summary**

A community meeting was held on September 19, 2023. Present at the Community Meeting were Commissioner Bonilla and staff, the applicant team and owner, Orange County planning and parks and recreation staff, and 3 members of the public.

There was support for student housing at this location as this site is well suited for student housing and is a great infill site for redevelopment. Parks and Recreation indicated the need for a trail network connection to the Research Park and the need for wider sidewalks. Regarding transportation, a traffic analysis operational study will be required, in addition to a parking study for the parking waiver request. Also, the applicant team indicated that there is a Shuttle Stop at Science Drive and the team intends to request shuttle service to UCF. Regarding the other waivers, internal recreational amenities will be provided including a club house and fitness center, stormwater will be vaulted in an underground system which will allow more developable area, and the height request is consistent with the student housing project north of this site--Addison Place.

### **Transportation Comments**

The analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed student bedrooms use will result in an increase of 21 PM Peak Hour trips and therefore will impact the area roadways.

Roadway Capacity Analysis: A Traffic Study was submitted with the case for review and comment. The subject property is located adjacent to Alafaya Trail. Based on existing conditions, Alafaya Trail currently has two (2) deficient roadway segments within the project impact area. This information is dated and subject to change. The following segments are operating over capacity:

- Alafaya Trail from University Boulevard to Science Drive
- Alafaya Trail from Science Drive to Colonial Drive

Based on the project trip distribution, 57% will be travelling northbound on Alafaya Trail into the development.

The short term (Year 2025) as well as the long term (Year 2030) analysis under the proposed FLU designation showed that the following roadway segments are projected to continue to operate at an adverse level of service:

- Alafaya Trail from University Boulevard to Science Drive
- Alafaya Trail from Science Drive to Colonial Drive

The long-term analysis year 2030 revealed that in addition to the two (2) segments mentioned above, one (1) more segment will be operating above its capacity due to background traffic and committed trips:

- University Boulevard from Rouse Road to Alafaya Trail

Based on the analysis, the study roadway segments are projected to fail prior to the addition of project trips as a result of existing deficiency on the two (2) segments of

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Amendment 23-10-FLUE-10  
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Alafaya Trail and high background or committed traffic on the remaining segments. The Future Land Use change will not cause any additional deficiencies within the project impact area. The project will be adding 26 PM Peak Hour trips on the failing roadway segment of Alafaya Trail from University Boulevard to Science Drive.

Final permitting of any development on this site will be subject to review and approval under capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

**NOTE:** A Mobility Plan will be required for this project. Per Section 38-1259 (e) Student Housing (Pedestrian Safety ADA Ordinance) a Mobility Plan is required to be submitted with the Development Plan (DP). The Development Plan for all student housing projects shall include a mobility plan submitted to the Transportation Planning Division and a community/site design plan for crime prevention through environmental controls submitted to the Planning Division that is consistent with the Crime Prevention through Environmental Design ("CPTED") Manual used by the International CPTED Association and Florida CPTED Network.

The student housing mobility plan shall describe and depict pedestrian and bicycle systems and facility needs consistent with this section, transit service and facility needs, university and County coordination measures that will be implemented by the developer to manage transportation demand and promote pedestrian and bicycle safety, and designation of appropriate space within the development for carsharing, bike sharing, and electric car charging stations, as they may be implemented within the university area. The student housing mobility plan also shall describe and depict the pedestrian and bicycle safety features cross-sections, marked and stamped crosswalks, safety beacons, traffic signal modifications, pedestrian-scale lighting, and other pedestrian and bicycle safety features (with associated funding and maintenance responsibilities) that will be provided and are needed (and warranted, as applicable) to ensure safe pedestrian and bicycle access to adjacent land uses and across major roadways to commercial land uses and transit facilities. Improvements identified by the plans shall be constructed or implemented prior to issuance of a certificate of occupancy and shall be consistent with the most recent editions of Florida Department of Transportation standards.

**Utility Service Area (Availability of services may vary)**

Water:	Orange County Utilities
Wastewater:	Orange County Utilities
Reclaimed:	Orange County Utilities

**Detailed Utility Information:**

This property is within Orange County Utilities Water, Wastewater, and Reclaimed Water Service Areas. In accordance with Orange County Code Chapter 37:



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Rezoning CDR-23-07-214  
Orange County Planning Division  
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Development within this property will be required to connect to Orange County Utilities Water system. The connection points will be assessed during Final Engineering / Construction Plan permitting.

Development within this property will be required to connect to Orange County Utilities wastewater system. The connection points will be assessed during Final Engineering / Construction Plan permitting.

There are no reclaimed water mains within the vicinity of this property. Reclaimed water is considered not available. Connection is not required.

**State of Florida Notice**

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.

**Specific Project Expenditure Report and Relationship Disclosure Form**

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

**ACTION REQUESTED**

**Planning and Zoning Commission (PZC) Recommendation – (October 19, 2023)**

**Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the requested Planned Development- High Density Residential-Student Housing (PD-HDR-Student Housing) Future Land Use Map designation and Amendment 23-10-FLUE-10 to include the development program for Amendment SS-23-10-072 in Future Land Use Element Policy FLU8.1.4.**

**PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS**

The LPA Adoption staff report was presented to the Local Planning Agency on October 19, 2023, with a finding of consistency with the Comprehensive Plan and a recommendation to adopt the plan amendments. The applicant, Christopher Leppert of Kimley-Horn & Associates Inc., was present and agreed with the staff recommendations. No members of the public appeared to speak regarding these amendments.

A discussion ensued regarding Commissioner's support for increasing the supply of student housing near the UCF campus and the appropriateness of the site for student housing, whether the existing bank building onsite would remain and be redeveloped, concerns about

**Small Scale Amendment # SS-23-10-072 &  
Amendment 23-10-FLUE-10  
Rezoning CDR-23-07-214  
Orange County Planning Division  
BCC Hearing Date: April 9, 2024**

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adequate pedestrian accommodations and walkability and failing roadways in the area, the Mobility Plan requirement and trail connections planned in the area, and access to the UCF Shuttle. The applicant indicated that the existing structure will be demolished and new buildings and parking structures would occupy the site. Staff indicated that a student housing Mobility Plan will be required (see PD/LUP Condition #9). The Mobility Plan is required at Development Plan. Mitigation of transportation impacts will be required at concurrency. The applicant also indicated that the UCF Shuttle is available at the intersection of Science Drive and Alafaya Trail (see PD/LUP Condition #20). This condition requires the provision of shuttle service to and from the UCF campus to the residents of the student housing complex.

A motion was made by Commissioner Spears and seconded by Commissioner Arrington to make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of Amendment SS-23-10-072 and related Amendment 23-10-B-FLUE-10. The motion carried by a vote of 7-0.

**Motion / Second**

*Gordon Spears / Michael Arrington*

**Voting in Favor**

*Gordon Spears, Michael Arrington, Camille Evans,  
Walter Pavon, Eddie Fernandez, David Boers and  
Nelson Pena*

**Voting in Opposition**

*None*

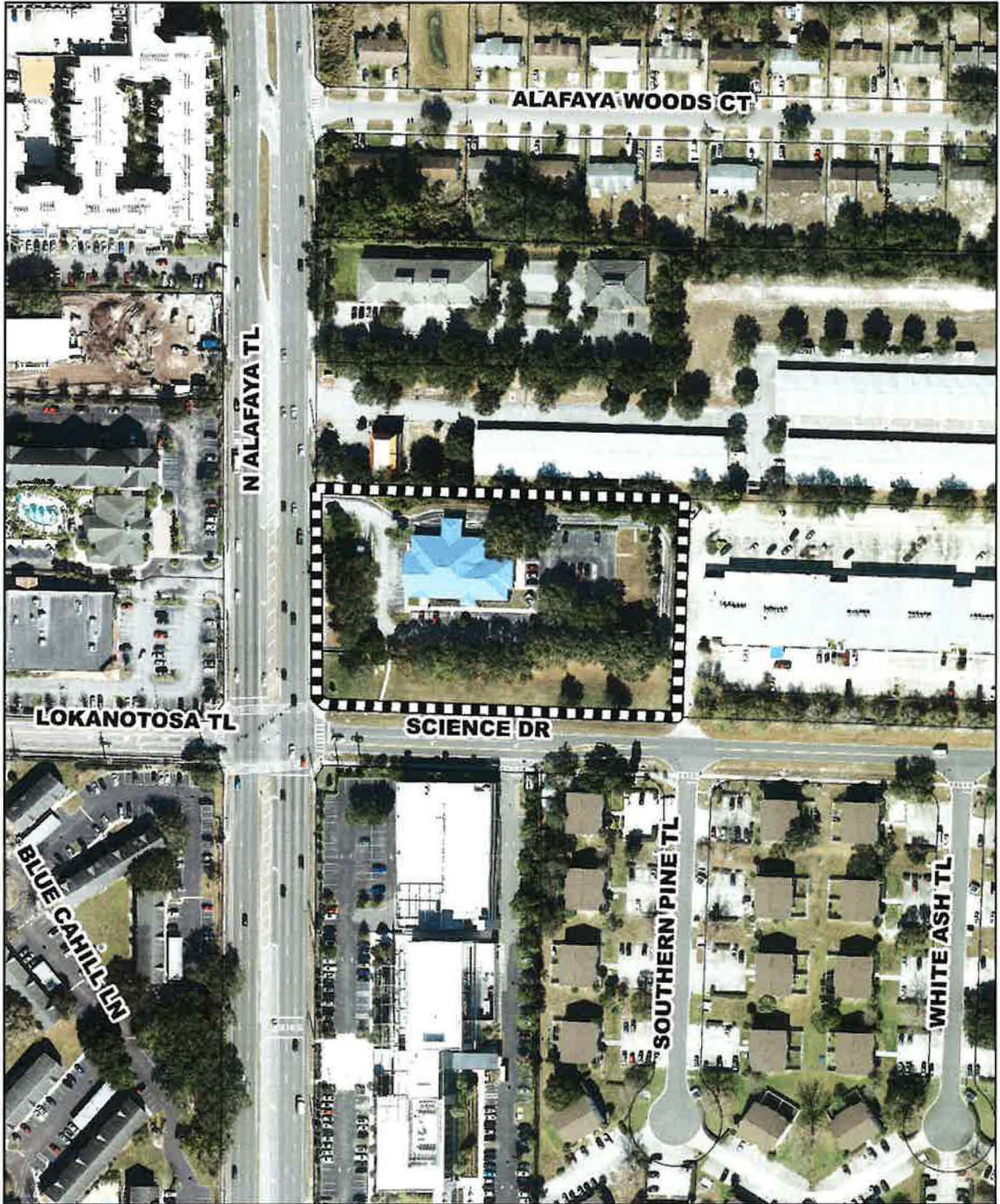
**Absent**

*George Wiggins and Evelyn Cardenas*



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Orange County Planning Division  
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SS-23-10-072



 Subject Property



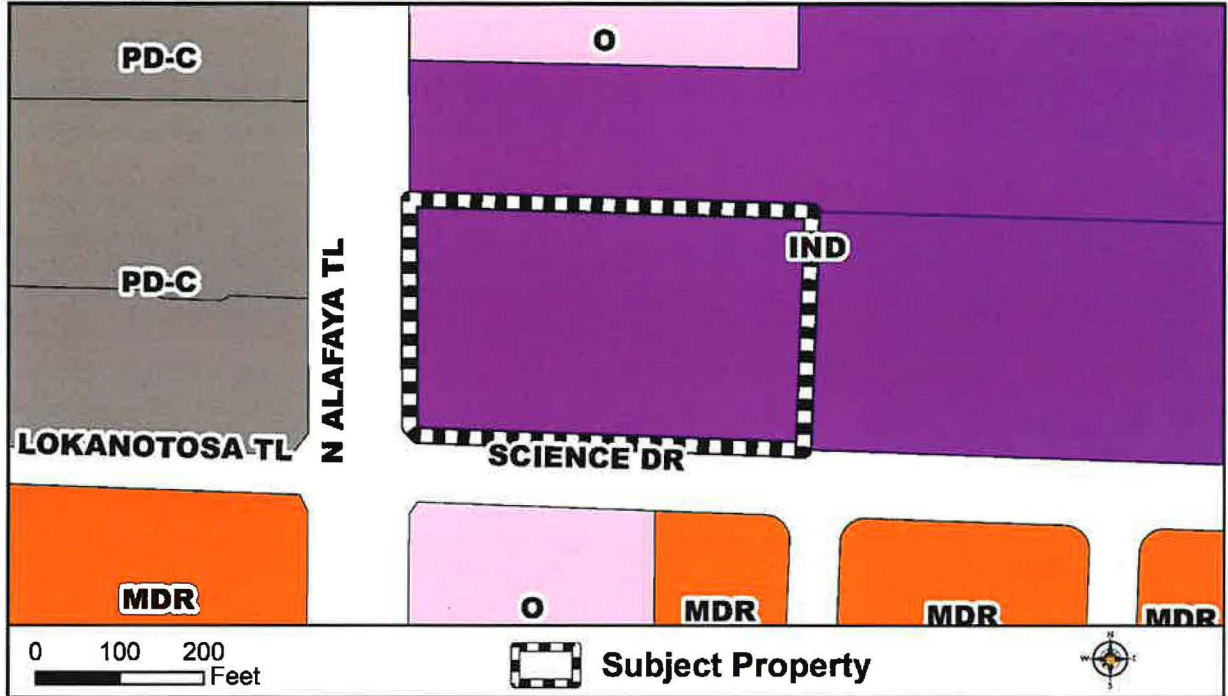
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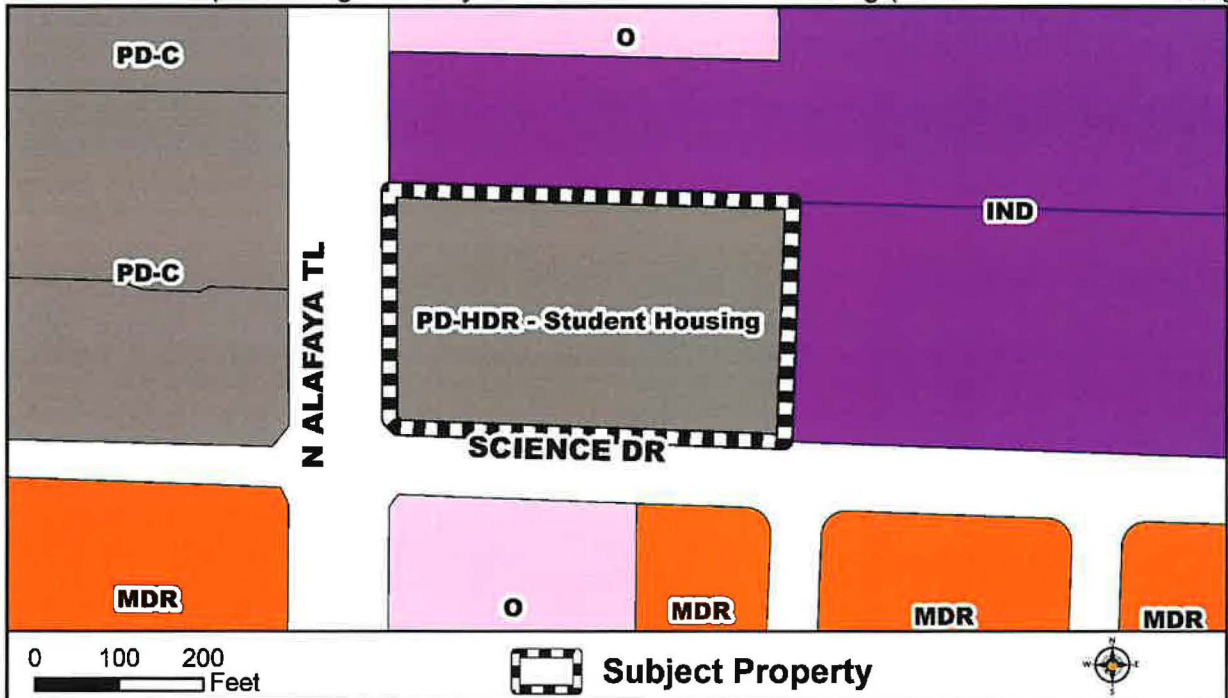
**FUTURE LAND USE - CURRENT**

Industrial (IND)



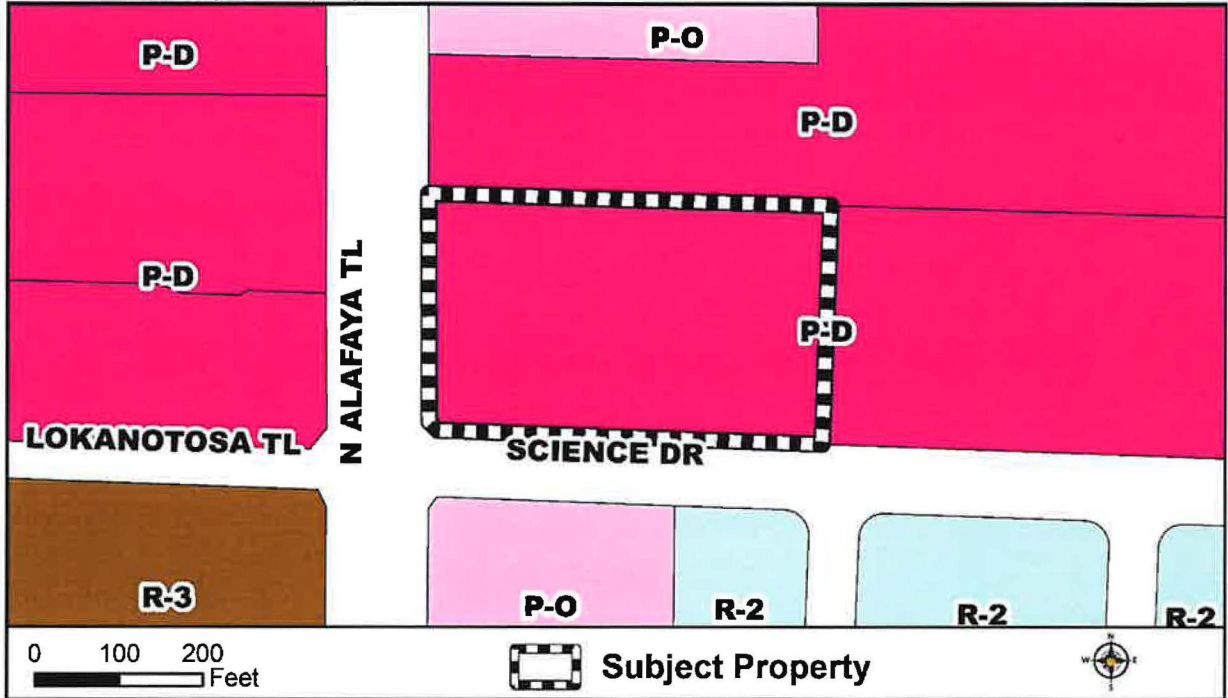
**FUTURE LAND USE - PROPOSED**

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





**ZONING - CURRENT**  
Planned Development (PD)





# UNIVERSITY CENTER PARK NORTH PD LAND USE PLAN

PARCEL #'s: 10-22-31-0000-00-007

**RECEIVED**  
By DRC at 11:43 am, Feb 16, 2024

SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST

UNIVERSITY CENTER PARK NORTH PD  
LAND USE PLAN  
PARCEL #'s: 10-22-31-0000-00-007

AFFECTED LEGAL DESCRIPTION (AS SURVEYED)

SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST  
SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST

SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST  
SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST

SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST

ORANGE COUNTY, FLORIDA  
FEBRUARY 26, 2024  
CDR-23-07-214



SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST  
VICINITY MAP

**PROJECT TEAM**

**DEVELOPER**  
CUTKENT  
3000 LOCUST STREET  
ST. LOUIS MO 63103  
CONTACT: BETHANN ROONEY  
PHONE: (314) 305-5423  
EMAIL: b.rooney@cutkentiv.org

**OWNER**  
FAIRWINDS CREDIT UNION  
3081 N. ALAFAYA TRAIL  
ORLANDO, FL 32128

**SURVEYOR**  
LEADING EDGE LAND SERVICES  
8600 EXOT ANGLE DRIVE  
ORLANDO, FL 32803  
CONTACT: JEFF HOPUS, PSM  
PHONE: (407) 351-6730  
EMAIL: jeffh@leadedgegps.com

**ENGINEER**  
KIMLEY-HORN AND ASSOCIATES INC  
149 S. ORANGE AVENUE, SUITE 1000  
ORLANDO, FL 32801  
CONTACT: CHRIS LEFFERT, P.E.  
PHONE: (407) 896-1611  
EMAIL: chris.leffert@kimley-horn.com

**LEGAL COUNSEL**  
LOVINDES, DRISDICK, DOSTER,  
KANTOR & REED, P.A.  
250 NORTH EOLA DRIVE  
ORLANDO, FL 32801  
CONTACT: REBECCA WILSON  
PHONE: (407) 418-6220  
EMAIL: rebecaw@lovinde.com

PREPARED BY  
**Kimley»Horn**

**HOUSEKEEPING**

1. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE UNINCORPORATED AREA OF THE CITY OF ORLANDO, FLORIDA.
2. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE UNINCORPORATED AREA OF THE CITY OF ORLANDO, FLORIDA.
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8. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE UNINCORPORATED AREA OF THE CITY OF ORLANDO, FLORIDA.

**SHEET INDEX**

LUP0.0	COVER SHEET
LUP1.0	LAND USE PLAN
LUP2.0	EXISTING CONDITIONS
LUP3.0	APPROVED LUP (FOR REFERENCE ONLY)
S-1-5-3	SURVEY

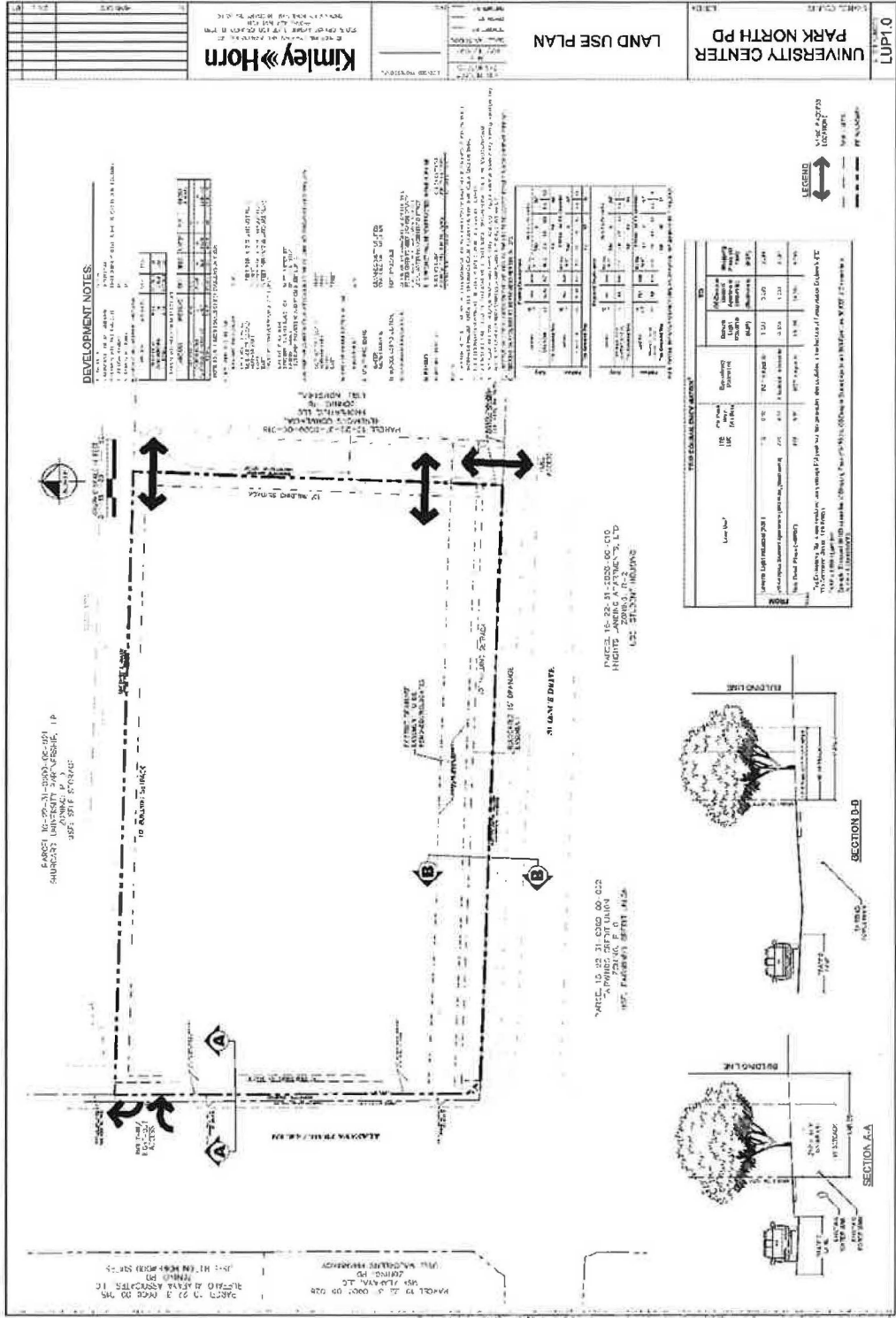
CHANGES TO THE ORIGINAL PLAN SHALL BE MADE IN THE MARGINS OF THE ORIGINAL PLAN. ALL CHANGES SHALL BE MADE IN PENCIL AND SHALL BE INITIALED AND DATED BY THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE DEVELOPER AND FOR THE ACCURACY OF HIS OWN SURVEYING AND ENGINEERING WORK. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHER SOURCES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHER SOURCES.

LUP 0.0

**Small Scale Amendment # SS-23-10-072 &  
Amendment 23-10-FLUE-10  
Rezoning CDR-23-07-214  
Orange County Planning Division  
BCC Hearing Date: April 9, 2024**

# Small Scale Amendment # SS-23-10-072 & Amendment 23-10-FLUE-10 Rezoning CDR-23-07-214 Orange County Planning Division BCC Hearing Date: April 9, 2024

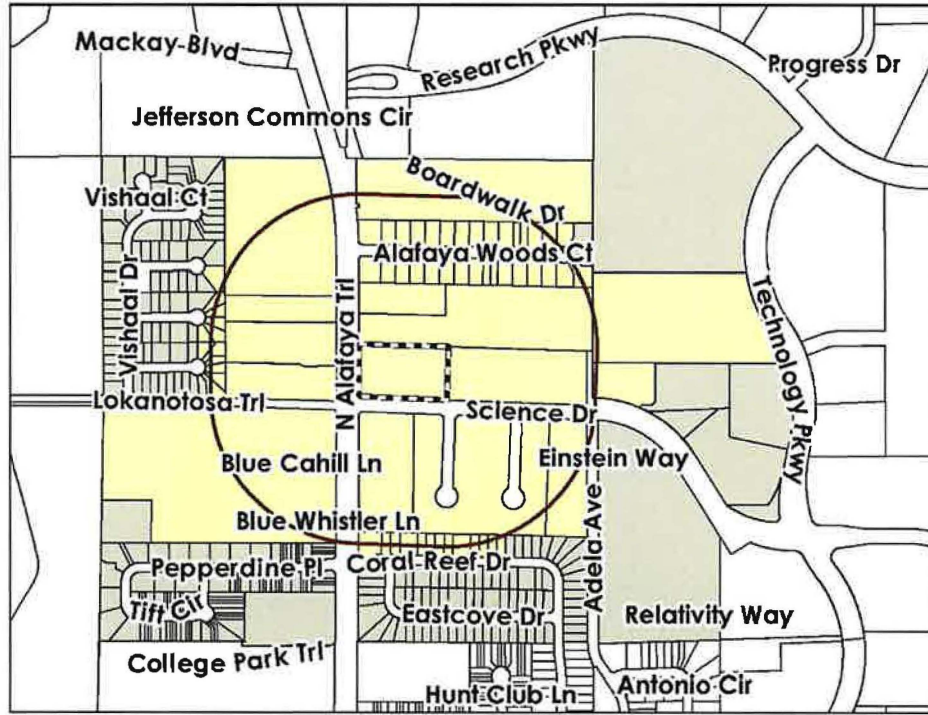
## University Center Park North PD (Land Use Plan)



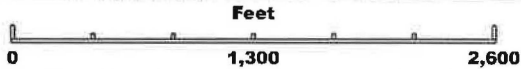


# Public Notification Map

SS-23-10-072



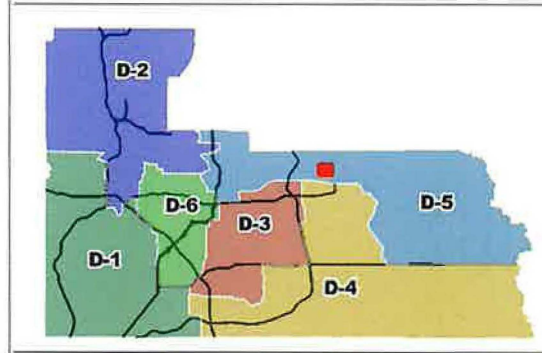
SUBJECT SITE



## MAP LEGEND

- SUBJECT SITE
- 800FT BUFFER
- 1 MILE BUFFER
- PARCELS
- NOTIFIED PARCELS
- COURTESY PARCELS

**BUFFER DISTANCE: 800**  
**# OF NOTICES: 492**



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## Notification Map

Small Scale Amendment # SS-23-10-072 &  
 Amendment 23-10-FLUE-10  
 Rezoning CDR-23-07-214  
 Orange County Planning Division  
 BCC Hearing Date: April 9, 2024



ORDINANCE NO. 2024-\_\_\_\_\_

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING A SMALL SCALE DEVELOPMENT AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

*Section 1. Legislative Findings, Purpose, and Intent.*

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of Part II of Chapter 163, Florida Statutes, for amending Orange County’s 2010-2030 Comprehensive Plan; and

c. On April 9, 2024, the Board of County Commissioners held a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to adopt it.

*Section 2. Authority.* This ordinance is adopted in compliance with and pursuant to Part II of Chapter 163, Florida Statutes.

*Section 3. Amendment to Future Land Use Map.* The Comprehensive Plan is hereby amended by amending the Future Land Use Map designation as described at **Appendix “A,”**

31 attached hereto and incorporated herein.

32 \* \* \*

33 **Section 4. Amendment to the Text of the Future Land Use Element.** The  
34 Comprehensive Plan is hereby further amended by amending the text of the Future Land Use  
35 Element to read as follows, with underlines showing new numbers and words, and strike-throughs  
36 indicating repealed numbers and words. (Words, numbers, and letters within brackets identify the  
37 amendment number and editorial notes, and shall not be codified.)

38 \* \* \*

39 **[Amendment 23-10-FLUE-10:]**

40 FLU8.1.4 The following table details the maximum densities and intensities for the  
41 Planned Development (PD) and Lake Pickett (LP) Future Land Use  
42 designations that have been adopted subsequent to January 1, 2007.

43

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

44 Such policy allows for a one-time cumulative density or intensity differential of 5% based on  
45 ADT within said development program.

46 \* \* \*

47  
48 **Section 5. Effective Dates for Ordinance and Amendments.**

49 (a) This ordinance shall become effective as provided by general law.

50 (b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development  
51 amendments adopted in this ordinance may not become effective until 31 days after adoption.  
52 However, if an amendment is challenged within 30 days after adoption, the amendment that is  
53 challenged may not become effective until the Department of Economic Opportunity or the  
54 Administration Commission issues a final order determining that the adopted amendment is in  
55 compliance.

56 (c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning  
57 changes approved by the Board are contingent upon the related Comprehensive Plan amendment  
58 becoming effective. Aside from any such concurrent zoning changes, no development orders,  
59 development permits, or land uses dependent on this amendment may be issued or commence  
60 before the amendment has become effective.

61

62 ADOPTED THIS 9<sup>th</sup> DAY OF APRIL, 2024.

63

64

**ORANGE COUNTY, FLORIDA**

65

By: Board of County Commissioners

66

67

68

69

By: \_\_\_\_\_

70

Jerry L. Demings

71

Orange County Mayor

72

73

ATTEST: Phil Diamond, CPA, County Comptroller

74

As Clerk to the Board of County Commissioners

75

76

77

78

By: \_\_\_\_\_

79

Deputy Clerk

80  
81  
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84

**APPENDIX "A"**

**FUTURE LAND USE MAP AMENDMENT**

<b><i>Appendix A*</i></b>		
<b><i>Privately Initiated Future Land Use Map Amendment</i></b>		
<b>Amendment Number</b>	<b>Future Land Use Map Designation FROM:</b>	<b>Future Land Use Map Designation TO:</b>
<b>SS-23-10-072</b>	<b>Industrial (IND)</b>	<b>Planned Development –High Density Residential – Student Housing (PD-HDR-Student Housing)</b>
<b>*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.</b>		

85