

Board of County Commissioners

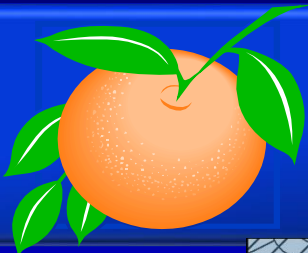
Public Hearings

July 9, 2024



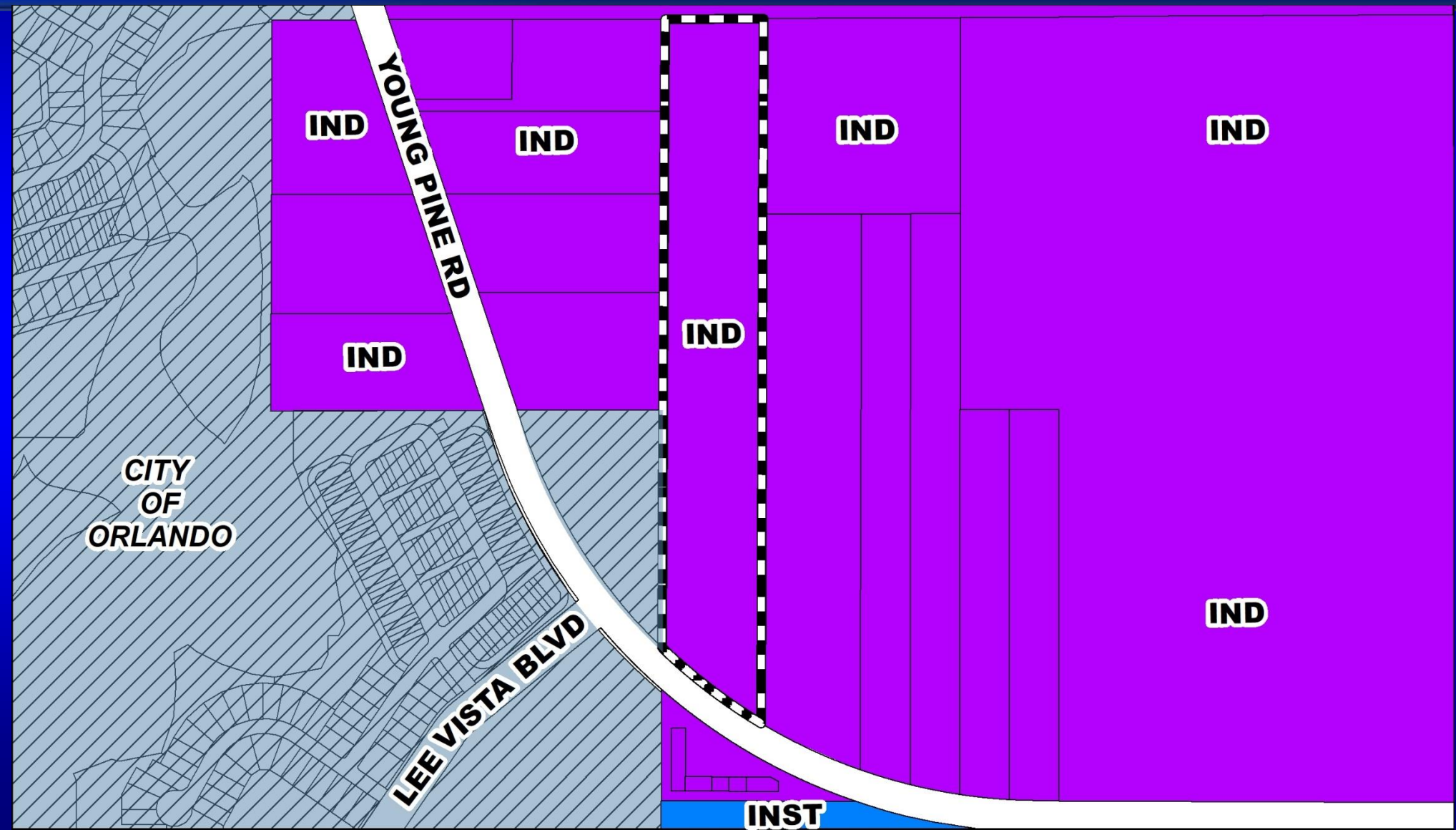
Young Pine Business Park Preliminary Subdivision Plan

- 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.



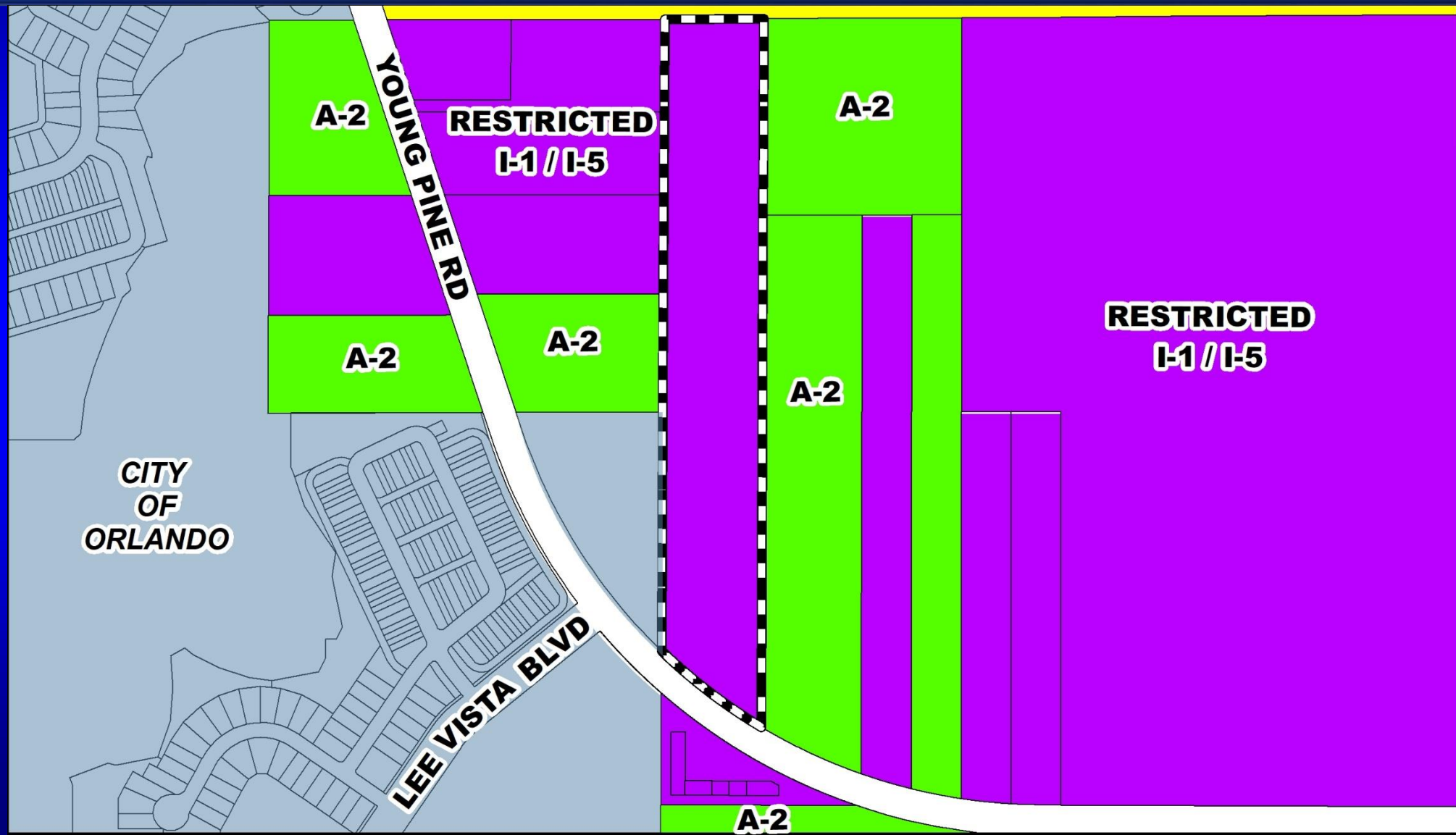
Young Pine Business Park Preliminary Subdivision Plan

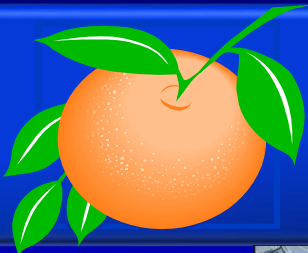
Future Land Use Map



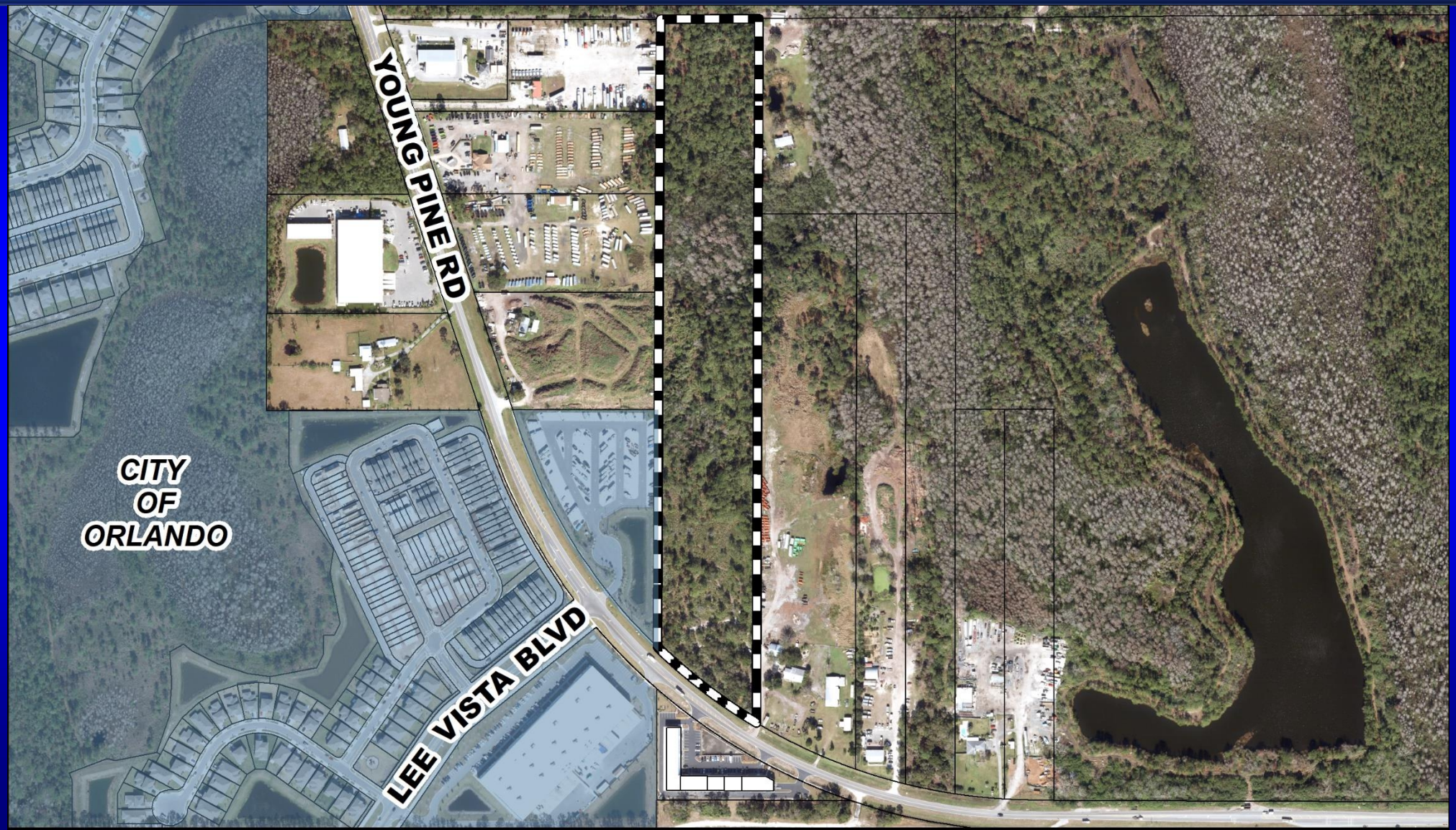


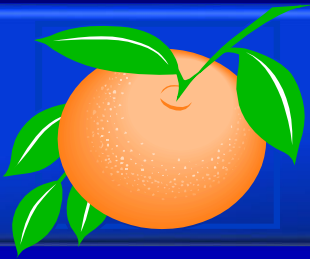
Young Pine Business Park Preliminary Subdivision Plan Zoning Map





Young Pine Business Park Preliminary Subdivision Plan Aerial Map

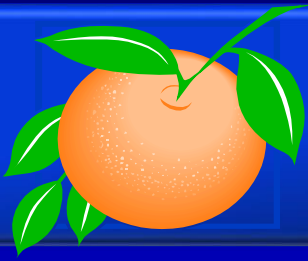




Action Requested

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

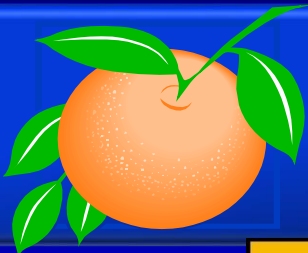
Applicant: Brooks Stickler, Kimley-Horn & Associates, Inc.,

District: 5

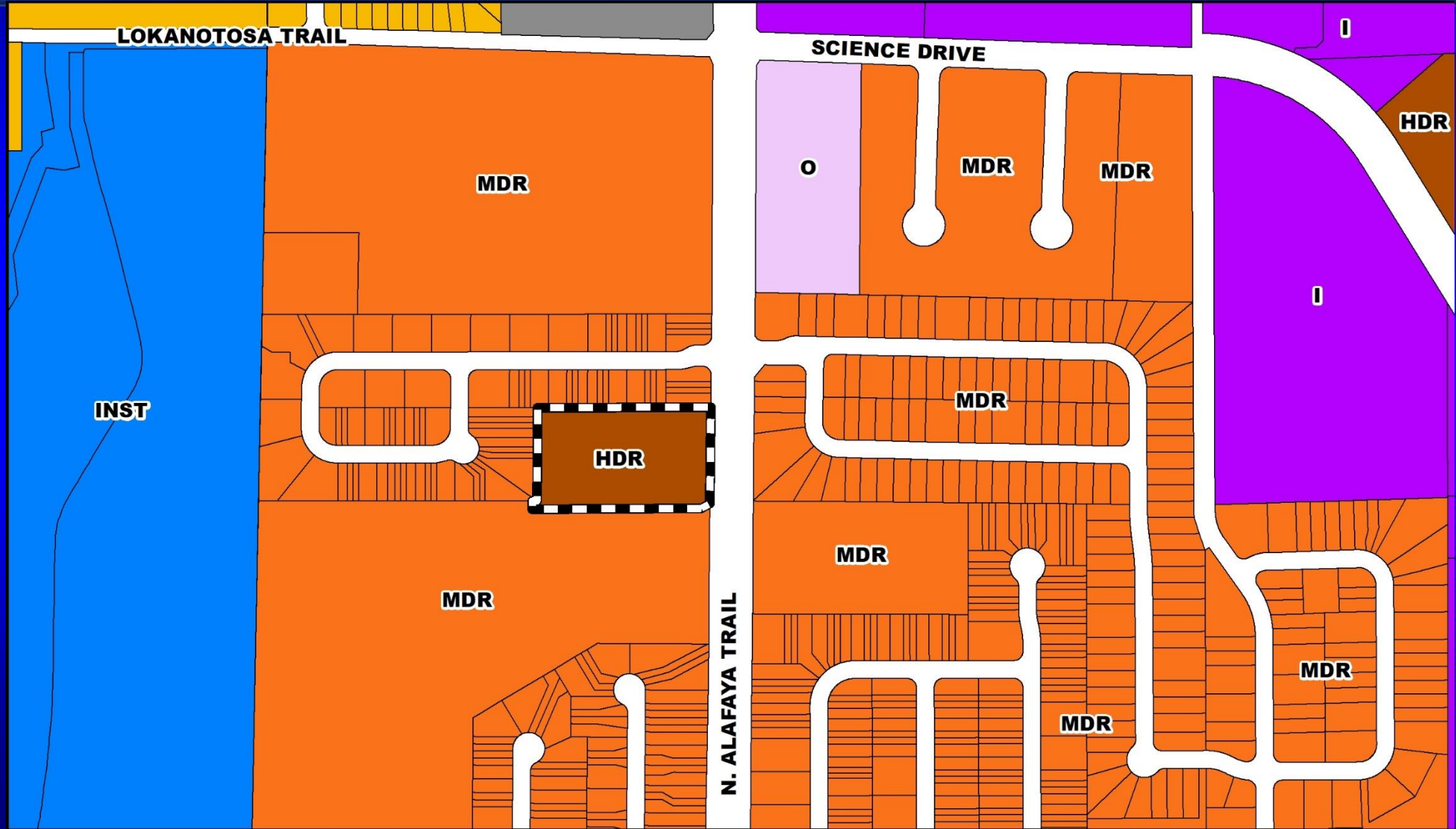
Acreage: 3.22 gross acres

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

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

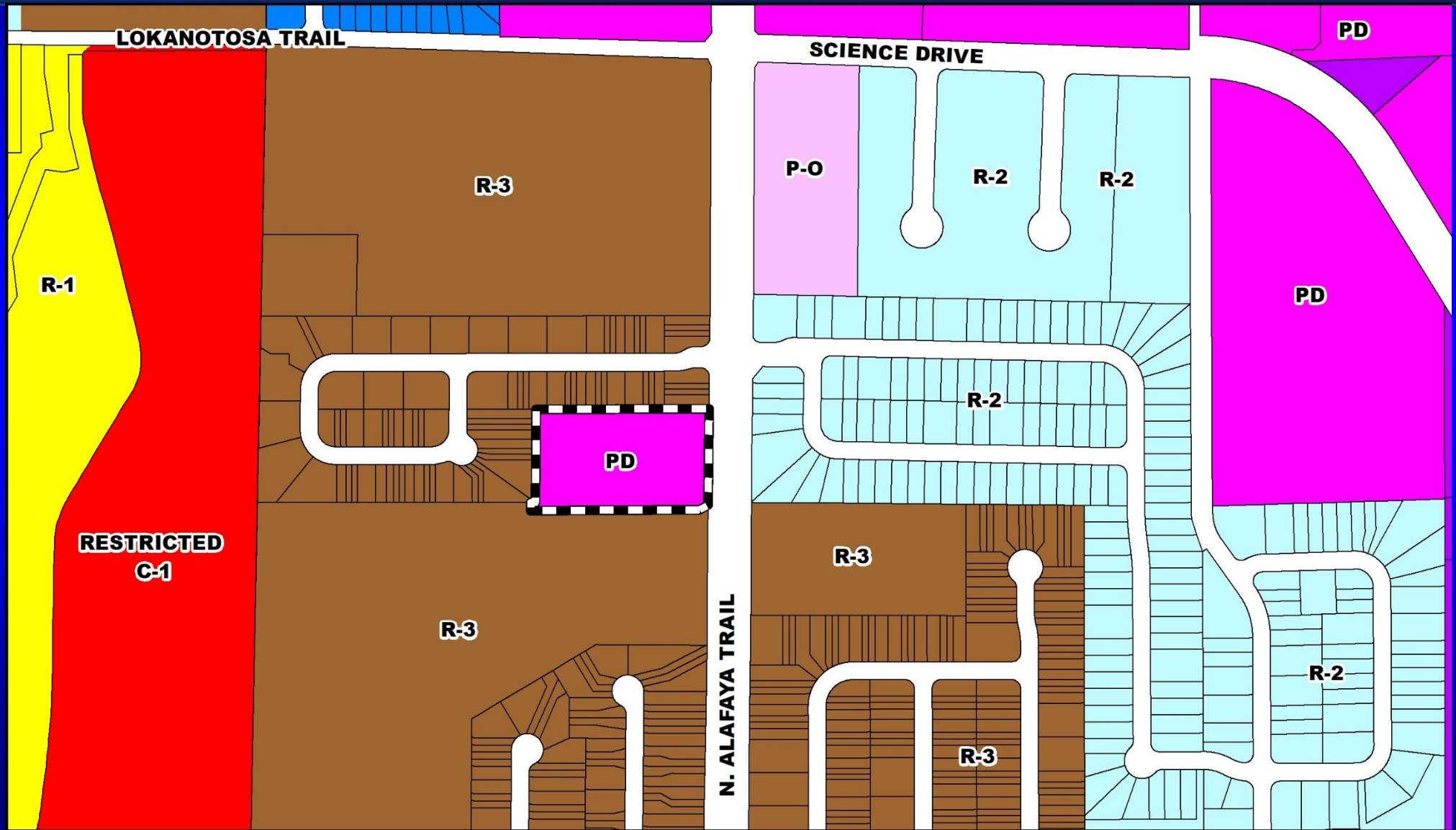


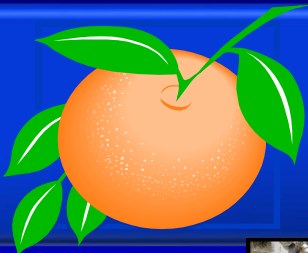
Alafaya Trail Student Housing Planned Development / North Alafaya Trail Student Housing Development Plan Future Land Use Map



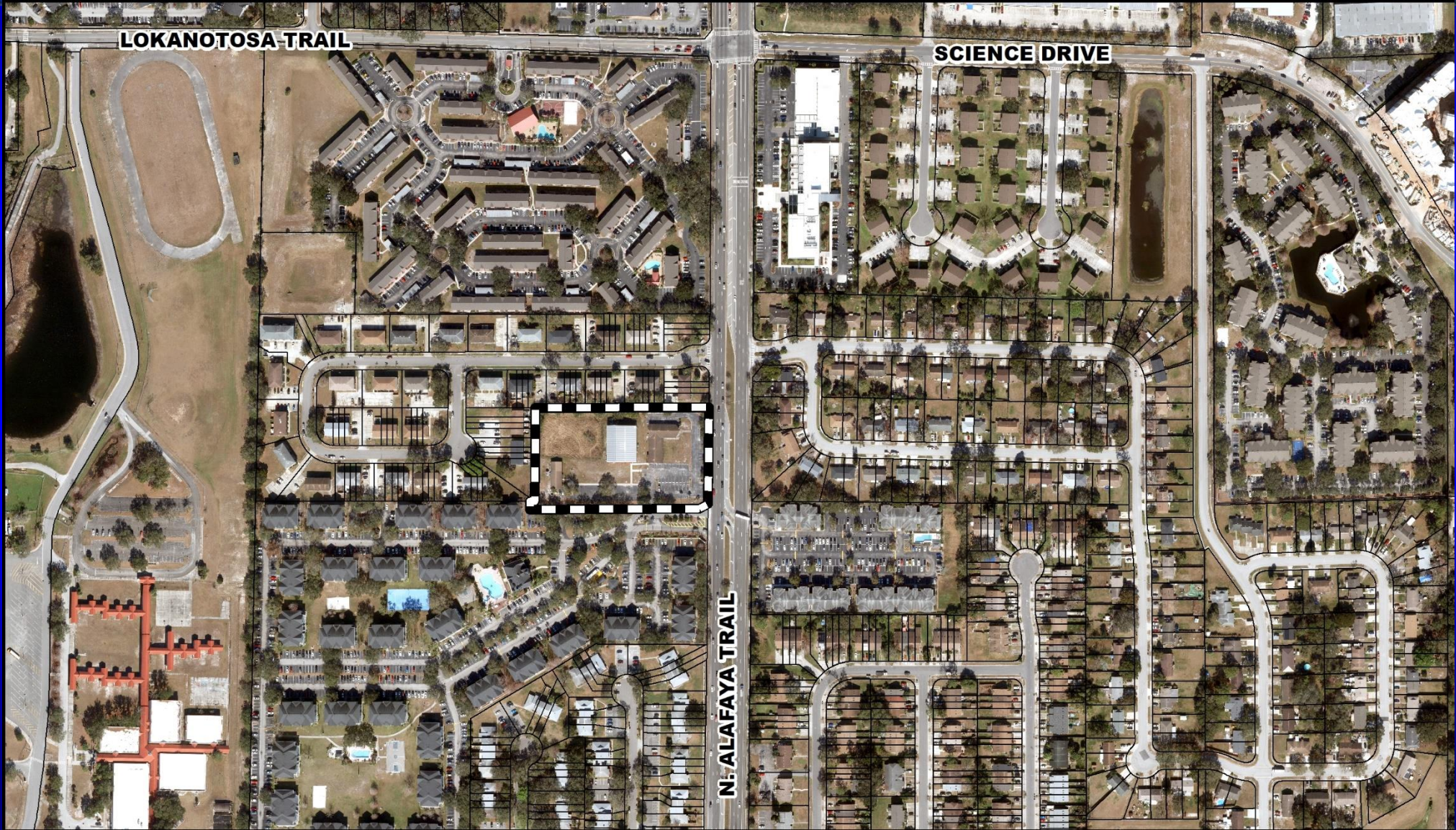


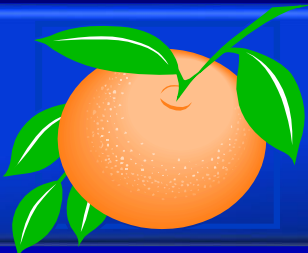
Alafaya Trail Student Housing Planned Development / North Alafaya Trail Student Housing Development Plan Zoning Map



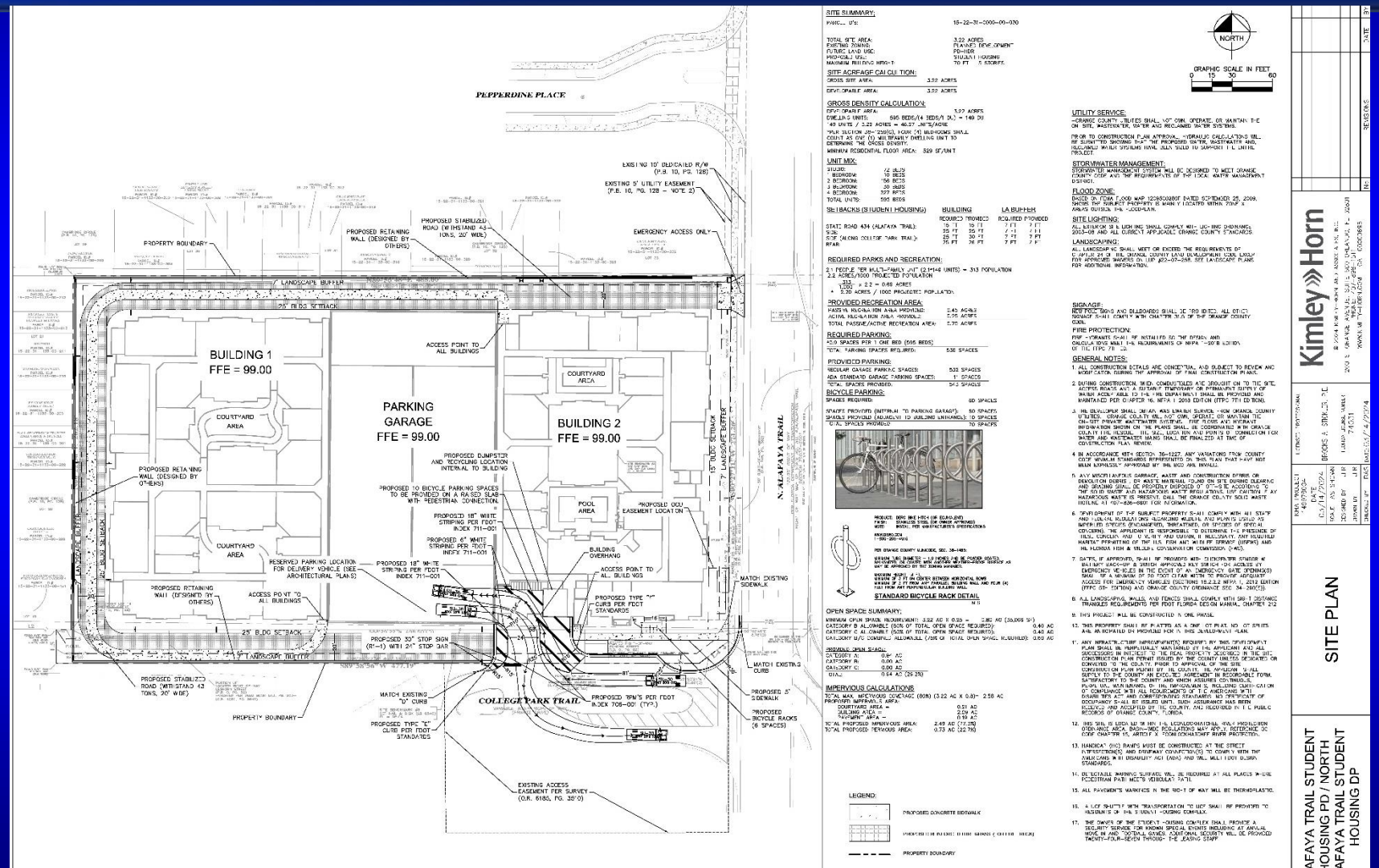


Alafaya Trail Student Housing Planned Development / North Alafaya Trail Student Housing Development Plan Aerial Map





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: PLANNED ZONE STUDENT HOUSING
 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	COUNT
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 FOOT	1.11	1.11
STREET FRONTAGE PER UNIT	0.83	0.83
STREET FRONTAGE PER SQUARE FOOT	0.34	0.34

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

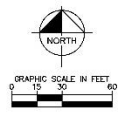
STORMWATER MANAGEMENT:
 ALL STORMWATER SHALL BE COLLECTED AND TREATED ON-SITE. THE DEVELOPER SHALL SUBMIT A STORMWATER MANAGEMENT PLAN TO THE COUNTY FOR REVIEW AND APPROVAL.

FLOOD ZONE:
 THE DEVELOPER SHALL VERIFY THE FLOOD ZONE DESIGNATION FOR THE PROJECT AREA. ALL BUILDINGS SHALL BE CONSTRUCTED TO EXCEED THE FLOOD ZONE DESIGNATION.

LANDSCAPING:
 THE DEVELOPER SHALL SUBMIT A LANDSCAPING PLAN TO THE COUNTY FOR REVIEW AND APPROVAL. THE LANDSCAPING PLAN SHALL INCLUDE THE LOCATION AND SPECIES OF ALL PLANTS AND TREES TO BE PLANTED.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.
- ALL UTILITIES SHALL BE LOCATED AS SHOWN ON THE SITE PLAN. ALL UTILITIES SHALL BE LOCATED AT LEAST 5 FEET FROM THE PROPERTY BOUNDARY.
- ALL STORMWATER SHALL BE COLLECTED AND TREATED ON-SITE. THE DEVELOPER SHALL SUBMIT A STORMWATER MANAGEMENT PLAN TO THE COUNTY FOR REVIEW AND APPROVAL.
- ALL BUILDINGS SHALL BE CONSTRUCTED TO EXCEED THE FLOOD ZONE DESIGNATION.
- ALL PLANTS AND TREES TO BE PLANTED SHALL BE SPECIFIED IN THE LANDSCAPING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.
- ALL UTILITIES SHALL BE LOCATED AS SHOWN ON THE SITE PLAN. ALL UTILITIES SHALL BE LOCATED AT LEAST 5 FEET FROM THE PROPERTY BOUNDARY.
- ALL STORMWATER SHALL BE COLLECTED AND TREATED ON-SITE. THE DEVELOPER SHALL SUBMIT A STORMWATER MANAGEMENT PLAN TO THE COUNTY FOR REVIEW AND APPROVAL.
- ALL BUILDINGS SHALL BE CONSTRUCTED TO EXCEED THE FLOOD ZONE DESIGNATION.
- ALL PLANTS AND TREES TO BE PLANTED SHALL BE SPECIFIED IN THE LANDSCAPING PLAN.



REQUIRED PARKS AND RECREATION:

2.1 PEOPLE PER MULTI-FAMILY UNIT (2014-16 UNITS) = 313 POPULATION
 2.2 REQUIRED PARKS AND RECREATION: 1.00 ACRES

PROVIDED RECREATION AREA:

LANDSCAPE BUFFER: 0.41 ACRES
 COURT YARD AREA: 0.59 ACRES
 TOTAL PROVIDED RECREATION AREA: 1.00 ACRES

REQUIRED PARKING:

2.0 SPACES PER 100 SF (SEE BESS) = 536 SPACES
 TOTAL PARKING SPACES PROVIDED: 536 SPACES

PROVIDED PARKING:

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

PROVIDED BICYCLE PARKING:

STANDARD BICYCLE RACK INSTALLATION: 80 SPACES
 TOTAL PROVIDED BICYCLE PARKING SPACES: 80 SPACES

OPEN SPACE SUMMARY:

LAND USE	AREA (AC)
RECREATION	1.00
PARKING	0.40
LANDSCAPE BUFFER	0.41
TOTAL OPEN SPACE PROVIDED	1.81

IMPERVIOUS CALCULATIONS:

LAND USE	AREA (AC)	IMPERVIOUS COEFFICIENT	IMPERVIOUS AREA (AC)
COURTYARD AREA	0.59	0.10	0.06
COURTYARD AREA	0.59	0.10	0.06
TOTAL IMPERVIOUS AREA	1.18	0.10	0.12
TOTAL PROVIDED RECREATION AREA	1.00	0.10	0.10

Kimley-Horn

ENGINEERS

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

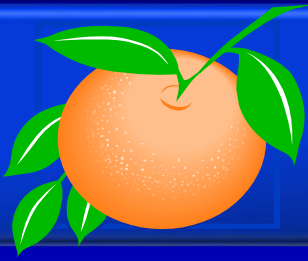
DATE: 05/17/2024
 DRAWN BY: JLF
 CHECKED BY: JLF
 PROJECT NO: 2024-001

SITE PLAN

SCALE: 1" = 20' (PLAN)

DATE: 05/17/2024
 DRAWN BY: JLF
 CHECKED BY: JLF
 PROJECT NO: 2024-001

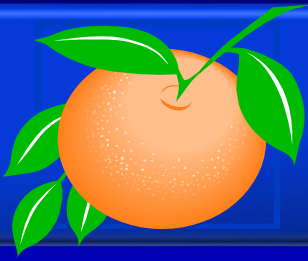
PM Peak Hour	Land Use	ITE LUC	Size	Units	ITE Trip Rate	PM Peak Hour Trip Generation	
						Total	In/Out
Off-Campus Student Apartment (Low-Rise) (> 1/2 mile from Campus)	225	595	1/4	0.31	104	52%	95
Total Generated Trips					164		88



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

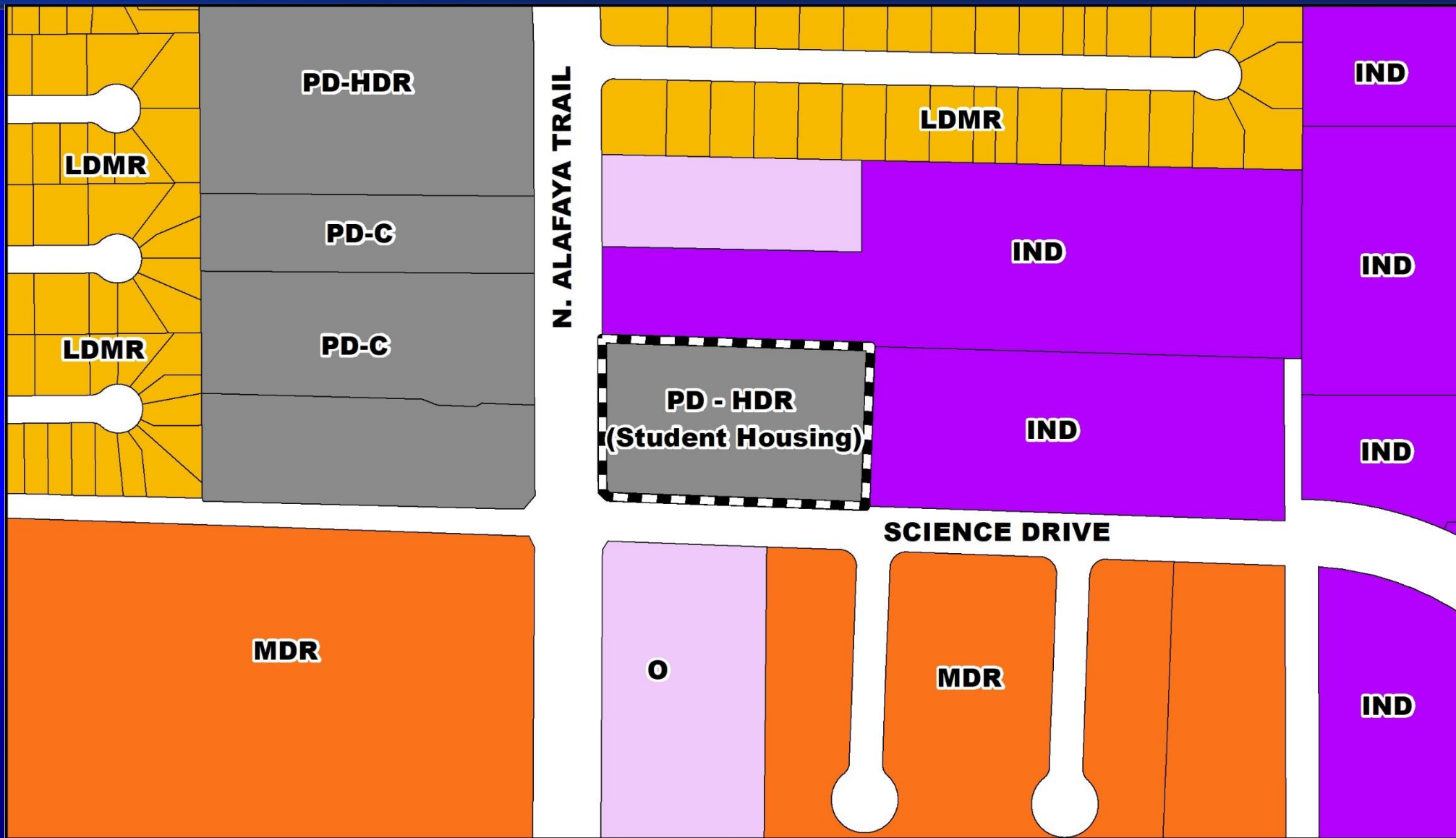
Location: Generally located north of Science Drive and east of North Alafaya Trail.

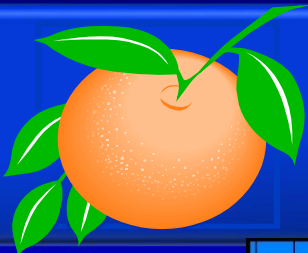
Request: To construct a 626-bed student housing complex.



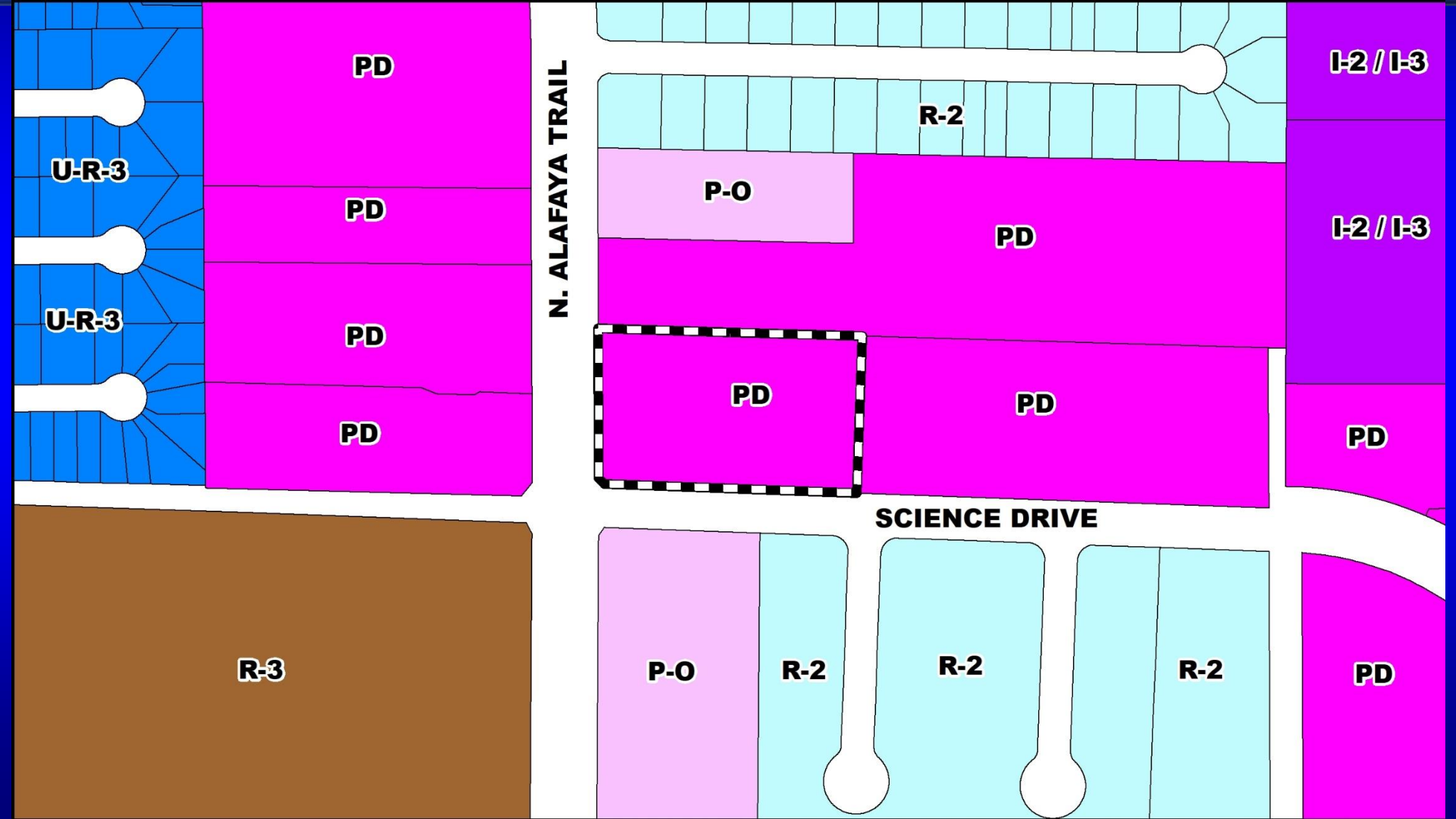
University Center Park North Planned Development / Orlando-Alafaya Student Housing Development Plan

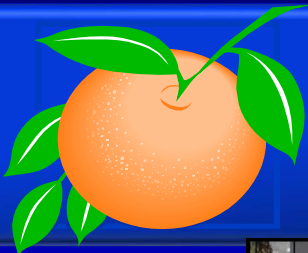
Future Land Use Map





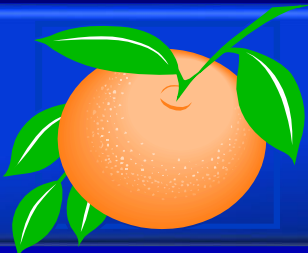
University Center Park North Planned Development / Orlando-Alafaya Student Housing Development Plan Zoning Map





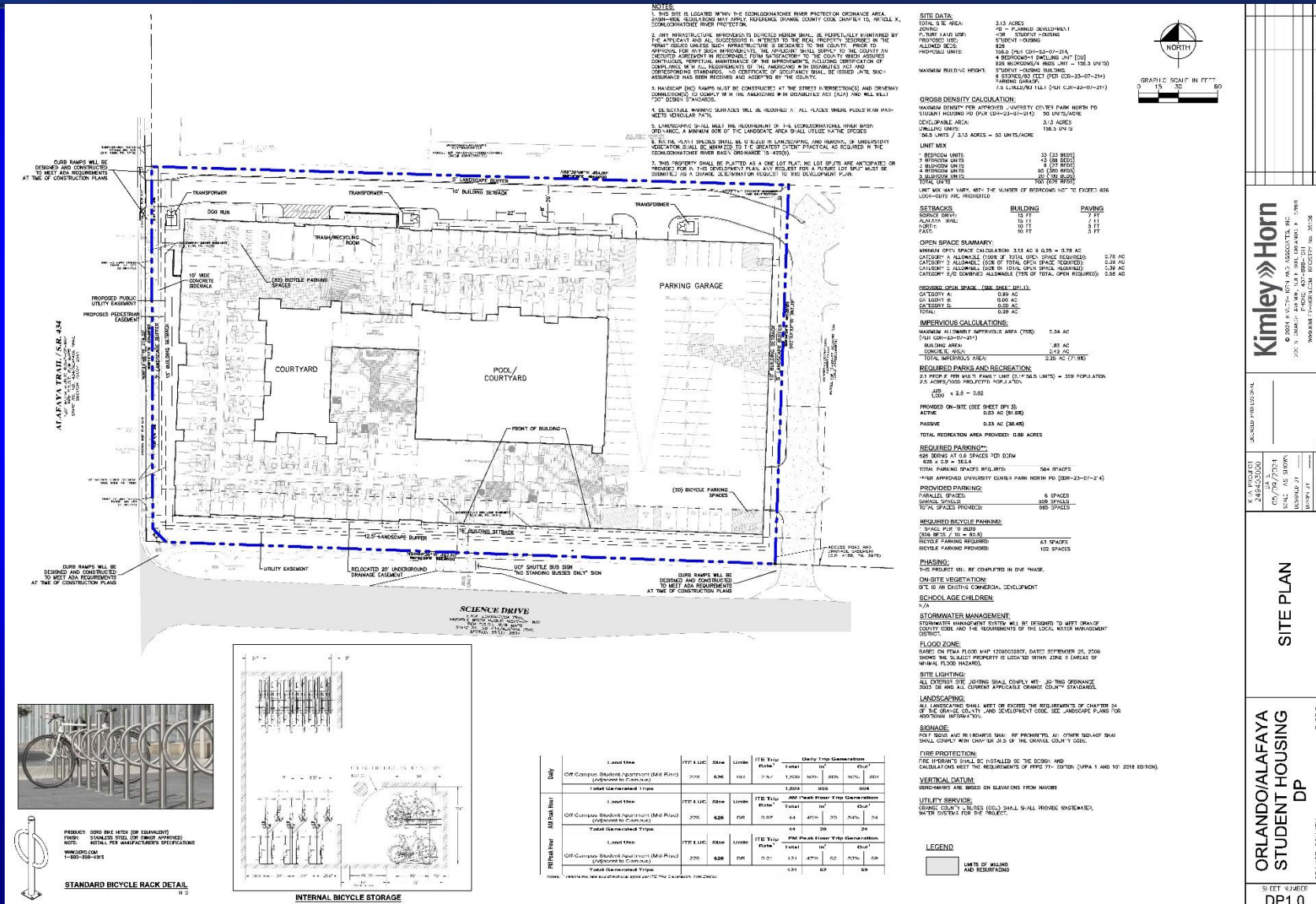
University Center Park North Planned Development / Orlando-Alafaya Student Housing Development Plan Aerial Map





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

Overall Development Plan



NOTES

1. THIS SITE IS LOCATED WITHIN THE SCIENCE/HAZARDOUS RIVER PROTECT OR CRANES AREA, FROM-TO, REGULATIONS MAY APPLY. REFER TO ORANGE COUNTY CODE CHAPTER 15, ARTICLE X, CONSERVATION RIVER PROTECTION.
2. ANY INFRASTRUCTURE IMPROVEMENTS TO EXISTING UTILITY SHALL BE MAINTAINED BY THE APPLICANT AND ALL COSTS SHALL BE PAID TO THE REAL PROPERTY OWNERS IN THE FRONT YARD UNLESS SUCH IMPROVEMENTS IS DEEMED TO BE NECESSARY TO THE CITY. PRIOR TO APPROVAL FOR ANY SUCH IMPROVEMENTS, THE APPLICANT SHALL OBTAIN THE CONSENT OF THE CITY AND ADEQUATE AGREEMENT IN WRITING FROM SATISFACTION TO THE CITY WHICH ASSURES CONTINUOUS MAINTENANCE OF THE IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF ORLANDO'S UTILITIES DEPARTMENT'S STANDARDS AND SPECIFICATIONS. THE CITY OF ORLANDO'S UTILITIES DEPARTMENT'S STANDARDS AND SPECIFICATIONS SHALL BE USED UNLESS OTHERWISE PROVIDED BY THE CITY.
3. HANDICAP (HIC) RAMP SHALL BE CONSTRUCTED AT THE STREET INTERSECTIONS AND OVERLAY CONSIDERED TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND WILL BE 30" WIDE, 24" HIGH.
4. DELINEATED WORKING SURFACES SHALL BE MAINTAINED. ALL LOTS SHALL MAINTAIN PARKING SPACES PER THE CITY.
5. LANDSCAPING SHALL BE MAINTAINED BY THE DEVELOPER. THE CITY OF ORLANDO'S LANDSCAPING AND MAINTENANCE DEPARTMENT SHALL BE CONSULTED TO THE GREATEST EXTENT PRACTICAL AS REQUIRED IN THE SCIENCE/HAZARDOUS RIVER PROTECT OR CRANES AREA.
6. THIS PROPERTY SHALL BE PLATTED AS A ONE LOT PLAT. NO LOT SPLIT ARE ANTICIPATED OR REQUIRED FOR A. THE DEVELOPER SHALL APPLY FOR A REDEVELOPMENT LOT SPLIT MUST BE SUBMITTED TO A CHAIRMAN DETERMINATION TO BE DEVELOPMENT PLAN.

SITE DATA

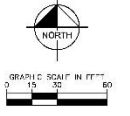
TOTAL SITE AREA: 3.13 ACRES
 TOTAL BUILDING AREA: 150,000 SQ. FT.
 TOTAL GARAGE AREA: 100,000 SQ. FT.
 TOTAL PARKING SPACES: 500 SPACES
 TOTAL BIKE SPACES: 100 SPACES

GROSS DENSITY CALCULATION:
 MAXIMUM DENSITY PER APPROVED UNIVERSITY CENTER PARK NORTH PD (30000 RESIDENTS PER 100K SQ. FT. OF DEVELOPABLE AREA): 3.13 ACRES
 DEVELOPABLE AREA: 100,000 SQ. FT.
 50,000 SQ. FT. / 3.13 ACRES = 50 UNITS/ACRE

UNIT MIX

1 BEDROOM UNITS	25 (25 UNITS)
2 BEDROOM UNITS	15 (15 UNITS)
3 BEDROOM UNITS	10 (10 UNITS)
4 BEDROOM UNITS	5 (5 UNITS)
2 STUDENT UNITS	2 (2 UNITS)
TOTAL UNITS	57 (57 UNITS)

UNIT MIX MAY VARY WITH THE NUMBER OF BEDROOMS NOT TO EXCEED 45% LOCK-OUTS ARE PROHIBITED



OPEN SPACE SUMMARY:

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

IMPERVIOUS CALCULATIONS:

MINIMUM ALLOWABLE IMPERVIOUS AREA (MIA) (30% OF TOTAL SITE AREA): 0.94 AC
 BUILDING AREA: 1.80 AC
 CONCRETE AREA: 0.10 AC
 TOTAL IMPERVIOUS AREA: 2.84 AC (77.9%)

REQUIRED PARKS AND RECREATION:

2.1 PEOPLE PER 10,000 SQ. FT. OF DEVELOPABLE AREA = 300 POPULATION
 2.1 PEOPLE PER 10,000 SQ. FT. OF DEVELOPABLE AREA = 300 POPULATION
 2.1 PEOPLE PER 10,000 SQ. FT. OF DEVELOPABLE AREA = 300 POPULATION

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:

500 SPACES AT 0.25 SPACES PER UNIT
 500 x 0.25 = 125.0
 TOTAL PARKING SPACES PROVIDED: 500 SPACES

PROVIDED PARKING:

PARKING SPACES: 500 SPACES
 GARAGE SPACES: 100 SPACES
 TOTAL SPACES PROVIDED: 600 SPACES

REQUIRED BIKE PARKING:

SPACES PER 10 UNITS: 10 SPACES
 100 UNITS x 10 = 1000 SPACES
 BIKE PARKING PROVIDED: 100 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 ORAL CITY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.

FLOOD ZONE:
 BASED ON FEMA FLOOD MAP (10/20/2005), DATE: SEPTEMBER 25, 2006
 NONE OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE A (AREAS OF NEAR FLOOD HAZARD).

SITE LIGHTING:
 ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE 2010 ORDINANCE 2003 DE AND ALL CURRENT APPLICABLE ORANGE COUNTY STATUTES.

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:
 FRONT SIGNAGE AND REAR SIGNAGE SHALL BE PROVIDED. ALL SIGNAGE SHALL BE "SHALL COMPLY WITH CHAPTER 24 OF 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 NAVD83.

UTILITY SERVICES:
 ORANGE COUNTY UTILITIES (OCU) SHALL PROVIDE GAS, WATER, AND SEWER SERVICES FOR THIS PROJECT.

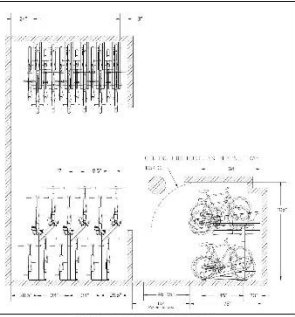
LEGEND

LIMITS OF BUILDING AND RECREATION



STANDARD BICYCLE RACK DETAIL

PROVIDE 2" DIA. BICYCLE RACK (OR EQUIVALENT)
 FINISH: STAINLESS STEEL (OR OWNER APPROVED)
 NOTE: RETAIL FOR MANUFACTURER'S SPECIFICATIONS
 WWW.DIY.COM
 1-800-398-1815



INTERNAL BICYCLE STORAGE

Land Use	ITE Trip Rate	ITE Effic	Mode	Units	Daily Trip Generation		
					Peak Hour	Day	Year
Off-Campus Student Apartment (600 Rpts)	1000	0.75	FOR	1000	750	3000	
Total Generation Trips				1000	750	3000	
Land Use	ITE Trip Rate	ITE Effic	Mode	Units	Peak Hour Trips	Day Trips	Year Trips
Off-Campus Student Apartment (600 Rpts)	1000	0.75	FOR	1000	750	3000	
Total Generation Trips				1000	750	3000	
Land Use	ITE Trip Rate	ITE Effic	Mode	Units	Peak Hour Trips	Day Trips	Year Trips
Off-Campus Student Apartment (600 Rpts)	1000	0.75	FOR	1000	750	3000	
Total Generation Trips				1000	750	3000	

Kimley»Horn

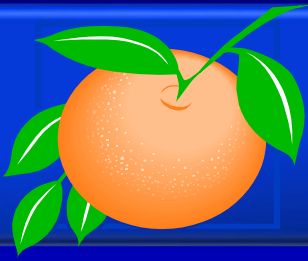
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 200 S. HARRIS AVENUE, SUITE 100, ORLANDO, FL 32801
 WWW.KIMLEY-HORN.COM PROJECT NO. 24036

SITE PLAN

K/A PROJECT: UNIVERSITY CENTER PARK NORTH PLANNED DEVELOPMENT / ORLANDO-ALAFAYA STUDENT HOUSING DEVELOPMENT PLAN
 SHEET NO. DP1.0

ORLANDO/ALAFAYA STUDENT HOUSING DP

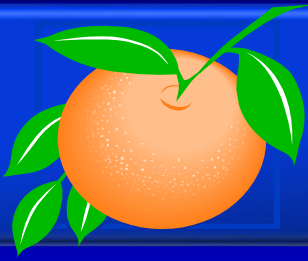
SHEET NUMBER: DP1.0



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



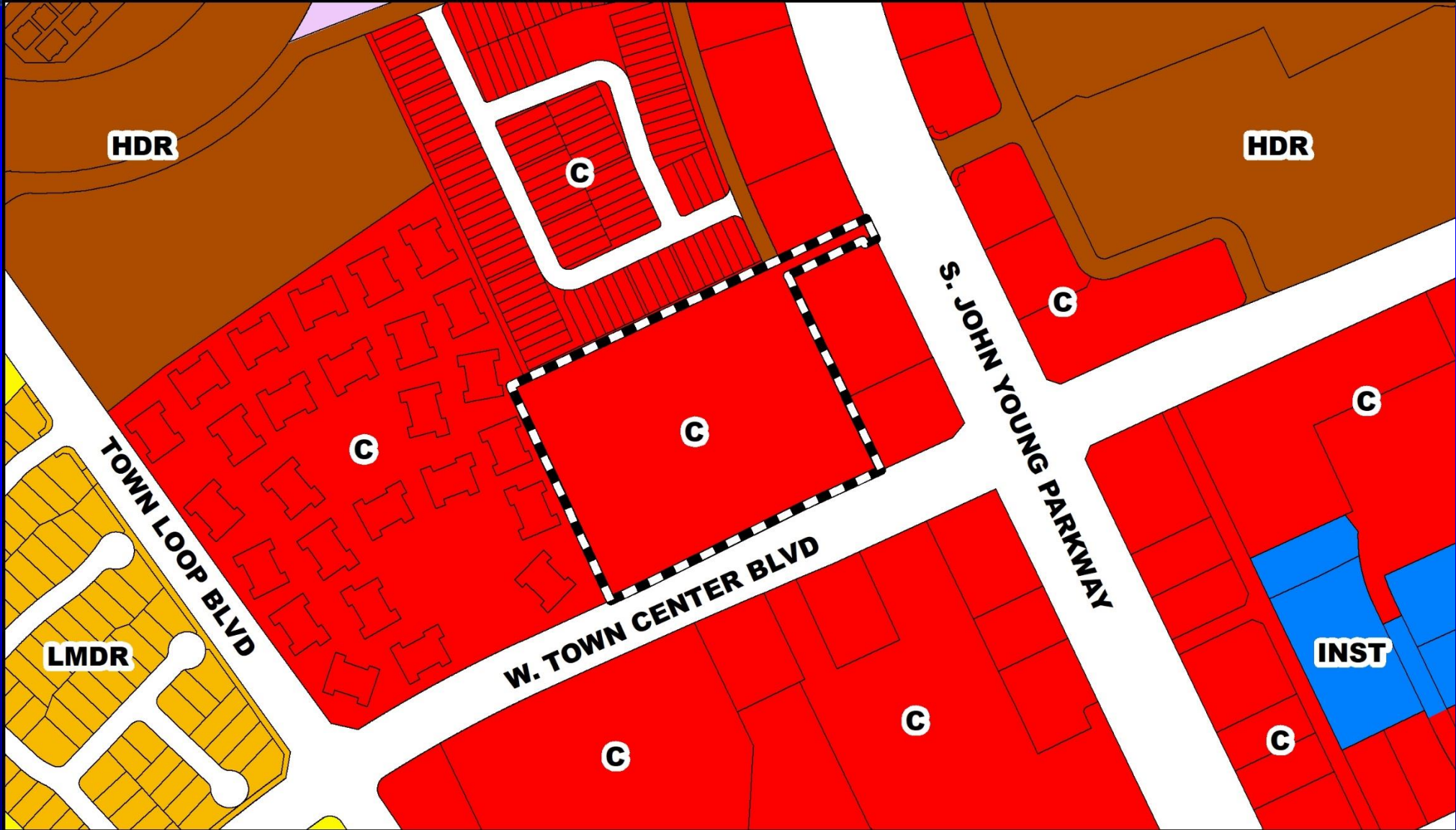
Hunter's Creek Planned Development (PD)

- 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.



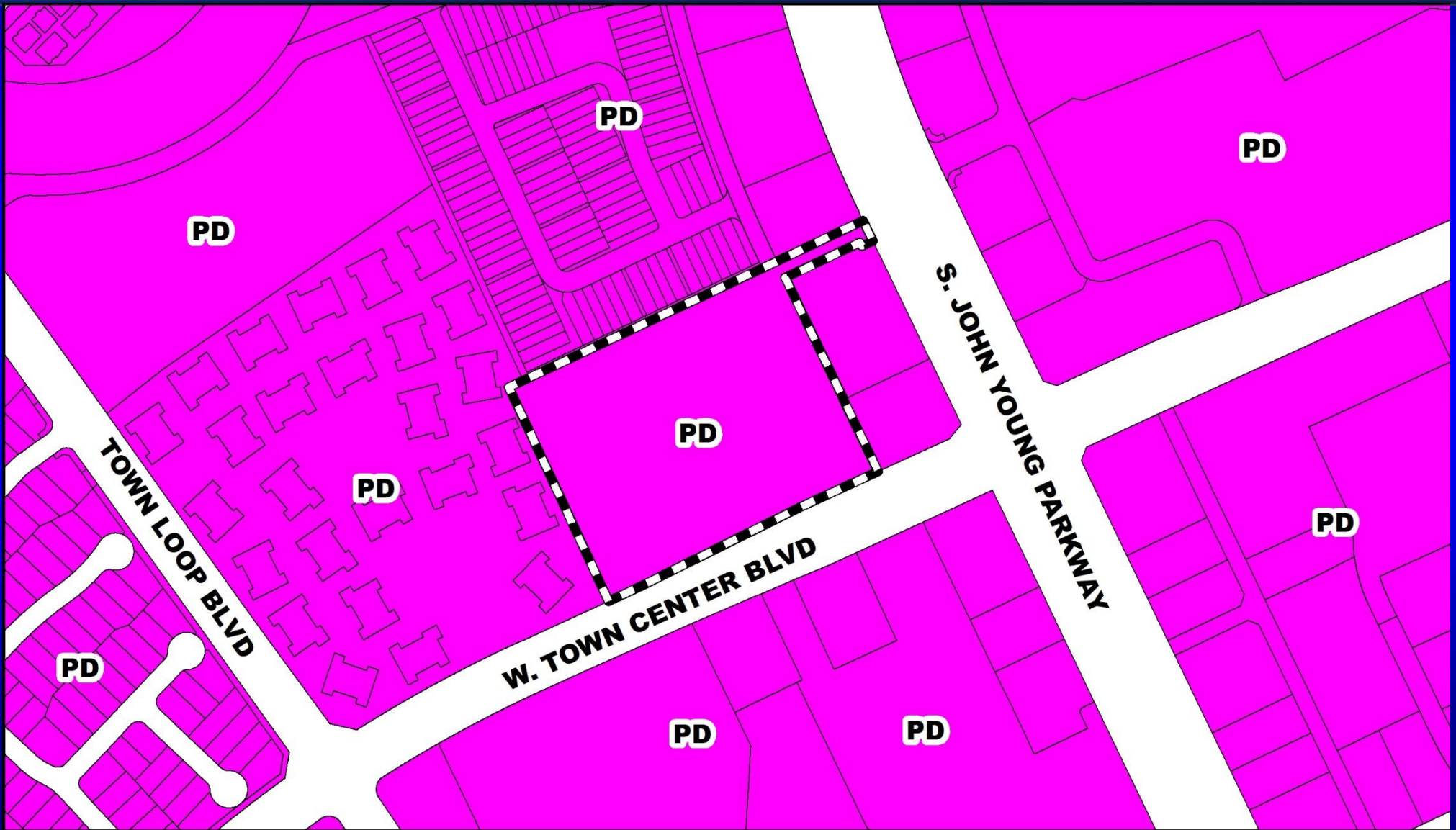
Hunter's Creek Planned Development (PD)

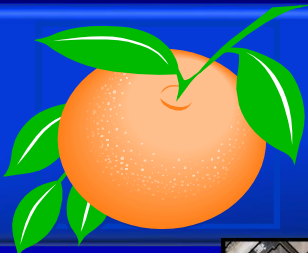
Future Land Use Map



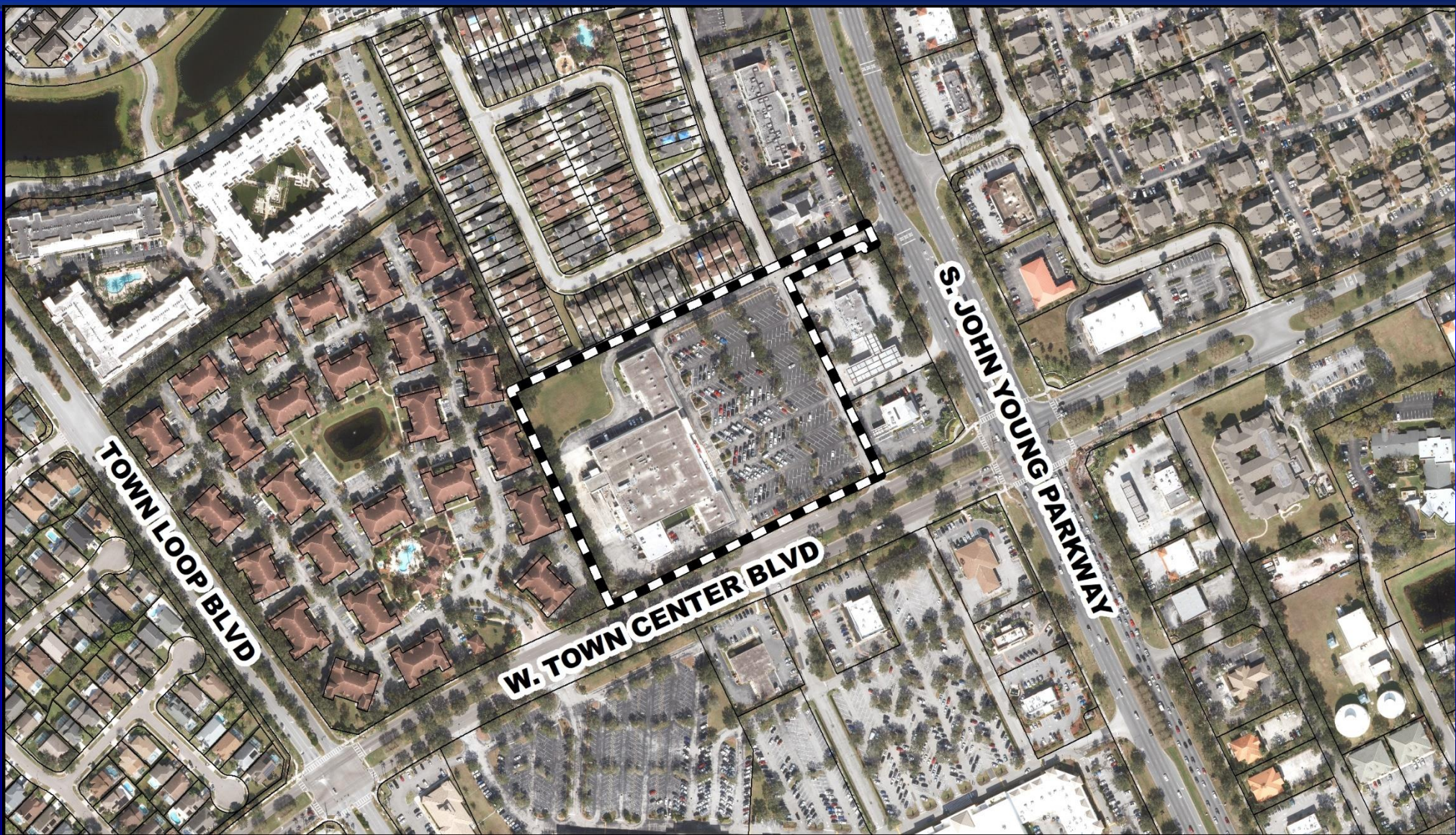


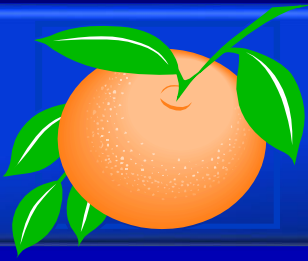
Hunter's Creek Planned Development (PD) Zoning Map





Hunter's Creek Planned Development (PD) Aerial Map





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

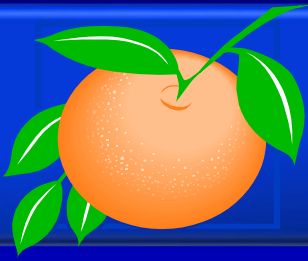
Applicant: Jonathan Martin, P.E., Kimley-Horn & Associates, Inc.

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)



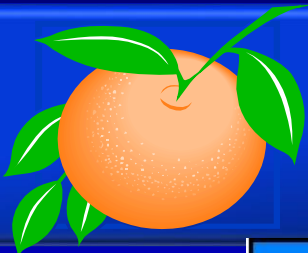
The Place at Alafaya Student Housing Land Use Plan

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.

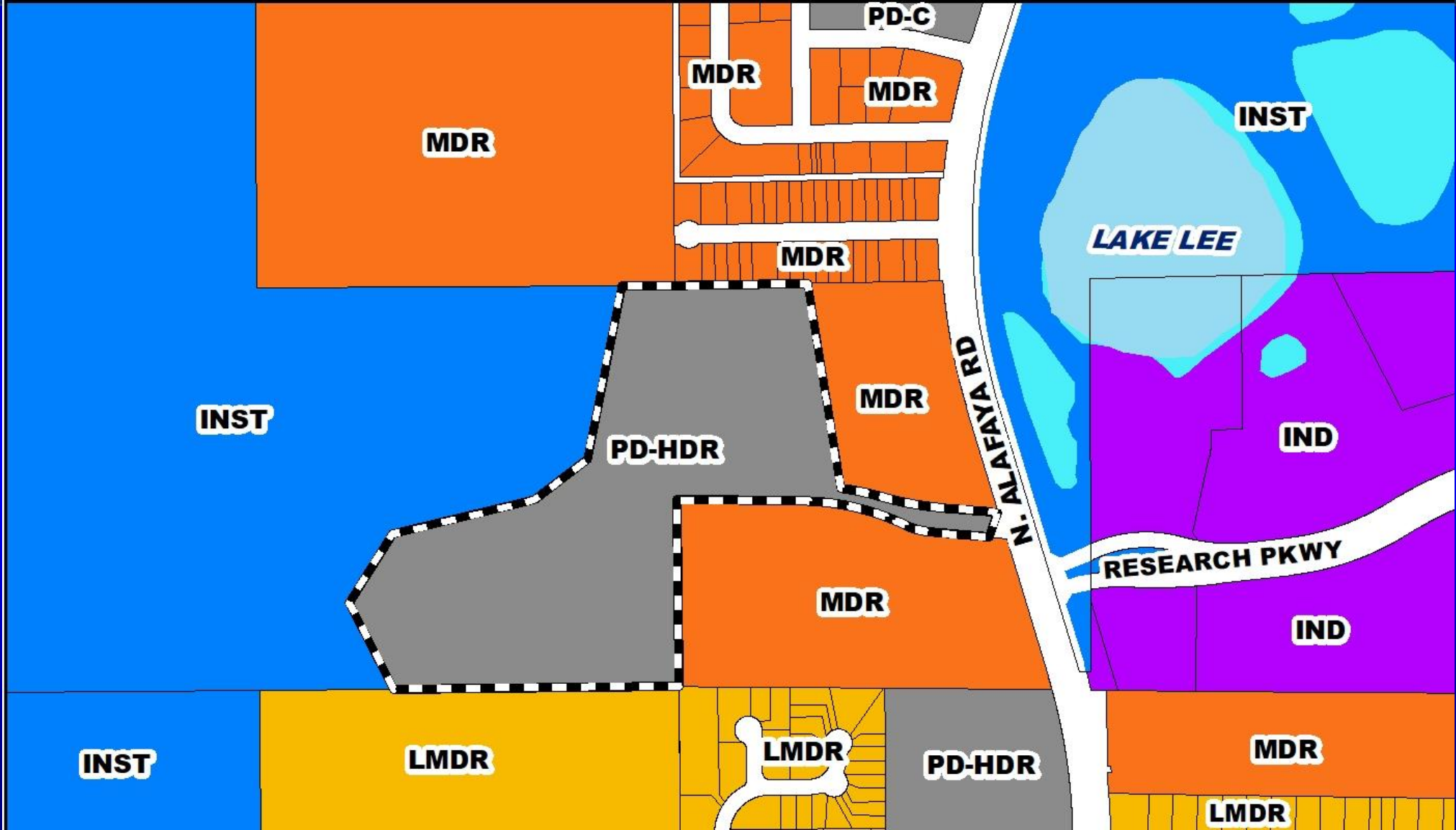
In addition, five waivers are requested from Orange County Code

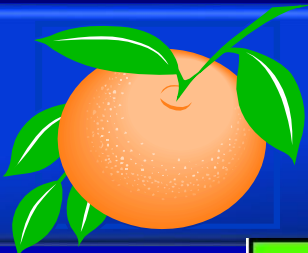
1. A waiver from Section 38-1258 (b) to allow multi-family buildings at a height of five (5) stories and seventy (70) feet within three hundred (300) ft. of the north property line, and multi-family buildings at a height of eight (8) stories and one hundred ten (110) feet for the remainder of the site,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

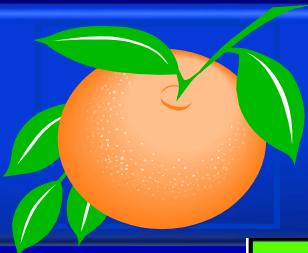




The Place at Alafaya Student Housing Land Use Plan

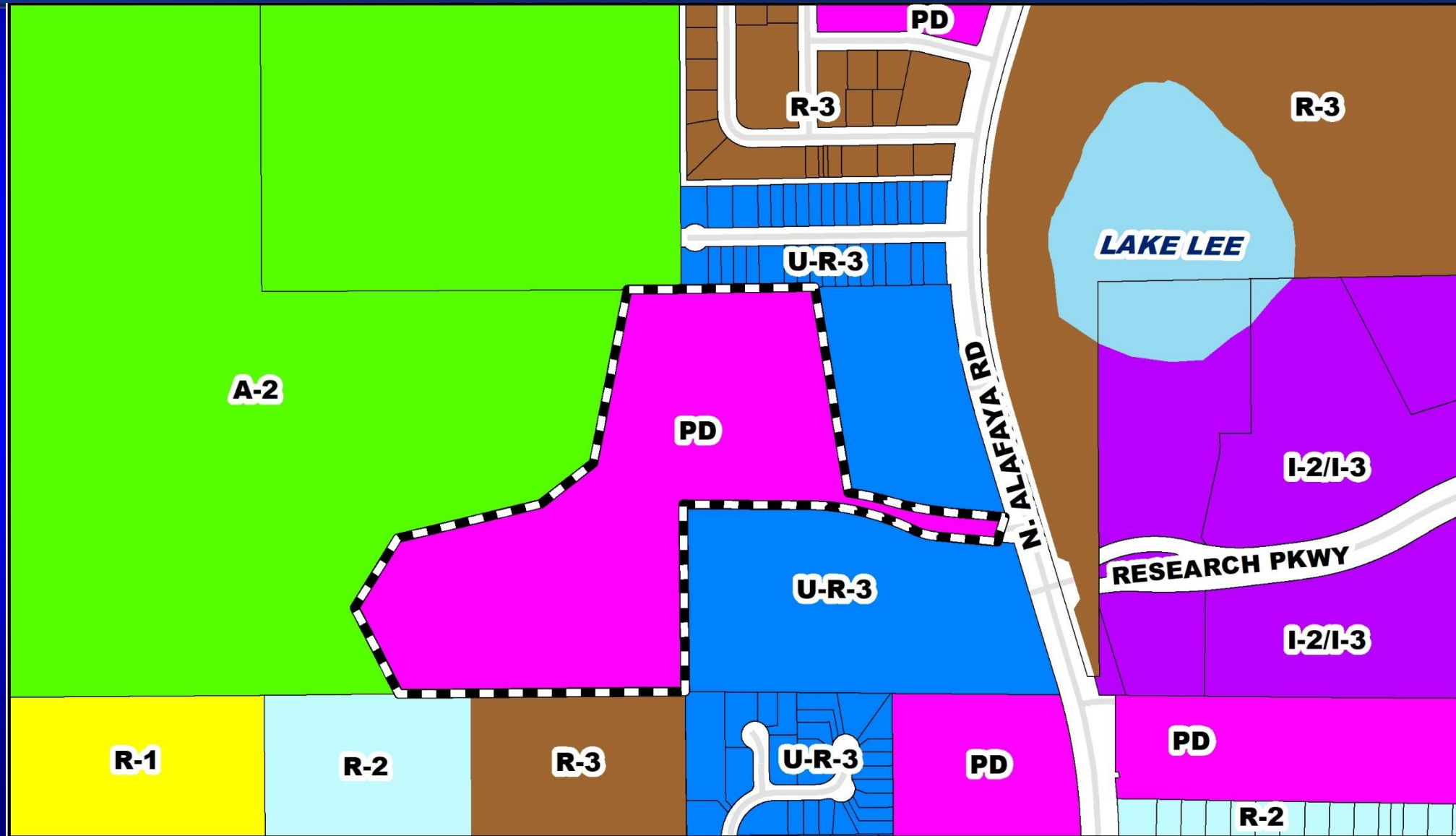
Zoning Map

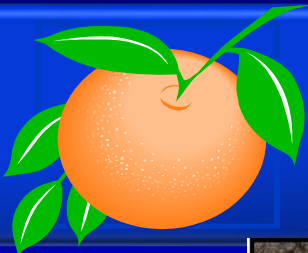




The Place at Alafaya Student Housing Land Use Plan

Proposed Zoning Map

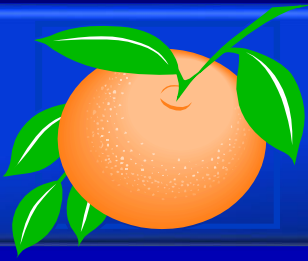




The Place at Alafaya Student Housing Land Use Plan

Aerial Map





The Place at Alafaya Student Housing Land Use Plan

Revised Conditions

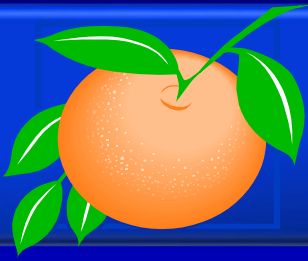
11. For modifications to a determined BFE (Zone AE), floodway, or flood hazard area boundaries on the Flood Insurance Rate Maps (FIRMs), a FEMA Conditional Letter of Map Revision (CLOMR) application must be submitted to FEMA prior to site construction plan approval; the FEMA approved CLOMR must be obtained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

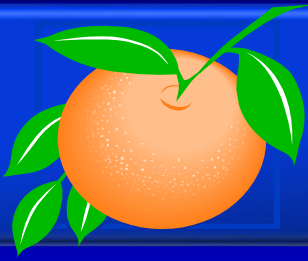
20. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject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

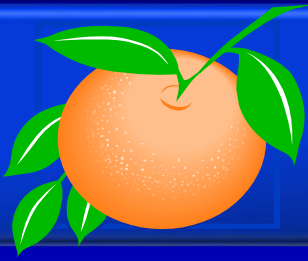
Applicant: Momtaz Barq, Terra-Max Engineering, Inc.

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)



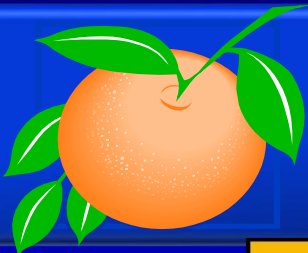
Somita Land Use Plan

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.

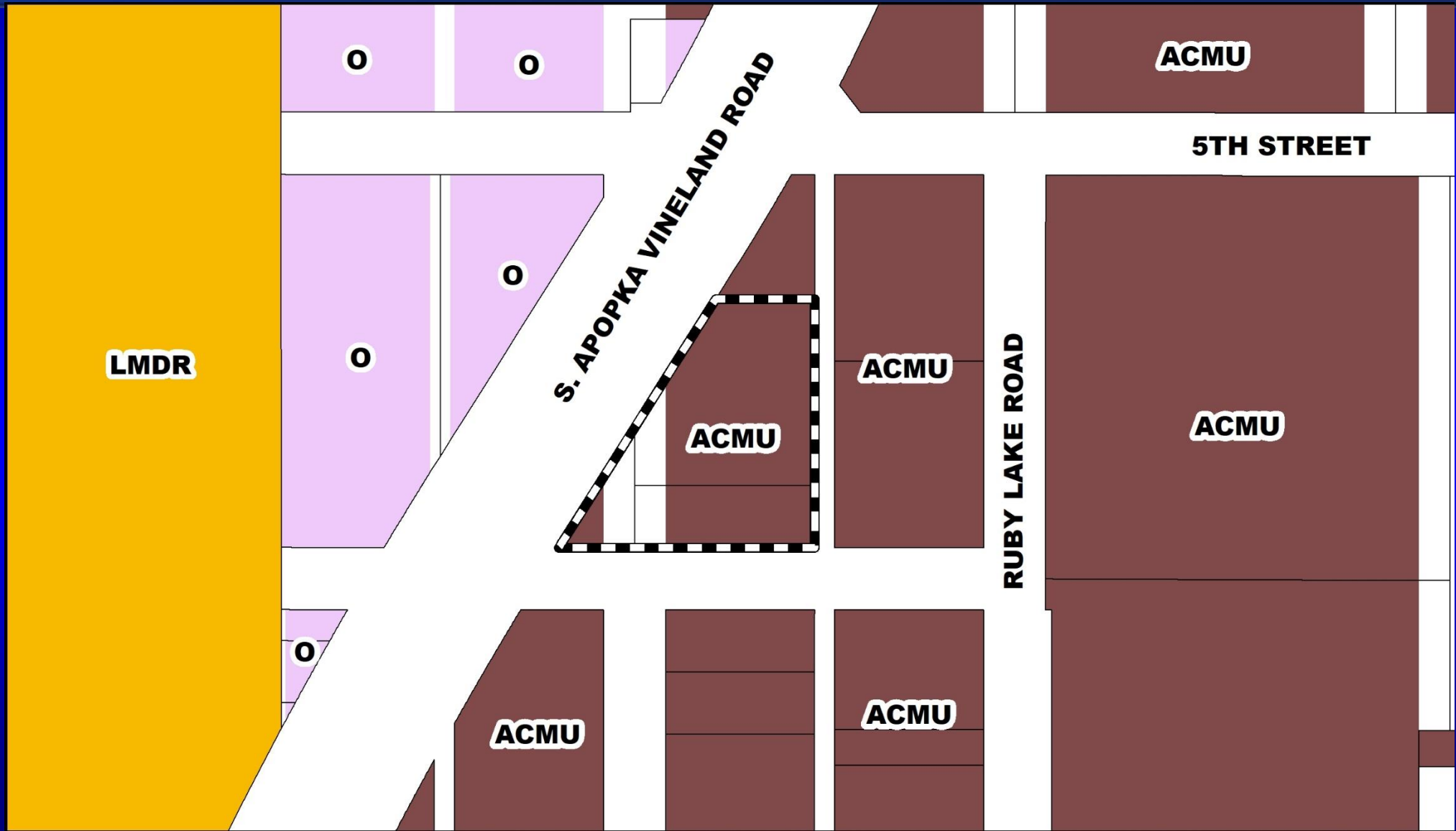
In addition, three waivers are requested from Orange County Code:

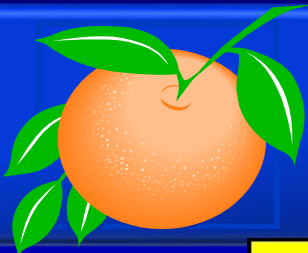
1. A waiver from Section 38-1391.3(a)(1)b. Street Design Requirements to reduce the landscape parkway along the east side of the roadway to 8-feet in lieu of the required 18-foot wide landscaped parkway on each side of the roadway, including a 7.5-foot-wide sidewalk in lieu of an 8-foot-wide sidewalk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

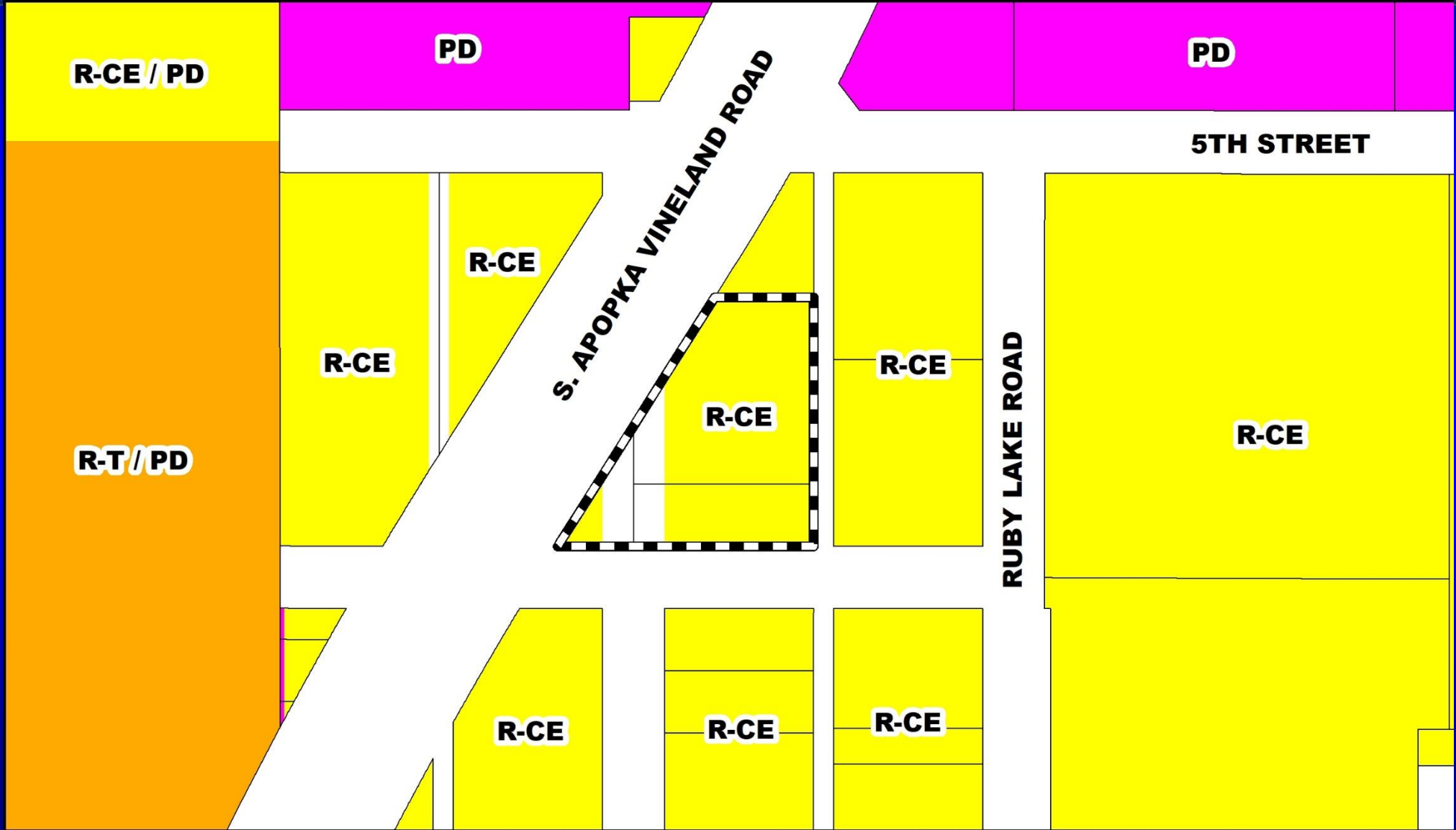
Future Land Use Map





Somita Land Use Plan

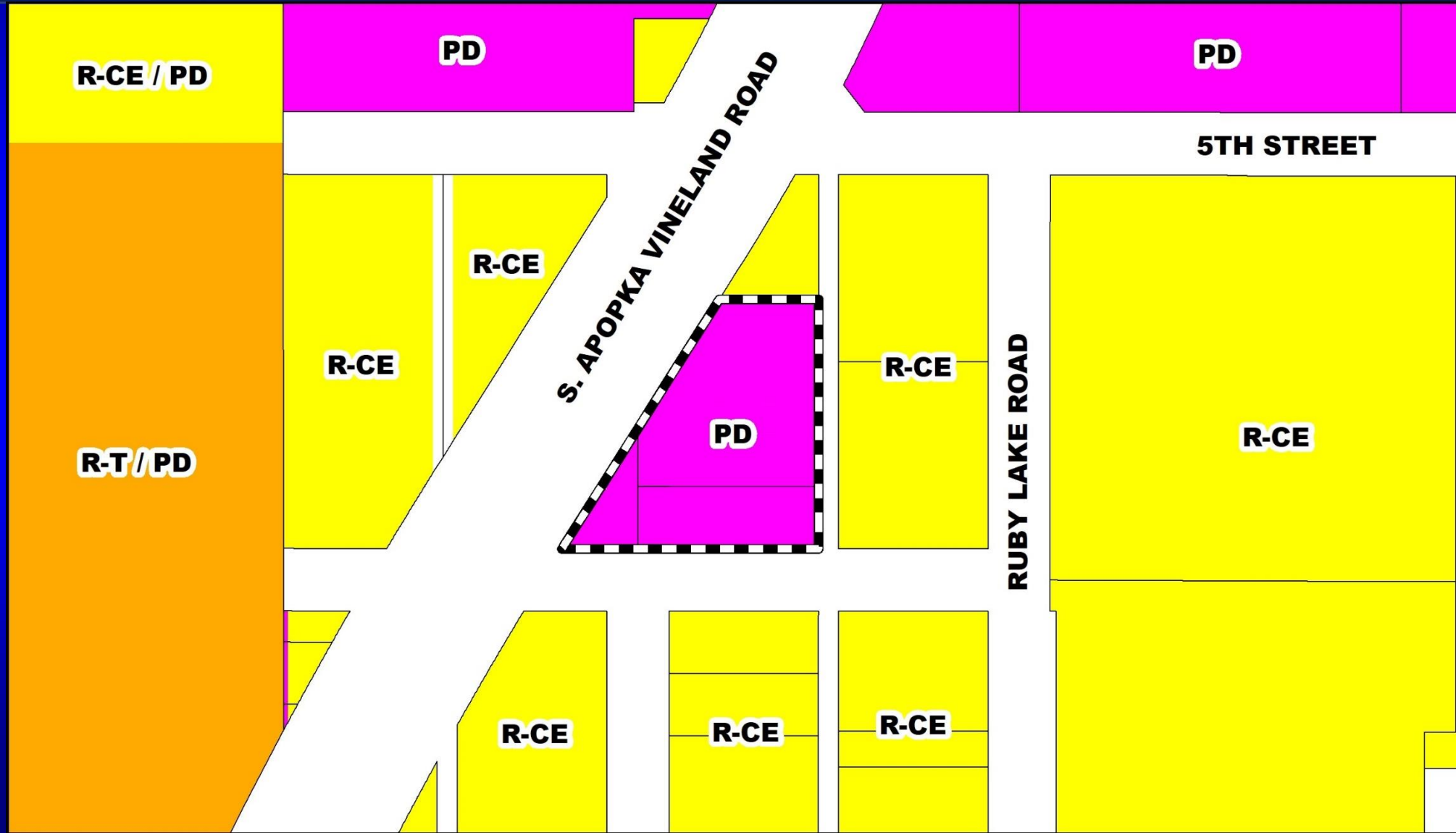
Zoning Map

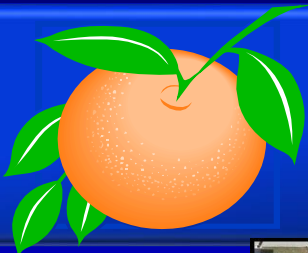




Somita Land Use Plan

Proposed Zoning Map

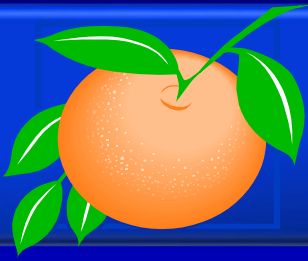




Somita Land Use Plan

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