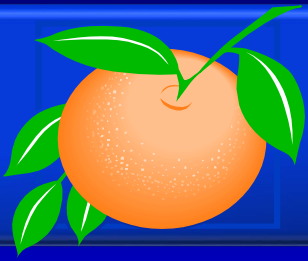


Board of County Commissioners

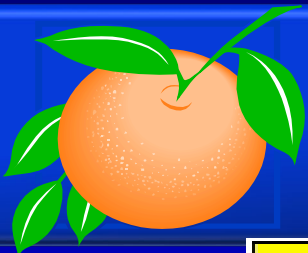
Public Hearings

February 6, 2024

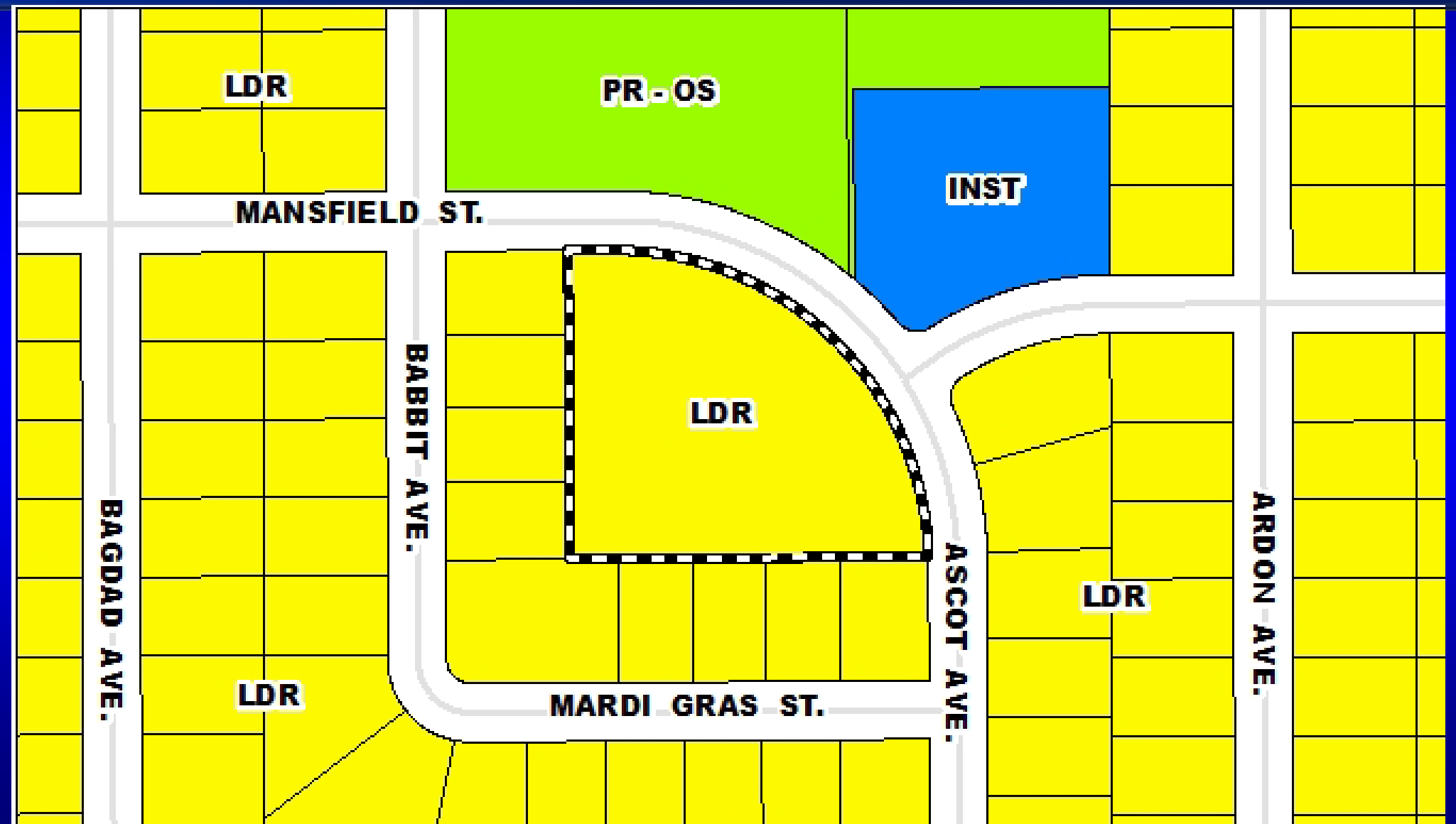


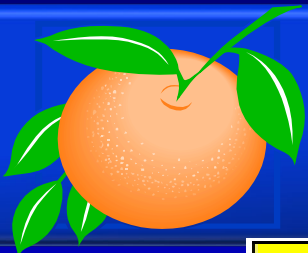
Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan

- Case:** CDR-22-05-162
- Applicant:** Solange C. Dao, P.E., DAO Consultants, Inc.
- District:** 5
- Acreage:** 4.4 gross acres (overall PSP)
2.13 gross acres (affected area)
- Location:** Generally located south of East Colonial Drive, west of State Road 520, and north of State Road 528.
- Request:** To reconfigure Lot A into four lots.

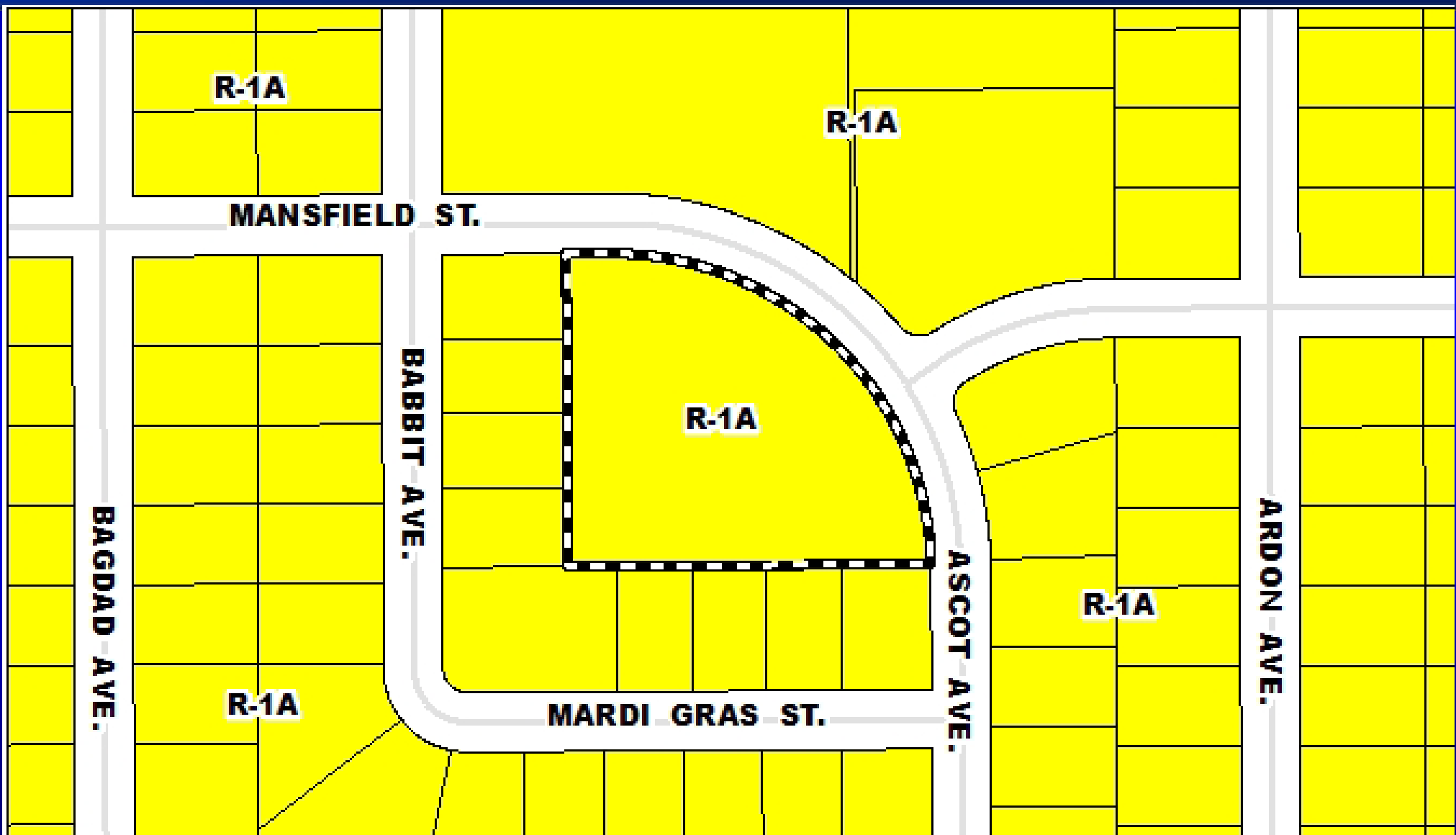


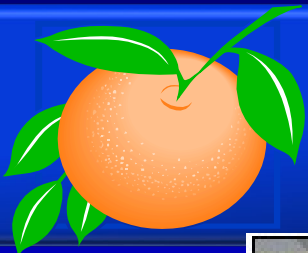
Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan Future Land Use Map



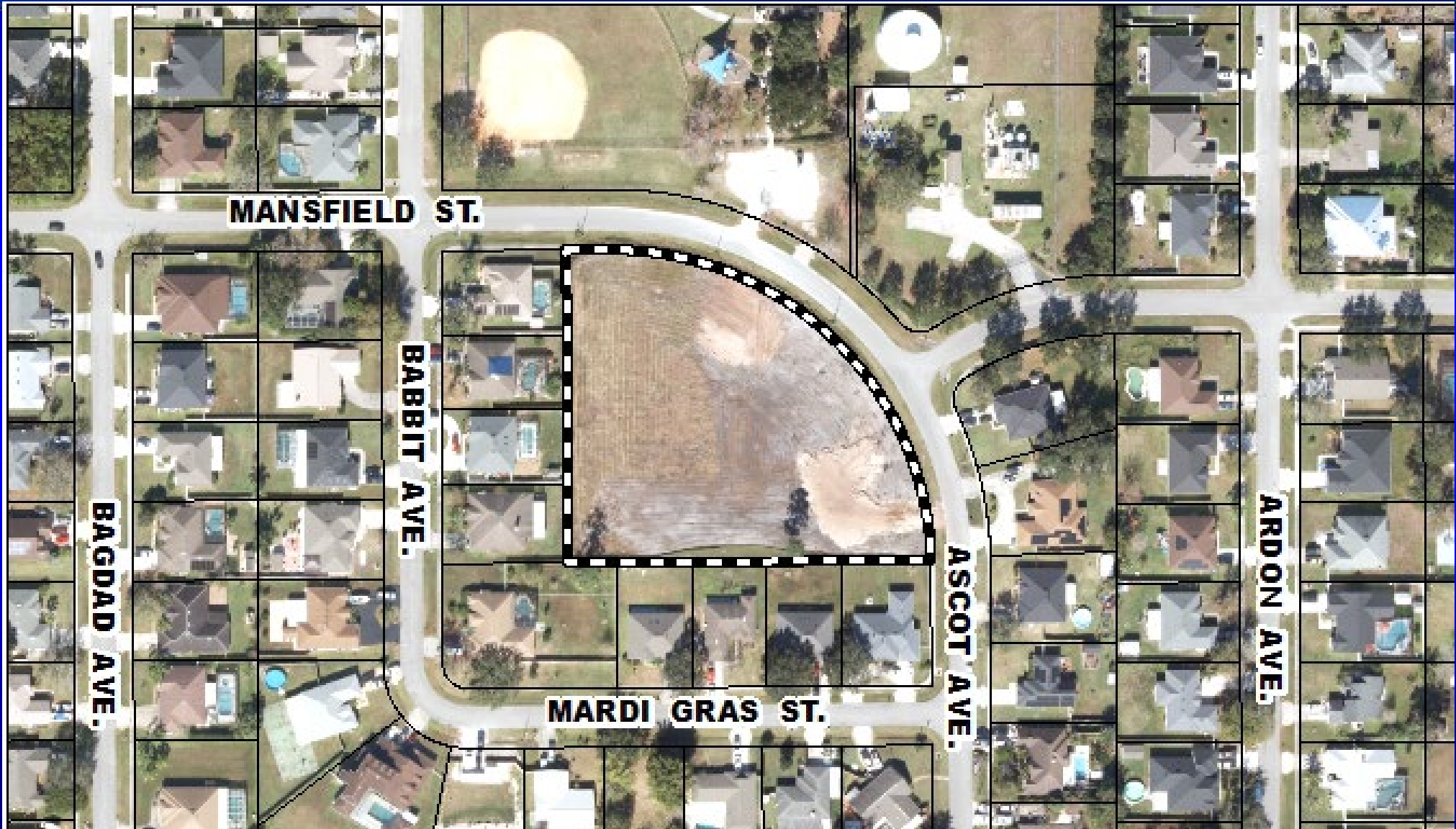


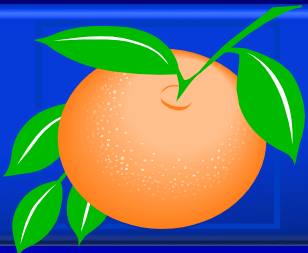
Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan Zoning Map





Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan Aerial Map

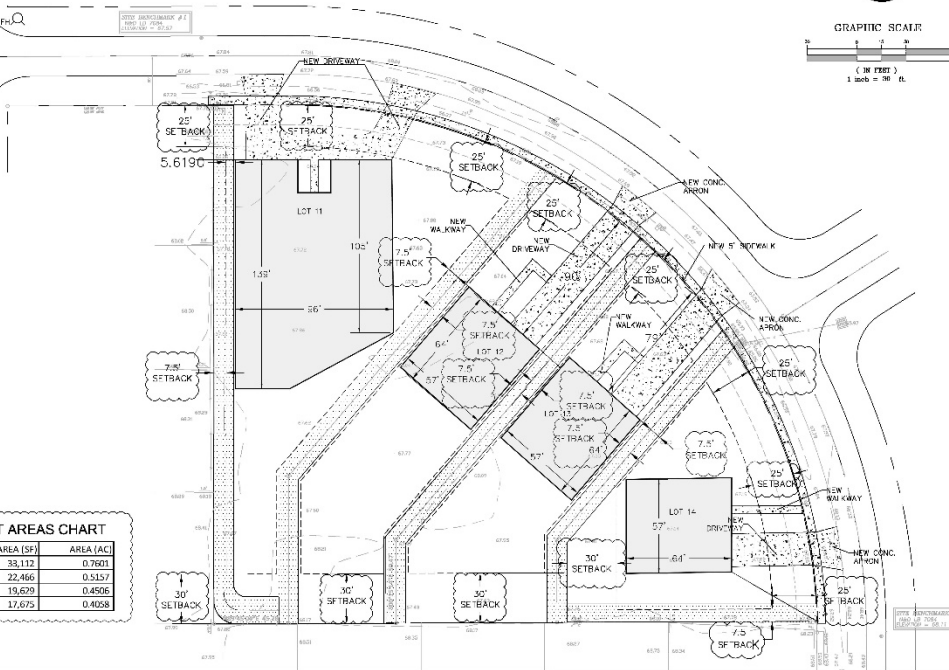
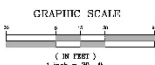




Wedgfield 10 Lot Addition - Block 40 Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan

LEGAL DESCRIPTION:
 FEET SURVEY PROVIDED BY MAP LAND SURVEYING REFER TO SURVEY FOR ORIGINAL:
 TRACT A, WEDGFIELD BLOCK 40, AS RECORDED IN PLAT BOOK 36, PAGE 23, PUBLIC
 RECORDS OF ORANGE COUNTY, FLORIDA.



LOT #	AREA (SF)	AREA (AC)
11	33,112	0.7601
12	22,466	0.5157
13	19,629	0.4506
14	17,675	0.4058

LOT 11 SITE DATA:	LOT 12 SITE DATA:
LOT AREA=33,112.0 SF (0.7601 AC) IMPERVIOUS AREA: BLDG, DRIVEWAY, WALKWAY = 13,976.4 SF	LOT AREA=22,466.0 SF (0.5157 AC) IMPERVIOUS AREA: BLDG, DRIVEWAY, WALKWAY = 5,697.0 SF = 25.35%
OPEN SPACE: 53,112.0 - 13,976.4 = 39,135.6 SF LANDSCAPE AREA = 7,985.15 SF / 19,185.6 SF = 41.70% GRASS (SWALE AREA) = 6,195.7 SF / 9,185.6 SF = 67.56% GRASS AREA = 4,544.8 SF / 9,185.6 SF = 49.48% TOTAL GRASS = 55.30%	OPEN SPACE: 22,466.0 - 5,697.0 = 16,769.0 SF LANDSCAPE AREA = 2,711.13 SF / 16,769.0 SF = 16.17% GRASS (SWALE AREA) = 3,000.0 SF / 16,769.0 SF = 17.89% GRASS AREA = 591.87 SF / 16,769.0 SF = 3.53% TOTAL GRASS = 37.59%
ALLOWABLE 60% TURF	ALLOWABLE 60% TURF

LOT 13 SITE DATA:	LOT 14 SITE DATA:
LOT AREA=19,629.0 SF (0.4506 AC) IMPERVIOUS AREA: BLDG, DRIVEWAY, WALKWAY = 5,948.82 SF	LOT AREA=17,675.0 SF (0.4058 AC) IMPERVIOUS AREA: BLDG, DRIVEWAY, WALKWAY = 45,586 SF
OPEN SPACE: 19,629.0 SF - 5,948.82 SF = 13,680.18 SF LANDSCAPE AREA = 5,764.83 SF / 13,680.18 SF = 42.13% GRASS (SWALE AREA) = 2,266.0 SF / 13,680.18 SF = 16.57% GRASS AREA = 3,505.75 SF / 13,680.18 SF = 25.62% TOTAL GRASS AREA = 42.70%	OPEN SPACE: 17,675.0 SF - 45,586 SF = 12,859.14 SF LANDSCAPE AREA = 5,915.27 SF / 12,859.14 SF = 46.03% GRASS (SWALE AREA) = 1,242.0 SF / 12,859.14 SF = 9.65% GRASS AREA = 559.13 SF / 12,859.14 SF = 4.35% TOTAL GRASS AREA = 55.03%
ALLOWABLE 60% TURF	ALLOWABLE 60% TURF

- REVISIONS
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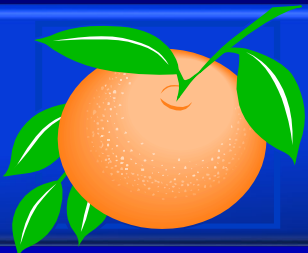
DAO CONSULTANTS, INC.
 CERTIFICATE OF AUTHORIZATION NO. FL #9482
 1100 EAST MARKS STREET
 ORLANDO, FLORIDA 32803-4018
 PHONE: (407) 898-3972
 FAX: (407) 898-3772

SITE DATA TRACT A LOT SPLIT		
PARCEL ID: 01-23-32-1167-00-001		
LOCATION: SECTION 01, TOWNSHIP 23S, RANGE 32E		
ZONING: R-1A	EXISTING TRACT A	PROPOSED TRACT A LOT SPLIT
LAND USE:	VACANT / RESIDENTIAL	SINGLE FAMILY RESIDENTIAL
TOTAL AREA (TRACT A):	92,880 (SF) / 2.13 (AC)	92,880 (SF) / 2.13 (AC)
PROJECT AREA (TRACT A):	92,880 (SF) / 2.13 (AC)	92,880 (SF) / 2.13 (AC)
(LOTS 11-14)		
NUMBER OF LOTS:	35 (0)	35 (0)
MAXIMUM BUILDING HEIGHT:	1,400 SF	1,400 SF
MINIMUM LIVING AREA:	7,500 SF	7,500 SF
MINIMUM LOT SIZE:		
SETBACKS:		
FRONT:	25'	
REAR:	25'	
REAR:	30'	
SIDE STREET 1:	15'	
MINIMUM RESIDENTIAL PRIVATE OPEN SPACE IS 40% FOR R-1A ZONE DISTRICT		

- ### GENERAL NOTES
- ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM SLOPE OF 5% AND A 2% MAXIMUM CROSS SLOPE.
 - ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
 - DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 16, NFPA 1 2012 (IFC 5TH EDITION).
 - THE PROPOSED LOTS SHALL JOIN EXISTING WEDGFIELD BLOCK 40 SUBDIVISION MSBU FOR ROADS AND DRAINAGE AND THE EXISTING MSBU FOR STREET LIGHTING.
 - SITE ADJACENT INCLUDING TRACT "A" IS 2.13 ACRES.
 - PROPOSED MINIMUM LOT WIDTH ALONG FRONT EDGE OF HOUSE = 75 FEET.
 - PROJECTED SCHOOL AGE POPULATION IS 8.
 - RECREATIONAL FACILITIES ARE AVAILABLE ADJACENT TO THIS SITE ALONG THE NORTH SIDE OF MANSFIELD STREET RIGHT-OF-WAY.
 - 100 YEAR FLOOD PLAN IS NOT PRESENT ON THIS SITE.
 - ALL STREETS WITHIN THIS PLAN HAVE EXISTING PAVEMENT WITH A MINIMUM WIDTH OF 24 FEET.
 - THE PROJECTED AVERAGE DAILY TRAFFIC (ADT) FROM THIS DEVELOPMENT IS BASED UPON TRIP GENERATION RATES FOR LAND USE 270 (RESIDENTIAL PUD) PER THE ITE MANUAL 10TH EDITION. AS FOLLOWS: ADT = 7.44 TRIPS PER RESIDENTIAL UNIT X 14 UNITS = 105 TRIPS/DAY.
 - THE PROPOSED METHOD OF STORMWATER COLLECTION, POLLUTION CONTROL AND RETENTION ARE PER RANGER DRAINAGE DISTRICT AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT APPROVED REQUIREMENTS.
 - THE EXISTING STORM DRAIN SYSTEM WITHIN THE ASCOT AVENUE RIGHT-OF-WAY OUTFALLS TO THE EXISTING GOLF COURSE LAKE TO THE SOUTH OF THIS SUBJECT PROPERTY WITH AN EVENTUAL OUTFALL TO THE W-1-11 CANAL (NO 5).
 - ALL FINISHED FLOOR ELEVATIONS ARE ANTICIPATED TO BE 1' ABOVE THE EXISTING CENTER LINE STREET ELEVATIONS (PER RANGER DRAINAGE DISTRICT CITY LOT GRADING GUIDELINES). ALL YARD GRADIENTS WILL SLOPE AWAY FROM THE HOUSE AT A MINIMUM OF 1.0% SLOPE.
 - BLOCK 40 IS CONTAINED WITHIN THE SUBDIVISION OF WEDGFIELD.
 - ADJACENT ZONING IS R-1A.
 - LOTS WHICH ARE REQUIRED TO BE MERGED INTO EXISTING WEDGFIELD HOA MAY BE SUBJECT TO ANY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) AS APPLICABLE.
- PRECEDENCE CONDITIONS OF APPROVAL FROM 10/10/1995**
- DEVELOPMENT SHALL CONFORM TO THE WEDGFIELD 10-LOT ADDITION, BLOCK 40 PRELIMINARY SUBDIVISION PLAN, DATED NOVEMBER 1995, AND TO THE FOLLOWING CONDITIONS OF APPROVAL, DEVELOPMENT BASED ON THIS APPROVAL SHALL COMPLY WITH ALL OTHER APPLICABLE FEDERAL, STATE, AND COUNTY LAWS, ORDINANCES AND REGULATIONS, WHICH ARE INCORPORATED HEREIN BY REFERENCE, EXCEPT TO THE EXTENT THE APPLICABLE LAWS, ORDINANCES, AND REGULATIONS ARE EXPRESSLY WAIVED OR MODIFIED BY THESE CONDITIONS, OR BY ACTION APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, OR BY ACTION OF THE BOARD OF COUNTY COMMISSIONERS. THE PRELIMINARY SUBDIVISION PLAN APPROVAL AUTOMATICALLY EXPIRES ON OCTOBER 10, 1996, IN ACCORDANCE WITH ORANGE COUNTY SUBDIVISION REGULATIONS, AS AMENDED.
 - IF OPEN CUTS FOR UTILITY CONNECTIONS ALONG BABBITT AVENUE AND WARDI GRASS STREET ARE NECESSARY, THESE STREETS SHALL BE RESURFACED.
 - PRIOR TO CONSTRUCTION PLAN APPROVAL, COORDINATION WITH SUPPORTING CALCULATIONS SHALL BE SUBMITTED WHICH DEMONSTRATES THAT THE EXISTING STORMWATER MANAGEMENT SYSTEM IS ACCEPTABLE TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND RANGER DRAINAGE DISTRICT'S COMMUNITY LOT PROPOSED IMPROVEMENTS.
 - MINIMUM 1'00 SQUARE FEET OF LIVING AREA.

WEDGFIELD 10 LOT ADDITION - BLOCK 40 PPS
 MANSFIELD ST AND ASCOT AVE | ORLANDO, FL 32833
 LOT LAYOUT PLAN

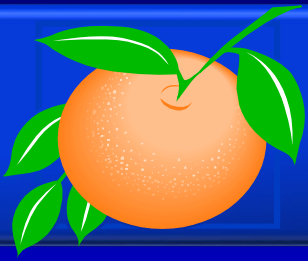
DESIGN BY:	TJB
CHECKED BY:	SD
ISSUE DATE:	05.16.2020
PROJECT NO.:	2020-56
SHEET:	01 OF



Action Requested

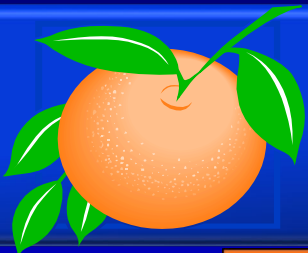
Make a finding of consistency with the Comprehensive Plan and APPROVE Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan (CDR-22-05-162) dated “Received January 3, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report

District 5



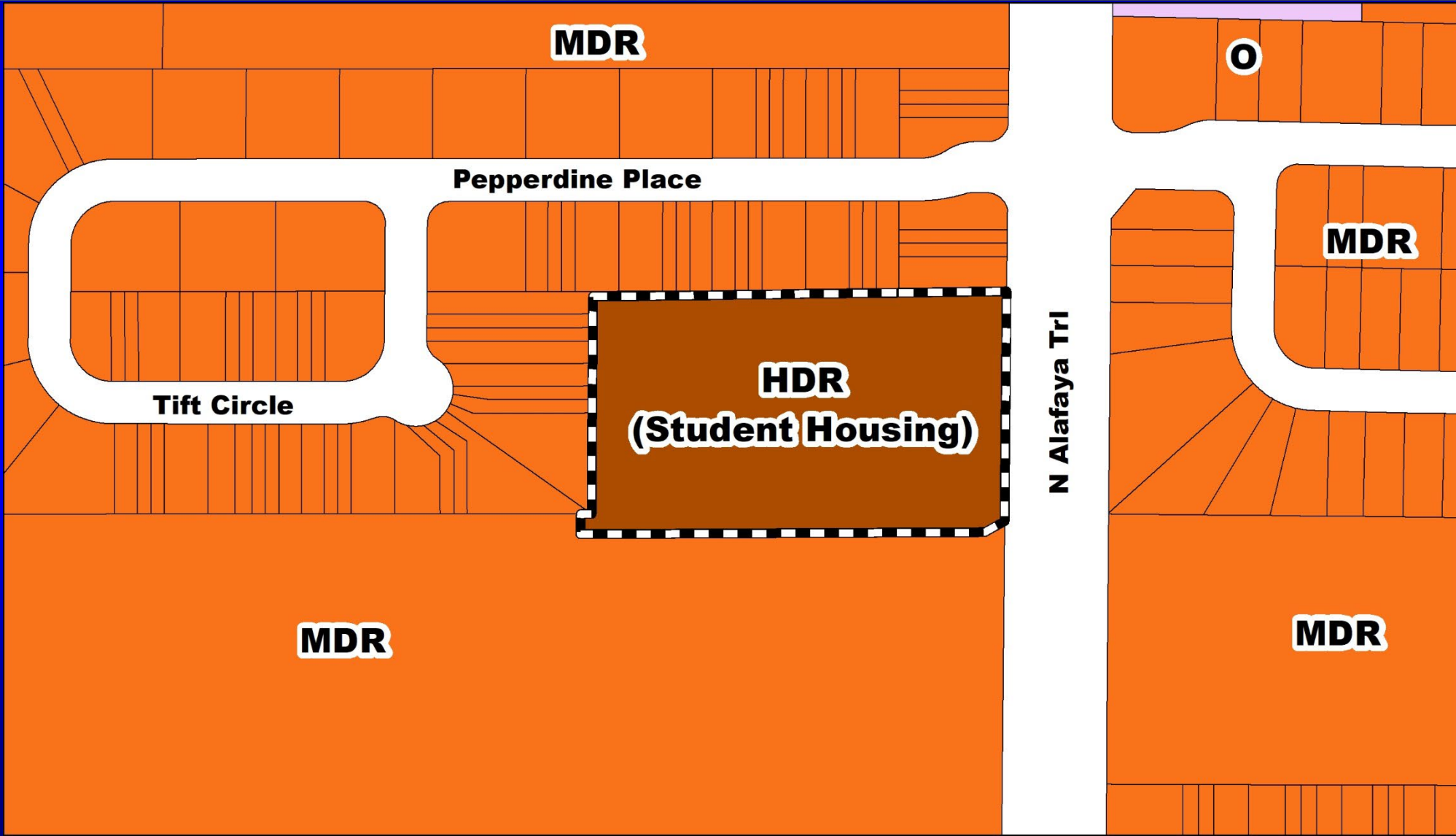
Alafaya Trail Student Housing Planned Development

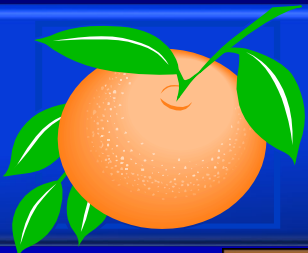
- Case:** CDR-23-04-130
- Applicant:** Brooks A. Stickler, P.E., Kimley-Horn & Associates, Inc.
- District:** 5
- Acreage:** 3.2 gross acres (affected area)
- Location:** 2820 N. Alafaya Trail, Orlando, FL 32826. Generally located north of East Colonial Drive, west of North Alafaya Trail, south of Lokanotosa Trail, and east of Rouse Road.
- Request:** The following waivers from Orange County Code are being requested:
1. A waiver from Section 38-1254(2)(c) is requested for the eastern boundary of the property to allow a minimum building setback of ten (10) feet from an arterial road (N. Alafaya Trail) in lieu of fifty (50) feet.
 2. A waiver from Section 38-1259(k) to allow a maximum building height of five (5) stories, seventy (70) feet, in lieu of three (3) stories, forty (40) feet.



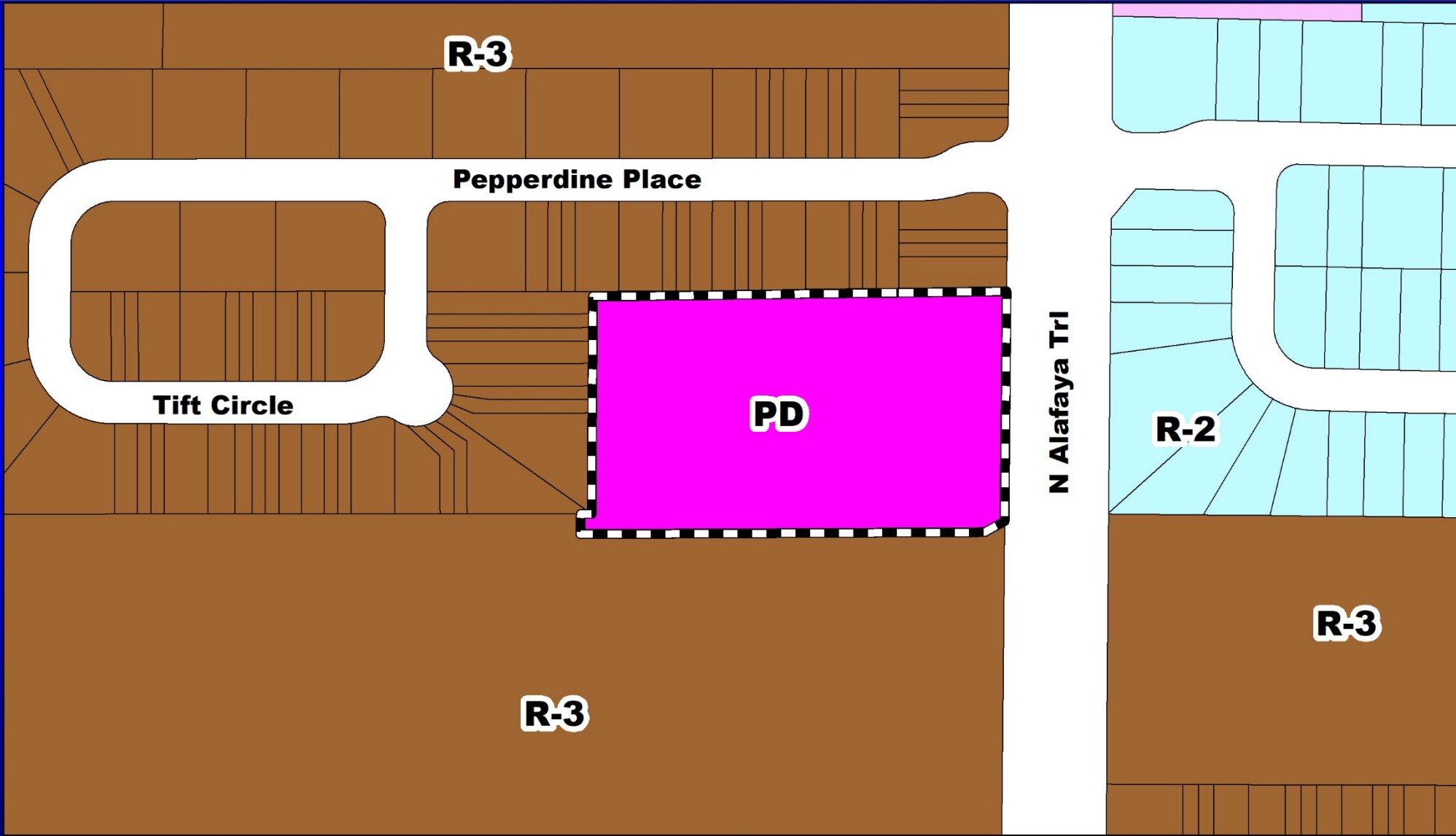
Alafaya Trail Student Housing Planned Development

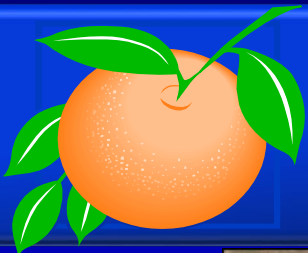
Future Land Use Map



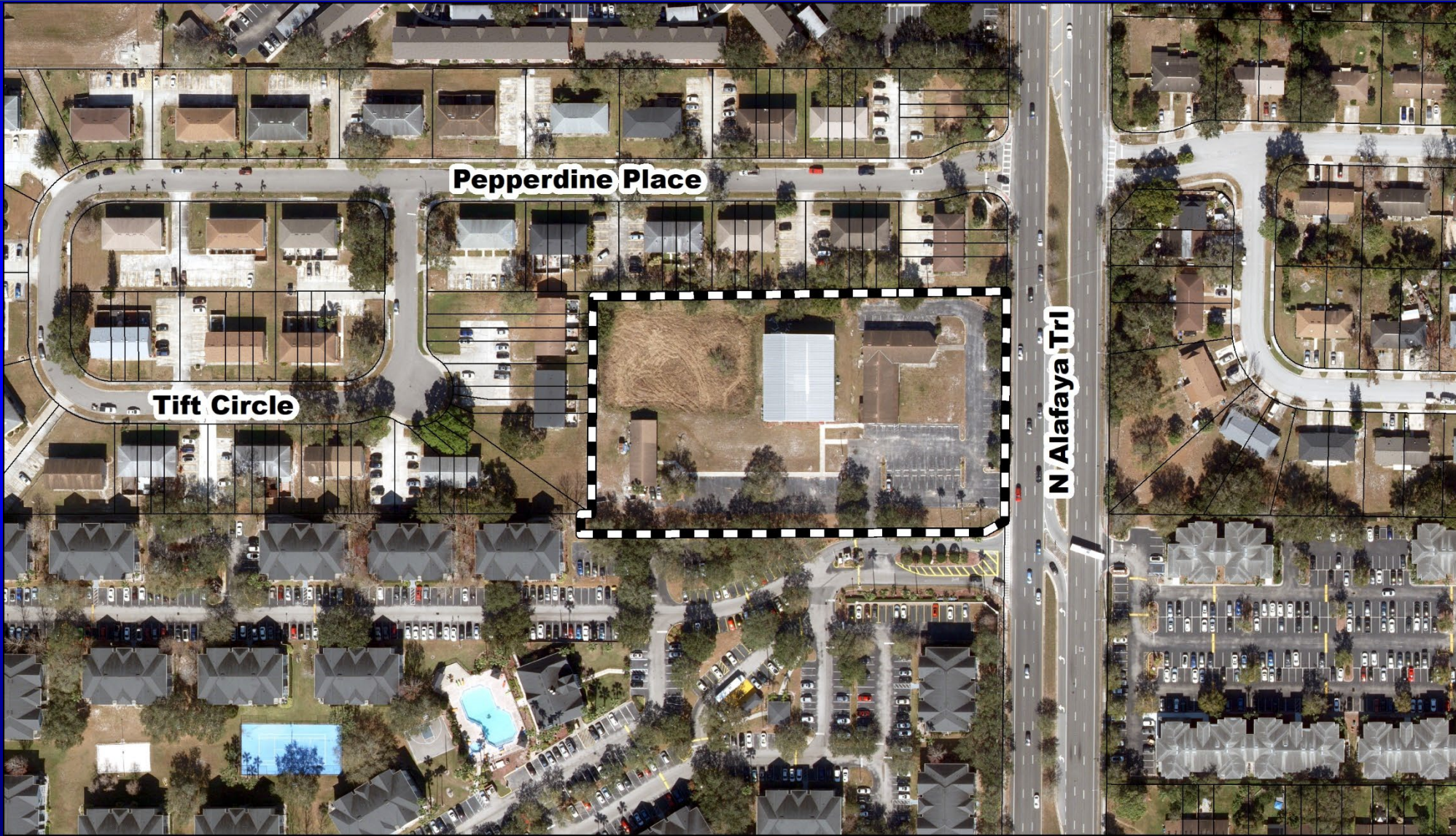


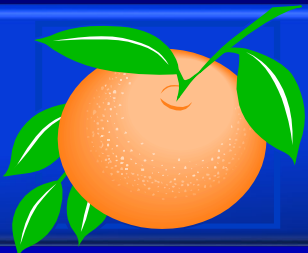
Alafaya Trail Student Housing Planned Development Zoning Map



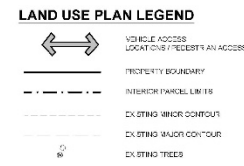
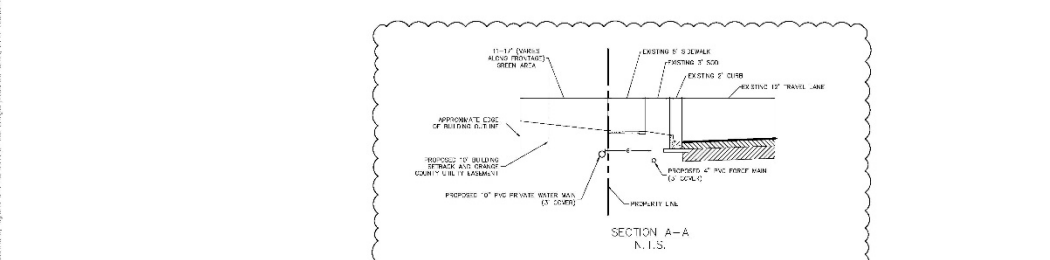
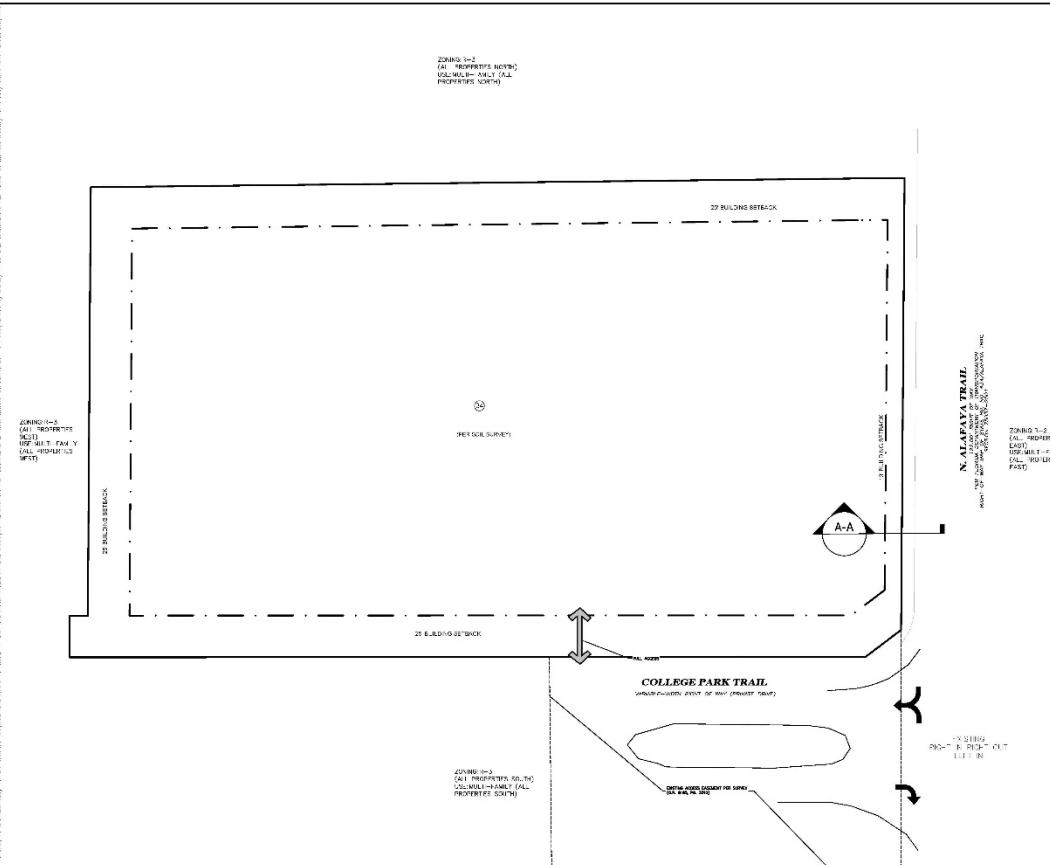


Alafaya Trail Student Housing Planned Development Aerial Map





Alafaya Trail Student Housing Planned Development Overall Land Use Plan



SOIL LEGEND

PGMELG FINE SAND

GENERAL NOTES

- THIS SITE IS LOCATED WITHIN THE ZONING MAPA. LIGHTS OF THE PROPERTY SHALL BE CONSTRUCTED PER THE LOCAL ORDINANCES.
- FEB GRADE COUNTY CODE SECTION 14.02.01 IN A SIX FOOT HIGH MASONRY BLOCK OR BLOCK WALL SHALL BE CONSTRUCTED ALONG ALAFAYA TRAIL WAY FOR THE ENTIRE LENGTH.
- EXISTING TREES SHALL BE PROTECTED.
- WELL WATER SERVICE PROVIDER GRADE COUNTY UTILITY (WWS).
- WATER TO BE PROVIDED TO BE PROVIDED TO THE PROPERTY SHALL BE PROVIDED WITHIN THE PROPERTY LINE. THE PROPERTY LINE SHALL BE DETERMINED TO MAINTAIN THE EXISTING WELLS AND UTILITIES. INTERFERENCES SHALL BE TO BE AVOIDED. ANY UTILITIES SHALL BE MAINTAINED OR RELOCATED.
- VEHICLE TRAIL WILL BE PROVIDED AT TIME OF DEVELOPMENT PLAN SUBMITTAL.
- VEHICULAR ACCESS RIGHTS TO ALAFAYA TRAIL WILL BE GRANTED TO GRADE COUNTY AS A PART OF THE PLAN.

DEVELOPMENT NOTES

1. MAXIMUM DEVELOPMENT DENSITY: 10 UNITS PER ACRE
2. LOTS: 2.5 ACRES
3. TOTAL: 2.5 ACRES
4. ZONING: PLANNED DEVELOPMENT (PD)
5. PROPOSED ZONING: PLANNED DEVELOPMENT - HIGH DENSITY RESIDENTIAL (PD-H)
6. PROPOSED USE: STUDENT HOUSING
7. BUFFER/SETBACKS: PER GRADE COUNTY STANDARDS
8. MAXIMUM BUILDING HEIGHT: 10 FT
9. DEVELOPMENT OF TRAIL: PER GRADE COUNTY STANDARDS
10. TRAIL SERVICES: GRADE COUNTY UTILITIES
11. TRAIL SERVICES: GRADE COUNTY UTILITIES
12. TRAIL SERVICES: GRADE COUNTY UTILITIES
13. TRAIL SERVICES: GRADE COUNTY UTILITIES
14. TRAIL SERVICES: GRADE COUNTY UTILITIES

Table 2: Trip Generation

Category	Land Use	Existing FLU Zoning Allowance			Proposed FLU Zoning Allowance		
		FE Trip Rate	Acres	Total	FE Trip Rate	Acres	Total
Daily	Medium-Density Residential (25 DU per acre)	7.61	3.95	30.00	2.376	3.95	9.38
	Total Generated Trips			30.00			9.38
PM Peak	Medium-Density Residential (25 DU per acre)	0.76	3.95	3.07	0.31	3.95	1.56
	Total Generated Trips			3.07			1.56

Table 3: Trip Generation

Category	Land Use	Existing FLU Zoning Allowance			Proposed FLU Zoning Allowance		
		FE Trip Rate	Acres	Total	FE Trip Rate	Acres	Total
Daily	Medium-Density Residential (25 DU per acre)	7.61	3.95	30.00	2.376	3.95	9.38
	Total Generated Trips			30.00			9.38
PM Peak	Medium-Density Residential (25 DU per acre)	0.76	3.95	3.07	0.31	3.95	1.56
	Total Generated Trips			3.07			1.56

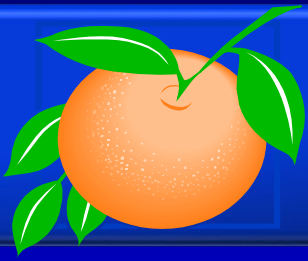
Maximum Additional Trips
 Daily New External Trips (Proposed - Existing): 1,697
 PM Peak New External Trips (Proposed - Existing): 138

OWNER: UNIVERSITY OF ALABAMA
 PROJECT: ALAFAYA TRAIL STUDENT HOUSING
 DATE: 10/20/2023
 DRAWN BY: J. HORN
 CHECKED BY: J. HORN
 SCALE: AS SHOWN

LAND USE PLAN

ALAFAYA TRAIL STUDENT HOUSING

SCALE: 1" = 500'
 SHEET: LUP2.0

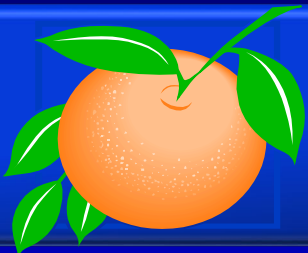


Alafaya Trail Student Housing Planned Development

New Condition

New 10.

With the exception of removing one oak tree for fire access to the project, the developer shall maintain the remaining five oak trees along Alafaya Trail.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Alafaya Trail Student Housing Planned Development / Land Use Plan (PD/LUP) dated “Received November 7, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

Board of County Commissioners

Public Hearings

February 6, 2024