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

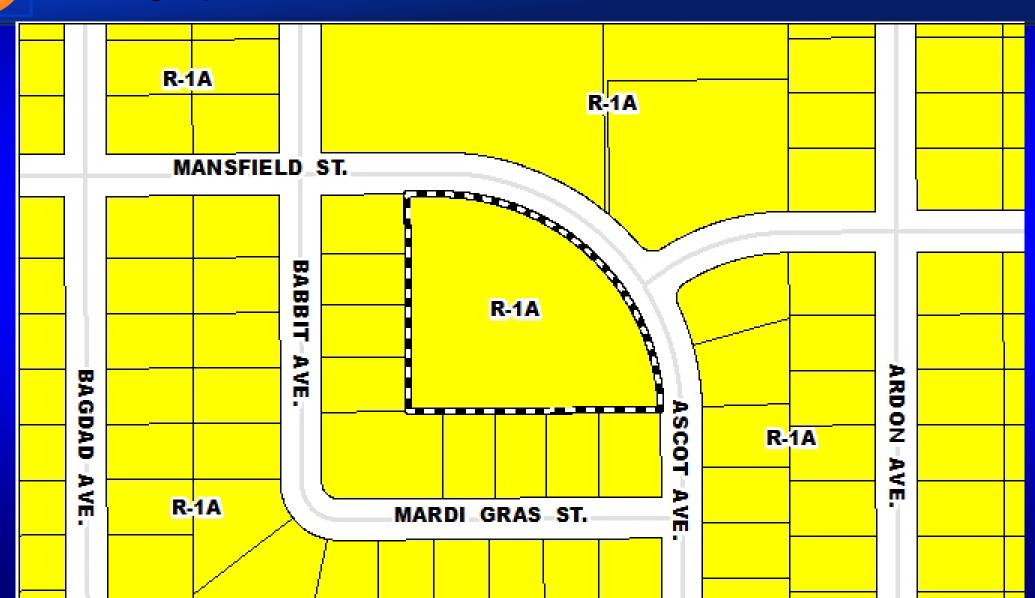
State Road 528.

Request: To reconfigure Lot A into four lots.





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

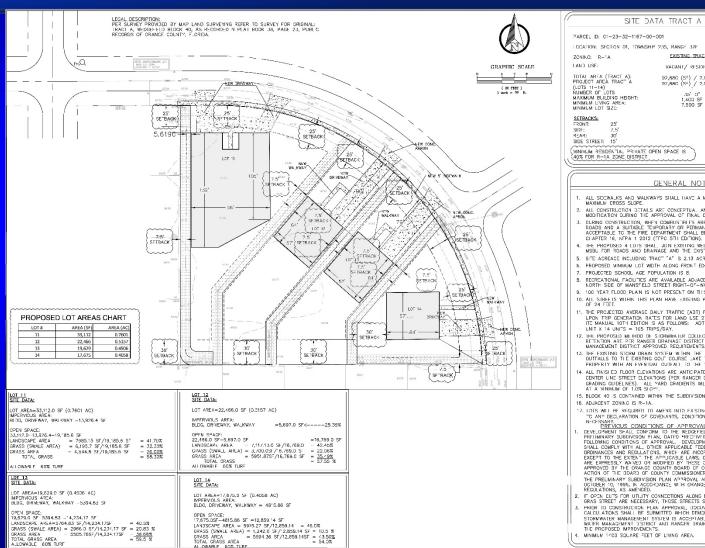


Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan Aerial Map





Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan **Overall Preliminary Subdivision Plan**



SITE DATA TRACT A LOT SPLIT PARCEL ID: 01-23-32-1167-00-001 LCCATION: SECTION 01, TOWNSHIP 23S, RANGE 32F ZONING: R-14 VACANTZ RESIDENT AL SINGLE FAMILY / RESIDENTIA TOTAL AREA (TRACT AT PROJECT AREA TRACT A
(LOTS 11-14)
NUMBER OF LOTS MAXIMUM BLILDING HEIGHT: SETBACKS: SIDE STREET: 15 MINIMUM RESIDENTAL 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%
- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
- CURING 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
- THE PROPOSED 4 LOTS SHALL JOIN EXISTING WEDGEHELD BLOCK 40 SUBDIVISION MISBU FOR ROADS AND DRAINAGE AND THE EXISTING MISBU FOR STREET LICHTING.
- SITE ACREAGE INCLUDING TRACT "A" S 2.13 ACRES.
- PROPOSED MINIMUM LOT WIDTH ALONG FRONT FDGE OF HOUSE 75 FFET.
- PROJECTED SCHOOL AGE POPULATION IS 8.
- B. RECREATIONAL FACILITIES ARE AVAILABLE ADJACENT TO THIS SITE ALONG THE
- NORTH SIDE OF MANSFELD STREET RIGHT-OF-WAY 9 TOO YEAR FLOOD PLAN IS NOT PRESENT ON THIS SITE
- ALL STREETS WITHIN THIS PLAN HAVE EXISTING PAVEMENT WITH A MINIMUM WIDTH OF 24 FEET.
- 11. THE PROJECTED AVERAGE DALLY TRAFFIC (ADT) FROM THIS DEVELOPMENT IS BASED LPON TRP CENERATION RATES FOR LAND LSE 270 (RESIDENTIAL PUD) PER THE ITE MANUAL IDTH EDITION IS AS FOLLOWS: ADT = 7.44 TRIPS PER RESIDENTIAL UNIT X 14 UNITS = 105 TRIPS/DAY.
- 12. 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 COLF COURSE LAKE TOT HE SOUTH OF THIS SUBJECT. PROPERTY WITH AN EVENTUAL OUTFAIL TO THE VETTELTON CANAL (NO.5).
- 14 ALL FINISHED FLOOR FLEVATIONS ARE ANTICIPATED TO BE 1.5' ABOVE THE EXISTING CENTER LINE STREET ELEVATIONS (PER RANGER DRAINAGE DISTRICT CITY LOT GRADING QUDELNES). ALL YARD GRADIENTS WILL SLOPE AWAY FROM THE HOUSE AT A MINIMUM OF 1.0% SLOPE.
- 15. BLOCK 40 IS CONTAINED WITHIN THE SUBDIVISION OF WEDGEFIELD.
- 16 ADJACENT ZONING IS R-14
- 17. LOTS WILL BE REQUIRED TO AMEND INTO EXISTING WEDGETELD HOW AND BE SUBJECT. TO ANY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS(COMP's) AS
- C PASSANCE CONTROL OF COMPANY LANGUAGES AND RESTRICTIONS OF A PROPERTY OF THE PROPERTY OF THE WEBGEFELD TO-LOT ADDITION, ELGC 40 PER LIMINATE COMPANY OF THE WEBGEFELD TO-LOT ADDITION, ELGC 40 PER LIMINATE COMPANY OF THE WEBGEFELD TO-LOT ADDITION, ELGC 40 PER LIMINATE COMPANY WITH A LIMINATE OF THE WEBGEFELD TO-LOT ADDITION, ELGC 40 PER LIMINATE COMPANY WITH A LIMINATE PROPERTY OF THE WEBGEFELD TO THE PROPERTY OF THE WEBGEFELD TO THE PROPERTY OF THE PROPERTY ORDINANCES AND EQUIDATIONS OF THE REPUBLIC TO THE EXTENTION OF THE EXTENT THE APPLICABLE LAWS, ORDINANCES, AND EQUILATIONS ARE EXPRESSLY WAYED OR MODIFIED BY THESE CONDITIONS, OR BY ACTION APPROVED BY THE GRANCE COUNTY BOARD OF COUNTY COMMISSIONERS, OR BY ACTION OF THE GOARD OF COUNTY COMMISSIONERS.
- THE PRELIMINARY SUBDIVISION PLAN APPROVAL AUTOMATICALLY EXPIRES ON OCTOBER 10, 1996, IN ACCORDANCE WITH GRANGE COUNTY SUBDIVISION REGULATIONS, AS AMENDED.
- REGULATIONS, AS AMENDED.

 "FOR OURS FOR UTILITY CONNECTIONS ALONG BABBITT AVENUE AND MARDI
 GRAS STREET ARE NECESSARY, THOSE STREETS SHALL BE RESURFACED.
 PRIOR TO CONSTRUCTION FLAN APPROVAL, DOUGHENTATION WITH SUPPORTING
 CALCULATIONS SHALL BE SUBMITTED WHICH DEMONSTRATES THAT THE EXISTING STIDMWATER MANAGEMENT SYSTEM IS ACCEPTABLE TO THE ST, JOHN'S RIVER WATER MANAGEMENT DISTRICT AND RANGER DRAINAGE DISTRICTS TO ACCOMMODATE TILE PROPOSED IMPROVIDMENTS.
 - MINIMUM 1/CO SQUARE FEET OF LIVING AREA.

05.18.202.3

APPROVED BY: ISSUE DATE: SHEET C-1



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)

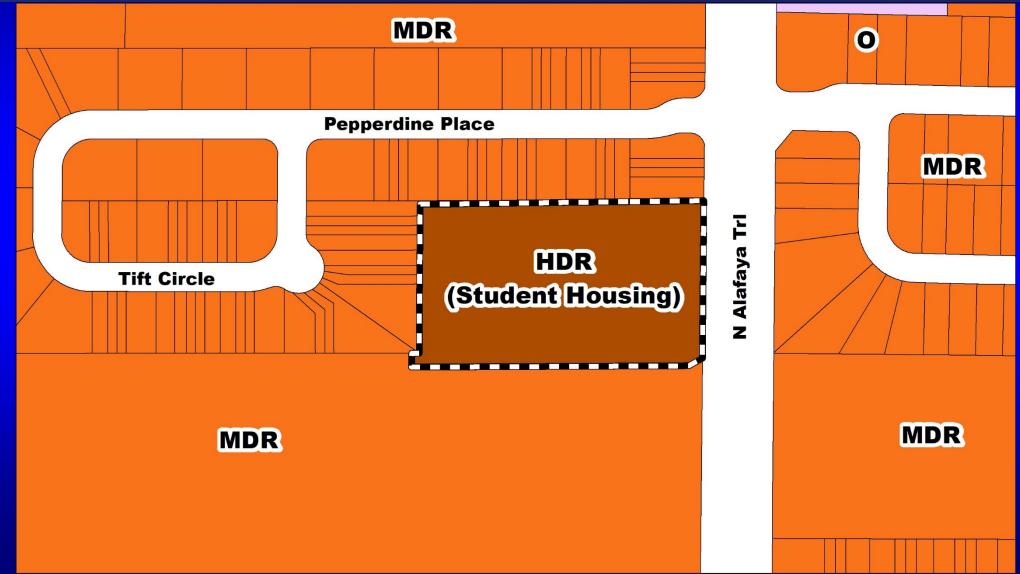
Location: 2820 N. Alafaya Trail, Orlando, FL 32826. Generally located north of East Colonial Drive, west of North Alafaya Trail, south of Lokanotosa Trail, and east of Rouse Road.

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.

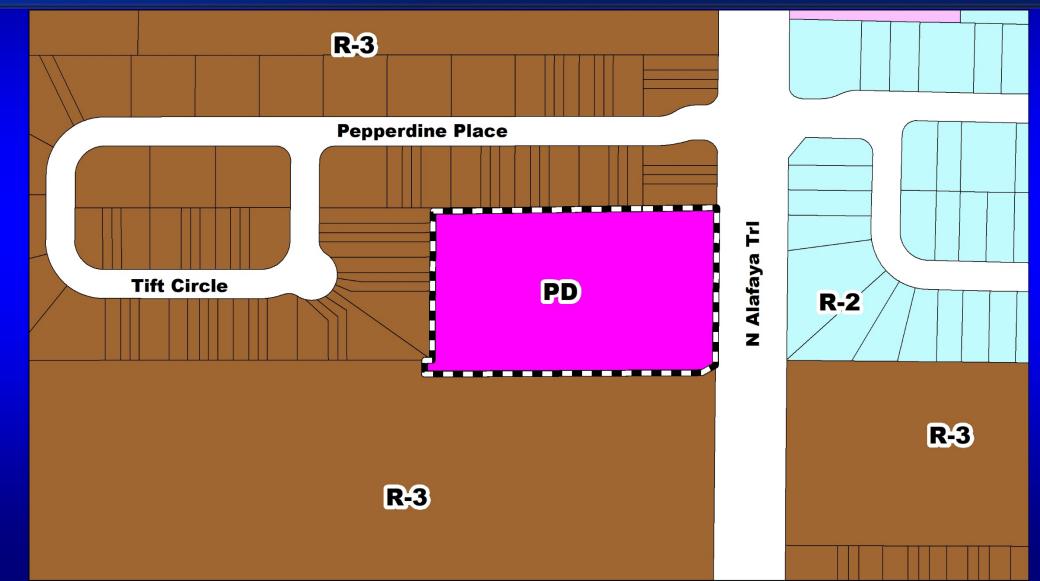


Alafaya Trail Student Housing Planned Development Future Land Use Map





Alafaya Trail Student Housing Planned Development Zoning Map

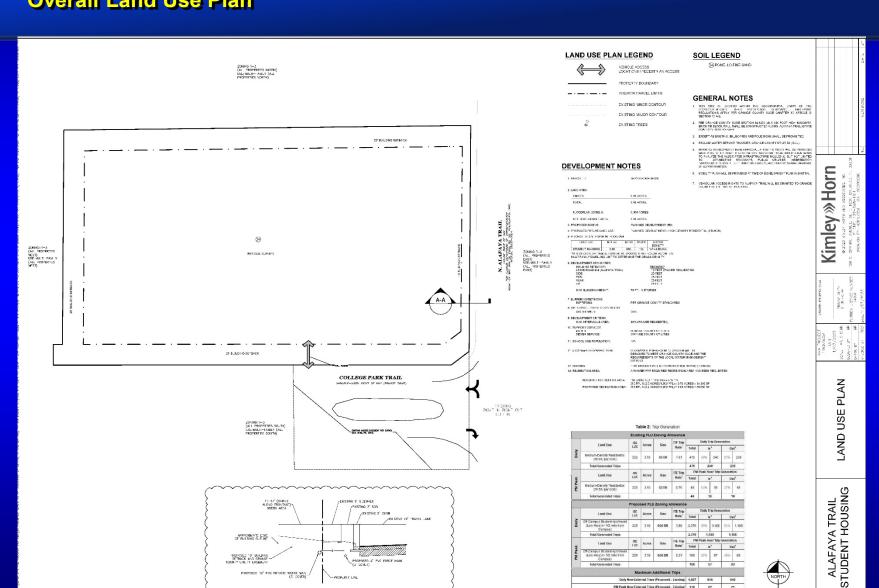


Alafaya Trail Student Housing Planned Development Aerial Map





Alafaya Trail Student Housing Planned Development Overall Land Use Plan



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

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