

Justification Statement

Project Name: Enclave at Alafaya Apartment Homes

The purpose of this Future Land Use Amendment and rezoning to PD is to facilitate use of the property (Subject Property) as an assisted living facility or multi-family residential project.

The Subject Property is located at the intersection of Beasley Road and Alafaya Trail, which is an arterial road. The property to the south along Alafaya Trail has an office future land use designation and zoning.

The use of the Subject Property is proposed as an assisted living facility or multi-family residential housing project. While the ALF has some elements of a commercial use, it provides an alternative form of housing for elderly citizens. For a multi-family residential project, the proposed buildings will be limited to a similar size as an ALF. The additional traffic will be mitigated by the proposed intersection improvements on Alafaya Trail.

This PD will serve as a transitional use to the surrounding single-family homes to the north, east, and south. The property to the north and east is in a PD and the uses in that PD adjacent to the Subject Property are drainage easements/recreation areas. There are no homes directly adjacent to the Subject Property to the north or east.

The Subject Property, being located along an arterial roadway and adjacent to the office use to the south along the arterial roadway, serves as a buffer for transitional use to the single-family homes further to the north, east, and southeast of the property. Placement of the PD can be deemed compatible with each of the surrounding land uses, is consistent with the pattern of development along Alafaya Trail, and is supported by and in furtherance of the Seminole County Comprehensive Plan Policies.