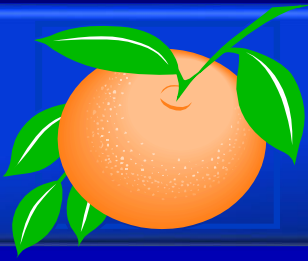


Board of County Commissioners

Public Hearings

March 11, 2025



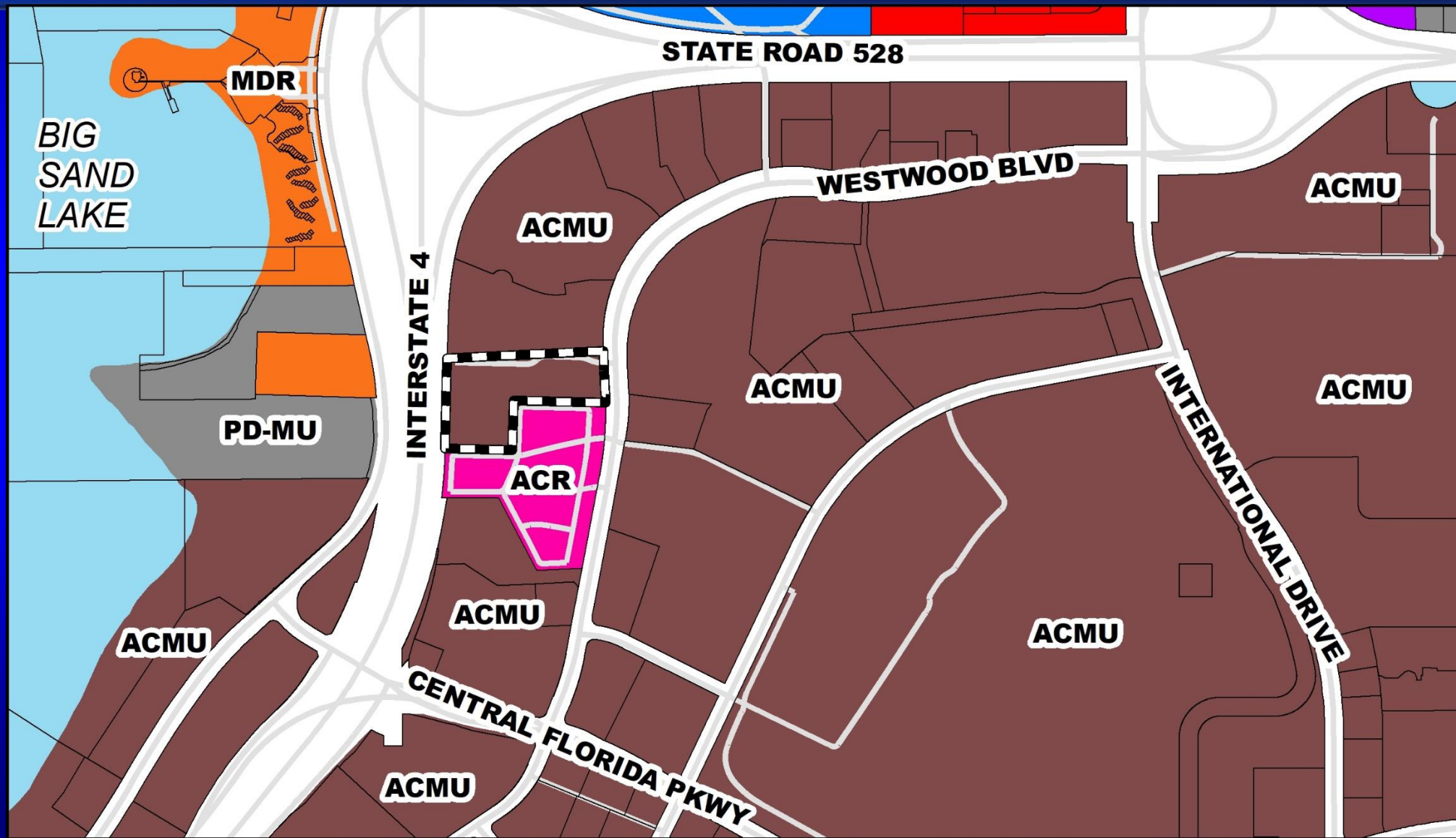
Orangewood N-1 Planned Development (PD)

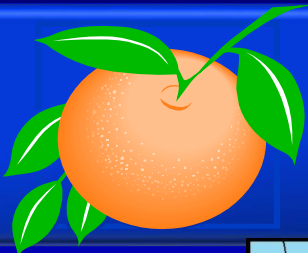
Case:	CDR-24-05-130
Applicant:	Steve Boyd, Boyd Civil Engineering, Inc.
District:	1
Acreage:	10 acres (affected area)
Location:	North of Central Florida Parkway / South of State Road 528/ East of Interstate 4 / West of Westwood Boulevard
Request:	To add a development program of 160,000 square feet of office use and 300 multi-family dwelling units, and to add a trip conversion matrix for Westwood Lot 1.



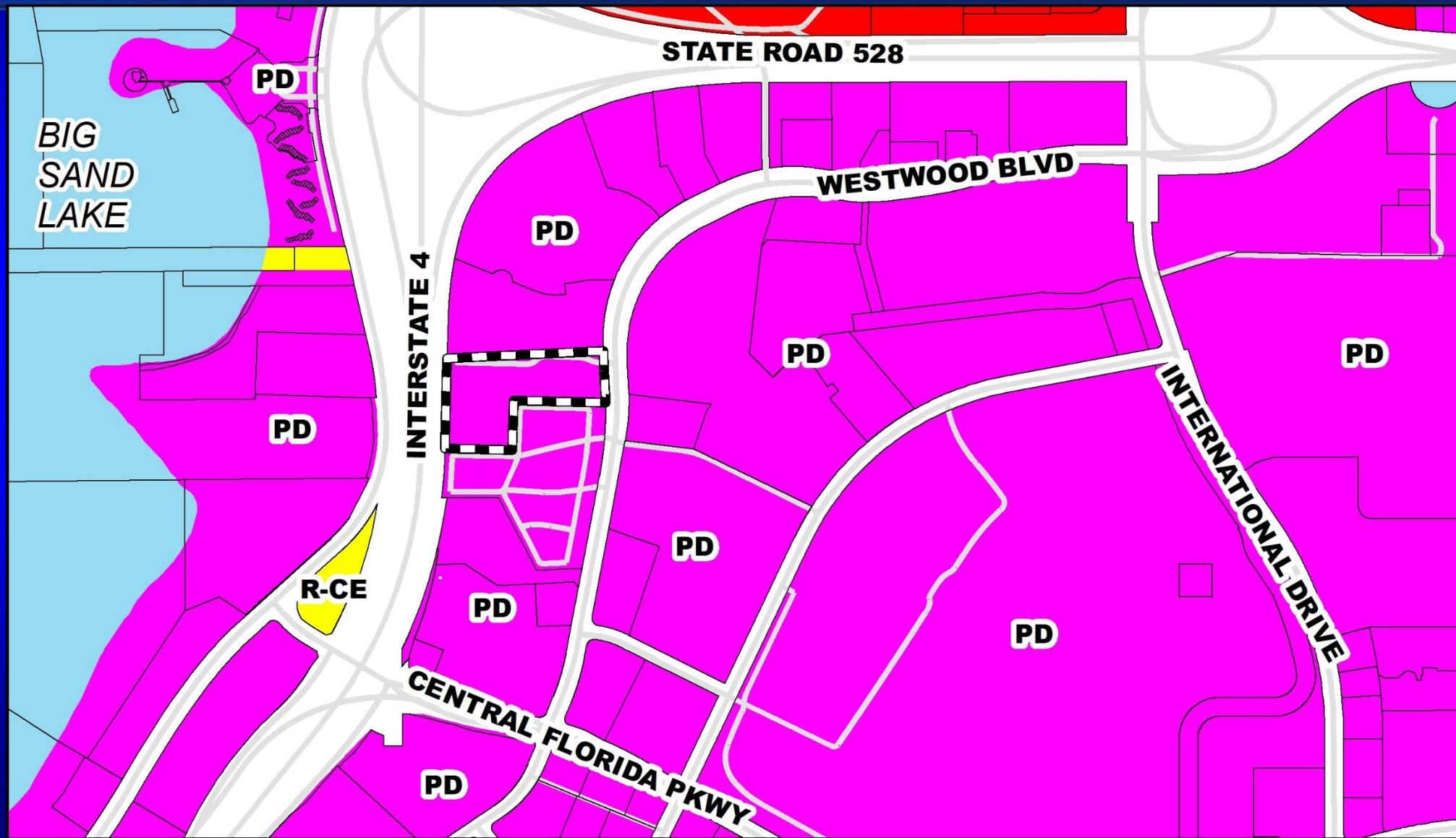
Orangewood N-1 Planned Development (PD)

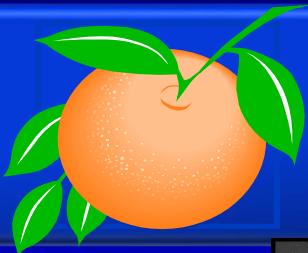
Future Land Use Map





Orangewood N-1 Planned Development (PD) Zoning Map

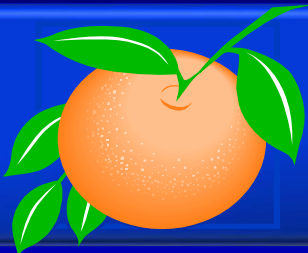




Orangewood N-1 Planned Development (PD)

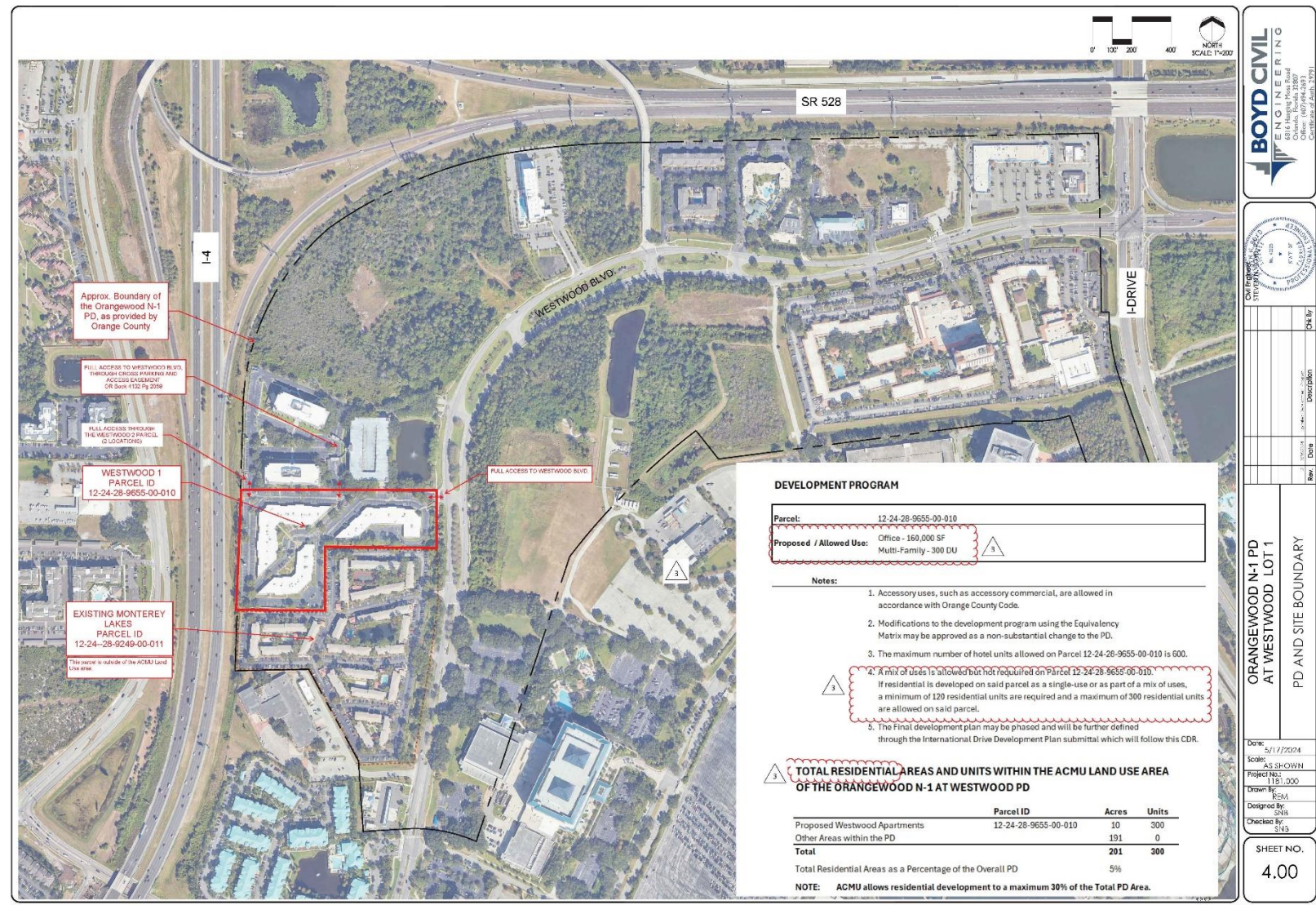
Aerial Map

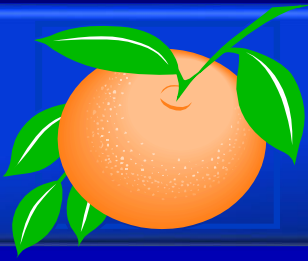




Orangewood N-1 Planned Development (PD)

Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the amendment to the Orangewood N-1 Planned Development (CDR-24-05-130) dated “Received January 22, 2025”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Hiawassee Lake Shores Planned Development (PD)

Case: CDR-24-09-228

Applicant: Zach Kasky Architecture, LLC

District: 6

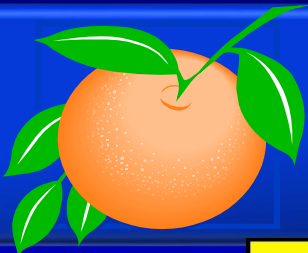
Acreage: 0.75 acre (affected area)

Location: Northwest Corner of Hiawassee Road and Old Winter Garden Road

Request: *To increase the maximum commercial square footage from 20,000 square feet to 32,000 square feet;*

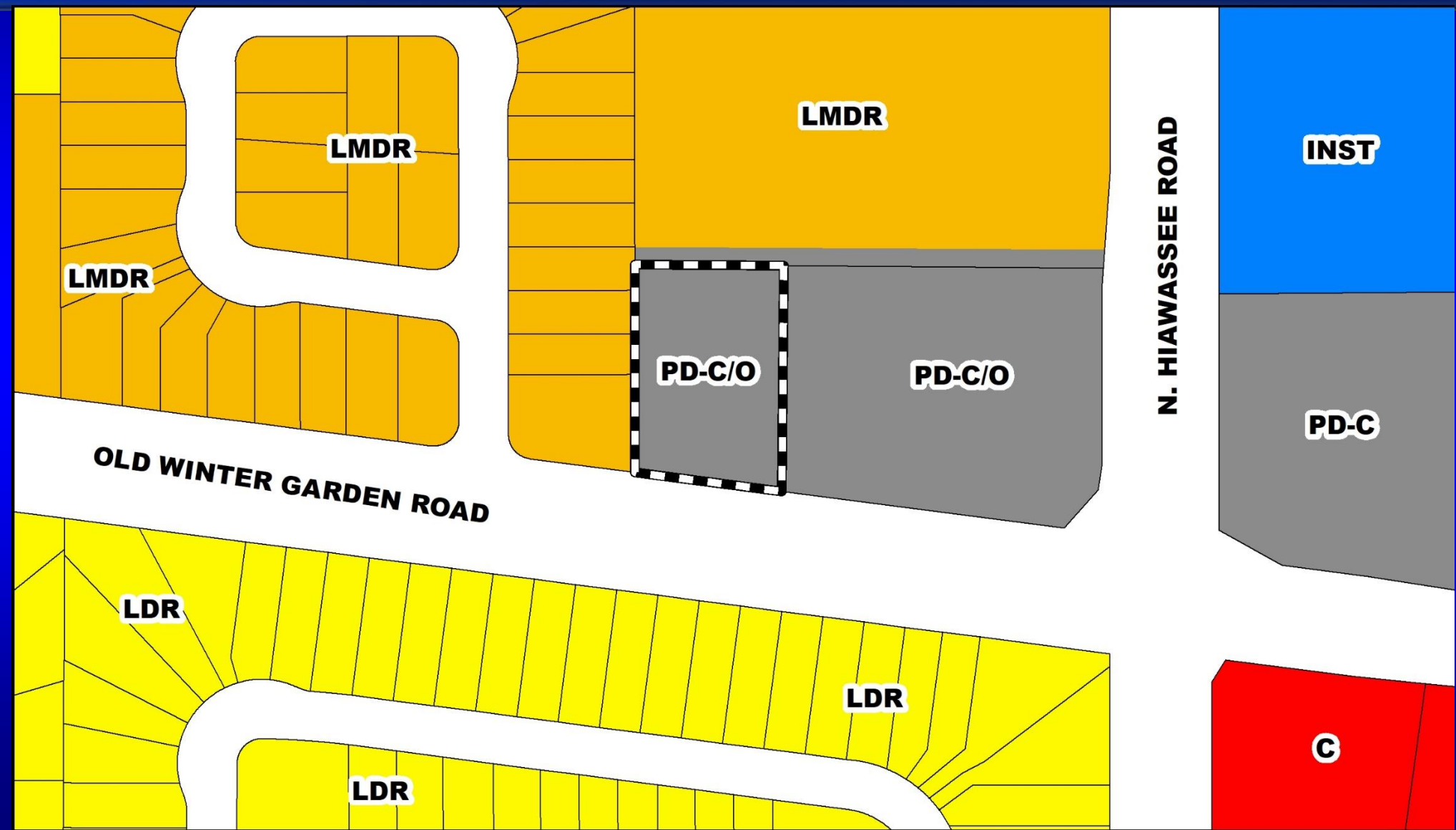
To remove the prohibited use of "Appliance stores and any store principally operated for the sale of services of refrigerators, ovens, washing machines, or air conditioners or their parts";

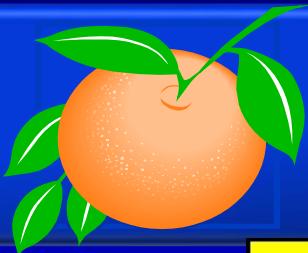
To change the minimum Old Winter Garden Road (front) building setback from 50 feet to 30 feet [to be consistent with Section 38-1272(a)(3)(a)] ; and change the minimum residential (side) building setback from 30 feet to 25 feet [to be consistent with Section 38-1272(a)(3)(b)].



Hiawassee Lake Shores Planned Development (PD)

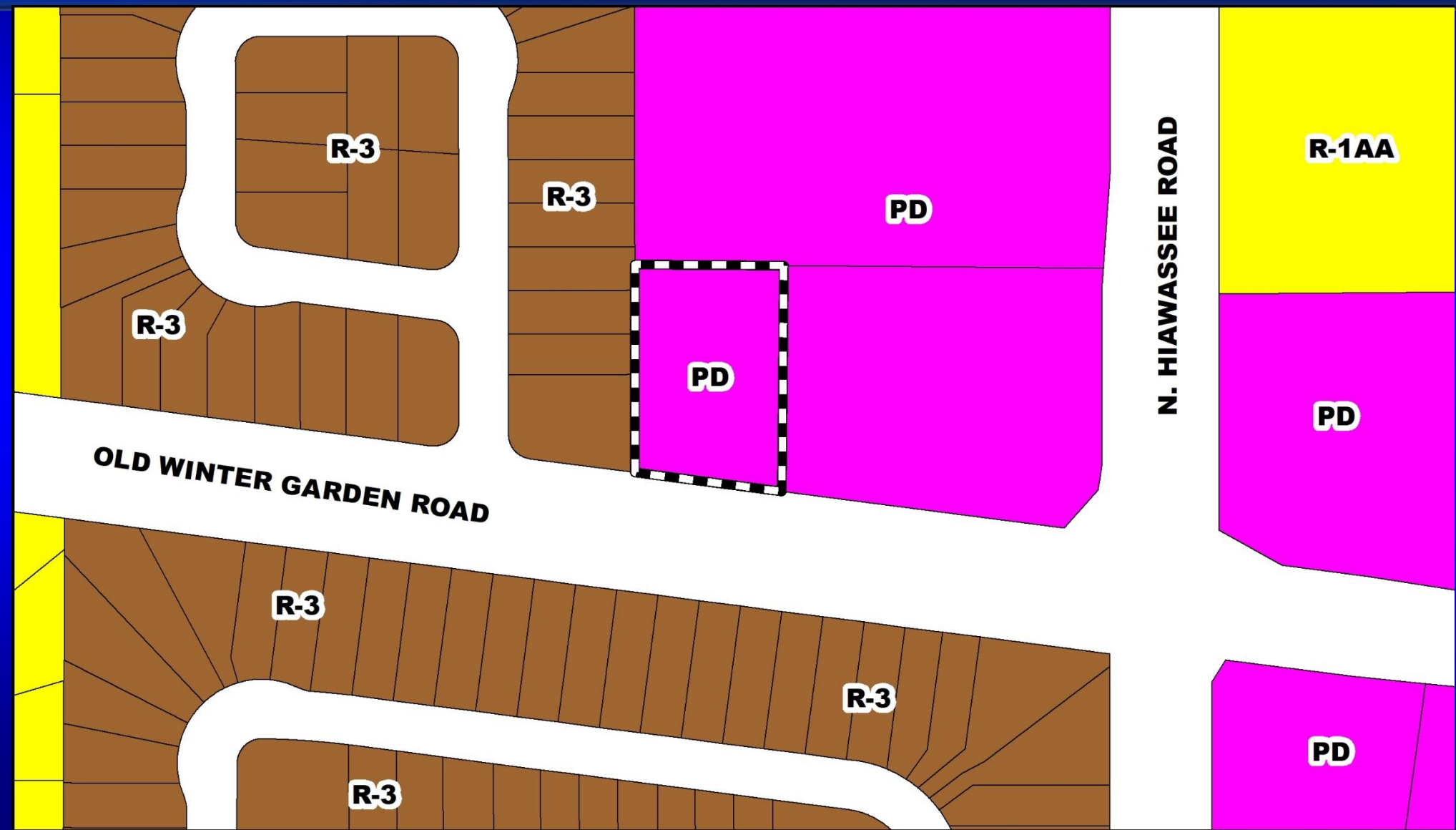
Future Land Use Map

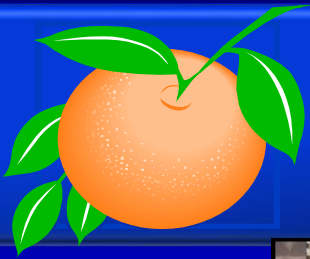




Hiawassee Lake Shores Planned Development (PD)

Zoning Map

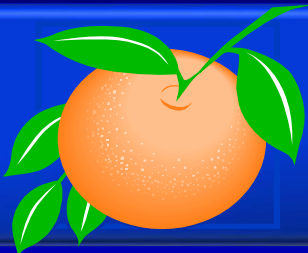




Hiawassee Lake Shores Planned Development (PD)

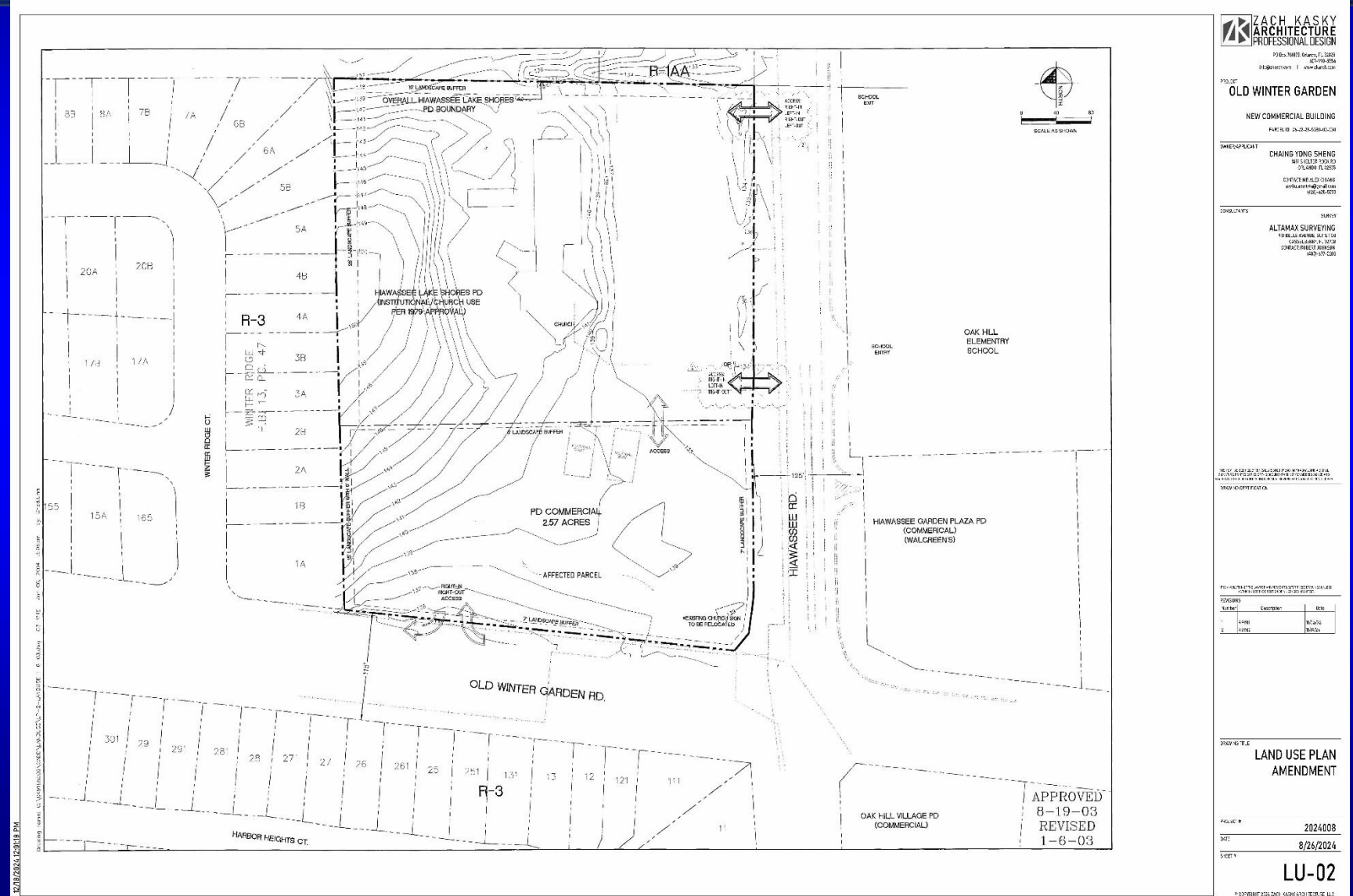
Aerial Map

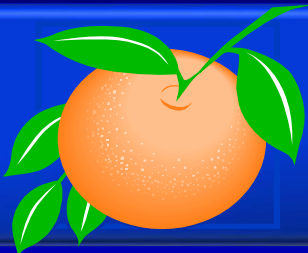




Hiawassee Lake Shores Planned Development (PD)

Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the amendment to the Hiawassee Lake Shores Planned Development (CDR-24-09-228) dated “Received January 22, 2025”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 6



The Quadrangle Planned Development (PD)

Case:	CDR-24-08-194
Applicant:	John Webb, Tramell Webb Partners, Inc.
District:	5
Acreage:	2.78 acres (affected area)
Location:	North of University Boulevard / East of Quadrangle Boulevard / South of High Tech Avenue/ West of Systems Way
Request:	To convert entitlements for 133 hotel rooms and 13,120 square feet of office uses to entitlements for 475 student housing beds.

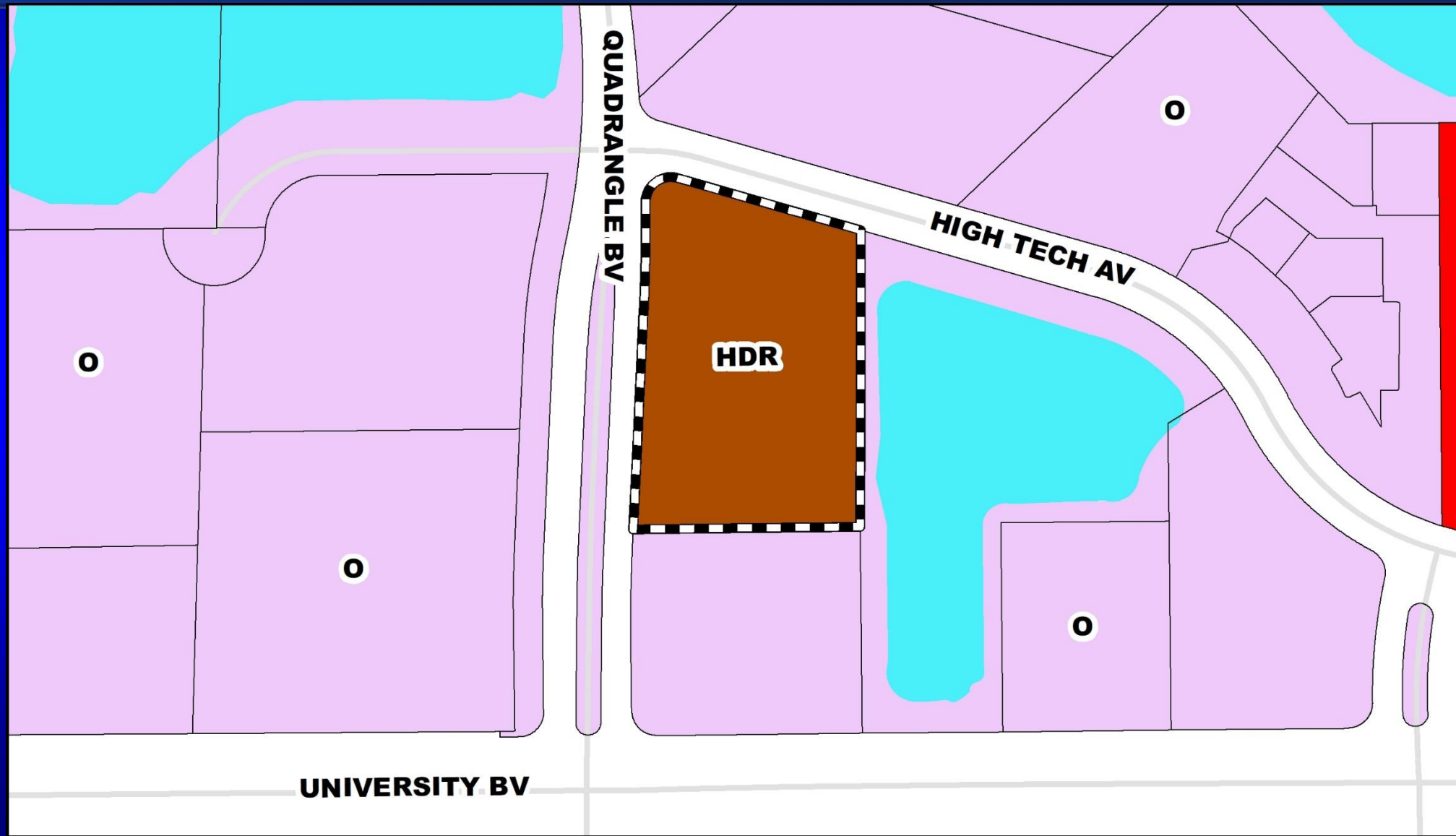
Request three Waivers from Code for Tract 16B:

1. A waiver from Section 38-1476 to allow parking for student housing at a ratio of 0.9 spaces per bedroom in lieu of 1.0 space per bedroom.
1. A waiver from Section 38-1258(2) to allow a maximum building height of 7-stories (90-feet) in lieu of 3-stories (40-feet) for student housing.
1. A waiver from Section 38-1405(a) to allow a balcony projection to extend five (5) feet into the required setback, in lieu of three (3) feet.



The Quadrangle Planned Development (PD)

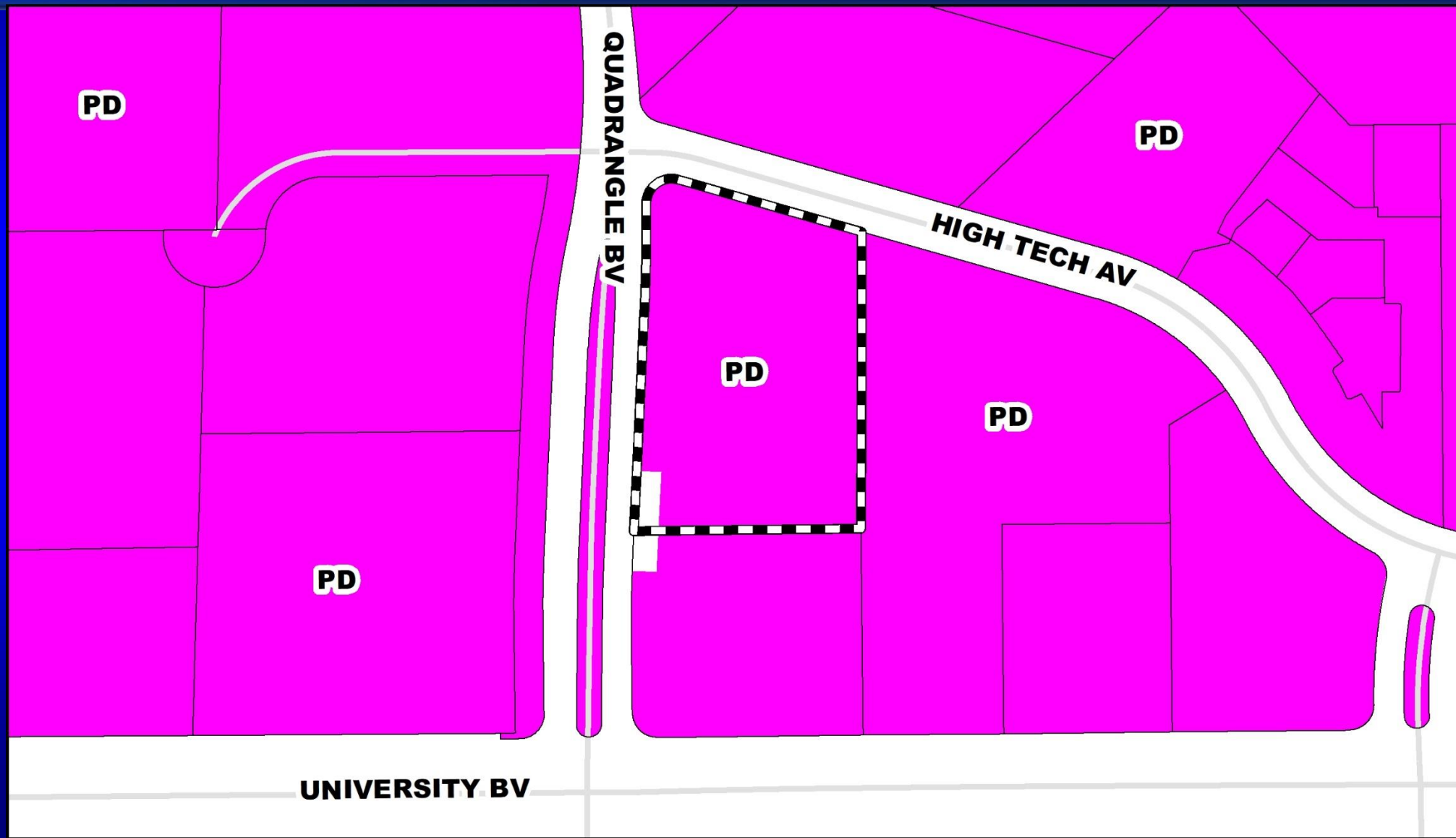
Future Land Use Map

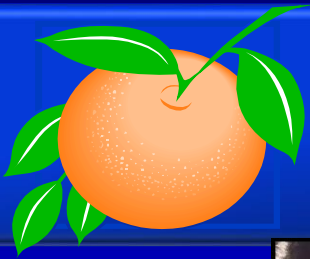




The Quadrangle Planned Development (PD)

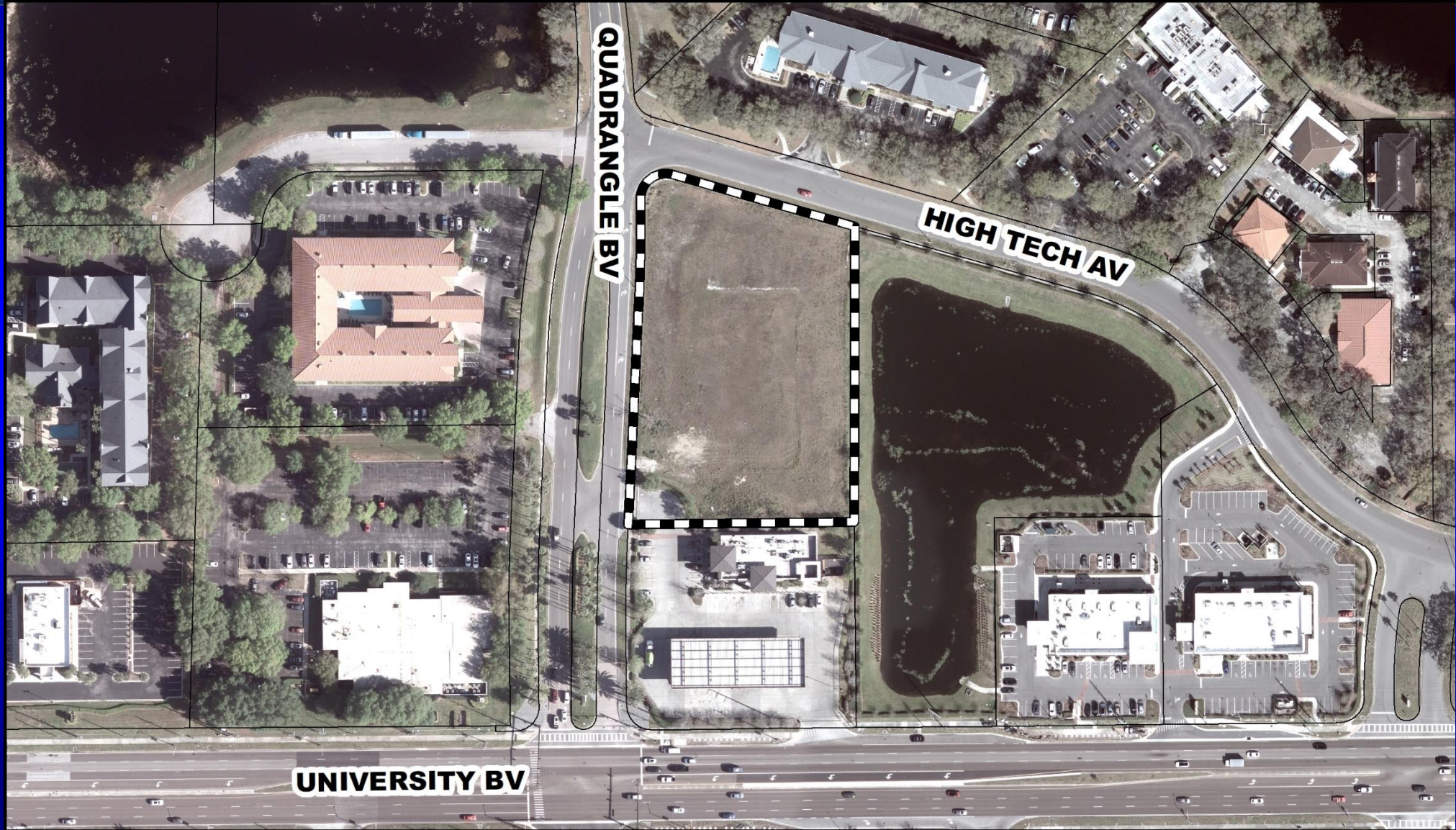
Zoning Map

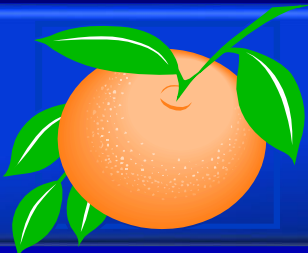




The Quadrangle Planned Development (PD)

Aerial Map





The Quadrangle Planned Development (PD) Land Use Plan

QUADRANGLE TRACT 16B STANDARDS

TRACT 16B TRIP GENERATION TABLE						
LAND USE	ITE CODE	ITE RATE DAILY / PM	QUANTITY	UNITS	DAILY TRIPS	PM PEAK TRIPS
EXISTING						
VACANT						
TOTAL						
NEW REQUEST						
STUDENT HOUSING	225	3.10 / 0.20	475	BEDS	1,497	119
TOTAL					1,497	119

NOTE: TRIP GENERATION VALUES BASED ON ITE 2000 STUDENT HOUSING, 100% OCCUPANCY

TRACT 16B REQUESTED WAIVERS

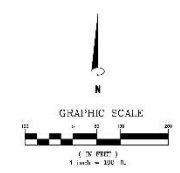
1. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-1476 TO ALLOW PARKING FOR STUDENT HOUSING AT A RATIO OF 0.9 SPACES PER BEDROOM IN LIEU OF 1.0 SPACE PER BEDROOM.
JUSTIFICATION: BASED ON THE PARKING STUDY CONDUCTED FOR THIS SITE CONDUCTED BY TMC A 10% REDUCTION FROM CODE REQUIRED PARKING IS SUFFICIENT FOR THE DEVELOPMENT TO FUNCTION PROPERLY.
2. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-1258(2) TO ALLOW A MAXIMUM BUILDING HEIGHT OF 7 STORIES (90 FEET) IN LIEU OF 3 STORIES (40 FEET) FOR STUDENT HOUSING.
JUSTIFICATION: IN ORDER TO MEET THE DEMAND FOR STUDENT HOUSING WITH THE SITE CONSTRAINTS ON SITE, INCREASED VERTICAL CONSTRUCTION IS NEEDED.
3. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-1405(A) TO ALLOW A BALCONY PROJECTION TO EXTEND FIVE(S) FEET INTO THE REQUIRED SETBACK, IN LIEU OF THREE (3) FEET.
JUSTIFICATION: IN ORDER TO PROVIDE FOR AN EFFECTIVE EXTERIOR SPACE, THE WAIVER WILL ALLOW FOR A FIVE FOOT BALCONY. THE SHAPE OF THE SITE AND THE MINIMAL SITE WIDTH MAKE IT DIFFICULT TO FIT A MINIMAL NUMBER OF UNITS ON THE SITE.

TRACT 16B DEVELOPMENT RIGHTS

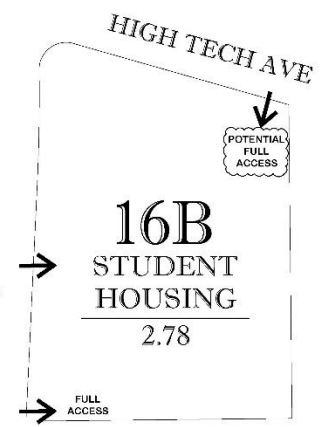
1. TRACT 16B STUDENT HOUSING DEVELOPMENT PROGRAM.
 - a. 475 BEDS.

TRACT 16B DEVELOPMENT STANDARDS

1. PARKING 0.9 SPACES PER BEDROOM (PER WAIVER).
2. BUILDING HEIGHT: 7 STORIES/90 FT (PER WAIVER.)
3. THE BALCONY MAY PROJECT UP TO 5 FEET INTO THE REQUIRED YARD.



NOTE: THE FINAL CONFIGURATION, LOCATION & SIZE ACCESS RESTRICTIONS FOR THIS ACCESS POINT WILL BE APPROVED BY ORANGE COUNTY PUBLIC WORKS DURING THE TRASH/DEBRIS PLAN PROCESS.



KELLY COLLINS & GENTRY, INC.

KCG

ORANGE COUNTY, CALIFORNIA 92667-1000
TEL: 714.940.1000 FAX: 714.940.1001

DATE

REVISION

PREPARED FOR:
AMERICAN CAMPUS
COMMUNITIES OPERATING
PARTNERSHIP LP

QUADRANGLE PD

LAND USE PLAN

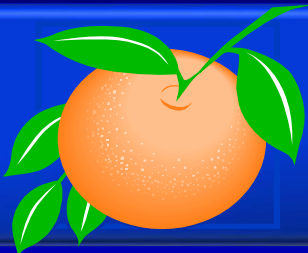
DESIGNED BY: JKH

DRAWN BY: JKH

CHECKED BY: JKH

DATE: 10/24/2008

SHEET C-9



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the amendment to the The Quadrangle Planned Development (CDR-24-08-194) dated “Received January 22, 2025”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

Board of County Commissioners

Public Hearings

March 11, 2025