## **Board of County Commissioners**

# **Public Hearings**

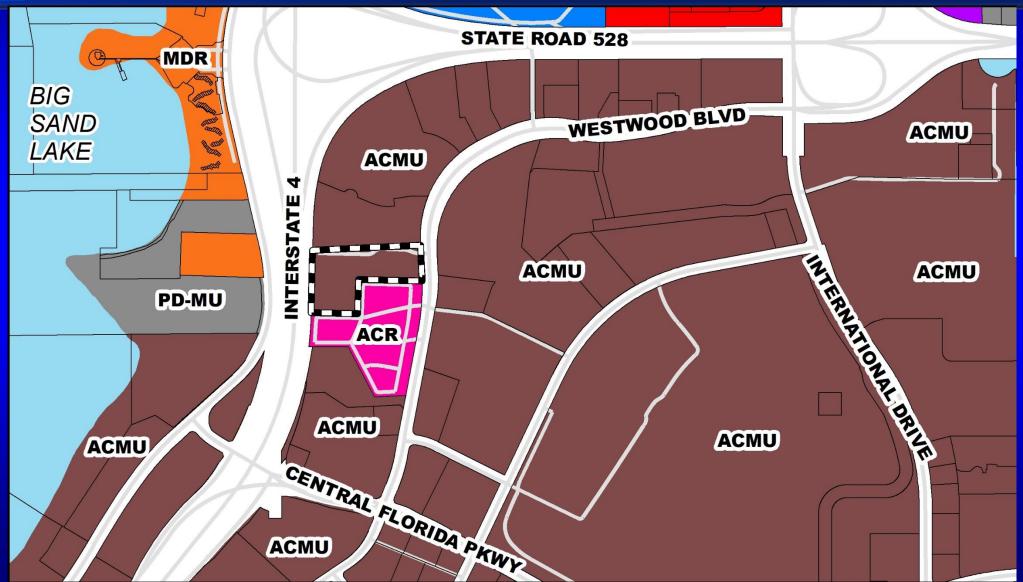
March 11, 2025



## **Orangewood N-1 Planned Development (PD)**

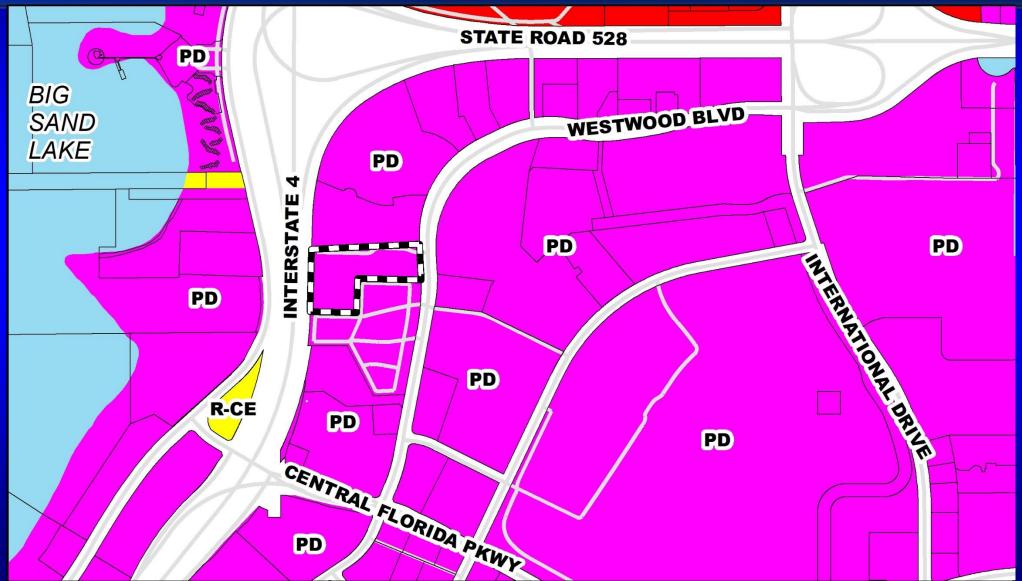
Case:	CDR-24-05-130
Applicant:	Steve Boyd, Boyd Civil Engineering, Inc.
District:	1
Acreage:	10 acres (affected area)
Location:	North of Central Florida Parkway / South of State Road 528/ East of Interstate 4 / West of Westwood Boulevard
Request:	To add a development program of 160,000 square feet of 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



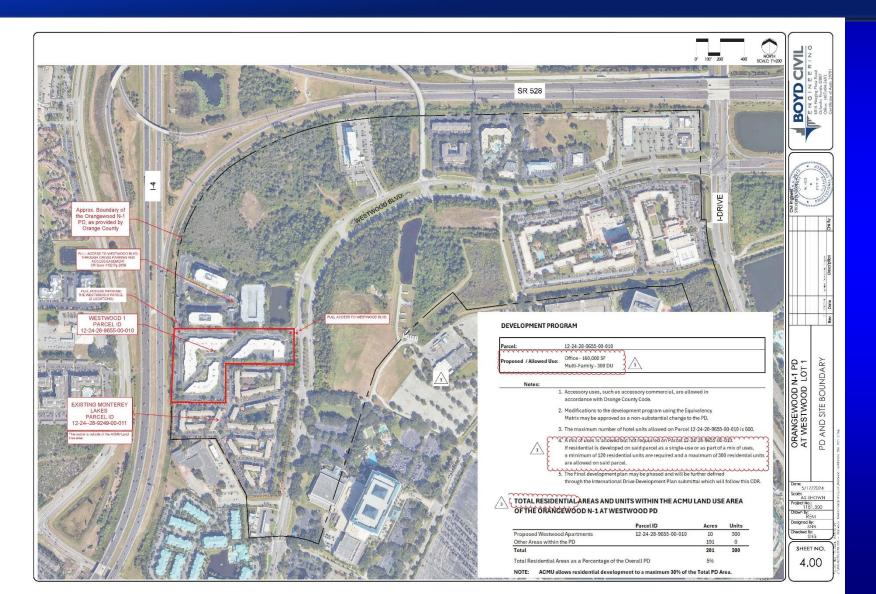


#### Orangewood N-1 Planned Development (PD) Aerial Map





#### 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:

Request:

Acreage: 0.75 acre (affected area)

6

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

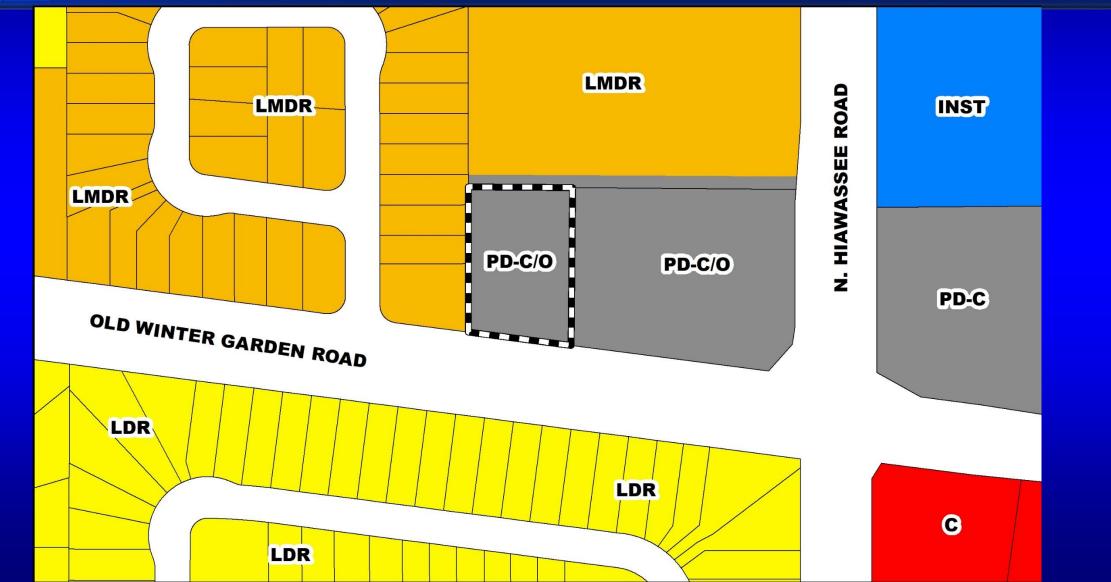
To increase the maximum commercial square footage from 20,000 square feet to 32,000 square feet;

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



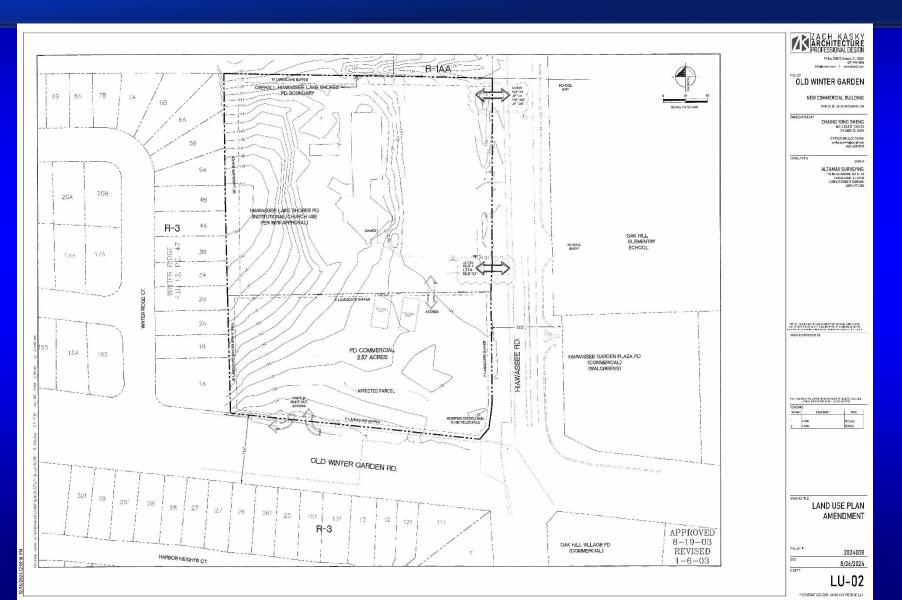


### Hiawassee Lake Shores Planned Development (PD) Aerial Map





#### 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.

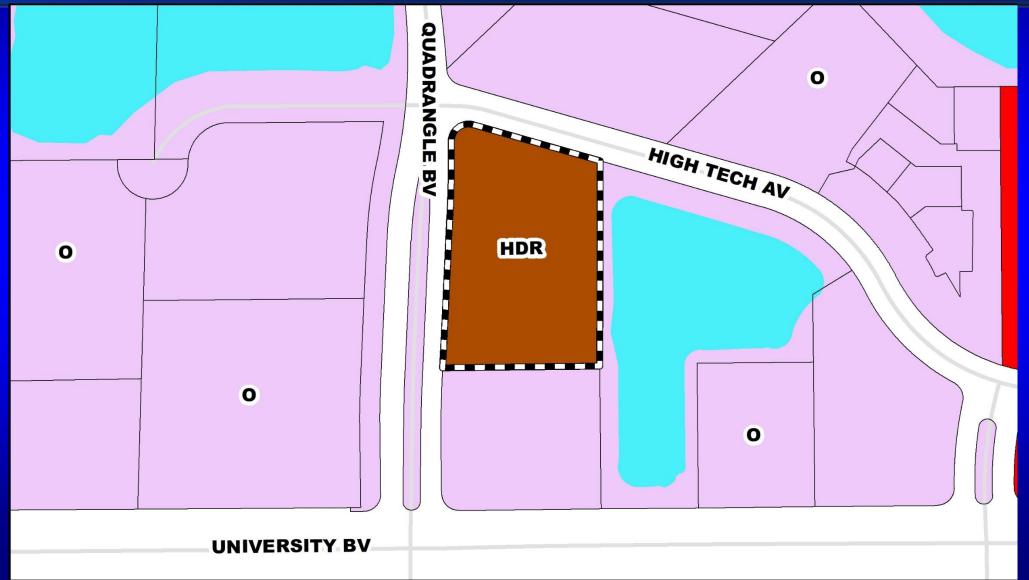
**District 6** 

#### The Quadrangle Planned Development (PD) CDR-24-08-194 Case: **Applicant:** John Webb, Tramell Webb Partners, Inc. **District:** 5 2.78 acres (affected area) Acreage: 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.

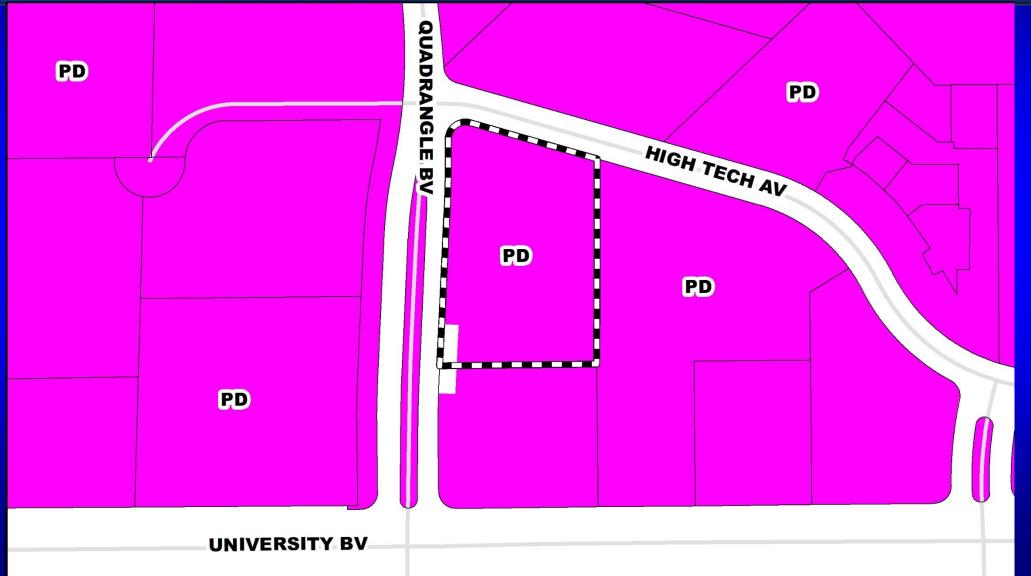


#### The Quadrangle Planned Development (PD) Future Land Use Map



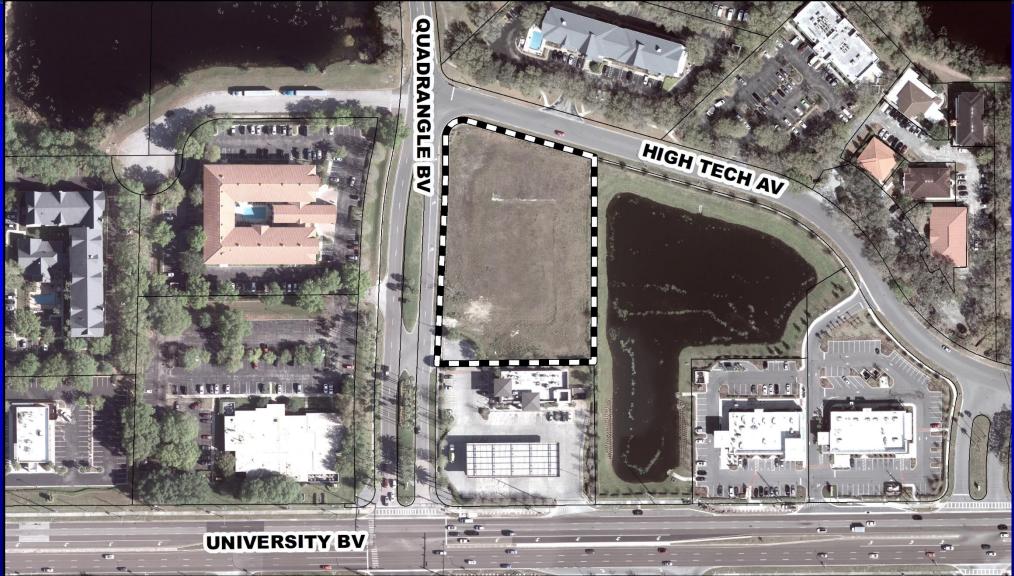


#### The Quadrangle Planned Development (PD) Zoning Map





### The Quadrangle Planned Development (PD) Aerial Map





#### The Quadrangle Planned Development (PD) Land Use Plan

SITE DATA

1. ZONING CLASSIFICATION 2. PROPERTY AREA SUMIWARY

a. OFTICE/SHOWROOM PARCELS
 b. COMMERCIAL PARCELS
 c. HOTEL PARCELS
 d. HOTEL PARCELS
 d. HOLELE FAMILY PARCELS

225.57 AC 26.58 AC 17.77 AC

69.92 AL 29.19 AC 79.11 AC

23/0 AC

20% 15% 25% 20%

IDIAL

#### QUADRANGLE STANDARDS

TRACTS	PARCEL ID NUMBER	LAND USE	SITE AREA (AC)	DEVELOPED INTENSITY (+B)(+C)	IMPERVIOUS AREA (ACRES)(*C)	NOT
14	03-22-31-7291-00-010	WILD-FAMILY	21.35	289 UNITS	11.55	_
18	03-22-31-7291-00-020	CONNERCIAL	1.40	10,200 SF	1.12	
10	03-22-31-7291-00-030	CONNERCIAL	1.38	11,000 9F	1.15	
2	03-22-31-7270-02-000	OPEN SPACE	9.49	-	0.00	
3	03-22-31-7270-03-000 03-22-31-7270-03-001	OFFICE	7.50	65,318 SF	5.59	
44	04-22-31-7289-00-010	WILD-FAMEY	20.00	241 UNITS	9.03	
43	04-22-31-7290-00-010	WILT-FAMILY	20.01	217 UNITS	8.99	
54	04-22-31-7292-00-010	OFFICE	9.76	68,000 SF	8.30	
59	04-22-31-7292-00-011	HOUSING	8.20	750 ECDS	5.27	
6	04-22-31-7278-02-056		33.18		0.00	
78	04-22-31-7250-05-011 04-22-31-7250-00-012 04-22-31-7250-00-015 04-22-31-7250-00-010 04-22-31-7250-00-015 04-22-31-7250-00-015	OFFICE	20.14	109,150 SF	12.53	
79	04-22-31-7250-00-014	STUDENT	4.48	896 8505	3.35	
8	04-22-31-7280-00-080	OPEN SPACE	10.82	2	0.00	
2	04-22-31-7280-02-090	OFFICE	8.75	136,000 SF	6.05	
10	04-22-31-7280-00-100 04-22-31-7280-00-130	OFFICE	18.42	237,250 SF	11.21	
118	04-22-31-7283-00-001	OPEN SPACE	8.06	-	0.00	
118	04-22-31-7293-01-000 04-22-31-7283-01-001	COMMERCIAL.	2.00	11,420 SF	1.60	
110	04-22-31-7283-02-000	CONNERCIAL	1.47	5,384 SF	1.08	
11D	04-22-31-7283-03-090	HOTEL	1.53	112 ROOMS	1.22	
12	04-22-31-7260-00-120 04-22-31-7250-00-121	OFFICE	12.63	210,000 SF	8.45	
13	0+-22-31-7278-00-013	OPEN SPACE	5.54	-	0.00	
14	04-22-31-7270-00-014	OFFICE	7.53	87,500 SF	5.54	
15	04-22-31-7278-00-015 04-22-31-7281-09-013 04-22-31-7289-00-001	OPEN SPACE	6.71		0.00	
18A	04-22-31-7299-00-010	COMMERCIAL (STUDENT)	1.53	5,928 5F	1.22	
168	04-22-31-7299-00-020	STUDENT }	2.78	(475 BEDS)	2.22	SEE N
160	04-22-31-7289-00-020	OPEN SPACE	315		0.00	
1801	04 22 31 7299 00 030	COMMERCIAL	1.79	8,196 SF	1.24	
1602	04-22-31-7299-00-020	CONVERCIAL	1.15	8,792 SF	0.90	
174	04-22-31-8935-02-030 04-22-31-8935-02-010 04-22-31-8935-01-010 04-22-31-8935-01-020 04-22-31-8935-01-920 04-22-31-8935-01-920 04+22-31-8718-00-171	OFFICE	4.00	46,425 SF	141	
178	04-22-31-8718-00-172	HOTEL	2.11	103 (RDONS)	1.39	-
170	04-22-31-8718-02-173	OPTOP	5.94	129.920 SF	4.04	
170	04-22-31-8718-02-173	STUDENT HOUSING	3.57	840 EEDS 275 UNITS	2.20	
168	04-22-31-7300-01-000	OPEN SPACE	4.31	270 0405	0.00	_
19	04-22-31-7272-00-010	OFFICE	14.08	232,000 \$	10.48	_
20	03-22-31-7271-02-010	OFFICE	13.25	232.000 SF	10.43	_
21A	03-22-31-7288-01-000 03-22-31-7268-01-001	COMMERCIAL	10.08	70,803 SF	8.05	_
218	03-22-31-0790-00-010	CONMERCIAL	1.31	4,500 SF	9.51	_
21	03-22-31-7270-22-000	HOTEL	9.00	245 (ROOMS)	6.30	
23A	03-22-31-7270-23-000	STUDENT HOUSING / CONVERCIAL	4.45	950 S.H. BEDS / 3,000 SF COMM	3.35	
230	03-22-31-7270-23-000	RETAL	1.01	2,304 57	0.85	
24A	03-22-31-7270-24-000	CONV/MULTI - FAMILY/ STUDENT HOUSING	13.11	1,312 S.H. BEDS	9.85	
248	03-22-31-7270-24-003	CONNERCIAL	0.94	6,000 SF	0.69	
Z3	65-22-31-0000-02-004	OFFICE	95.70	243,500 SF	18.56	
25A	04-22-31-7269-03-020	HOTEL	2.55	110 (RCCMS)	1.98	
256	04-22-31-7209-00-010	OFFICE	3.15	21,759 SF	1.90	
250	04-22-31-7289-02-030	CONVERCIAL	1.58	5.500 SF	6.93	
250	04-22-31-7259-00-031	HOTEL	2.58	BE (ROOMS)	1.60	-
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 COMPLEXICAL PRICES
 COMPLEXICAL/WOLTH-FAMILY/STUDENT HOUSING
 STORWWATER MCATLA CONSERVATION/OPEN SPACE
 REMOVIAY RISHLS OF WAY 3. PROPOSED LAND USE 4. DEVELOPMENT ENTITLEMENTS a. COMMERCIAL b. OFFICE/SHOWROOM c. HOTEL LIGTL
 L a. FROM PO KOUNDARY
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 c. FROM UNIVERSITY ROUTEVARD c. FROM LINKPERTY ROUFFARD (). HOM INFORMATING CONTRACTION RECEIPTION (CONTRACTION) IN (CONTRACTION) (CONTRACTION (CONTRACTION) IN (CONTRACTION) (CONTRAC J. NON RESIDENTIAL ADACTINIT TO SER RESIDENTIAL DO FT. FROM NARKEL BOUR A. COMMANDERIA A. 2003 MARK AND ADD SERVICES AND ADD SE b. OTTEC ADMINISTORY OF DECEMBER OF DECEMBER OF DECEMBER AND DECEMBER OF I OFTLUTION TO A STATEMENT OF A STAT IMPERVICUS ARLACES INEXVIDUAL INACES PHASING: SINGLE PHASE DEVELOPMENT PROJECTED SCHOOL AGE CHILDREN RECEPTION AREA \*FOUNDATION AREA \*FOUNDATION AREA \*FOUNDATION SEE DREET 0.5 NOTES biol model and a set of the contract of the a. effort 27 variance variant territory in 25 variance QUADRANGLE TRADE-OFF MATRIX TO GET HOTEL MULT-FAMILY OFFICE RETAIL STUDENT HOUSING BEDS 
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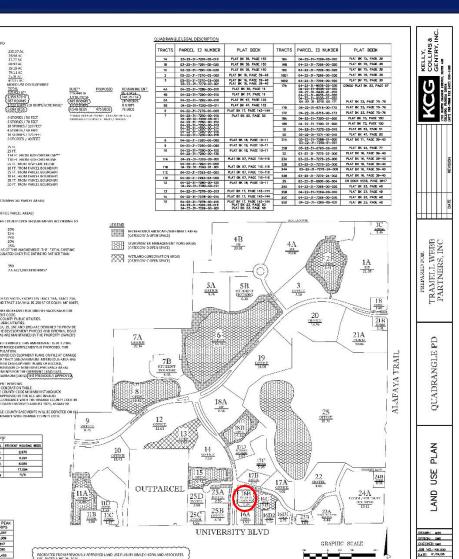
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LAND USE	ITE CODE	QUANTITY	UNITS	DAILY	PM PEAK TRIPS
OFFICE	710	2,703,000	Ŧ	30,510	4,097
IETAL	820	323.312	37	14.825	1,309
ULT-FAMLY	220	1,109	Du	6,765	617
HOTEL	310	588	ROOMS	4,892	390
OTAL				56,992	6,493

TRADE-OFF

RECREATED FROM PREVIOUSLY APPROVED LAND USE PLAN BY NIVLEY-HORN AND ASSOCIATES. INC. DATED JUNE 28, 2024.



( IN FERT ) 1 mot = 400 m

SHEET

C-2



#### The Quadrangle Planned Development (PD) Land Use Plan

#### QUADRANGLE TRACT 16B STANDARDS

#### TRACT 168 TRIP GENERATION TABLE

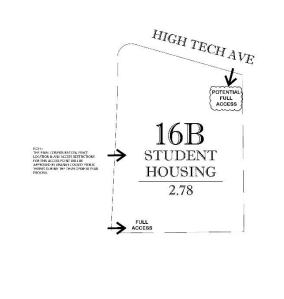
LAND USE	ITE CODE	DAILY / PM	QUANTITY	UNITS	DAILY TRIPS	PM PEAK TRIPS
EXISTING	a	3 3		S	12	
VAGANT						
TOTAL						
THIS REQUEST	÷	S //	· · · · · ·			
STUDENT HOUSING	225	3.15 / 0.25	475	BEDS	1.497	119
TOTAL					1,497	119

#### 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 OR TORIES (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(5) 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.



REQUIRED YARD.



KELLY,			DISAMO, PLONDA 2004	(447) \$08-7656 FAT (467) \$56-1455
				REVISION
				DATE
PREPARED FOR	OUADRANGLE PD AMERICAN CAMPUS		PAKINISKSHIPLP	
LAND USE PLAN				
DRAM DESC CHEC JOB DATE		ET	30	



## **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