



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, August 27, 2024

2:00 PM

County Commission Chambers

24-1175 Adoption of Future Land Use Map Amendment SS-24-04-004, Ordinance, and Concurrent PD Substantial Change Request CDR-23-09-293, Rebecca Wilson

a. Amendment SS-24-04-004

Consideration: To change the Future Land Use designation from Office (O) to High Density Residential - Student Housing (HDR-Student Housing), pursuant to Orange County Code, Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

Location: District 5; property located at 3501 Quadrangle Blvd; generally located north of University Blvd, west of Alafaya Trail, south of Corporate Blvd; Orange County, Florida (legal property description on file in Planning Division)

And

b. Ordinance for Proposed Amendment

Consideration: An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; Amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting Small-Scale development amendments pursuant to Section 163.3187, Florida Statutes; and providing effective dates.

And

c. ✓ CDR 23-09-293

Consideration: Substantial change request to change the designation for newly created Tract 17D (created out of Tract 17C) of the Quadrangle PD from Office to Student Housing to allow for 640 student housing beds through a conversion of 105,039 square feet of Office uses. In addition, two waivers from Orange County Code are requested: 1. A waiver from Section 38-1476(a) to allow 0.80 parking spaces per bedroom, in lieu of one (1) space per bedroom for Tract 17D only; and 2. A waiver from Section 38-1254(d)(2) to allow a building height up to eighty-five (85) feet, in lieu of forty (40) feet for Tract 17D only; pursuant to Orange County Code, Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

Location: District 5; property located at 3501 Quadrangle Blvd; generally located north of University Blvd, west of Alafaya Trail, south of Corporate Blvd; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Bonilla, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; and further, adopt Amendment SS-24-04-004 High - Density Residential - Student Housing (HDR-Student Housing) Future Land Use Map designation. The motion carried by the following vote:

Aye: 7- Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Scott

A motion was made by Commissioner Bonilla, seconded by Commissioner Scott, to adopt Ordinance 2024-25; further, approve the substantial change request subject to the twenty-nine (29) conditions of approval listed in the Staff Report dated August 5, 2024; and further, approve and execute the Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Scott



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 6TH DAY OF SEPTEMBER 2024.

J. Knight
for _____
DEPUTY CLERK
BOARD OF COUNTY
COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

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