

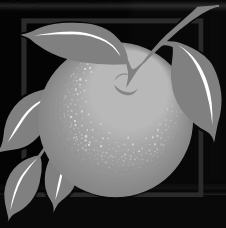


Board of County Commissioners

**Future Land Use Map Amendments
and Concurrent Rezoning Requests**

Adoption Public Hearing

May 23, 2023



SS-23-04-008 & RZ-23-04-009

Applicant: Christian W. Basso

Future Land Use Map (FLUM) Request:

From: Low-Medium Density Residential (LMDR)

To: Commercial (C)

Rezoning Request

From: R-2 (Residential District) to

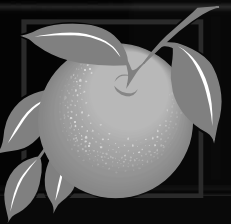
To: C-3 Restricted (Wholesale Commercial District)

Location: 5505 Carder Road; generally east of Carder Road, south of Hambleton Avenue, west of N. John Young Parkway

Acreage: 1.44 gross acres

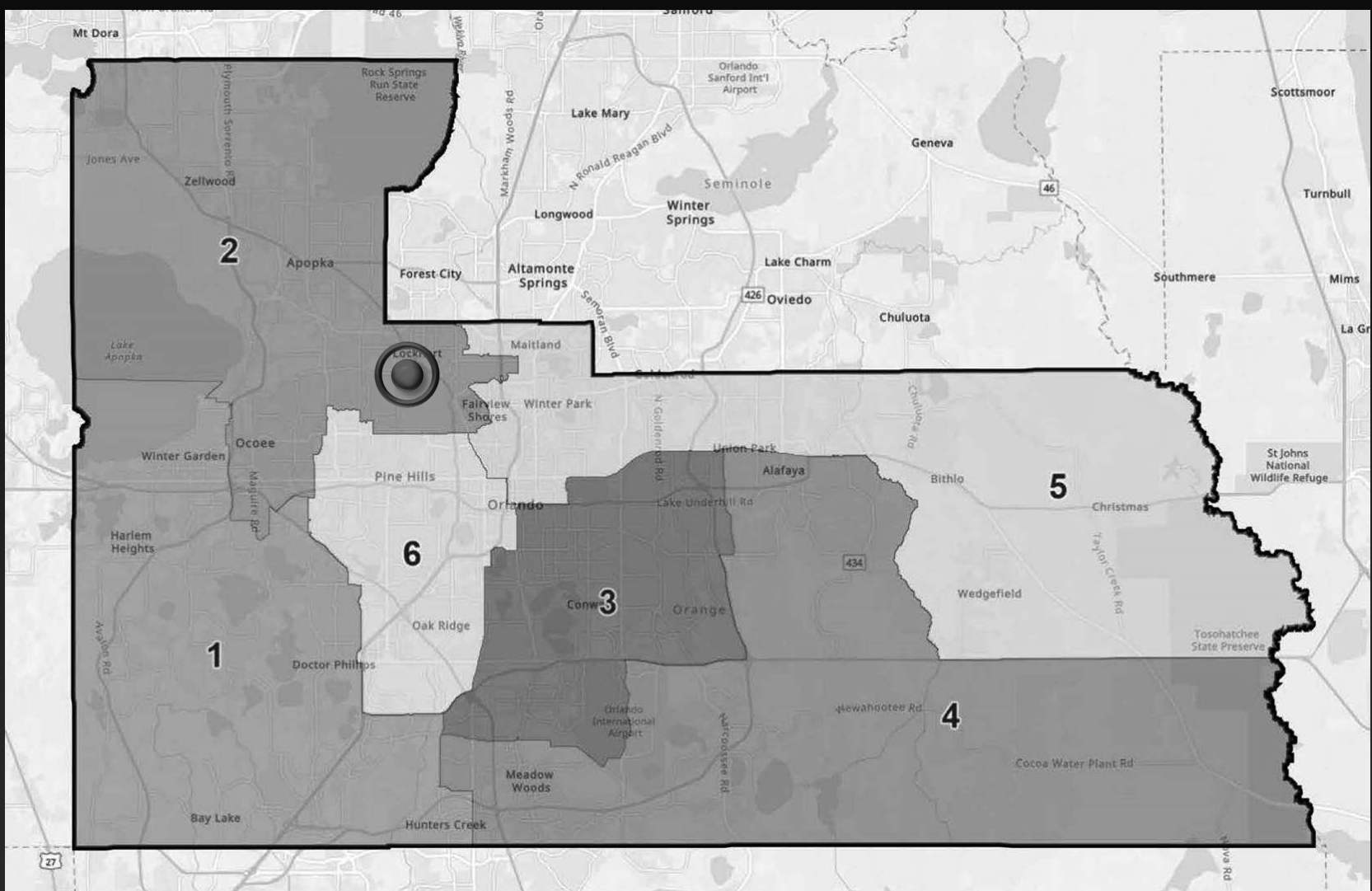
District: 2

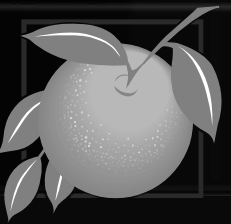
Proposed Use: Warehouse with outdoor storage



SS-23-04-008 & RZ-23-04-009

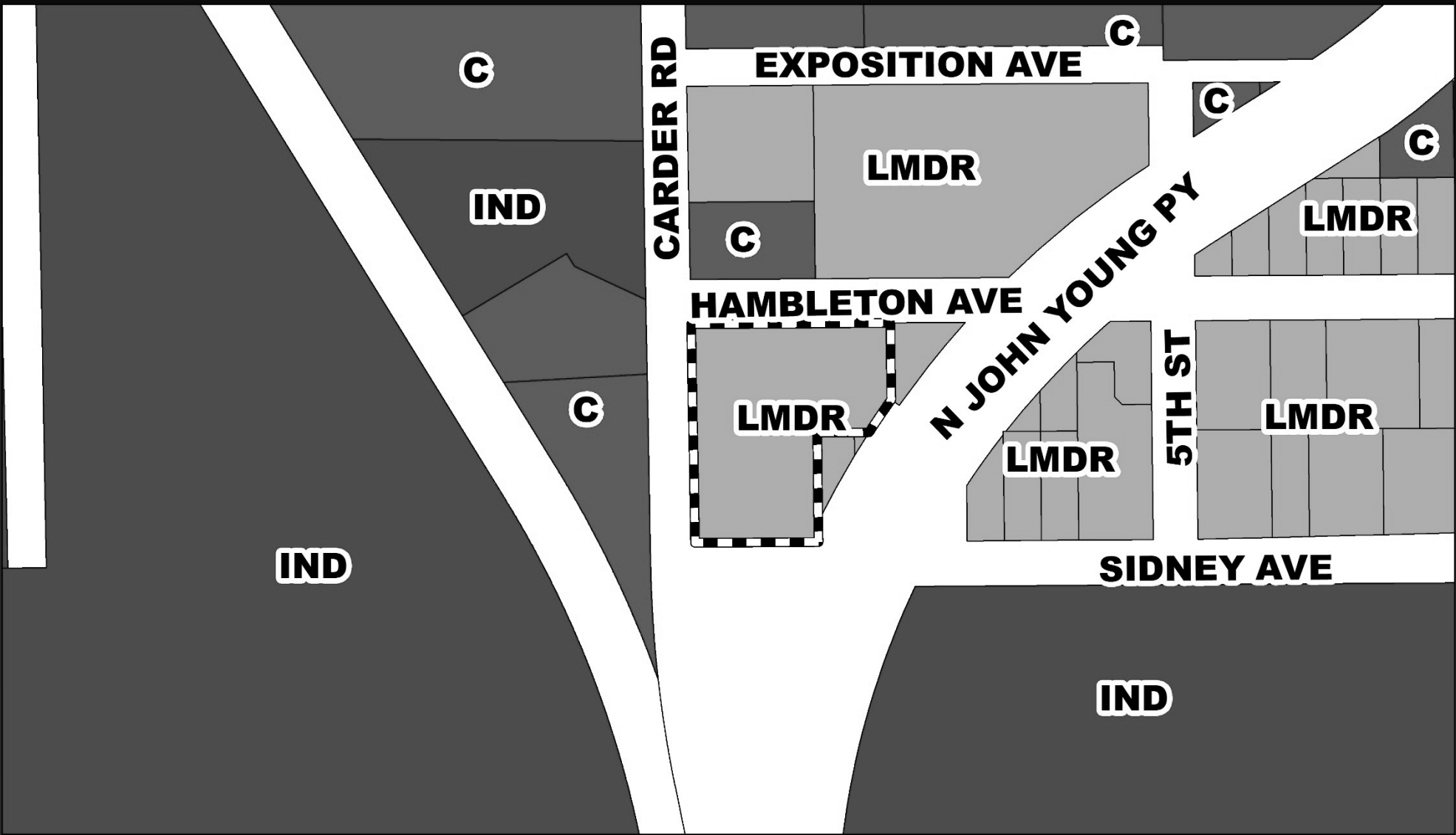
Location

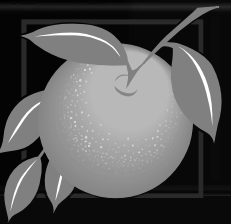




SS-23-04-008 & RZ-23-04-009

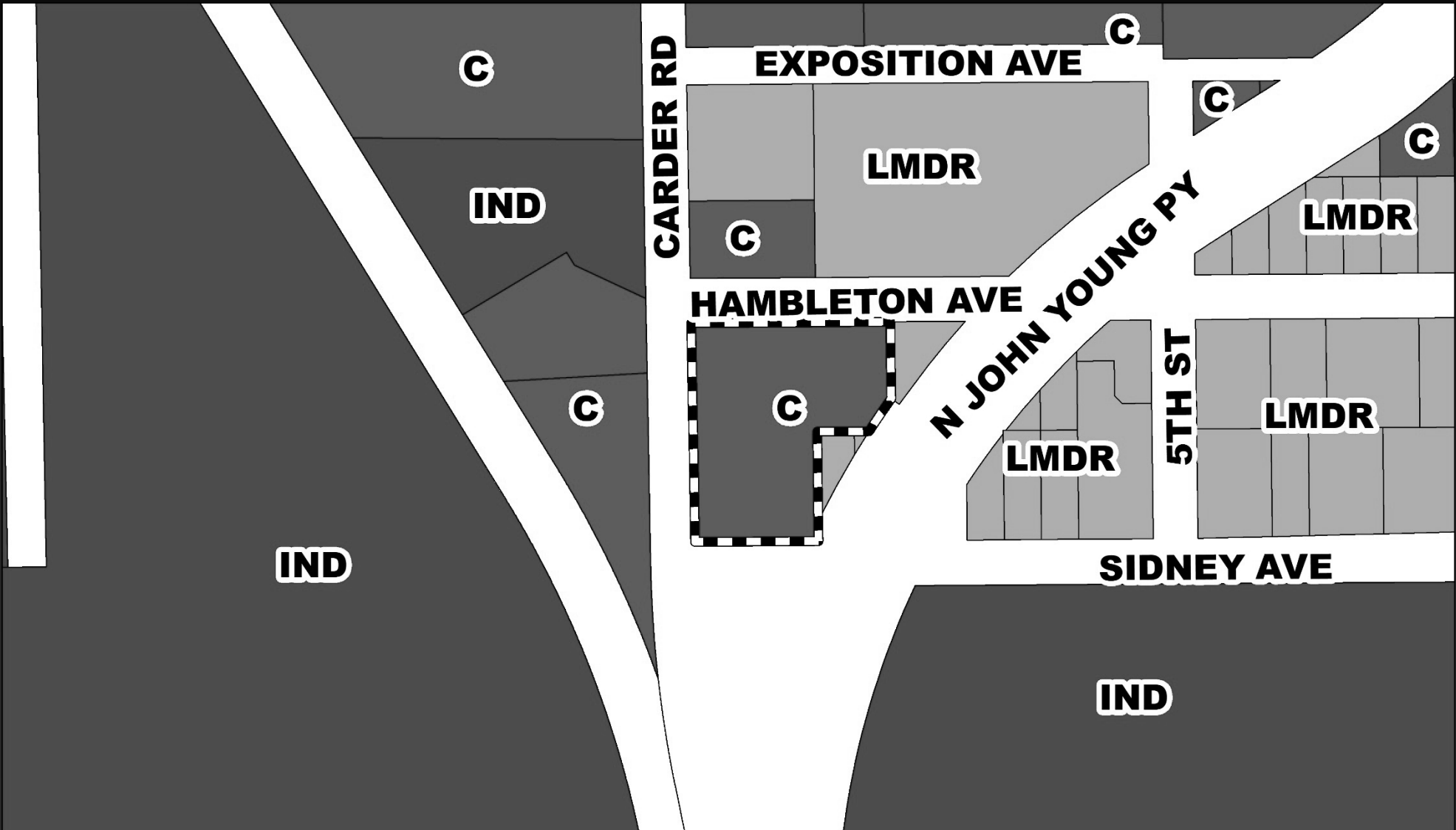
Future Land Use

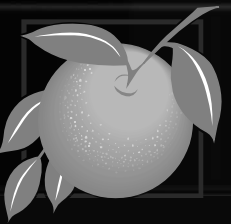




SS-23-04-008 & RZ-23-04-009

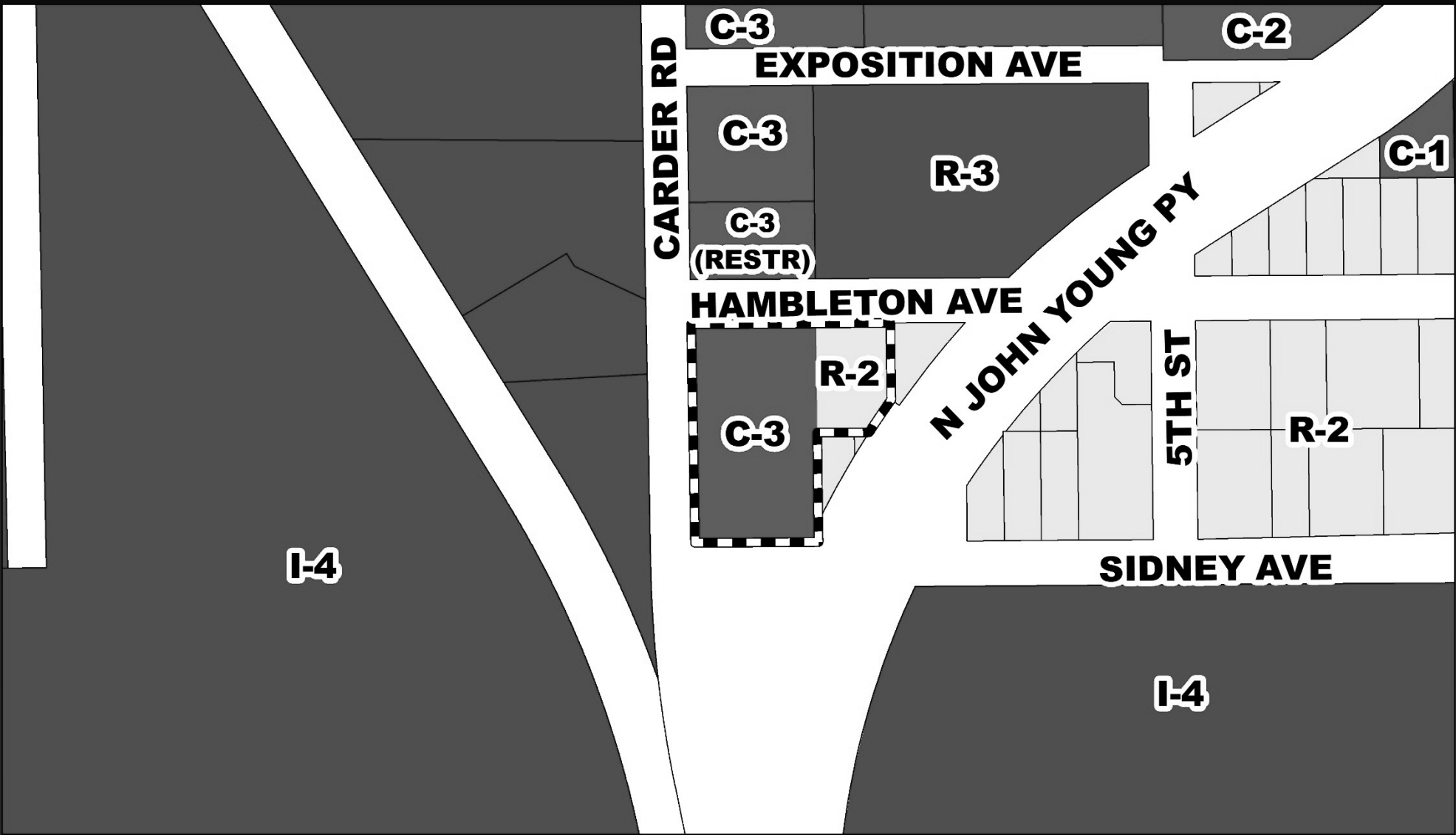
Proposed Future Land Use





SS-23-04-008 & RZ-23-04-009

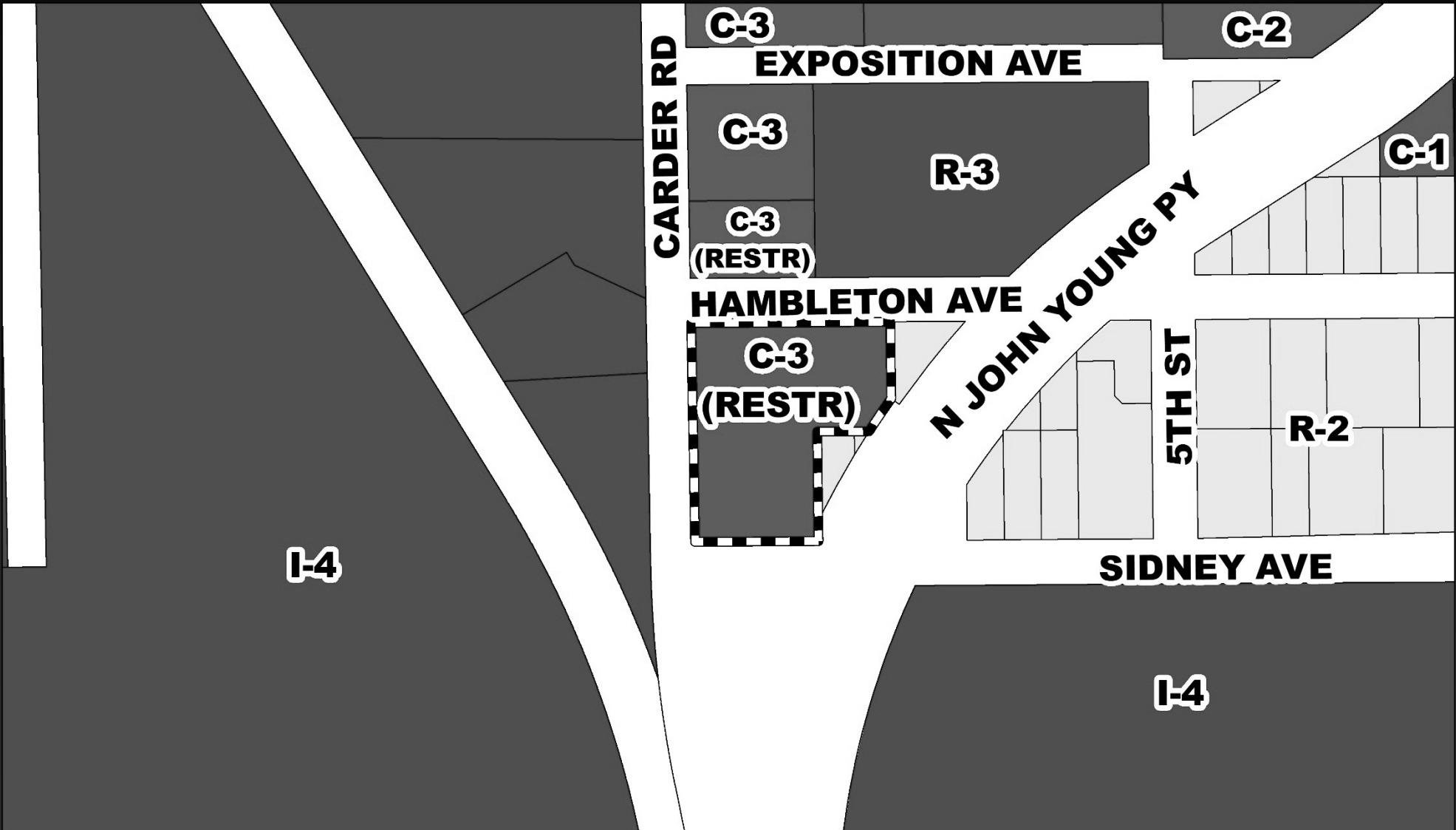
Zoning





SS-23-04-008 & RZ-23-04-009

Proposed Zoning





EXPOSITION AVE

CARDER RD

HAMBLETON AVE

N JOHN YOUNG PKWY

5TH ST

SIDNEY AVE



SS-23-04-008 & RZ-23-04-009

SS-23-04-008:

ADOPT

Ordinance:

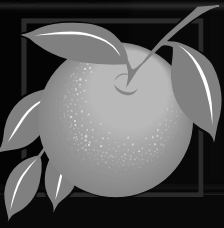
APPROVE

RZ-23-04-009:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Commercial (C) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance; and**
- **APPROVE the requested C-3 Restricted (Wholesale Commercial District) zoning subject to one (1) restriction.**



SS-23-01-108 & RZ-23-01-109

Applicant: S. Brent Spain, Esquire, Theriaque & Spain

Future Land Use Map (FLUM) Request:

From: Low Density Residential (LDR) Rural Settlement (RS)

To: Commercial (C) Rural Settlement (RS)

Rezoning Request:

From: R-CE-2 (Rural Residential District)

To: C-1 Restricted (Retail Commercial District)

Acreage: 3.12 gross acres

Proposed Use: Limited C-1 Retail Commercial Uses



SS-23-01-108 & RZ-23-01-109

SS-23-01-108: Continue

Ordinance: Continue

RZ-23-01-109: Continue

Action Requested:

- Continue to the July 11th BCC hearing at 2pm.**



SS-23-01-128 & RZ-23-01-129

Applicant: Saki Middleton, John Stanley, Inc.

Future Land Use Map (FLUM) Request:

From: Low Density Residential (LDR)

To: Medium Density Residential (MDR)

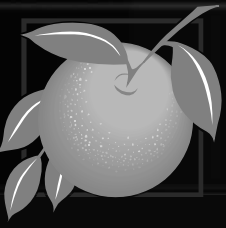
Rezoning Request:

From: R-1A (Single-Family Dwelling District)

To: R-3 Restricted (Multiple-Family Dwelling District)

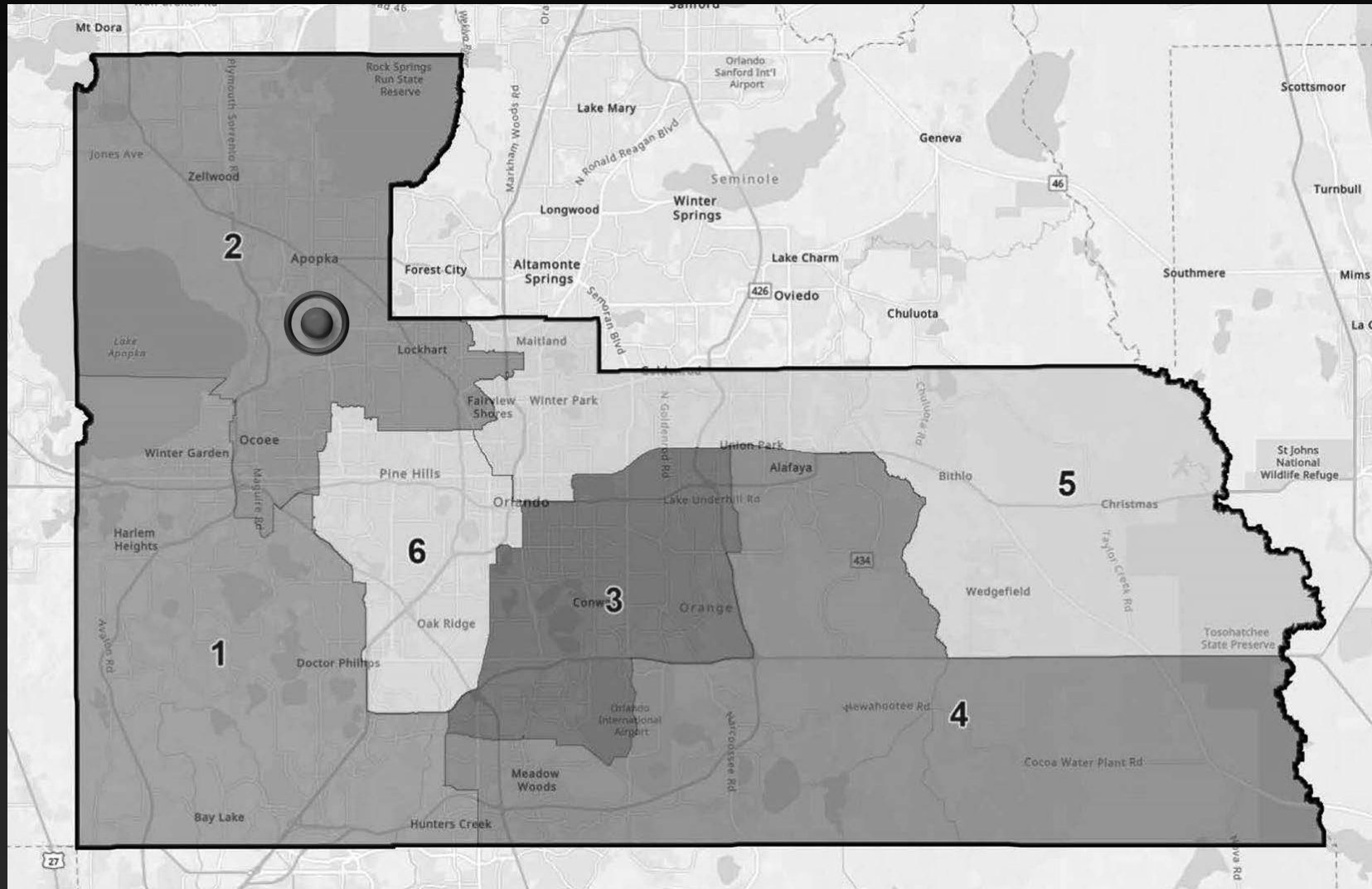
Acreage: 9.80 gross acres

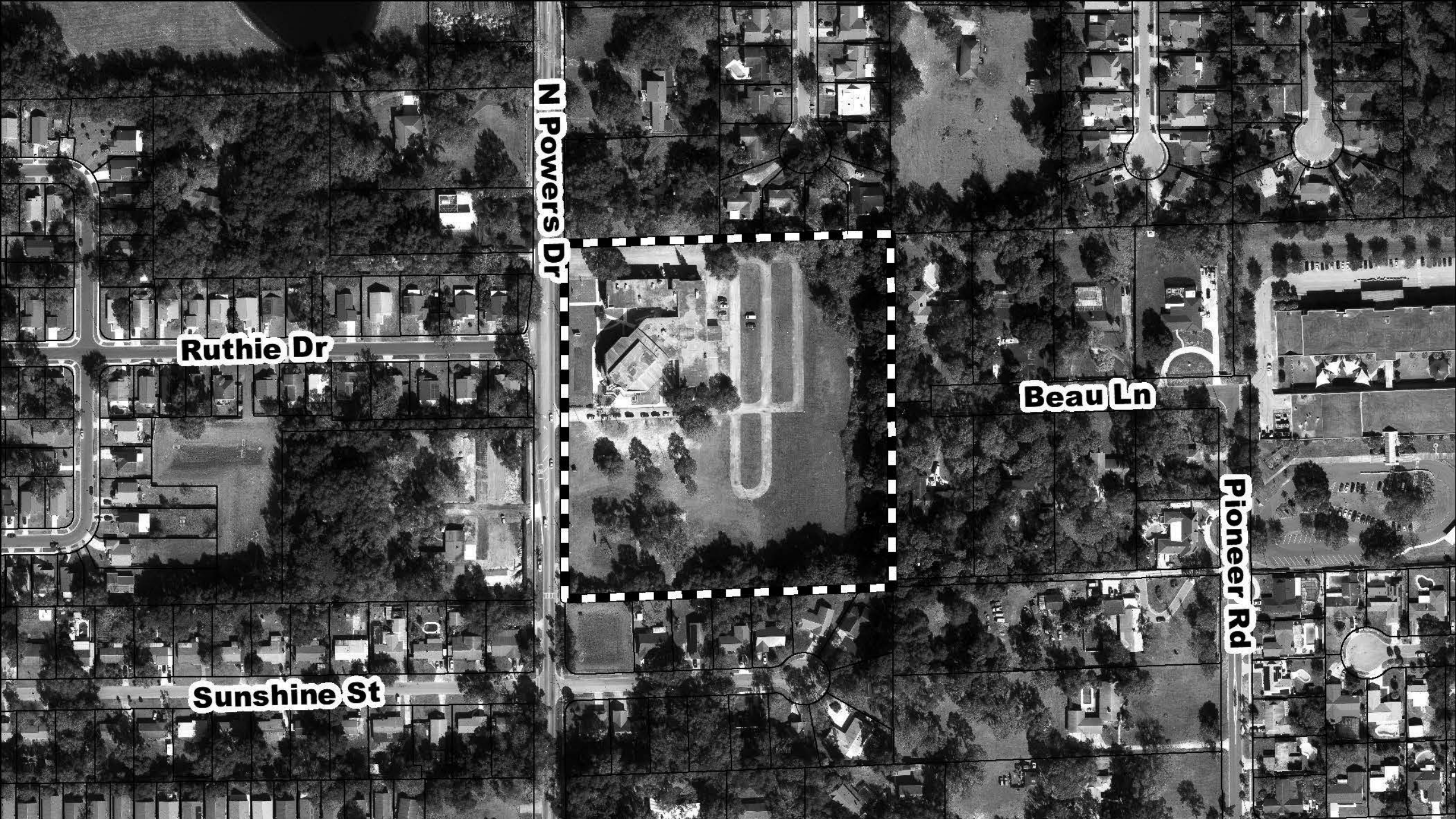
**Proposed Use: Up to 85 senior housing multi-family dwelling units;
Plus existing Religious Institution**



SS-23-01-128 & RZ-23-01-129

Location





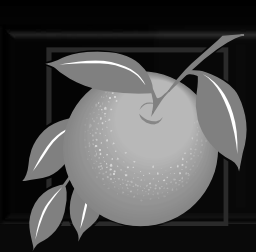
N Powers Dr

Ruthie Dr

Beau Ln

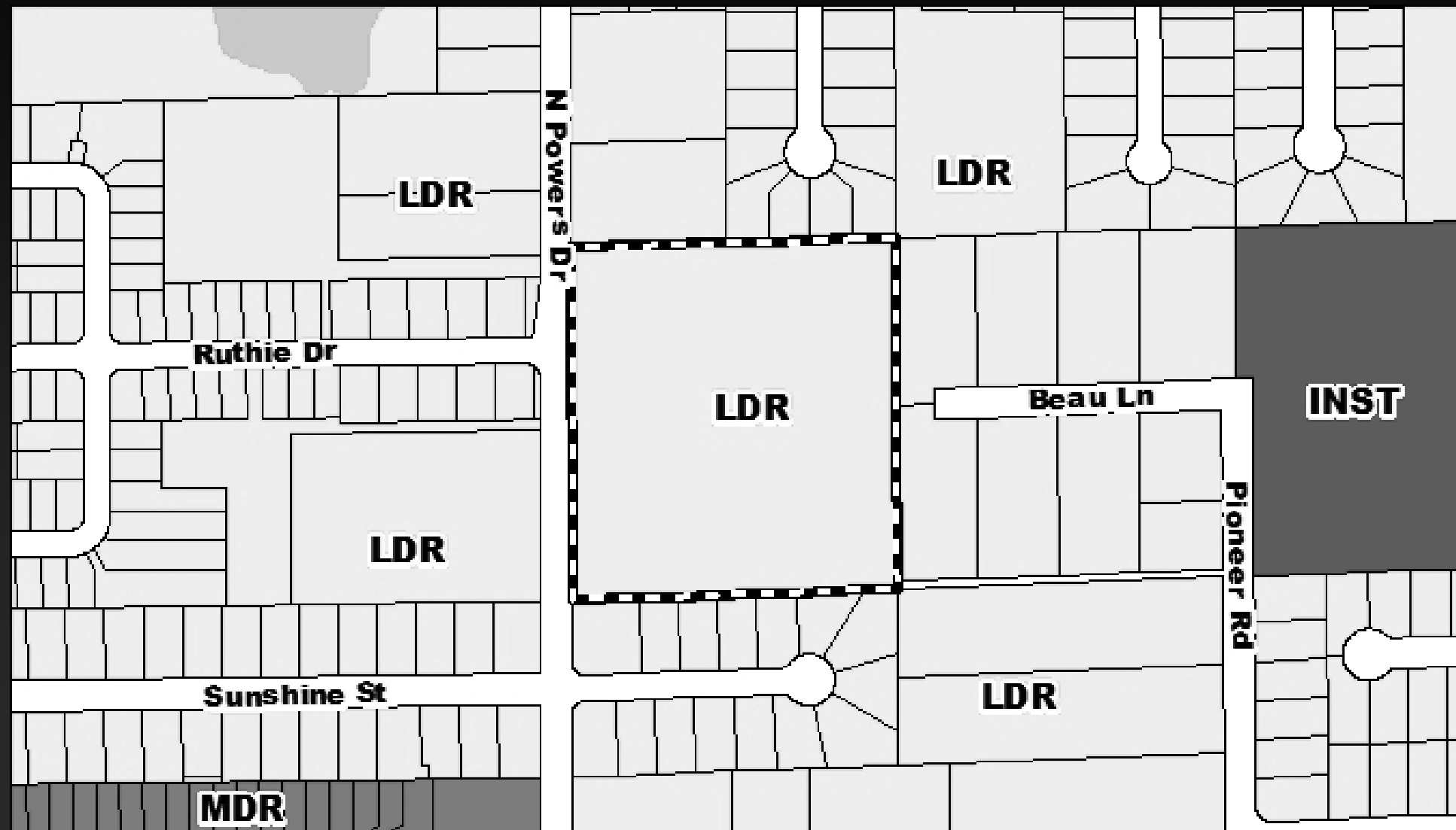
Pioneer Rd

Sunshine St



SS-23-01-128 & RZ-23-01-129

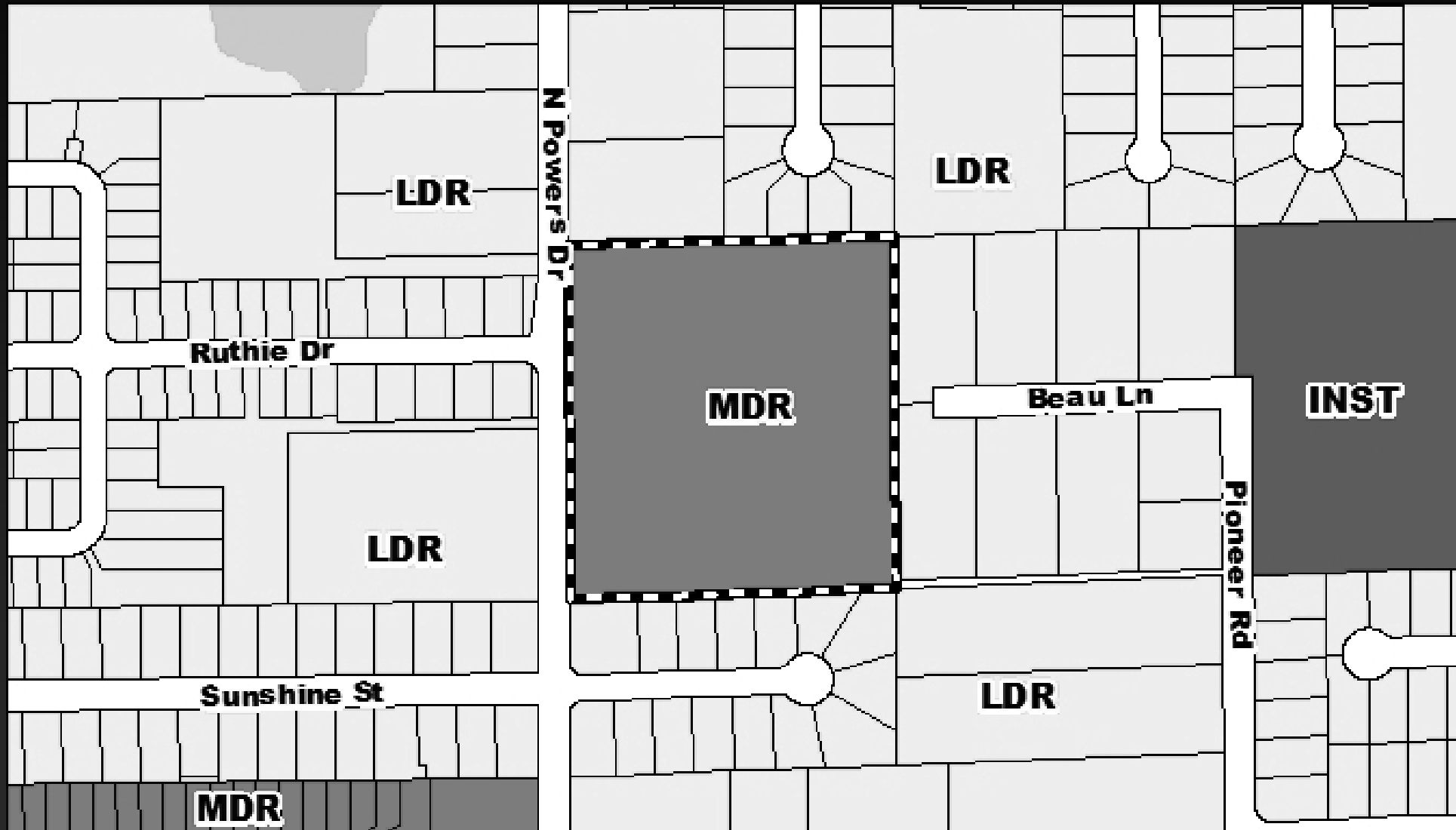
Future Land Use

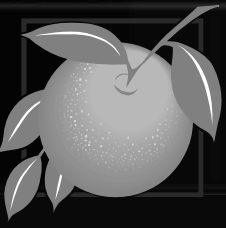




SS-23-01-128 & RZ-23-01-129

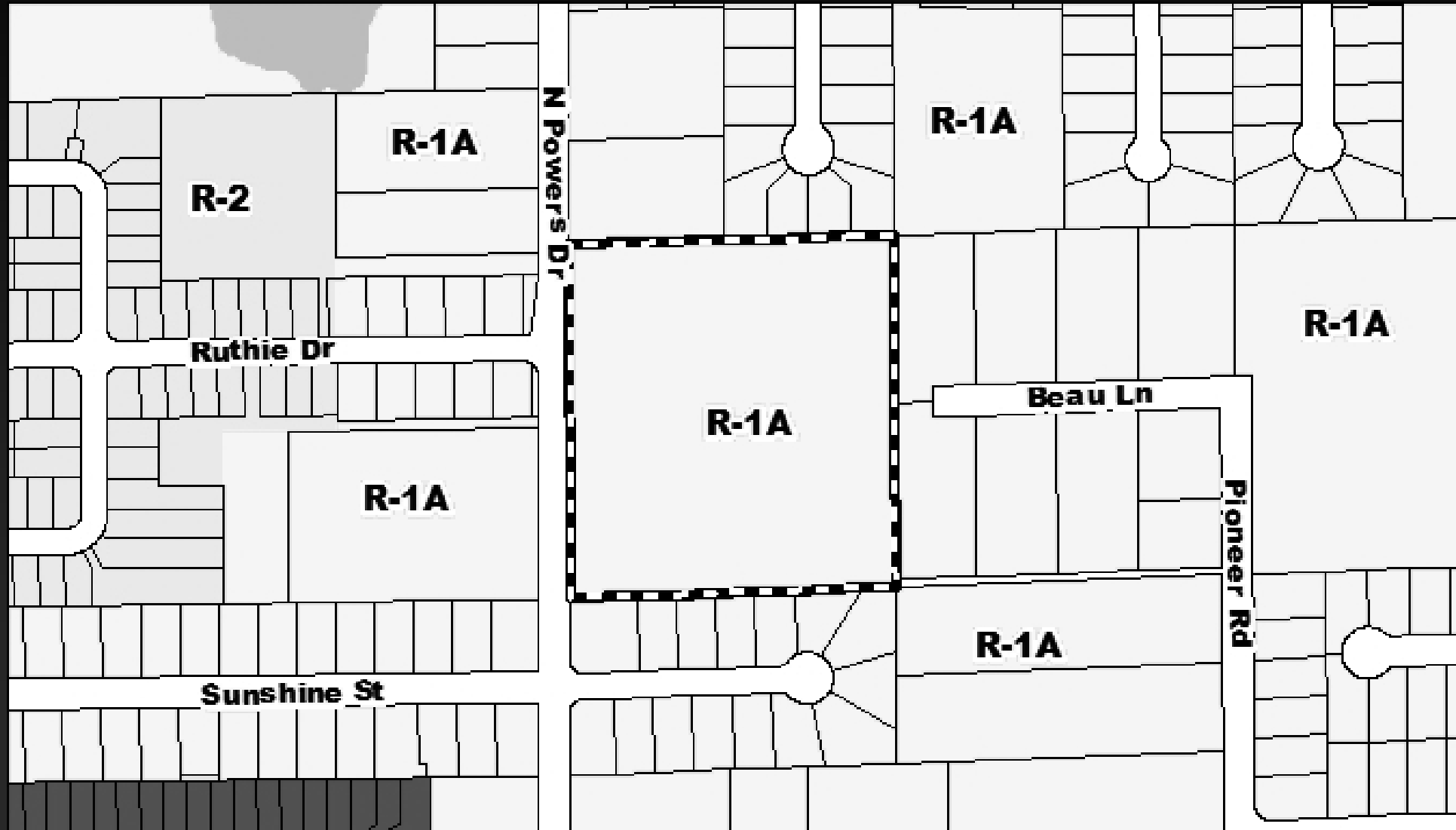
Proposed Future Land Use





SS-23-01-128 & RZ-23-01-129

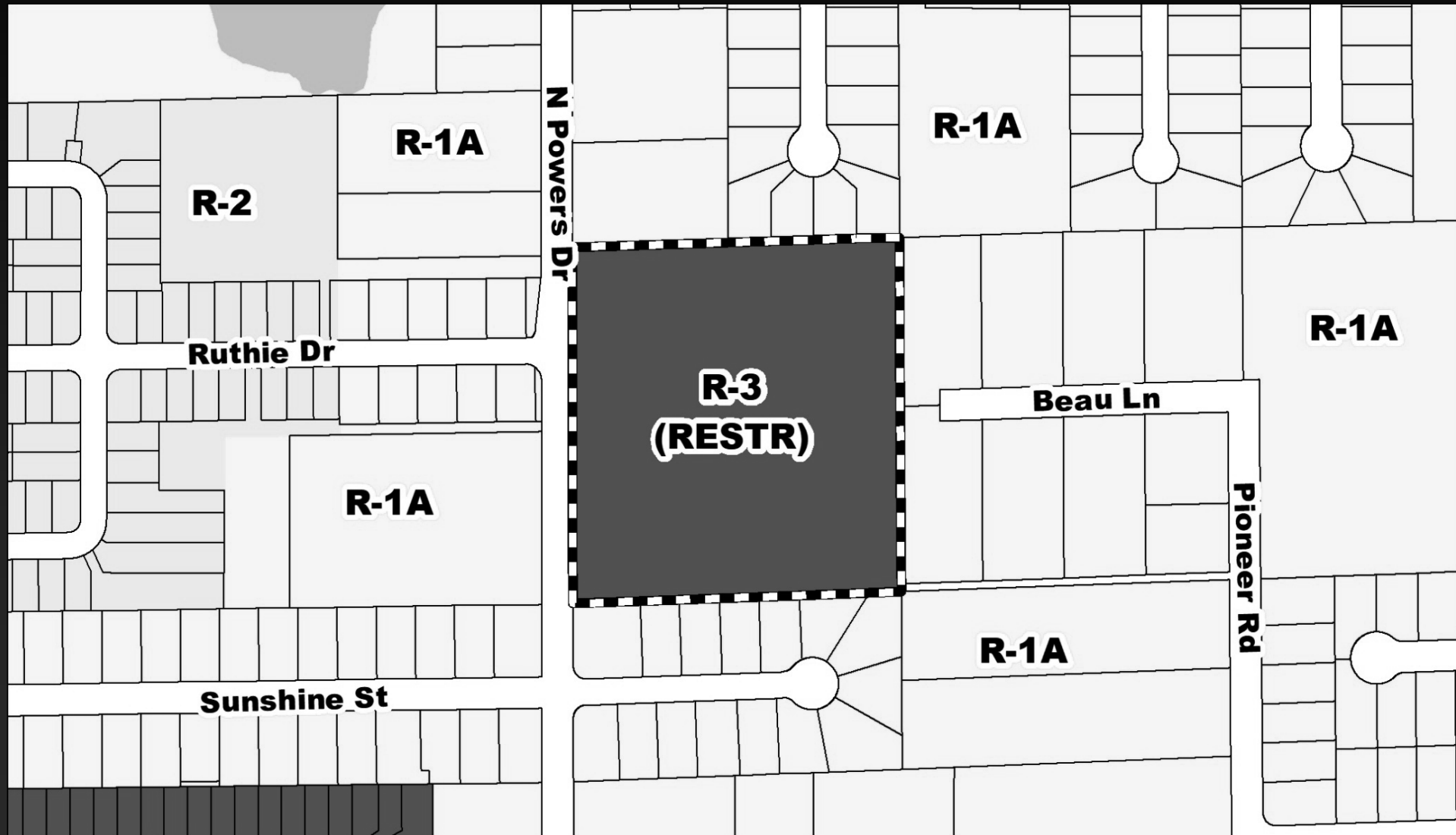
Zoning

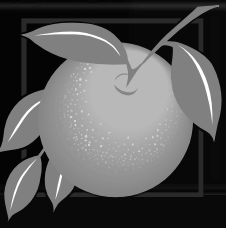




SS-23-01-128 & RZ-23-01-129

Proposed Zoning

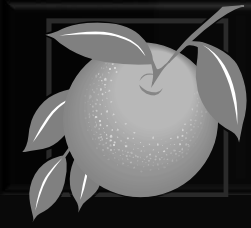




SS-23-01-128 & RZ-23-01-129

Restrictions:

- 1) Residential development shall be allowed only in the southern half of the 9.80-acre subject parcel and shall be limited to 85 senior multi-family dwelling units;**
- 2) This project shall not impact the Orange County Public School system through the attendance of any school-aged children in grades K-12. Any proposed future conversion of this project from age-restricted housing to any other designation that would generate school-aged children shall require a rezoning. Should such rezoning be approved, the project shall pay any school impact fees in effect at that time as well as comply with any school capacity or school concurrency requirements then in effect; and**
- 3) The building height of the proposed apartment building(s) shall be a maximum of two (2) stories within 100 feet of adjacent properties zoned R-1 or R-1A.**



Community Meeting Summary

February 9, 2023

**Ridgewood Park Elementary
School**

- **Attendance – 24 Residents**

- **Concerns:**
 - **Site access**
 - **Proposed use**
 - **Height of the proposed apartment building (three stories)**
 - **Traffic**



SS-23-01-128 & RZ-23-01-129

SS-23-01-128:

ADOPT

Ordinance:

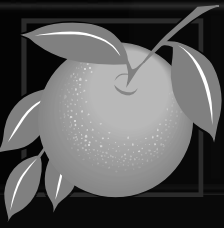
APPROVE

RZ-23-01-129:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Medium Density Residential (MDR) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance; and**
- **APPROVE the requested R-3 Restricted (Multiple-Family Dwelling District) zoning.**



SS-22-10-082 & CDR-22-10-317

Applicant: Rebecca Wilson; Lowndes, Drosdick, Doster, Kantor and Reed Law Firm

Future Land Use Map (FLUM) Request:

From: Office (O)

To: High Density Residential – Student Housing (HDR-Student Housing)

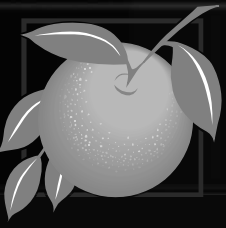
PD Substantial Change (Tract 7B):

From: Office

To: Student Housing

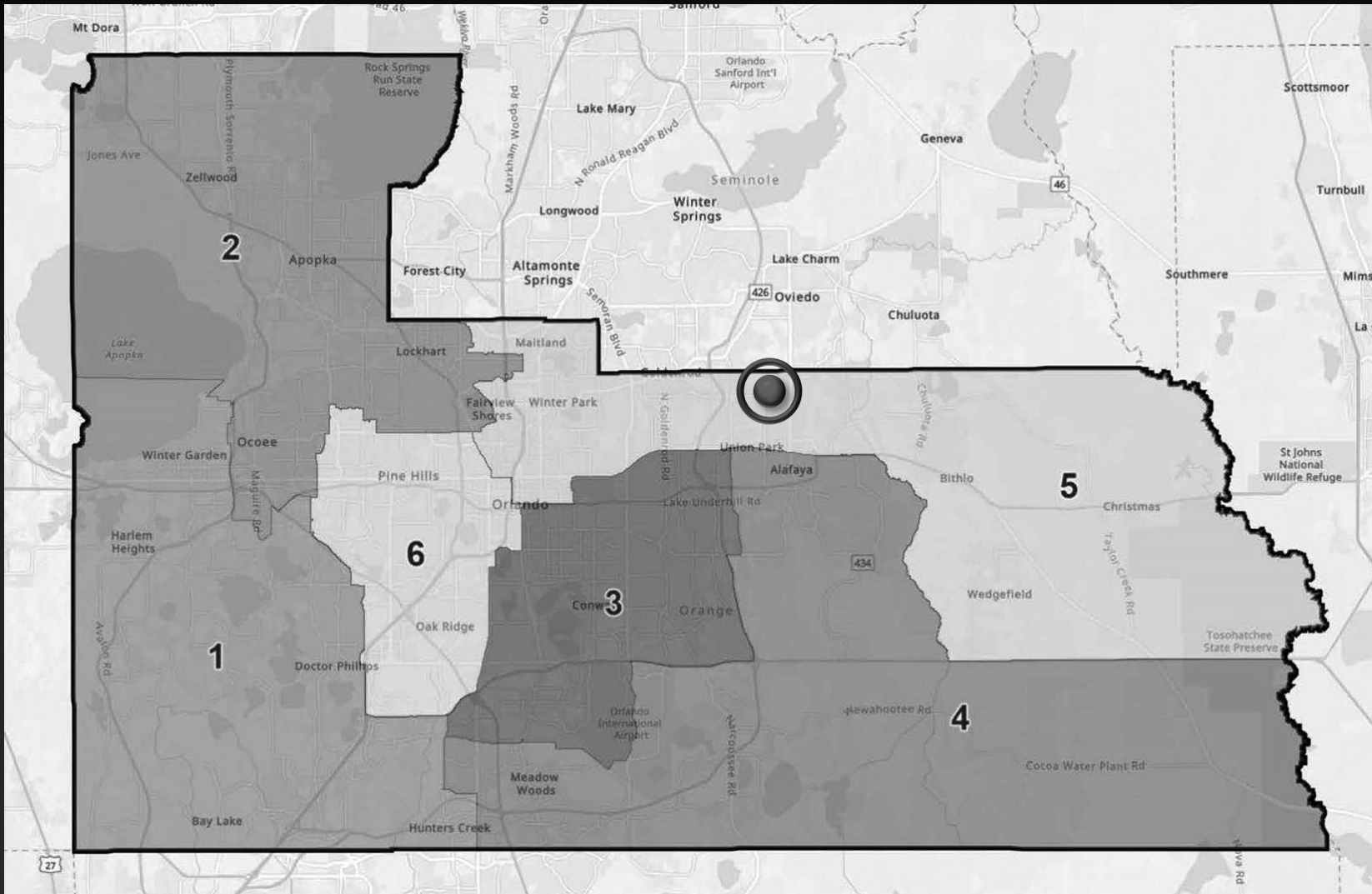
Acreage: 6.96 gross acres

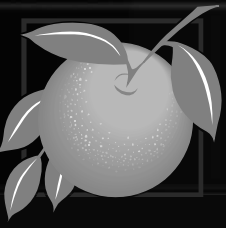
Proposed Use: 896 Student Housing Bedrooms



SS-22-10-082 & CDR-22-10-317

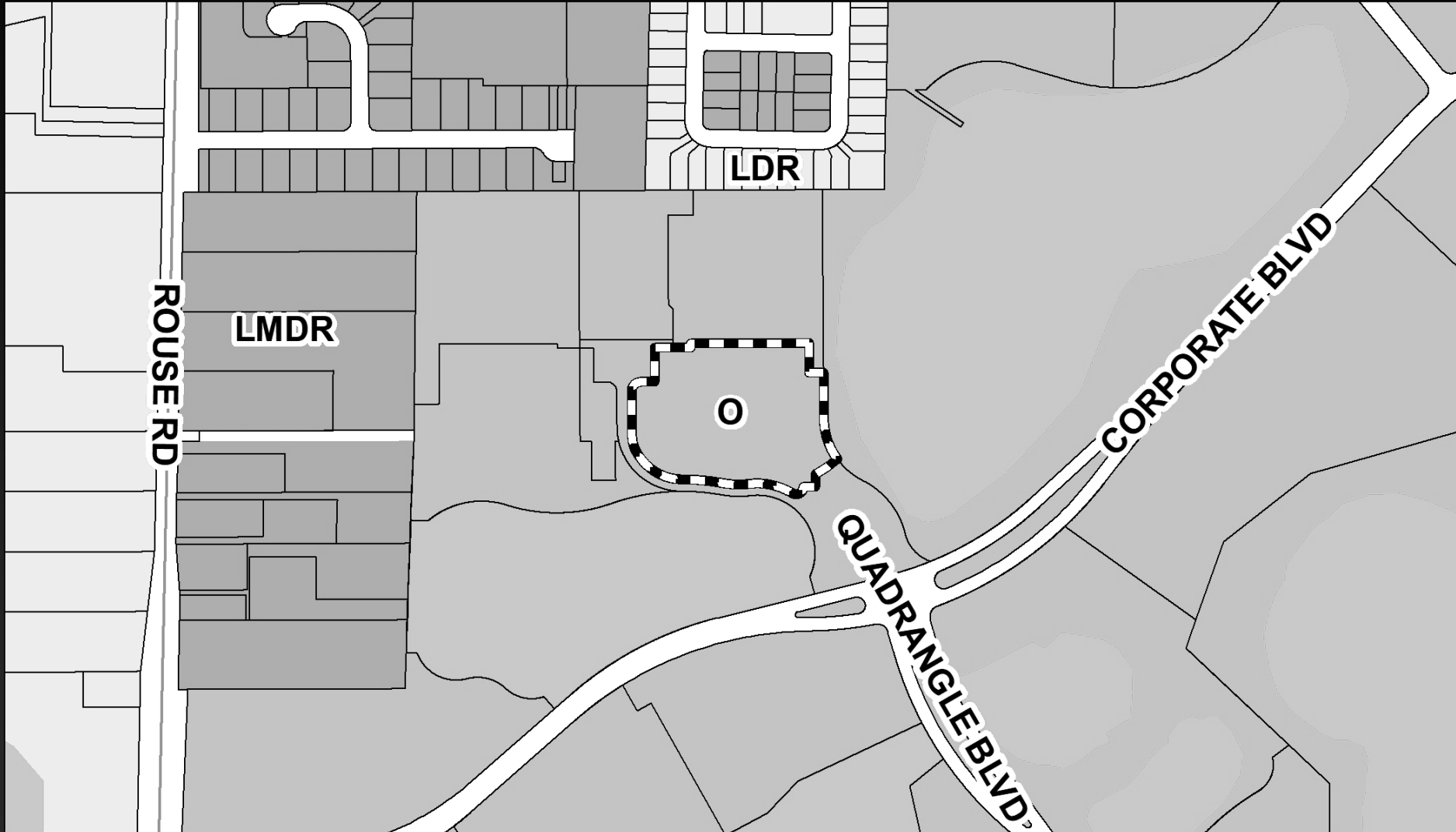
Location

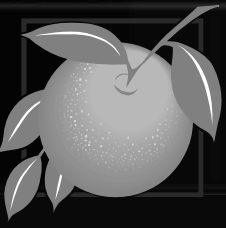




SS-22-10-082 & CDR-22-10-317

Future Land Use

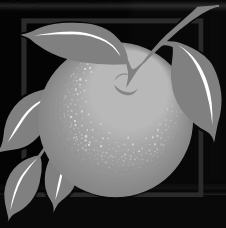




SS-22-10-082 & CDR-22-10-317

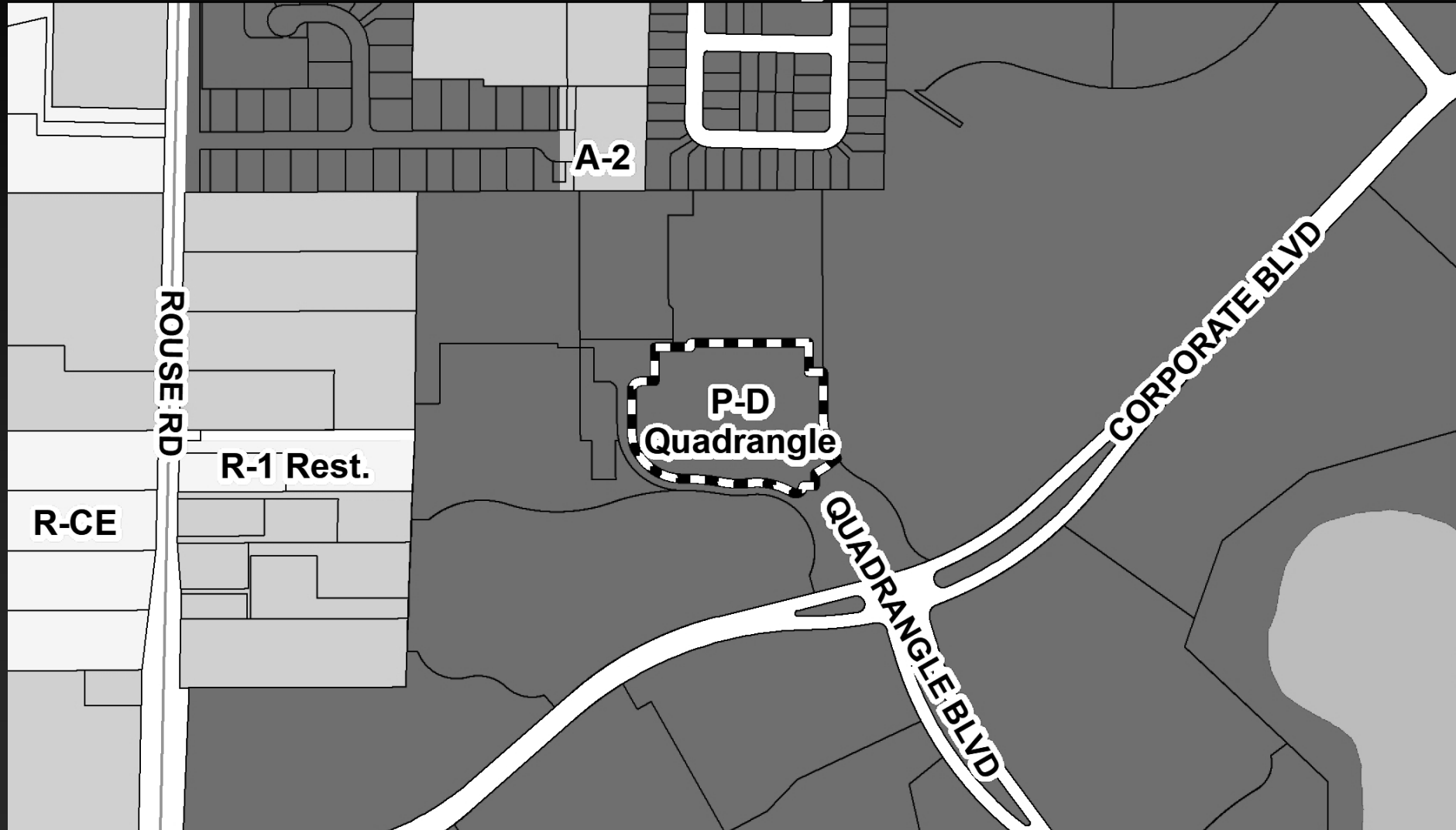
Proposed Future Land Use





SS-22-10-082 & CDR-22-10-317

Zoning



OPEN SPACE REQUIREMENTS FOR PARCEL TRACTS SHALL CONFORM TO THE COUNTY CODE REQUIREMENTS ACCORDING TO THE TRACT USAGE AS FOLLOWS:

COMMERCIAL:	20%
OFFICE:	15%
MULTI-FAMILY:	25%
HOTEL:	20%
COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING:	25%

9. MAXIMUM PERMISSIBLE IMPERVIOUS AREA FOR THE PD IS 70% AS OF THIS AMENDMENT. THE TOTAL EXISTING IMPERVIOUS AREA IS 227.60 ACRES OR 48.1% ISR SHALL BE CALCULATED OVER THE ENTIRE PD RATHER THAN INDIVIDUAL TRACTS.
10. PHASING: SINGLE PHASE DEVELOPMENT
11. PROJECTED SCHOOL AGE CHILDREN 350
12. RECREATION AREA 2.5 AC/1,000 RESIDENTS*

*FOR TRACT 24A AND TRACT 24B, SEE SHEET C-3
 **FOR TRACT 23A, SEE SHEET C-5

LEGEND

-  RECREATION/LANDSCAPE/GREENBELT AREAS (CATEGORY A OPEN SPACE)
-  STORMWATER MANAGEMENT POND AREAS (CATEGORY B OPEN SPACE)
-  WETLAND CONSERVATION AREAS (CATEGORY C OPEN SPACE)

SEE NOTE 7

NOTES

1. THE MINIMUM NET LIVING FLOOR AREA FOR MULTI-FAMILY PARCELS IS 500 SF, EXCEPT ON TRACT 24A, TRACT 23A, AND TRACT 5B. THE NET LIVING FLOOR AREA FOR TRACT 24A AND TRACT 23A WILL BE 250 SF OF EQUIV. MF UNITS, AND FOR TRACT 5B WILL BE 400 SF OF EQUIV. MF UNITS.
2. BUILDING STRUCTURES IN EXCESS OF TWO (2) STORIES MAY REQUIRE INCREASED BUILDING SETBACKS BASED ON THE BUILDING HEIGHT PER ORANGE COUNTY LAND DEVELOPMENT CODE.
3. WATER SERVICE AND FIRE FLOWS WILL BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.
4. WASTEWATER SERVICE IS TO BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.
5. THE STORMWATER MANAGEMENT POND AREA (TRACTS 2, 6, 8, 11A, 15, 16C AND 18B) ARE DESIGNED TO PROVIDE WATER QUALITY TREATMENT AND DETENTION STORAGE FOR THE DEVELOPMENT PARCELS AND INTERNAL ROAD RIGHTS OF WAY. THE STORMWATER MANAGEMENT POND AREAS ARE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
6. THIS AMENDMENT PROPOSED NO INCREASE IN THE APPROVED ENTITLEMENTS. THIS AMENDMENT IS UTILIZING OFFICE AND MULTI-FAMILY ENTITLEMENTS AND NO INCREASE IN THE APPROVED ENTITLEMENTS IS PROPOSED. THIS AMENDMENT PROPOSES NO INCREASE IN THE SCHOOL AGE POPULATION.
7. IMPERVIOUS AND OPEN SPACE DATA WAS COMPILED USING APPROVED DEVELOPMENT PLANS ON FILE AT ORANGE COUNTY. DEVELOPMENT PLANS HAVE NOT BEEN APPROVED FOR TRACT 5B, TRACT 16B & TRACT 18A (MAXIMUM IMPERVIOUS AREA HAS BEEN ASSUMED). ON TRACTS FOR WHICH THERE ARE NO APPROVED DEVELOPMENT PLANS OF RECORD, MAXIMUM IMPERVIOUS AREA IS ACCOUNTED FOR BASED ON PROVISION OF MINIMUM OPEN SPACE AREAS ACCORDING TO THE ABOVE NOTED OPEN SPACE DATA REQUIREMENTS FOR THE DIFFERENT LAND USES. IMPERVIOUS AREA FOR RIGHT-OF-WAY WAS ASSUMED TO BE MAXIMUM (100%).
8. BICYCLE PARKING WILL BE PROVIDED IN ASSOCIATION WITH STUDENT HOUSING.
9. FOR POSSIBLE TRACT 24A DEVELOPMENT PROGRAM, SEE C-3 TRIP GENERATION TABLE.
10. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
11. UNIVERSITY BOULEVARD SETBACK FOR TRACT 23A SHALL BE IN ACCORDANCE WITH THE ORANGE COUNTY CODE IN EFFECT AS OF THE LAND USE PLAN AMENDMENT CDR-20-12-340 DATED RECEIVED AUGUST 2021, AS MAY BE MODIFIED BY ANY APPROVED WAIVERS.

QUADRANGLE TRADE-OFF MATRIX

TO GET	TRADE-OFF				
	HOTEL	MULTI-FAMILY	OFFICE	RETAIL	STUDENT HOUSING BEDS
1 HOTEL ROOM	N/A	1.339	0.489	0.174	2.975
1 MULTI-FAMILY UNIT	0.747	N/A	0.365	0.130	2.221
1,000 SF OF OFFICE	2.047	2.741	N/A	0.356	6.089
1,000 SF OF RETAIL	5.745	7.694	2.807	N/A	17.094
1 STUDENT HOUSING BED	0.336	0.450	0.164	0.059	N/A

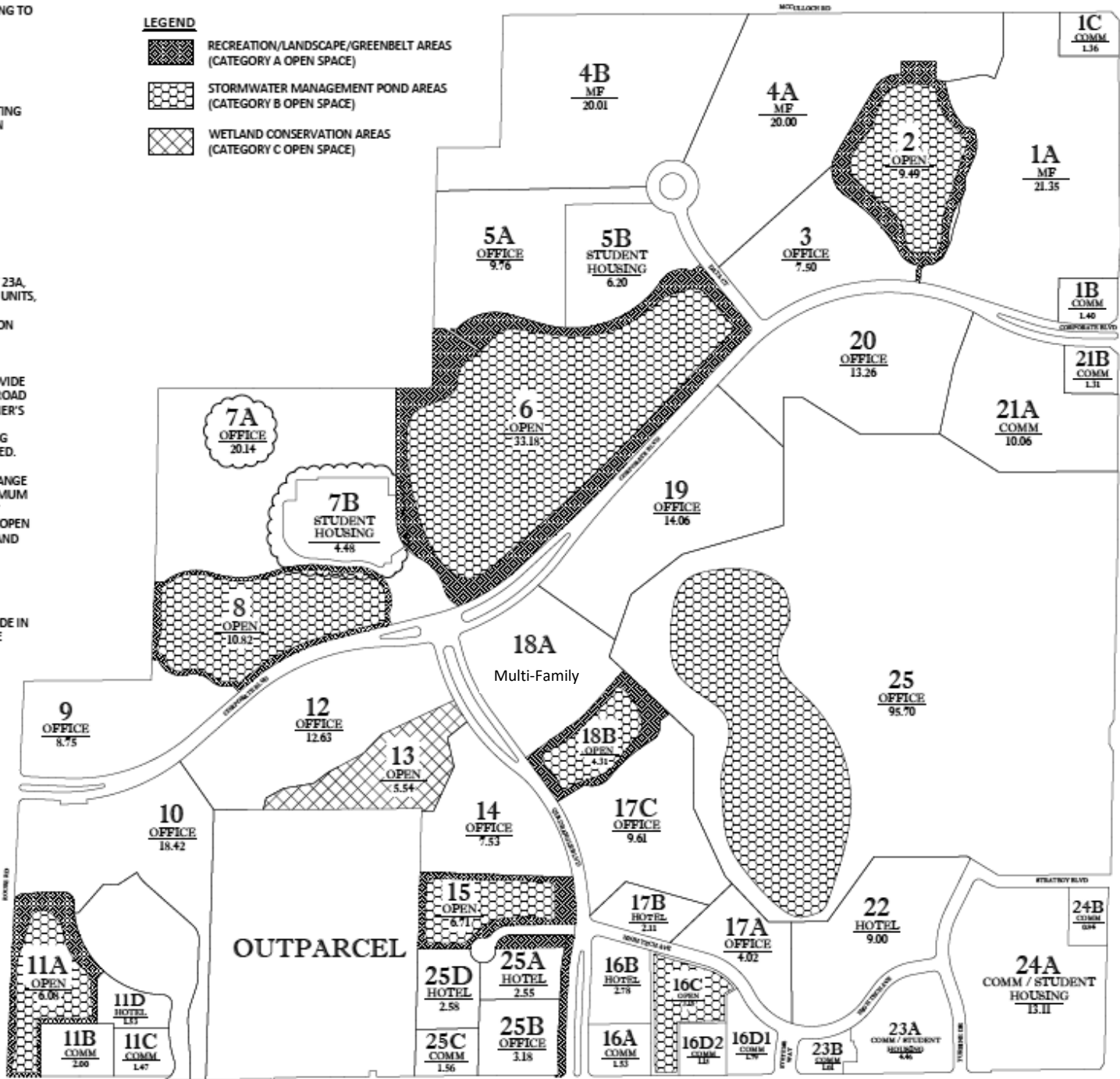
SEE NOTE 7

QUADRANGLE TRIP GENERATION TABLE

LAND USE	ITE CODE	QUANTITY	UNITS	DAILY TRIPS	PM PEAK TRIPS
OFFICE	710	2,700,000	SF	30,510	4,097
RETAIL	820	323,312	SF	14,825	1,389

OF 10-17-08.
 DEVELOPMENT
 USE INTENSITY

LEVEL OF
 DEVELOPMENT OF ANY
 (BASE USE TABLE)



UNIVERSITY BLVD

ALAFAYA TRAIL



Liberty
Bell Cv

John Adams Way

Robbyes Dr

Riverton Dr

Data Ct

Rouse Rd

Quadrangle Blvd

Corporate Blvd



Mcculloch Rd

217
Units

241
Units

289
Units

750
Beds

Data Ct

Quadrangle PD
Boundary

Subject
Property

Corporate Blvd

350
MF Units

Quadrangle Blvd

N Alafaya Trl

*University of
Central Florida*

1,312
Beds

950
Beds

University Blvd

Rouse Rd



Orange County Code Waivers

1. Reduce parking

- Ratio of 0.9 spaces per bedroom, in lieu of 1.0 space per bedroom.

2. Eliminate masonry wall along the right-of-way

- In lieu of a six-foot masonry wall along the right-of-way.

3. Reduce minimum unit size

- 400 square feet, in lieu of 500 square feet.

4. Increase building height

- 7 stories (100 feet), in lieu of 3 stories (40 feet) for student housing.

5. Increase bedrooms

- 896 bedrooms, in lieu of a maximum of 750 bedrooms.

6. Increase lot coverage

- 55 percent versus the maximum 30 percent.



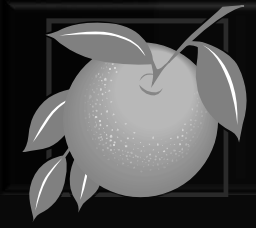
Community Meeting Summary

September 19, 2022

Riverdale Elementary School

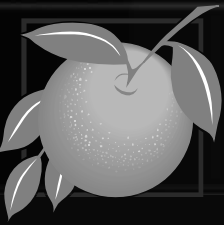
- **Attendance – 8 Residents**

- **Concerns:**
 - **Noise**
 - **Traffic**
 - **Incompatibility**
 - **Crime**



Additional Condition of Approval

Prior to vertical construction, the Owner shall construct a 6-foot high pre-cast wall adjacent to the existing single family residential. Owner shall preserve the existing vegetation adjacent to the existing single family residential to the extent it does not conflict with the required pre-cast wall.



SS-22-10-082 & CDR-22-10-317

SS-22-10-082:

ADOPT

Ordinance:

APPROVE

CDR-22-10-317:

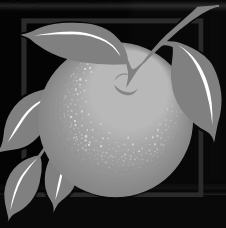
APPROVE

DO-23-03-109:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested High Density Residential – Student Housing (HDR-Student Housing) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance;**
- **APPROVE the PD Substantial Change to the Quadrangle Planned Development / Land Use Plan (PD/LUP) dated “Received March 6, 2023”, subject to 23 conditions including six (6) waivers; and**
- **APPROVE Development Order for the Quadrangle Development of Regional Impact.**



SS-23-04-007

Case: SS-23-04-007

Applicant: Glenys Rojas

Future Land Use Map (FLUM) Amendment Request:

From: Commercial (C)

To: Low-Medium Density Residential (LMDR)

Location: 1421 Victor Drive; generally bounded by Victor Drive to the south, S. Roger Williams Road to the west, Rolling Green Drive to the north and Busbee Avenue to the east.

Acreage: 0.47-gross acre

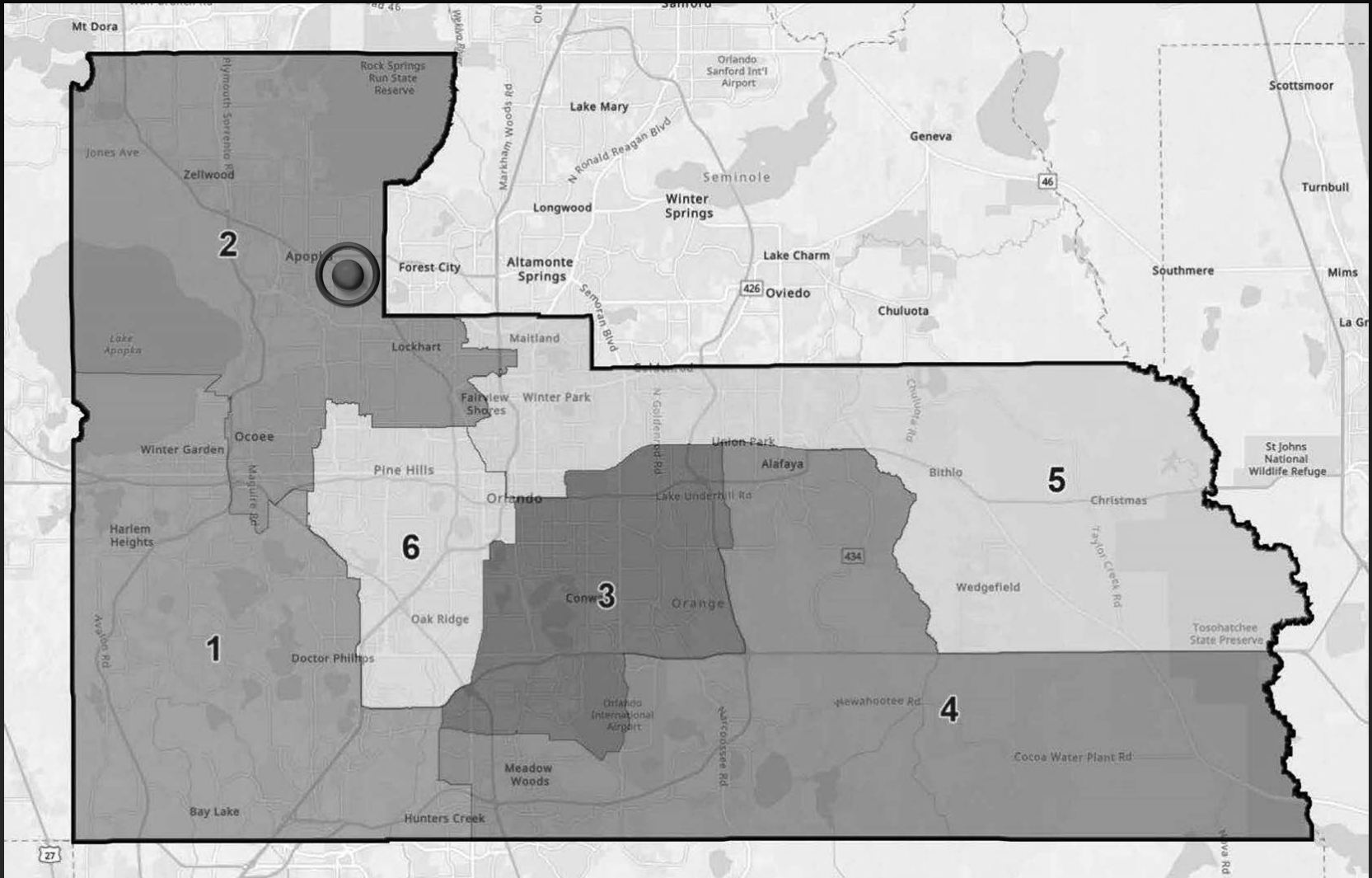
District: 2

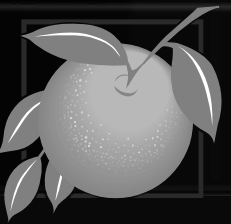
Proposed Use: One (1) Duplex



SS-23-04-007

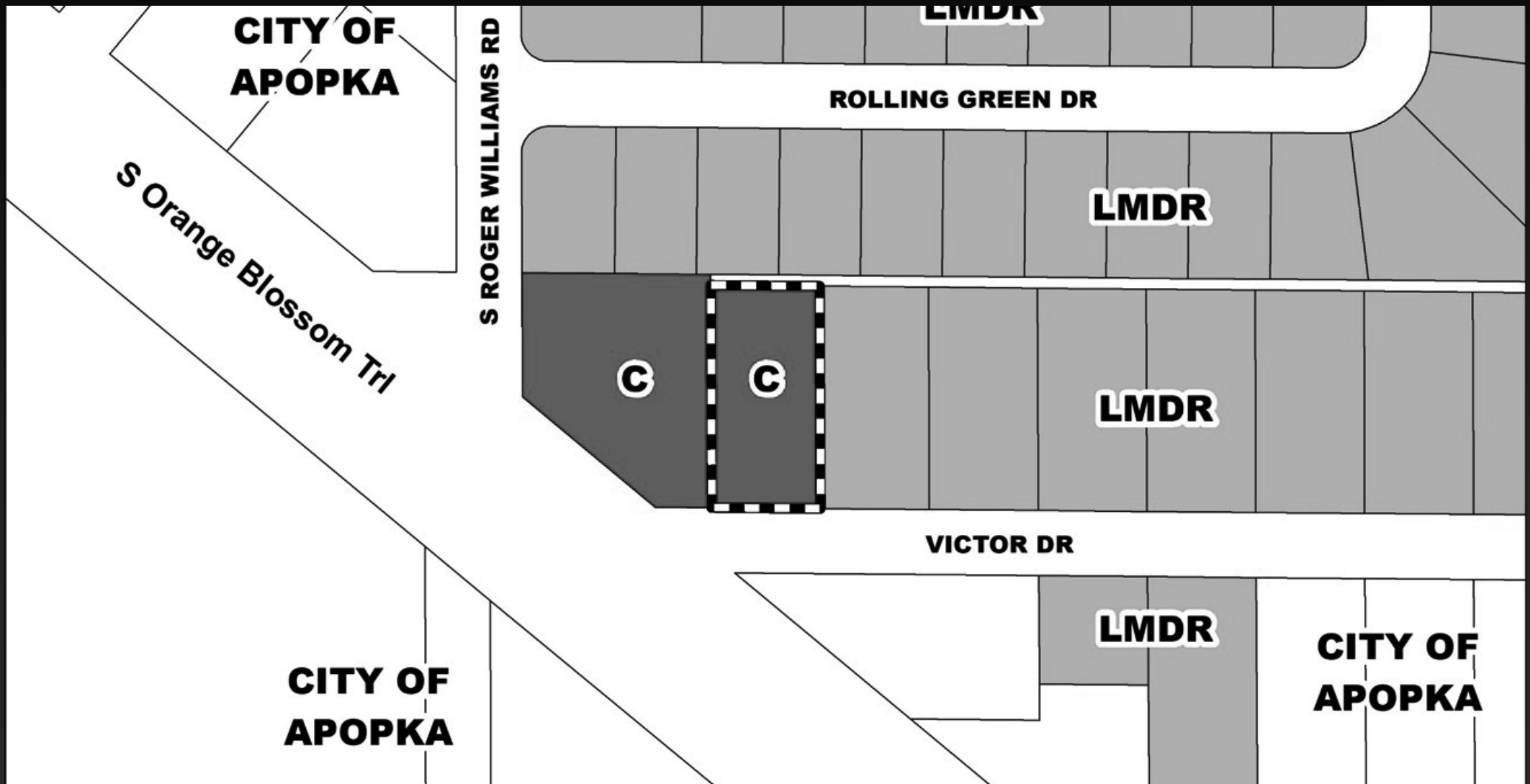
Location

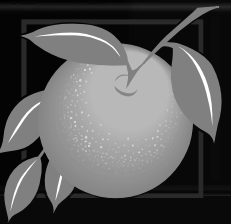




SS-23-04-007

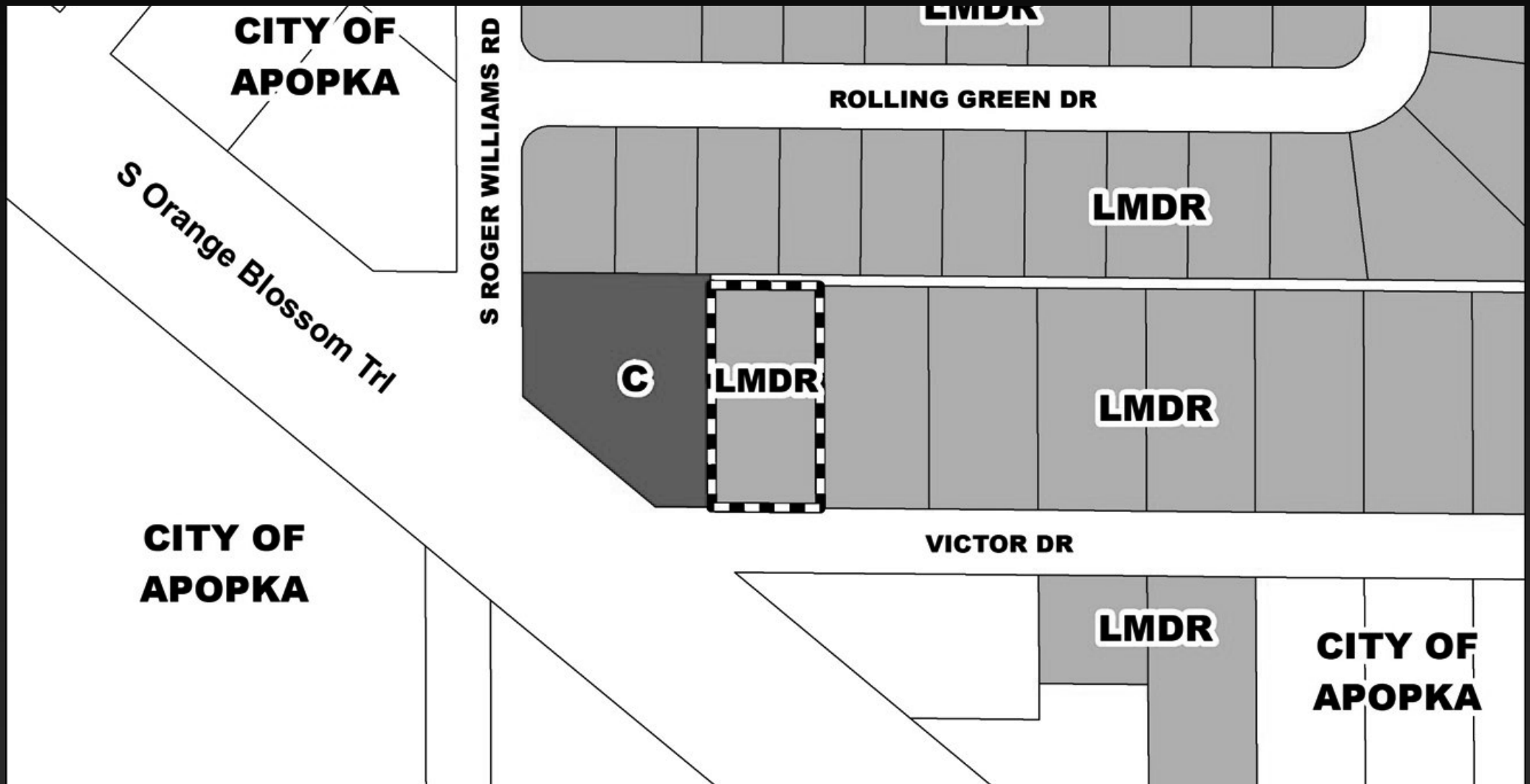
Future Land Use Map

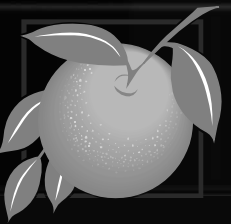




SS-23-04-007

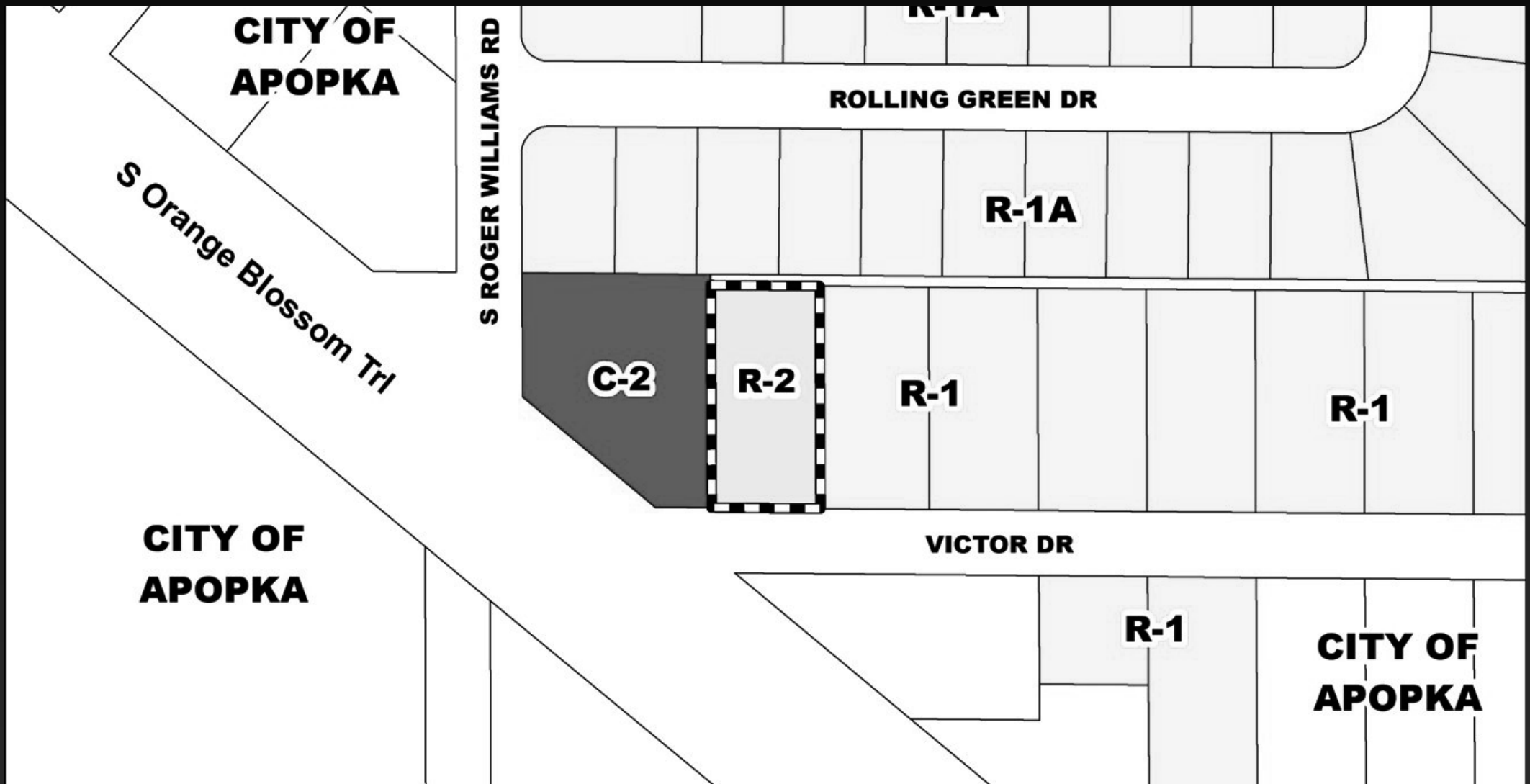
Proposed Future Land Use Map

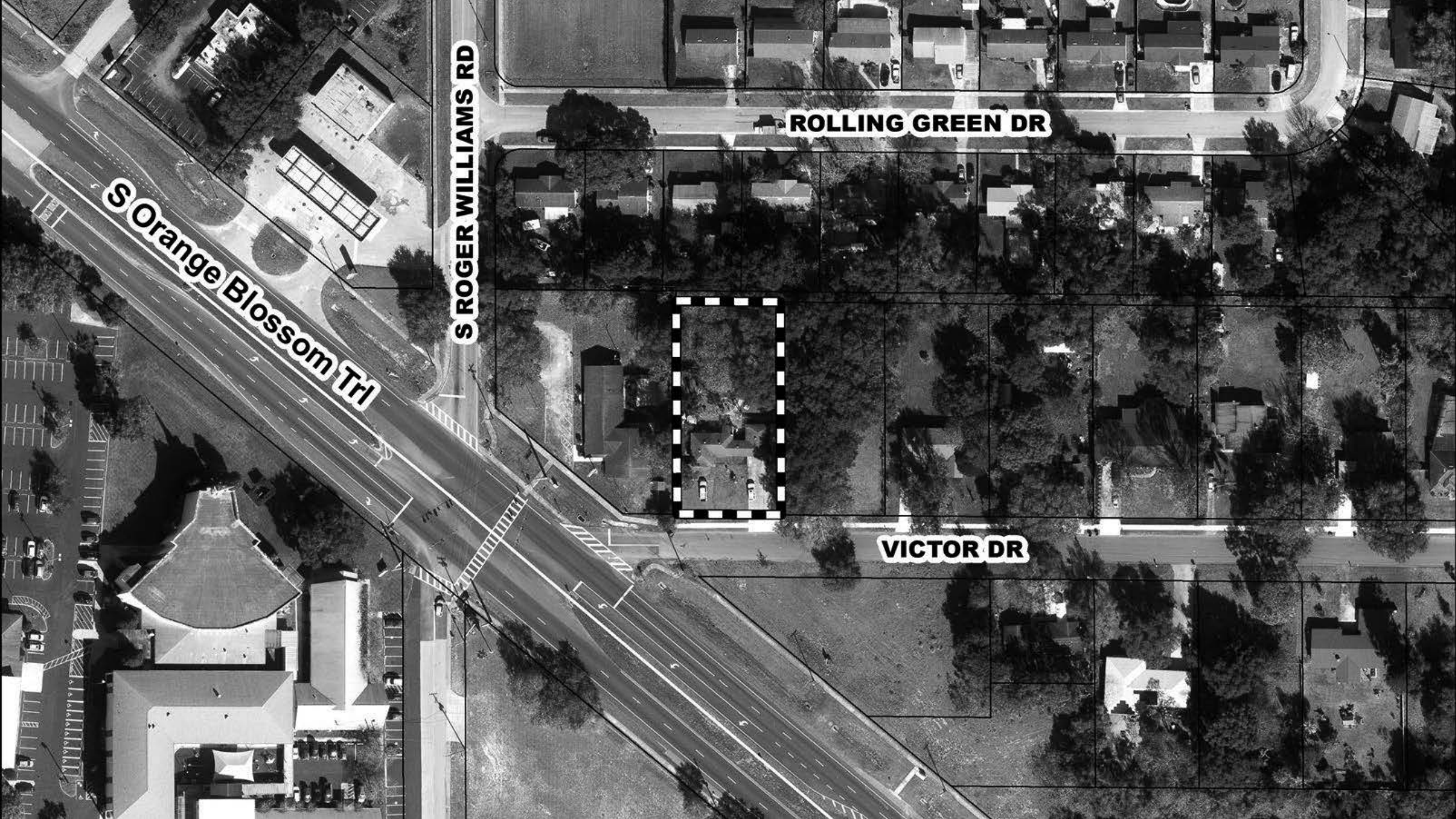




SS-23-04-007

Zoning Map





ROLLING GREEN DR

S ROGER WILLIAMS RD

S Orange Blossom Trl

VICTOR DR



SS-23-04-007

SS-23-04-007:

ADOPT

Ordinance:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Low-Medium Density Residential (LMDR) Future Land Use; and**
- **APPROVE the associated Small-Scale Ordinance.**