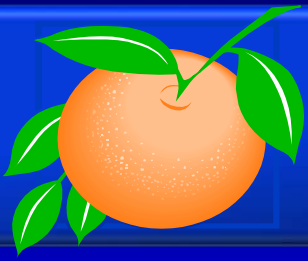


Board of County Commissioners

Public Hearings

March 11, 2025



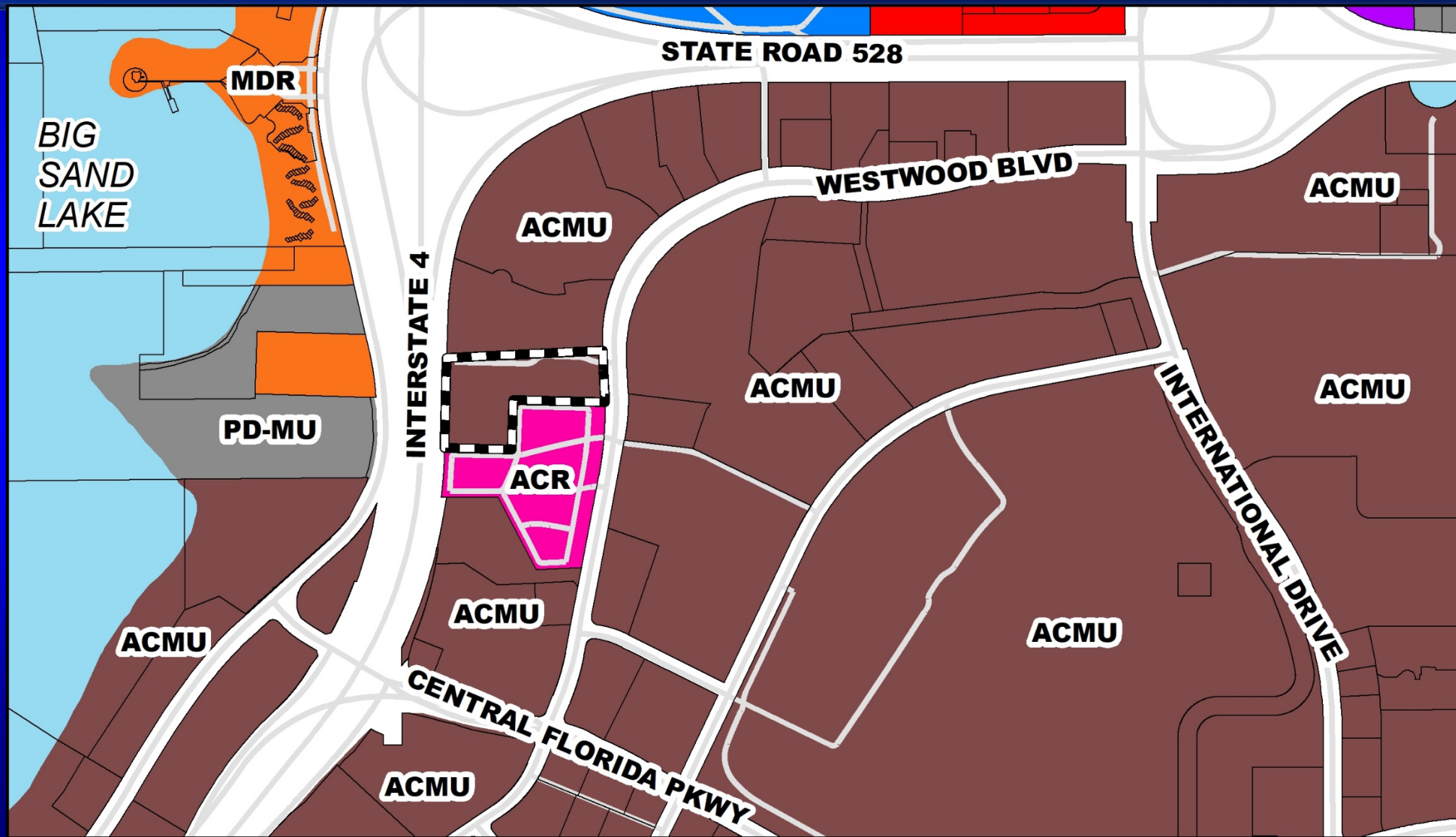
Orangewood N-1 Planned Development (PD)

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.



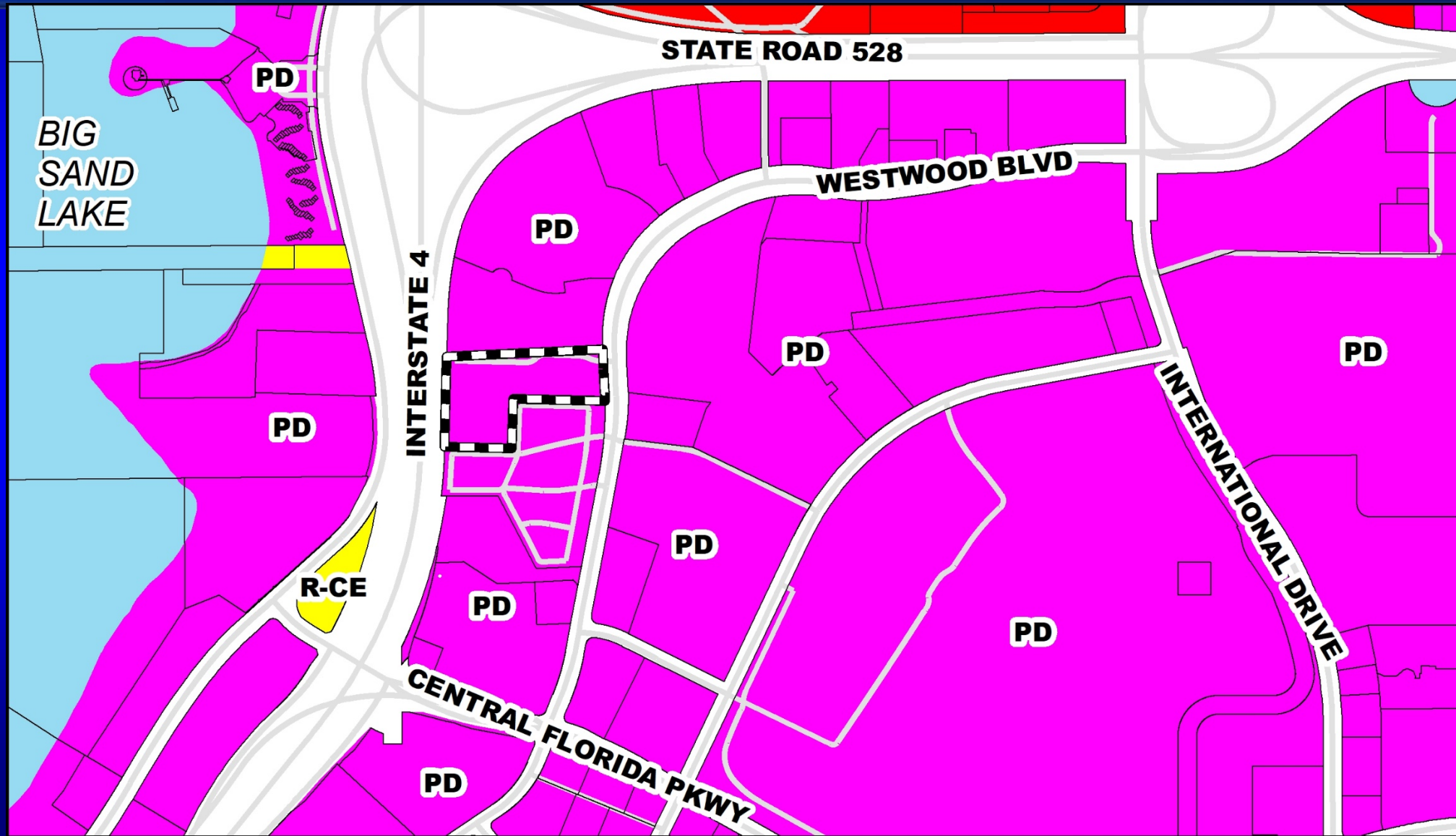
Orangewood N-1 Planned Development (PD)

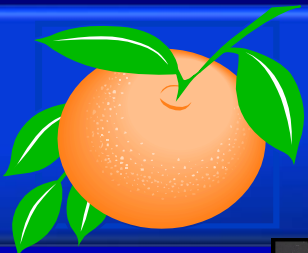
Future Land Use Map





Orangewood N-1 Planned Development (PD) Zoning Map

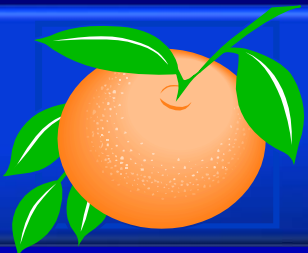




Orangewood N-1 Planned Development (PD)

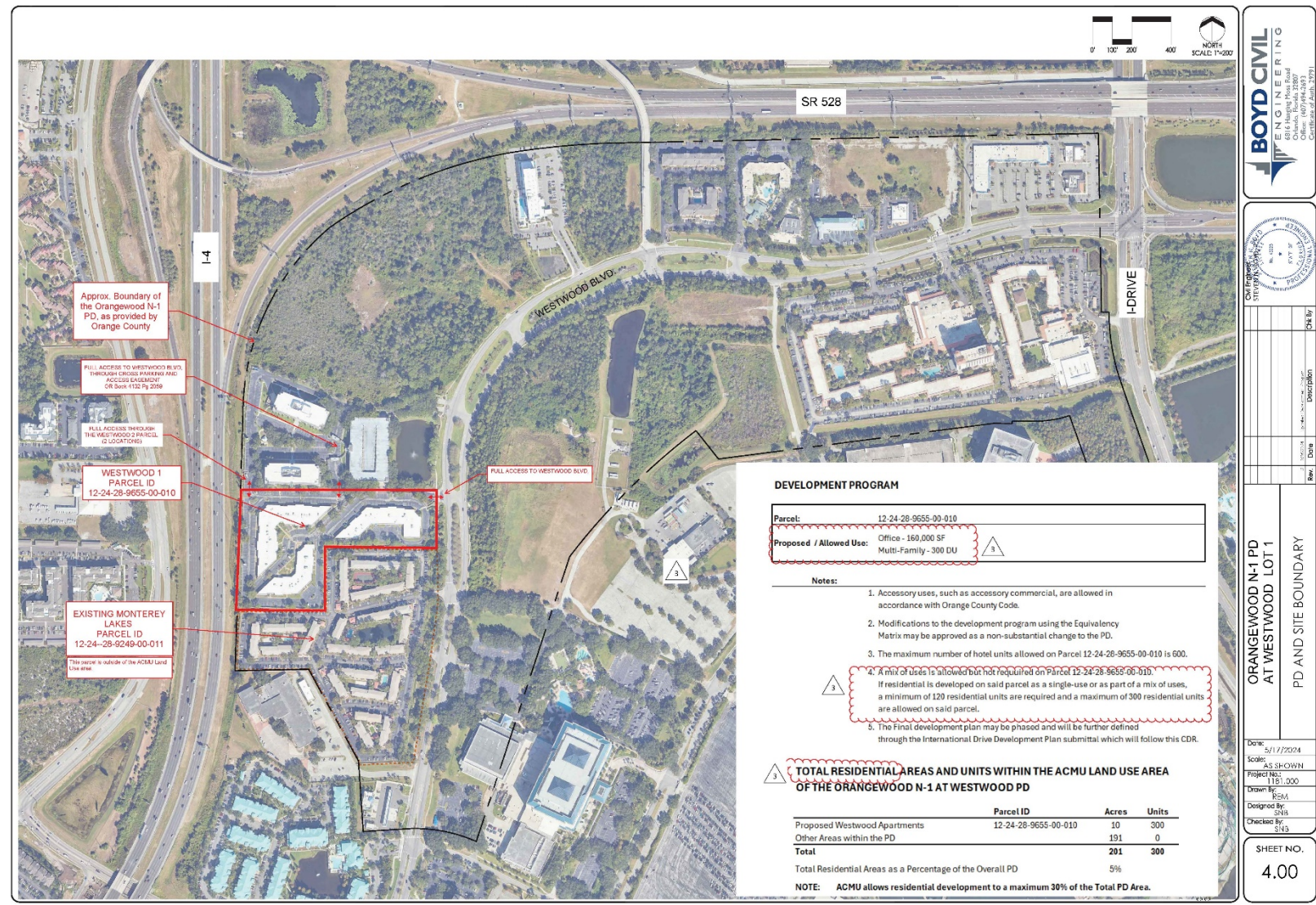
Aerial Map

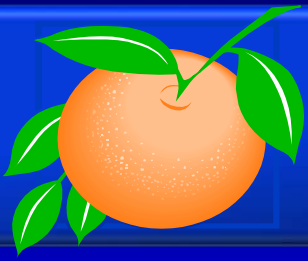




Orangewood N-1 Planned Development (PD)

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;*

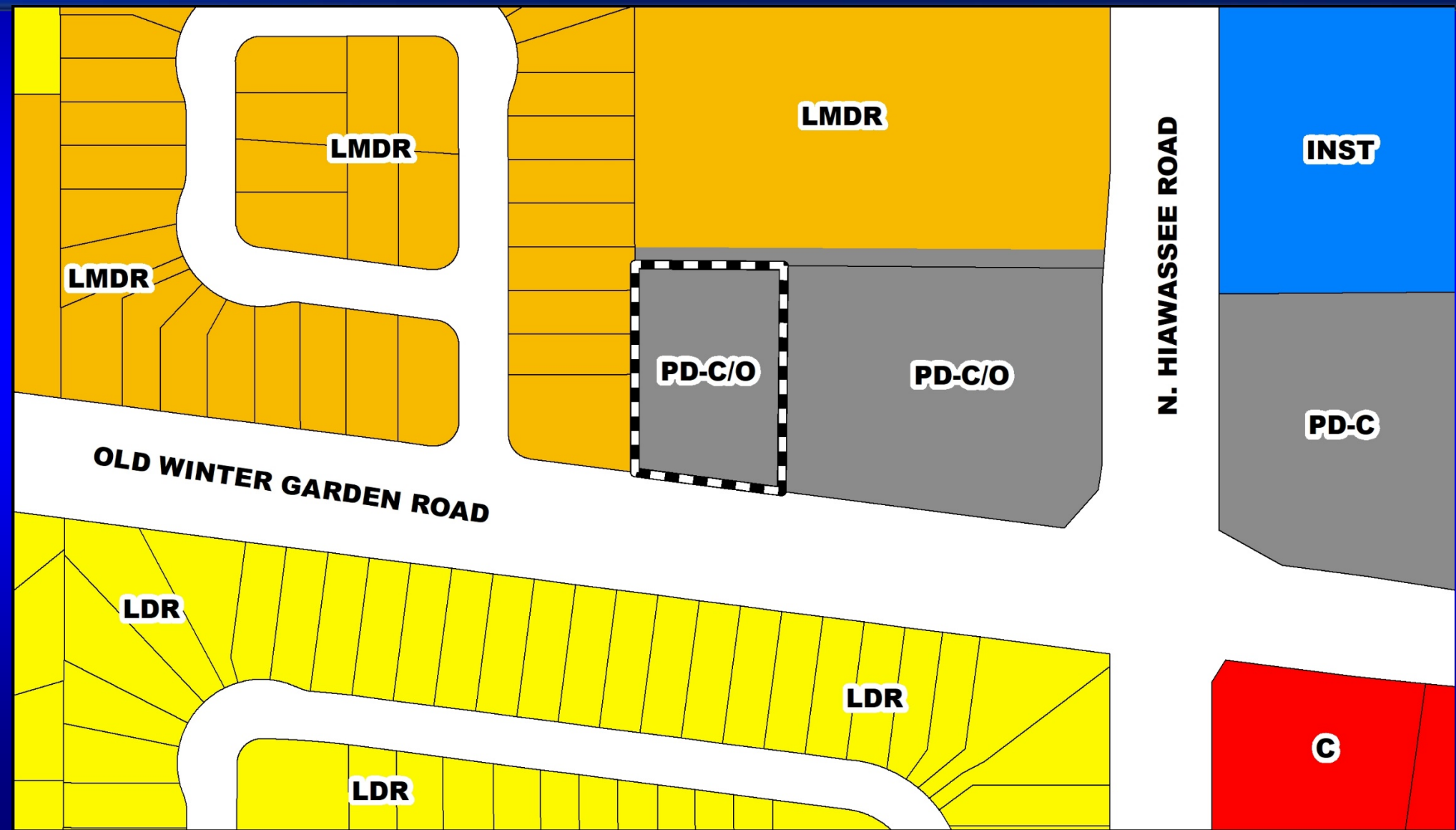
To remove the prohibited use of "Appliance stores and any store principally operated for the sale of services of refrigerators, ovens, washing machines, or air conditioners or their parts";

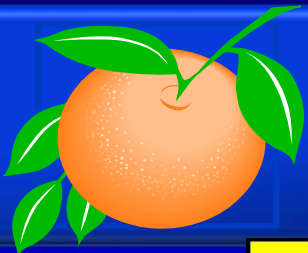
To change the minimum Old Winter Garden Road (front) building setback from 50 feet to 30 feet [to be consistent with Section 38-1272(a)(3)(a)] ; and change the minimum residential (side) building setback from 30 feet to 25 feet [to be consistent with Section 38-1272(a)(3)(b)].



Hiawassee Lake Shores Planned Development (PD)

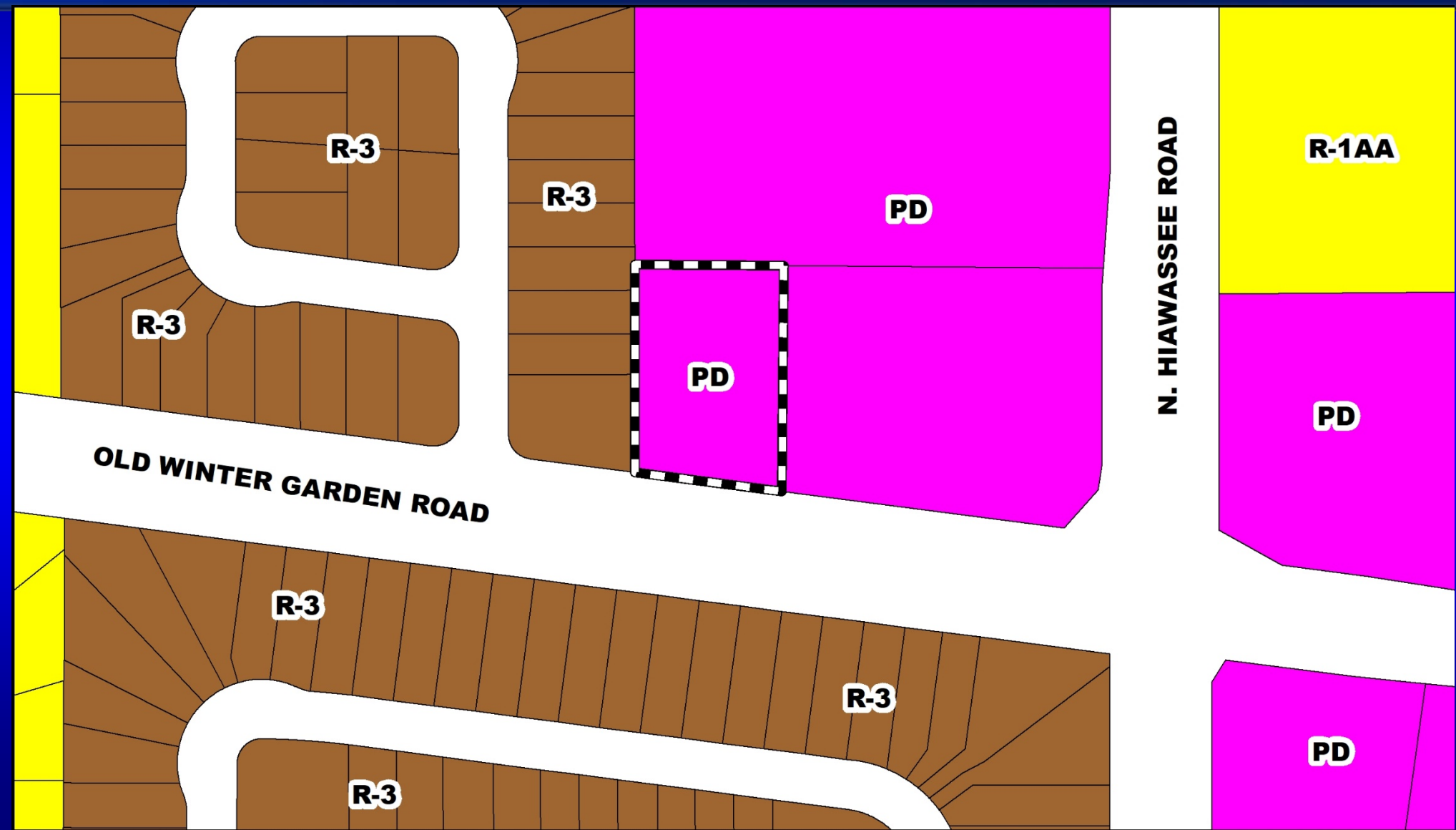
Future Land Use Map





Hiawassee Lake Shores Planned Development (PD)

Zoning Map

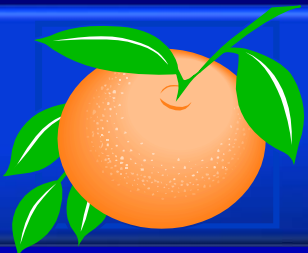




Hiawassee Lake Shores Planned Development (PD)

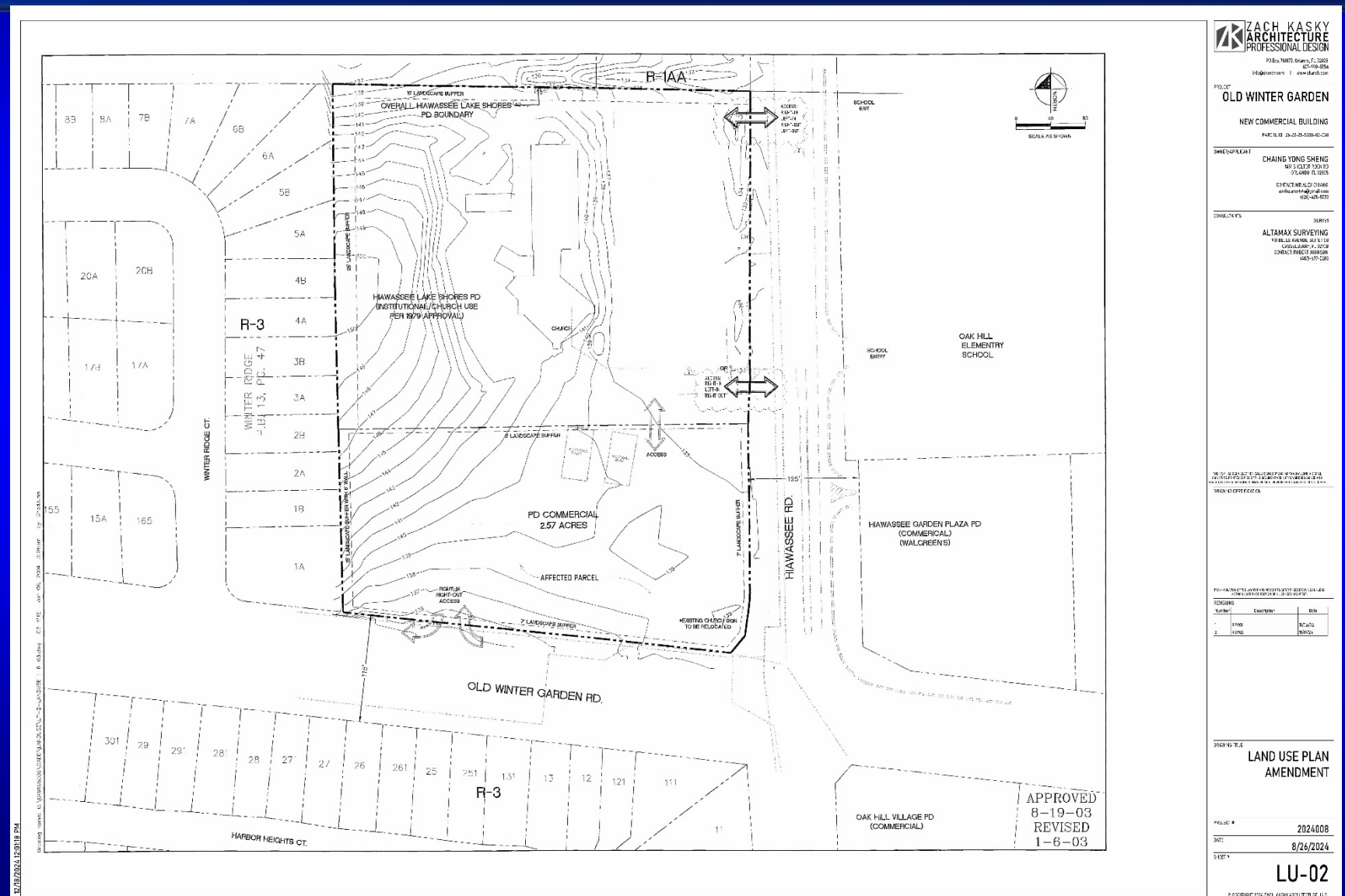
Aerial Map





Hiawassee Lake Shores Planned Development (PD)

Land Use Plan



ZACH KASKY ARCHITECTURE
PROFESSIONAL DESIGN
20 E. NORTH AVENUE, SUITE 200
TAMPA, FL 33602
TEL: 813.241.1111
WWW.ZACHKASKY.COM

OLD WINTER GARDEN
NEW COMMERCIAL BUILDING
PROJECT NO. 24-25-4328-43-124

OWNER/CLIENT
CHANG YONG SHENG
301 S. GULF BLVD. SUITE 100
TAMPA, FL 33602
CHANG YONG SHENG
changyongsheng@gmail.com
813-447-8833

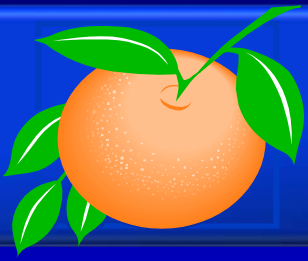
DESIGNER
ZACH KASKY ARCHITECTURE
DESIGNER

DATE
8/26/2024

PROJECT #
2024008

DATE
8/26/2024

SHEET #
LU-02



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.

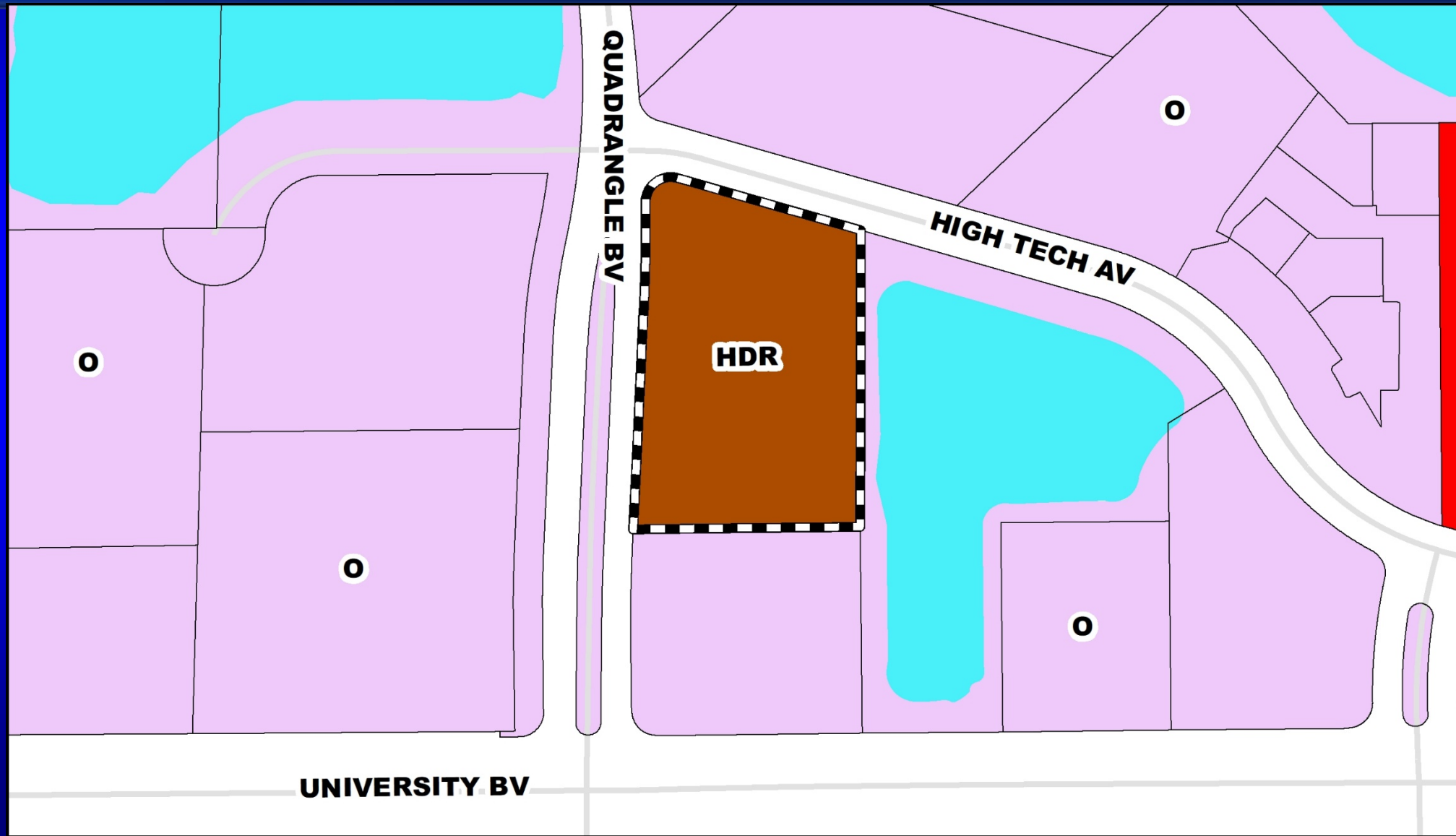
Request three Waivers from Code for Tract 16B:

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)

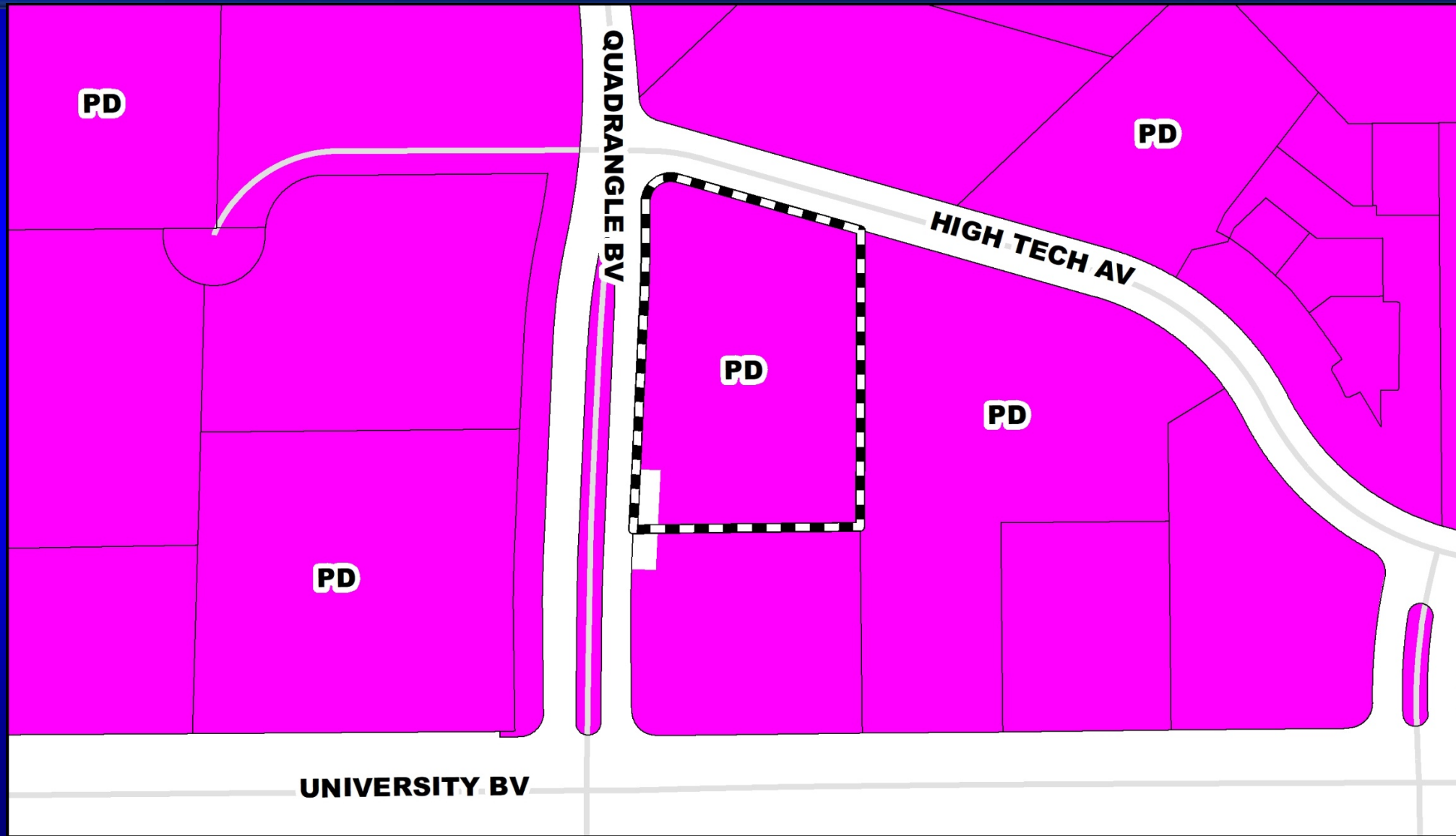
Future Land Use Map

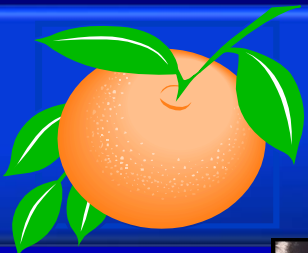




The Quadrangle Planned Development (PD)

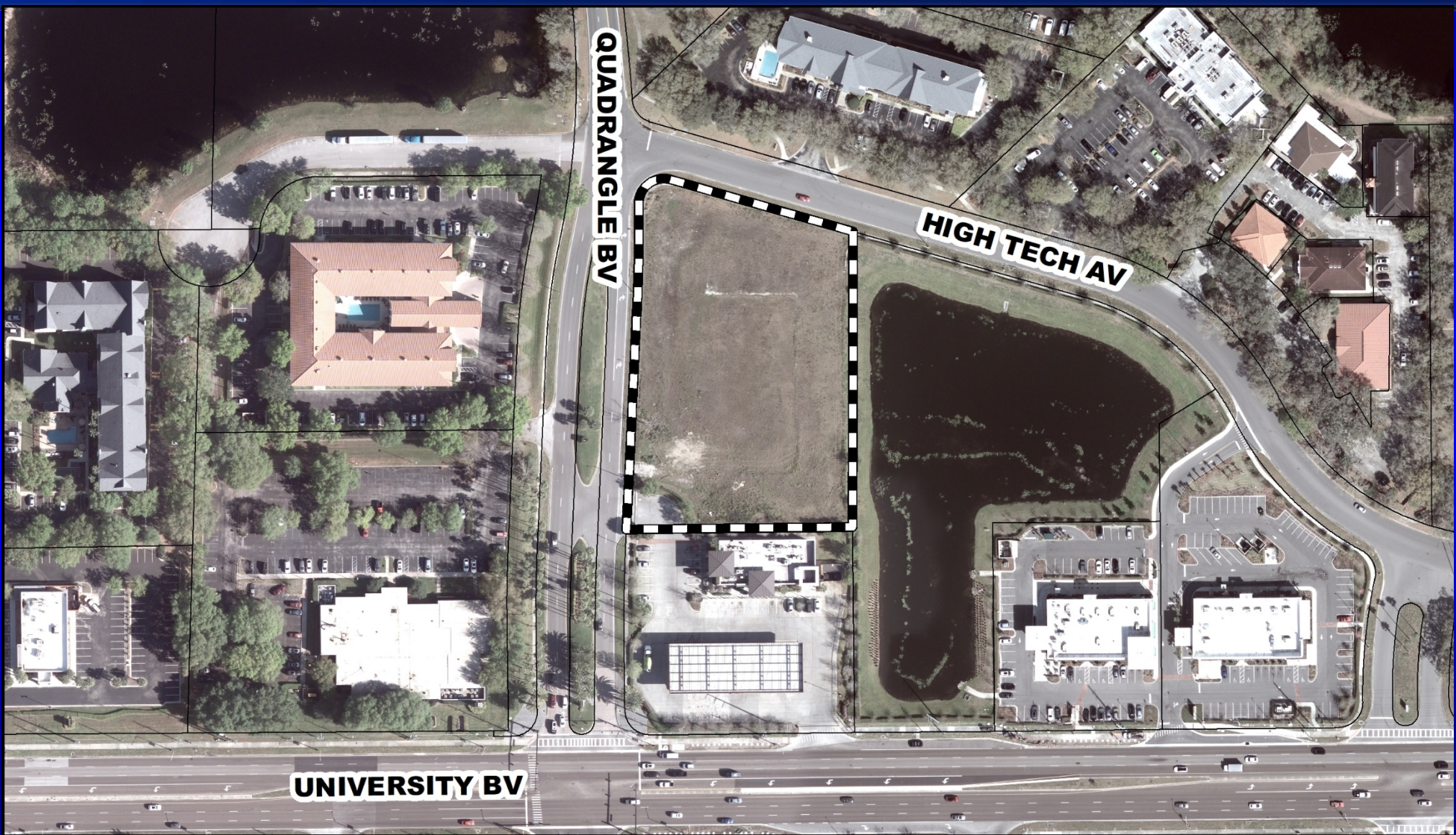
Zoning Map





The Quadrangle Planned Development (PD)

Aerial Map



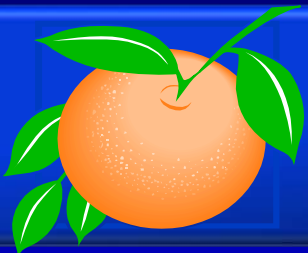
The Quadrangle Planned Development (PD)

Land Use Plan

QUADRANGLE STANDARDS

BUILT PROGRAM

TRACTS	PARCEL ID NUMBER	LAND USE	SITE AREA (AC)	DEVELOPED INTENSITY (%)(%)	IMPERVIOUS AREA (ACRES)(%)	NOTES
1A	03-22-31-7280-00-010	MULTI-FAMILY	21.35	288 UNITS	11.66	
1B	03-22-31-7280-00-020	CONVTRNL	1.40	10,300 SF	1.12	
1C	03-22-31-7280-00-030	CONVTRNL	1.38	11,000 SF	1.15	
2	03-22-31-7270-00-000	OFFICE	8.49	-	0.00	
3	03-22-31-7270-00-010	OFFICE	7.50	65,318 SF	5.18	
4A	04-22-31-7280-00-010	MULTI-FAMILY	30.00	240 UNITS	6.03	
4B	04-22-31-7280-00-020	MULTI-FAMILY	20.00	277 UNITS	6.99	
5A	04-22-31-7280-00-030	OFFICE	8.20	68,000 SF	8.30	
5B	04-22-31-7280-00-040	STUDENT HOUSING	8.20	750 BEDS	8.17	
6	04-22-31-7270-00-000	OFFICE	33.18	-	0.00	
7A	04-22-31-7280-00-010	OFFICE	30.14	108,100 SF	13.53	
7B	04-22-31-7280-00-020	STUDENT HOUSING	4.48	800 BEDS	3.28	
8	04-22-31-7280-00-030	OFFICE	10.82	-	0.00	
9	04-22-31-7280-00-040	OFFICE	8.75	136,000 SF	4.06	
10	04-22-31-7280-00-050	OFFICE	18.42	237,800 SF	11.21	
11A	04-22-31-7280-00-060	OFFICE	8.06	-	0.00	
11B	04-22-31-7280-00-070	CONVTRNL	2.80	71,000 SF	1.50	
11C	04-22-31-7280-00-080	CONVTRNL	1.47	5,384 SF	0.09	
12	04-22-31-7280-00-090	OFFICE	1.53	112 ROOMS	1.22	
13	04-22-31-7280-00-100	OFFICE	5.54	-	0.00	
14	04-22-31-7280-00-110	OFFICE	7.53	87,000 SF	5.54	
15	04-22-31-7280-00-120	OFFICE	6.71	-	0.00	
16A	04-22-31-7280-00-130	CONVTRNL	1.33	5,178 SF	1.22	
16B	04-22-31-7280-00-140	CONVTRNL	2.79	10,300 SF	2.23	
16C	04-22-31-7280-00-150	CONVTRNL	1.79	8,898 SF	1.24	
16D	04-22-31-7280-00-160	CONVTRNL	1.18	8,765 SF	0.80	
17A	04-22-31-7270-00-010	OFFICE	4.02	46,420 SF	3.43	
17B	04-22-31-7270-00-020	OFFICE	2.11	100 ROOMS	1.38	
17C	04-22-31-7270-00-030	OFFICE	3.54	128,000 SF	4.04	
18A	04-22-31-7270-00-040	STUDENT HOUSING	5.87	840 BEDS	2.10	
18B	04-22-31-7270-00-050	STUDENT HOUSING	5.87	840 BEDS	2.10	
18C	04-22-31-7270-00-060	STUDENT HOUSING	5.87	840 BEDS	2.10	
19	04-22-31-7270-00-070	OFFICE	14.08	275,000 SF	7.26	
20	04-22-31-7270-00-080	OFFICE	4.31	-	0.00	
21	04-22-31-7270-00-090	OFFICE	12.28	232,000 SF	10.13	
22	04-22-31-7270-00-100	OFFICE	10.68	210,000 SF	8.05	
23	04-22-31-7270-00-110	OFFICE	10.68	210,000 SF	8.05	
24	04-22-31-7270-00-120	OFFICE	10.68	210,000 SF	8.05	
25	04-22-31-7270-00-130	OFFICE	10.68	210,000 SF	8.05	
26	04-22-31-7270-00-140	OFFICE	10.68	210,000 SF	8.05	
27	04-22-31-7270-00-150	OFFICE	10.68	210,000 SF	8.05	
28	04-22-31-7270-00-160	OFFICE	10.68	210,000 SF	8.05	
29	04-22-31-7270-00-170	OFFICE	10.68	210,000 SF	8.05	
30	04-22-31-7270-00-180	OFFICE	10.68	210,000 SF	8.05	
31	04-22-31-7270-00-190	OFFICE	10.68	210,000 SF	8.05	
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34	04-22-31-7270-00-220	OFFICE	10.68	210,000 SF	8.05	
35	04-22-31-7270-00-230	OFFICE	10.68	210,000 SF	8.05	
36	04-22-31-7270-00-240	OFFICE	10.68	210,000 SF	8.05	
37	04-22-31-7270-00-250	OFFICE	10.68	210,000 SF	8.05	
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40	04-22-31-7270-00-280	OFFICE	10.68	210,000 SF	8.05	
41	04-22-31-7270-00-290	OFFICE	10.68	210,000 SF	8.05	
42	04-22-31-7270-00-300	OFFICE	10.68	210,000 SF	8.05	
43	04-22-31-7270-00-310	OFFICE	10.68	210,000 SF	8.05	
44	04-22-31-7270-00-320	OFFICE	10.68	210,000 SF	8.05	
45	04-22-31-7270-00-330	OFFICE	10.68	210,000 SF	8.05	
46	04-22-31-7270-00-340	OFFICE	10.68	210,000 SF	8.05	
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52	04-22-31-7270-00-400	OFFICE	10.68	210,000 SF	8.05	
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63	04-22-31-7270-00-510	OFFICE	10.68	210,000 SF	8.05	
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65	04-22-31-7270-00-530	OFFICE	10.68	210,000 SF	8.05	
66	04-22-31-7270-00-540	OFFICE	10.68	210,000 SF	8.05	
67	04-22-31-7270-00-550	OFFICE	10.68	210,000 SF	8.05	
68	04-22-31-7270-00-560	OFFICE	10.68	210,000 SF	8.05	
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71	04-22-31-7270-00-590	OFFICE	10.68	210,000 SF	8.05	
72	04-22-31-7270-00-600	OFFICE	10.68	210,000 SF	8.05	
73	04-22-31-7270-00-610	OFFICE	10.68	210,000 SF	8.05	
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82	04-22-31-7270-00-700	OFFICE	10.68	210,000 SF	8.05	
83	04-22-31-7270-00-710	OFFICE	10.68	210,000 SF	8.05	
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86	04-22-31-7270-00-740	OFFICE	10.68	210,000 SF	8.05	
87	04-22-31-7270-00-750	OFFICE	10.68	210,000 SF	8.05	
88	04-22-31-7270-00-760	OFFICE	10.68	210,000 SF	8.05	
89	04-22-31-7270-00-770	OFFICE	10.68	210,000 SF	8.05	
90	04-22-31-7270-00-780	OFFICE	10.68	210,000 SF	8.05	
91	04-22-31-7270-00-790	OFFICE	10.68	210,000 SF	8.05	
92	04-22-31-7270-00-800	OFFICE	10.68	210,000 SF	8.05	
93	04-22-31-7270-00-810	OFFICE	10.68	210,000 SF	8.05	
94	04-22-31-7270-00-820	OFFICE	10.68	210,000 SF	8.05	
95	04-22-31-7270-00-830	OFFICE	10.68	210,000 SF	8.05	
96	04-22-31-7270-00-840	OFFICE	10.68	210,000 SF	8.05	
97	04-22-31-7270-00-850	OFFICE	10.68	210,000 SF	8.05	
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99	04-22-31-7270-00-870	OFFICE	10.68	210,000 SF	8.05	
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113	04-22-31-7270-00-1010	OFFICE	10.68	210,000 SF	8.05	
114	04-22-31-7270-00-1020	OFFICE	10.68	210,000 SF	8.05	
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133	04-22-31-7270-00-1210	OFFICE	10.68	210,000 SF	8.05	
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138	04-22-31-7270-00-1260	OFFICE	10.68	210,000 SF	8.05	
139	04-22-31-7270-00-1270	OFFICE	10.68	210,000 SF	8.05	
140	04-22-31-7270-00-1280	OFFICE	10.68	210,000 SF	8.05	</



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						
DMS REQUEST						
STUDENT HOUSING	225	3.15 / 0.25	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

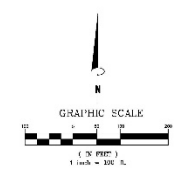
1. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-1476 TO ALLOW PARKING FOR STUDENT HOUSING AT A RATIO OF 0.9 SPACES PER BEDROOM IN LIEU OF 1.0 SPACE PER BEDROOM.
JUSTIFICATION: BASED ON THE PARKING STUDY CONDUCTED FOR THIS SITE CONDUCTED BY TMC A 10% REDUCTION FROM CODE REQUIRED PARKING IS 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

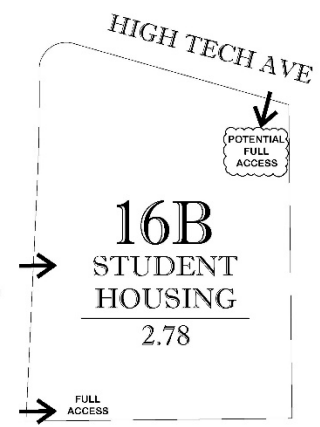
1. TRACT 16B STUDENT HOUSING DEVELOPMENT PROGRAM.
 - a. 475 BEDS.

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, PROJECT LOCATION & OUR 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

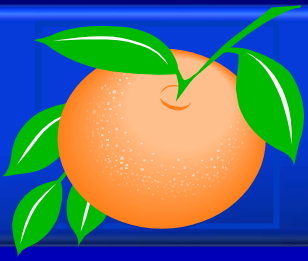
DESIGNED BY: JKH

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