



Interoffice Memorandum

DATE: June 8, 2021

TO: Katie A. Smith, Deputy Clerk of the
Board of County Commissioners (BCC),
County Comptroller's Office

THRU: Agenda Development BCC

FROM: Alberto A. Vargas, MArch, Manager
Planning Division

CONTACT PERSON: **Jason H. Sorensen, AICP, Chief Planner**
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on next available date
**Public Hearing for a Small-Scale Comprehensive Plan (CP) Amendment, Concurrent
Planned Development Change Determination Request, and Ordinance**

TYPE OF HEARING: Adoption of Future Land Use Map Amendment,
Ordinance, and Concurrent Planned Development
Change Determination Request.

APPLICANT: Jarod Stubbs; Kimley-Horn and Associates

AMENDMENTS: SS-21-01-091; Office (O) to High Density Residential
– Student Housing (HDR – Student Housing)

AND

Ordinance for Proposed Amendment

AND

CDR-20-12-362 (Quadrangle Planned Development)

DISTRICT #: 5

GENERAL LOCATION: Data Court; generally located on the west side of
Data Court, approximately 450 feet north of
Corporate Boulevard.

**ESTIMATED TIME REQUIRED
FOR PUBLIC HEARING:** 20 minutes

HEARING CONTROVERSIAL: Yes

**HEARING REQUIRED BY
FL STATUTE OR CODE:** Part II, Chapter 163, Florida Statutes and Orange
County Code Chapter 30

**ADVERTISING
REQUIREMENTS:** At least 15 days before the BCC public hearing date,
publish an advertisement in the Legal
Notices section of The Orlando Sentinel describing
the particular request, the general location of the
subject property, and the date, time, and place when
the BCC public hearing will be held.

ADVERTISING TIMEFRAMES: At least ten (10) days prior to public hearings for
Comprehensive Plan Amendments. At least fifteen
(15) days prior to public hearings for rezonings.

**APPLICANT/ABUTTERS
TO BE NOTIFIED:** At least 10 days before the BCC public hearing date,
send notices of BCC public hearing by U.S. mail to
owners of property within 300 feet of the subject
property and beyond.

SPANISH CONTACT PERSON: Para más información en español acerca de estas
reuniones públicas o de cambios por ser efectuados,
favor de llamar a la División de Planificación, al 407-
836-5600.

ADVERTISING LANGUAGE FOR AMENDMENT:
To change the Future Land Use designation from Office (O) to High Density Residential –
Student Housing (HDR – Student Housing).

ADVERTISING LANGUAGE FOR ORDINANCE:
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.

ADVERTISING LANGUAGE FOR CHANGE DETERMINATION REQUEST:
A Planned Development Change Determination Request (PD/CDR) to convert the land use
on PD Tract 5B to "Student Housing" to allow for up to 750 student housing beds. In
addition, the applicant has requested the following waivers from Orange County Code:

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 spaces per bedroom.

2. A waiver from Section 38-1259(d) to allow no masonry wall in lieu of a six-foot masonry wall along the right-of-way.
3. A waiver from Section 38-1258(j) to allow buildings to have 25' separation in lieu of 30' for two-story buildings, 40' for three-story buildings, 50' for four-story buildings, 60' for five-story buildings, 70' for six-story buildings and 80' for seven-story buildings.
4. A waiver from Section 38-1501 to allow a minimum unit size of 400 square feet in lieu of 500 square feet.
5. A waiver from Section 38-1259(K) to allow a maximum building height of 7 stories (75 feet) in lieu of 3 stories (40 feet).

**MATERIALS BEING SUBMITTED
AS BACKUP FOR PUBLIC
HEARING REQUEST:**

- (1) Names and last known addresses of property owners within 300 feet and beyond (via email from Fiscal and Operational Support Division); and
- (2) Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO
CLERK (IF ANY):**

**Please schedule the public hearing concurrent
with the Ordinance for the proposed amendment.**

- c: Chris Testerman, AICP, Assistant County Administrator
Joel Prinsell, Deputy County Attorney, County Attorney's Office
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services
Department
Eric P. Raasch, AICP, Planning Administrator, Planning Division
Gregory Golgowski, AICP, Chief Planner, Planning Division
Olan Hill, Assistant Manager, Planning Division

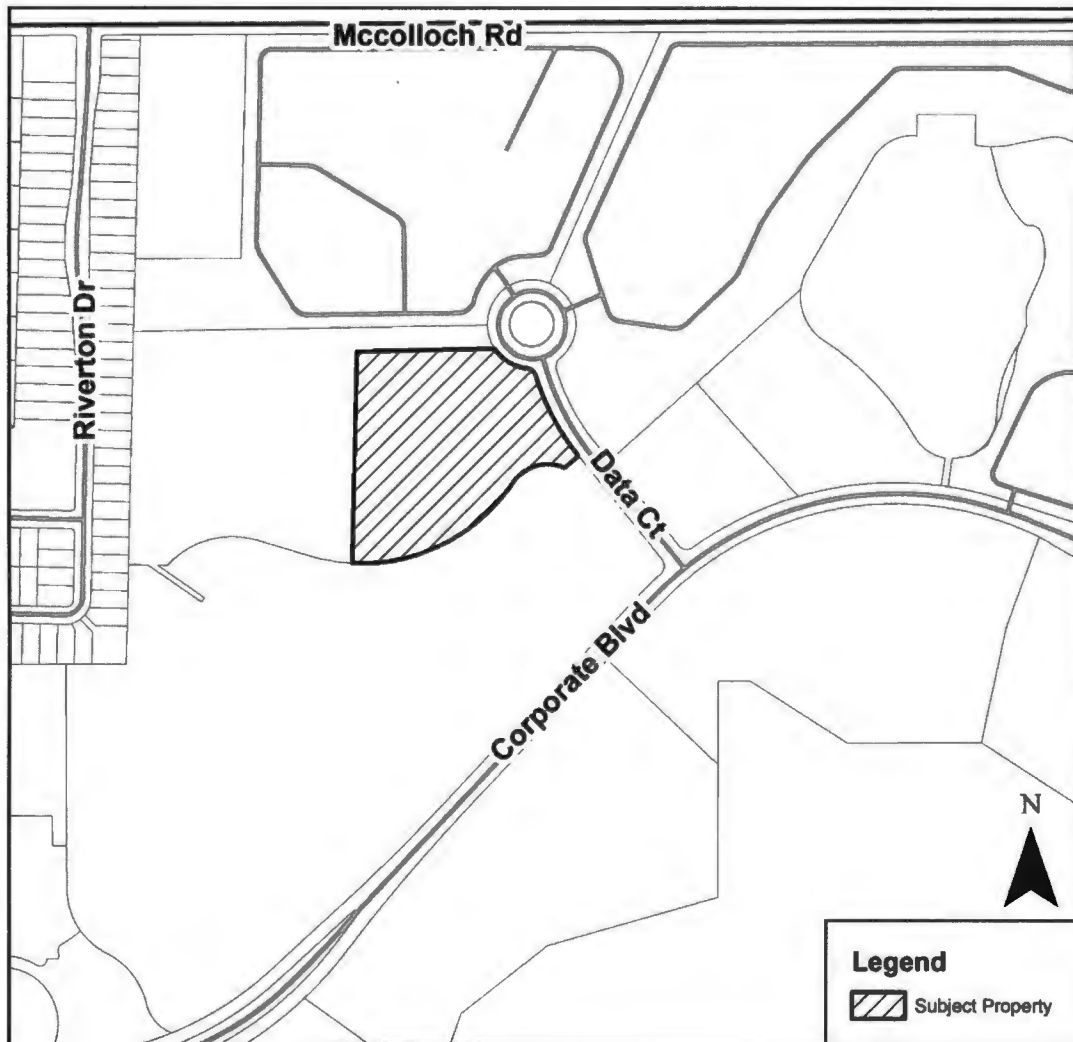
Legal Description

**SS-21-01-091 (Data Court Student Housing)
CDR-20-12-362 (Quadrangle PD)**

Parcel # 04-22-31-7292-00-011

QUADRANGLE PH 6 47/132 LOT 1 A PORTION THEREOF DESC: BEG AT THE ELY MOST CONER OLT 1 TH S50-55-13E 51.76 FT TO A POC OF A NON-TAN CURVE CONCAVE SELY HAVING A RADIUS 120 FT AND TO WHICH CENTER POINT BEARS S22-55-05W DELTA 78-58-56 AN ARC LENGTH 165.42 FT TO A PRC CONCAVE NWLY HAVING A RADIUS 515 FT AND TO WHICH CENTER POINT BEARS N55-53-18W DELTA 58-49-11 AN ARC LENGTH 528.7 FT TH N01-07-00E 597.37 FT TH N89-00-16E 389.83 FT TO A POC OF A NON-TAN CURVE CONCAVE NELY HAVING A RADIUS 125 FT TO WHICH CENTER POINT BEARS N56-11-54E DELTA 50-14-20 AN ARC LENGTH 109.6 FT TO A PRC CONCAVE SWLY HAVING A RADIUS 30 FT TO WHICH CENTER POINT BEARS S05-57-31W DELTA 66-45-25 AN ARC LENGTH 34.95 FT TO A PRC CONCAVE NELY HAVING A RADIUS 680 FT TO WHICH CENTER POINT BEARS N72-42-53E DELTA 21-47-32 AN ARC LENGTH 258.64 FT TO THE POB

**Location Map SS-21-01-091 (Data Court Student Housing)
CDR-20-12-362 (Quadrangle PD)**



**If you have any questions
regarding this map, please call
Jason Sorensen at 407-836-5602.**