



Interoffice Memorandum

DATE: August 5, 2024

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Tanya Wilson, AICP, Director
Planning, Environmental, and Development Services
Department

CONTACT PERSON: **Jason Sorensen, AICP, Chief Planner**
407-836-5602

SUBJECT: August 27, 2024, Adoption Public Hearing – Small-Scale Future
Land Use Map Amendment and PD Substantial Change
Applicant: Rebecca Wilson
SS-24-04-004 and CDR-23-09-293
Concurrent with Consent Agenda item DO-24-06-143

Please find the attached staff report and associated back-up material for the Small-Scale Future Land Use Map Amendment and PD substantial change scheduled for a Board adoption public hearing on August 27, 2024.

The subject property is located at 3501 Quadrangle Boulevard; generally located north of University Boulevard, east of Quadrangle Boulevard, and south of Corporate Boulevard. The request is to change the Future Land Use Map designation from Office (O) to High Density Residential – Student Housing (HDR-Student Housing) and amend the Quadrangle PD Land Use Plan to create Tract 17D from Tract 17C and convert 105,108 square feet of unused PD office entitlements to 640 student housing beds. The request also includes three waivers from Orange County Code to reduce required parking and increase building height.

A community meeting was held for this request on April 29, 2024, with three residents in attendance. One resident was supportive of the request. The other two residents expressed opposition to the request citing concerns for traffic and incompatibility.

The adoption public hearing for Small-Scale Development Amendment SS-24-04-004 was conducted before the Planning and Zoning Commission/Local Planning Agency on May 16, 2024, where the request was unanimously recommended for approval after a question from Commissioner Spears on the parking situation to which the applicant clarified that a parking garage would be constructed on the student housing tract and

Small-Scale Development Amendment
Board Adoption Public Hearing
SS-24-04-004 and CDR-23-09-293
August 27, 2024
Page 2

shared with the existing office building. The PD substantial change was recommended for approval by the Development Review Committee on July 10, 2024.

If the Board adopts the proposed amendment, the Small-Scale Development Amendment will become effective 31 days after the public hearing, provided no challenges are brought forth for the amendment.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at 407-836-5802 or Alberto.Vargas@ocfl.net, or Jason Sorensen, AICP, Chief Planner, at 407-836-5602 or Jason.Sorensen@ocfl.net.

**ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and ADOPT the High Density Residential – Student Housing (HDR-Student Housing) Future Land Use Map amendment (SS-24-04-004), ADOPT the associated ordinance, and APPROVE the associated PD substantial change (CDR-23-09-293) including three waivers from Orange County Code.
District 5**

TW/JHS:kh
Attachments

Small Scale FLUM Amendment & CDR Staff Report
Orange County Planning Division
BCC Adoption Hearing Date: August 27, 2024

CASE # SS-24-04-004

CDR-23-09-293

Commission District: #5

GENERAL INFORMATION

APPLICANT: M. Rebecca Wilson, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

OWNERS: CL UCC LP, CL UCC LLC, CL UCC 2 LLC, CL UCC 3 LLC, and CL UCC 4 LLC

HEARING TYPE: Planning and Zoning Commission Recommendation / Development Review Committee Recommendation

FLUM REQUEST: **Office (O) to High Density Residential – Student Housing** (HDR-Student Housing)

PD SUBSTANTIAL CHANGE REQUEST:

- Create Tract 17D from Tract 17C;
- Convert unused PD office entitlements of 105,108 s.f. to 640 student housing beds for Tract 17D;
- Request three (3) waivers from Orange County Code:
 1. A waiver from Section 38-1476(a) is requested to allow a parking ratio of 1 space per 250 square feet of floor area used for office purposes, in lieu of 1 space per 200 square feet for Tract 17C only.

Applicant Justification: Per the parking study, the mixed use project seeks an ULI shared parking reduction of 18% of the overall required parking based on the mix of student housing and office uses. The parking demands for the office and residential uses are anticipated to occur at different times of the day to allow for a reduction in parking for both uses as outlined in the accompanying parking study. A shared parking agreement with Tract 17D will be in place to provide the available parking during each use's off peak times.

2. A waiver from Section 38-1476(a) is requested to allow 0.80 parking spaces per bedroom, in lieu of one (1) space per bedroom for Tract 17D only.

Applicant Justification: Per the parking study, the combined reduction of a standard 10% parking reduction for student housing and the mixed use ULI shared parking

Case # SS-24-04-004 & CDR-23-09-293
Orange County Planning Division
BCC Hearing Date: August 27, 2024

reduction of 18%, nets an approximate 25% reduction in required parking spaces serving the student housing use

The parking demands for the office and student housing uses are anticipated to occur at different times of the day to allow for a reduction in parking for both uses as outlined in the accompanying parking study. A shared parking agreement with Tract 17C will be in place to provide the available parking during each use's off peak times.

3. A waiver from Section 38-1254(d)(2) is requested to allow a building height up to eighty-five (85) feet, in lieu of forty (40) feet for Tract 17D only.

Applicant Justification: The building needs the increased height to allow for enough units to create a more cost-effective option for students as well as providing enough parking in the garage. This project is not adjacent to single family residential.

Additionally, an amendment to the Quadrangle DRI Development Order (DO) is concurrent with this request. Consent Item, Case #DO-24-06-143 related to the CDR-23-09-293 and SS-24-04-004 reflecting the changes requested as part of the PD amendment, was recommended for approval by the DRC on July 24, 2024.

LOCATION:	3501 Quadrangle Boulevard; generally located east of Quadrangle Boulevard, south of Corporate Boulevard, and north of High Tech Avenue and University Boulevard
PARCEL ID NUMBER:	04-22-31-8718-00-173 (portion of)
SIZE / ACREAGE:	3.62 gross/net developable acres (FLUM Amendment Request) 9.62 gross/net developable acres (CDR Application)
PUBLIC NOTIFICATION:	The notification area for this public hearing was 1,500 feet. [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet.] One hundred ten (110) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	An in-person community meeting was held on April 29, 2024, and is summarized further in this report.
PROPOSED USE:	640 Student Housing Beds

STAFF RECOMMENDATION

Future Land Use Map Amendment SS-24-04-004:

Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of Amendment SS-24-04-004, amending the Future Land Use Map designation of the property from Office (O) to High Density Residential – Student Housing (HDR-Student Housing).

PD Substantial Change Request, CDR 23-09-293 (July 10, 2024, DRC Approval):

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL OF A SUBSTANTIAL CHANGE TO THE QUADRANGLE PLANNED DEVELOPMENT/ LAND USE PLAN (PD/LUP) dated “Received July 15, 2024,” subject to the following twenty-nine (29) conditions of approval, as amended, including three (3) Orange County Code waivers for Tract 17C and 17D:

1. Development shall conform to The Quadrangle Planned Development (PD) dated "Received July 15, 2024," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received July 15, 2024," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly

- made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
 4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
 5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
 6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
 7. Pursuant to Article XII, Chapter 30, Orange County Code, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future

- development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
8. As required by Section 38-1259(e), Orange County Code, for all student housing projects, a Mobility Plan shall be submitted with the DP to the Transportation Planning Division. The student housing mobility plan shall describe and depict pedestrian and bicycle systems and facility needs consistent with this section, transit service and facility needs, university and County coordination measures that will be implemented by the developer to manage transportation demand and promote pedestrian and bicycle safety, and designation of appropriate space within the development for carsharing , bike sharing, and electric car charging stations, as they may be implemented within the university area. The student housing mobility plan also shall describe and depict the pedestrian and bicycle safety features cross-sections, marked and stamped crosswalks, safety beacons, traffic signal modifications, pedestrian scale lighting, and other pedestrian and bicycle safety features (with associated funding and maintenance responsibilities) that will be provided and are needed (and warranted, as applicable) to ensure safe pedestrian and bicycle access to adjacent land uses and across major roadways to commercial land uses and transit facilities. Improvements identified by the plans shall be constructed or implemented prior to issuance of a certificate of occupancy and shall be consistent with the most recent editions of Florida Department of Transportation standards. As required by Section 38-1259(e), Orange County Code, for all student housing projects, a community/site design plan for crime prevention through environmental controls shall be submitted with the DP to the Planning Division and must be consistent with the Crime Prevention through Environmental Design ("CPTED") Manual used by the International CPTED Association and Florida CPTED Network.
 9. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.
 10. Within multifamily developments, short-term rental shall be prohibited. Length of stay shall be for a minimum of 180 consecutive days.
 11. A traffic study must be submitted to, and accepted by, Orange County prior to approval of the first Development Plan and/or Preliminary Subdivision Plan associated with this Planned Development. Should the need for improvements result from the study, it must be submitted as an E-Plan, constructed and installed, and any necessary right-of-way conveyed, all at no cost to Orange County. There shall be no Certificate of Occupancy for any multi-family or single-family structure until a Certificate of Completion has been issued for the improvements.

Case # SS-24-04-004 & CDR-23-09-293
Orange County Planning Division
BCC Hearing Date: August 27, 2024

12. The owner of the student housing complex shall provide a security service twenty-four-seven through the property management staff. Also, the owner shall provide additional security for known special events, including during annual move in and football game days.
13. The developer of "Tract 17D student housing development" as identified on the plan dated "Received July 15, 2024" shall provide a shuttle service to and from UCF. The shuttle service shall operate five (5) days per week during the academic year. The developer shall enter into a formal agreement with UCF or other operator/management company regarding the operation, maintenance, and funding for the shuttle service. At least 6-months prior to Certificate of Occupancy, the developer shall provide documentation to Orange County confirming the execution of such agreement. The County reserves the right to verify compliance with the condition, periodically during the operation of the "Tract 17D student housing development" as identified on the plan dated "Received July 15, 2024".
14. All facades of the structured parking, including those portions that project above the residential units, shall reflect the character, scale, massing and materiality of the principal structures surrounding them. These facades shall be architecturally treated to compliment the principal building, including but not limited to roof treatments, wall finishes, and color palette.
15. The following waivers from Orange County Code are granted:
 - a. A waiver from Section 38-1476(a) to allow a parking ratio of 1 space per 250 square feet of floor area used for office purposes, in lieu of 1 space per 200 square feet for Tract 17C only.
 - b. 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.
 - c. 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.
16. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 6, 2023, shall apply:
 - a. As allowed for by Chapter 38-1205(5), a traffic study for operational analysis and signal requirements must be completed and accepted by Orange County prior to any subsequent Development Plan and/or Preliminary Subdivision Plan approval.
 - b. The following waivers from Orange County Code are granted for PD Parcel 7B only:
 - 1) A waiver 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.
 - 2) A waiver from Orange County Code 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 Orange County Code Section 38-1501 to allow a minimum unit size of 400 square feet in lieu of 500 square feet.
 - 4) A waiver from Orange County Code Section 38-1259(k) to allow a maximum building height of 7 stories (100 feet) in lieu of 3 stories (40 feet) for student housing.
 - 5) A waiver from Orange County Code Section 38-1259(c) to allow a maximum of 896 bedrooms in lieu of a maximum of 750 bedrooms.
 - 6) A waiver from Orange County Code Section 38-1251 to allow 55 percent lot coverage versus the maximum 30 percent per code.
- c. A shuttle with transportation to and from UCF shall be provided to residents of the student housing complex.
 - d. The owner of the student housing complex shall provide a security service twenty-four-seven through the property management staff. Also, the owner shall provide additional security for known special events, including during annual move in and football game days.
 - e. An agreement by the applicant to construct a six foot pre-cast wall along the northern boundary of the office property prior to vertical construction.
17. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 11, 2022, shall apply:
- a. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
 - b. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
 - c. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water and wastewater systems have been designed to support all development within the PD.
 - d. The following waivers from Orange County Code are granted for Tract 18A only:
 - 1) A waiver from Orange County Code section 38-1476 to allow a parking ratio of 1.35 spaces per one-bedroom apartment unit in lieu of 1.50 spaces per unit and 1.80 spaces per two- and three-bedroom apartment units in lieu of 2 spaces per unit.

- 2) A waiver is requested from Orange County Code section 38-1258(d) to allow a maximum building height of 75' and six stories in lieu of 50' and four stories.
 - e. Developer voluntarily agrees to restrict 10% of the approved units for rental to households whose annual incomes are between 80% - 110% of the area median income, as published annually by the U.S. Department of Housing.
18. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 26, 2021, shall apply:
- a. The required road right-of-way and or/easements shall be conveyed to the County via separate instrument prior to Construction Plan Approval
 - b. This property is located within the UCF Pedestrian Safety project limits. There is an overall requirement for an 8' wide sidewalk. Sidewalk easements and /or row shall be provided to ensure that the minimum of 8' can be achieved prior to Development Plan approval.
 - c. In order to qualify as student housing, all units must comply at all times with the definition of student housing in Section 38-1, Orange County Code, as such definition exists as of the date of approval of this development plan. Failure to comply with such definition may subject the project to code enforcement and/or increased impact fees, as well as any applicable concurrency requirements.
 - d. Prior to development plan approval, a shared parking agreement shall be recorded on the applicable property, to run with the land, for all off-site parking.
 - e. The following waivers from Orange County Code are granted for Tract 23A only:
 - 1) A waiver from Orange County Code Section 38-1259(c) to allow a maximum of 950 bedrooms in lieu of a maximum of 750 bedrooms.
 - 2) A waiver from Orange County Code Section 38-1259(d) to allow no masonry wall in lieu of a six-foot masonry wall along right of way.
 - 3) A waiver from Orange County Code Section 38-1259(k) to allow a maximum building height of 10 stories / 135-feet in lieu of 3 stories / 40-feet.
 - 4) A waiver from Orange County Code Section 38-1259(j) to allow a density calculation of 4.261 bedrooms equals 1 multi-family unit in lieu of 4 bedrooms equals 1 multi-family unit.
 - 5) A waiver from Orange County Code Section 38-1477 to allow offsite parking to be provided within 1,300 feet from the principal entrance in lieu of 300 feet.
 - 6) A waiver from Orange County Code Section 38-1254 to allow a 20-foot building setback from the right of way line of Turbine Drive and High Tech Avenue in lieu of 25-feet.

- 7) A waiver from Orange County Code Section 38-1254 to allow a 35-foot building setback from the right of way line of University Boulevard in lieu of 50-feet; and in lieu of the prior centerline setback requirement of 114-feet and the current 70-foot setback from the centerline for a building or structure.
 - 8) A waiver from Orange County Code Section 38-1501 to allow a minimum unit size of 250 square feet in lieu of 500 square feet.
19. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated July 13, 2021, shall apply:
- a. The owner of the student housing complex shall maintain a security service that is present 24 hrs. a day 7 days a week.
 - b. The following waivers from Orange County Code are granted for Tract 5B only:
 - 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 (6) foot masonry wall along the right-of-way.
 - 3) A waiver from Section 38-1258(j) to allow buildings to have twenty-five feet (25') separation in lieu of thirty feet (30') for two-story buildings, forty feet (40') for three-story buildings, fifty feet (50') for four-story buildings, sixty feet (60') for five-story buildings, seventy feet (70') for six-story buildings, and eighty feet (80') for seven-story buildings.
 - 4) A waiver from Section 38-1501 to allow a minimum studio and 1-bedroom 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 75' (7-stories) in lieu of 40' (3-stories).
20. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 20, 2018, shall apply:
- a. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
 - b. Outside sales, storage, and display shall be prohibited.
 - c. A waiver from Orange County Code Section 38-1476 for Tract 23 only is granted to allow 3.5 parking spaces per 1,000 square feet, in lieu of 4.0 spaces per 1,000 square feet of net office space.
21. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 26, 2013, shall apply:

- a. Car rental is approved as an ancillary use within PD Tract 22 only, including 14 parking spaces to be used exclusively for rental cars.
22. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 3, 2009, shall apply:
- a. As specifically applicable to Tracts 16 & 18, all acreages regarding conservation areas and buffers are considered approximate until finalized by Conservation Area Determination and Conservation Area Impact Permits. Approval of this plan does not permit any proposed conservation impacts.
23. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 4, 2005, shall apply:
- a. As applicable to the entire PD:
 - 1) Prior to construction plan approval, certification with supporting calculations shall be submitted, which states that this project is consistent with approved master utility and stormwater plans for this Planned Development.
 - 2) This project shall comply with Lighting Ordinance 2003-08.
 - 3) This project shall comply with the Commercial Design Standards Ordinance.
 - 4) The developer shall obtain wastewater and water service from Orange County subject to County rate resolutions and ordinances.
 - 5) This project shall comply with the drainage requirements of the Orange County Subdivision Regulations.
 - b. As specifically applicable to Tract 11:
 - 1) A Developer's Agreement for right-of-way shall be required with the approval of the rezoning.
 - 2) Prior to issuance of a building permit, the property shall be re-platted.
 - 3) There shall be no direct access to Rouse Road.
 - 4) Commercial restaurants shall not have outdoor speakers or music.
 - 5) The following Student Housing waivers are granted and are consistent with previous Board approvals for student housing:
 - i. A waiver is granted from Section 38-1476 to allow parking spaces for student housing at a ratio of 1.0 spaces per unit in lieu of 1.25 spaces per bedroom.
 - ii. A waiver is granted from Section 38-1259(d) to eliminate the requirement of a six-foot masonry wall along University Boulevard.

Case # SS-24-04-004 & CDR-23-09-293
Orange County Planning Division
BCC Hearing Date: August 27, 2024

- iii. A waiver is granted from Section 38-1259(d) to eliminate the requirement of a six-foot masonry wall along Alafaya Trail.
 - iv. A waiver is granted from Section 38-1259(h) to allow a maximum building height of 10 stories/120 feet in lieu of 3 stories/40 feet.
 - v. A waiver is granted from Section 38-1253 to eliminate the requirement of providing recreational facilities at the rate of 2.5 acres per 1,000 population.
 - vi. A waiver is granted from Section 38-1259(c) to allow 2,063 bedrooms in lieu of the maximum 750 permitted.
 - vii. A waiver is granted from Section 38-1259(g) to allow for one unit to equal 3.427 bedrooms instead of 2 bedrooms. This is based upon an ITE rate provided by Orange County.
- 6) Because the location of Tract 24 merits an intense development style due to the proximity of the UCF campus, the following waivers are granted from the suburban standards of the Land Development Code:
- i. A waiver is granted from Section 38-1254 to allow parcels within Tract 24 to have a 0 foot building setback in lieu of 10 foot building setback between internal parcels.
 - ii. A waiver is granted from Section 38-1254 to allow a 25 foot setback from the right-of-way line of University Blvd in lieu of 60 foot from the centerline for parking structures.
 - iii. A waiver is granted from Section 38-1258(d) to allow a maximum building height of 10 stories/120 feet in lieu of 3 stories/40 feet for the student housing and multi-family (senior housing).
 - iv. A waiver is granted from 38-1258(j) to eliminate the spatial separation of buildings.
- 7) The following multi-family waivers are granted:
- i. A waiver is granted from Section 38-1501 to allow a minimum unit size of 250 square feet in lieu of 500 square feet to allow for dorm-style units.
 - ii. A waiver is requested from Section 38-1258(h) to eliminate the requirement of providing recreation areas at the rate of 2.5 acres per 1,000 residents. One acre shall be provided for the multi-family development.
- 8) A waiver is granted from Section 38-1476 to allow commercial parking at a ratio of 3 spaces per 1,000 square feet in lieu of 5 spaces per 1,000 square feet.
- 9) Senior Housing will be segregated from student housing in a separate structure and the buildings will not touch.

- 10) No permanent school-aged children that will impact the Orange County Public School system shall be generated as a result of student housing and/or senior housing on Tract 24. Any proposal to add permanent school-aged children on Tract 24 will be deemed a substantial change and shall require BCC approval, and will be subject to school concurrency.
24. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 4, 2005, shall apply:
- a. Commercial restaurants shall not have outdoor speakers or music.
25. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 24, 1997, shall apply:
- a. Prior to approval of any development plan for multi-family uses in Tracts 5 and 7 a neighborhood meeting shall be held. The adjacent property owners shall be notified of the Development Review Committee meeting to consider such uses. Under the Orange County Code, the decision of the DRC may be appealed to the Board of County Commissioners.
26. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated May 10, 1994, shall apply:
- a. Prior to submittal of any Development Plan, revised drainage calculations shall be submitted for approval verifying that the hydraulics of the Master Drainage system will not be impacted by the requested changes.
 - b. Those residential and nonresidential uses along the PD boundary of Parcels 4-B, 5, 7, and 12 shall be limited to 35 feet in height within 100 feet of the PD boundary.
 - c. Setbacks from McCulloch Road shall be 35 feet from the right-of-way line for Parcels 4-A and 4-Bi and 40 feet from the right-of-way line for Parcel 1 per the PD regulations.
27. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated July 10, 1989, shall apply:
- a. On-site water or wastewater facilities shall be prohibited.
 - b. The following uses shall be prohibited:
 - 1) Battery manufacturing and storage;
 - 2) The manufacturing of boats, building products, garments or textiles, pharmaceuticals and shoes/goods;
 - 3) Hospitals;
 - 4) Portable signs and billboards; and

- 5) Warehousing (storage of materials may be allowed, provided sufficient performance standards are submitted by the applicant and approved by the Planning and Zoning Directors).
- c. Freestanding commercial uses shall be limited to Parcels 25 (pursuant to PD conditions of approval with respect to Parcel 25), #17 and #17A.
- d. The developer shall be responsible for constructing the following road improvements which are required prior to the initiation of the development phase:

Phase 4A (First Phase of Substantial Deviation)

Four (4) lanes of Alafaya Trail from State Road 50 to the Seminole County line MUST be in place before the project can go forward. The Developer will have the specific responsibility to fund and construct the missing section from University Boulevard north to the Orange/Seminole County line, subject to an impact fee credit assessment, in accordance with the then existing regulations.

Phase 4B

Four (4) lanes of Rouse Road from Corporate Boulevard to State Road 50 MUST be in place prior to the initiation of Phase 4B and the Developer must advance the greater of its pro rata share of the cost of such improvement or the transportation impact fees anticipated.

Phase 4C

An alternative improvement to provide a capacity equivalent of an additional two through-lanes on University Boulevard from Rouse Road to Dean Road (i.e., the equivalent mitigation which would have been accomplished had University Boulevard been eight lanes).

A Developer's Agreement will be executed in conjunction with the approval of the Development Order that addresses the following issues:

- 1) Transportation impact fee credits;
 - 2) Right of applicant to submit a traffic study that proves a specific improvement is not needed;
 - 3) Waiving of any of the roadway improvement requirements if a governmental entity or another developer constructs the facility; and
 - 4) Ability to cease development activity until needed improvements are in place.
- e. The following mass transit conditions shall apply:
 - 1) Bicycle lanes, bicycle lockers, transit passenger shelters and transit parking bays should be constructed where necessary to augment and facilitate the operation of off-site transit and bicycle facilities. Furthermore, the applicant shall make known to tenants that the Orlando area has an existing ride-sharing

program operated by the Tri-County Transit Authority and the City of Orlando, and the applicant shall encourage the use of said facility. The applicant shall also designate at least one (1) employee to coordinate a ride-share program in conjunction with the Tri-County Transit. In addition, the applicant shall encourage the individual building owners or tenants to allow promoters of a ride-sharing program to have access to employees for the purposes of promoting ride-sharing programs. The level of participation shall be included in the annual monitoring report in two ways:

- i. A list of companies which allow access to employees to promote ride-sharing, and a list of companies which prohibit such access, along with the reasons for the prohibition,
 - ii. An estimate of the level of participation in the program measured in percentage reduction of single-occupant vehicles.
 - f. The applicant shall conduct a feasibility study to assess the viability of a shuttle system to serve the Quadrangle and the immediate vicinity. This study may be in conjunction with the University of Central Florida, the Central Florida Research Park, or other interested parties. If a shuttle system is implemented, the applicant shall make a fair share contribution toward its implementation and operation.
 - g. The applicant shall dedicate up to one hundred thousand (100,000) square feet of land to the Tri-county Transit Authority (at a mutually acceptable location) for a transfer or circulation facility as needed by the Transit Authority. The dedication shall be coupled with an appropriate reverted if such a facility is not constructed and used by the Transit Authority within five (5) years from the date of donation.
 - h. The applicant shall include in the covenants and restrictions applicable to the Quadrangle a requirement whereunder tenants shall be encouraged to stagger work hours so as to mitigate peak hour traffic impacts.
 - i. The applicant shall reserve a location for a day care center within the project. The applicant shall take the lead in establishing a Transportation Management Association ("TMA), inviting participation by the major landowners in the area, including but not limited to Westinghouse, the University of Central Florida, the Research Park and the Tri-County Transit Authority.
28. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 15, 1988, shall apply:
- a. Amend existing Quadrangle Development Order to provide:
 - 1) Subject to the conditions described in Paragraph b., the 9.2 acres, as approved under proposed amended P-D, are added to the existing Quadrangle DRI.
 - 2) Development impacts for total amended Quadrangle DRI (including added 9.2 acre parcel) shall not exceed development impacts previously approved and vested pursuant to prior development order.

- 3) Made a finding that because of the impact limitations imposed pursuant to Paragraph b. above, the addition of 9.2 acres is a "Non-substantial Deviation" to existing DRI Development Order.
 - 4) As development permits are processed for the 9.2 acre parcel, the developer (subject to County review and approval) will reduce development intensity on the balance of the Quadrangle P-D/DRI so as to assure compliance with subparagraph b. above.
- b. Development shall be in accordance with the Conditions of Approval, as established for the currently applicable approved Quadrangle DRI.
 - c. Any commercial-type uses permitted are intended to serve the employees on-site. There shall be no free-standing commercial structures, and the commercial use shall not exceed ten percent (10%) of the total square footage and no more than twenty percent (20%) of anyone structure being created.
 - d. Landscaping along University Boulevard shall be compatible with the Orange County Commission's landscape design for the roadway.
 - e. A 50-foot landscape buffer shall be provided along any adjacent residentially zoned district. A plan identifying specific language materials shall be submitted for the affected area.
29. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 17, 1986, shall apply:
- a. Approval, subject to development per:
 - i. The Development Order of November 5, 1984.

SUBJECT PROPERTY ANALYSIS

Overview

The subject property is located within the Quadrangle Planned Development (PD)/Development of Regional Impact (DRI), less than a mile from the University of Central Florida's main campus and consists of an office building and associated parking. The request is to change the Future Land Use Map (FLUM) designation of the 3.62-acre subject property from Office (O) to High Density Residential – Student Housing (HDR-Student Housing) to allow for the development of a student housing community with up to 640 bedrooms.

The request is concurrent with a PD substantial change (CDR-23-09-293) to split existing Tract 17C, which is currently 9.62 acres, into two Tracts (Tract 17C and Tract 17D) and construct the proposed student housing development on Tract 17D (3.62 acres). Tract 17D is currently the location of surface parking for the office building which is located on Tract 17C. If approved, a parking garage is proposed for Tract 17D to be shared by the office and student housing developments. The PD substantial change includes three (3) waivers from Orange

County Code to reduce parking on the office tract (17C) and the student housing tract (17D) and increase building height to 85 feet in lieu of 40 feet on the student housing tract (17D).

Entitlements are calculated by converting 105,108 square feet of unused office entitlements in the PD to 640 student housing beds for newly created Tract 17D. Tract 17C would retain the 129,920 square feet of office uses it currently has.

A change determination to the Quadrangle Development of Regional Impact (DRI) Development Order (DO) is also required to reflect the conversion of 105,039 square feet of office to 640 student housing bedrooms consistent with the Quadrangle PD amendment case CDR-23-09-293. Case #DO-24-06-143 reflecting the changes requested as part of the PD amendment, was recommended for approval by the DRC on July 24, 2024.

Orange County Comprehensive Plan Policy Future Land Use Element **FLU1.1.2(E)** establishes that student housing may be permitted only on property with a FLUM designation of Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High Density Residential (HDR), or Planned Development (PD). Policy **FLU1.1.2E (1)**, states that a PD (Planned Development) zoning classification shall be required for all student housing projects. The HDR FLUM designation is defined by **Policy FLU1.1.2(A)**, as high-intensity urban-style development within the Urban Service Area (USA). The HDR FLUM designation permits up to 50 dwelling units per acre. Student housing density is calculated based on the number of bedrooms, with four (4) bedrooms equaling one (1) multi-family unit.

If approved, the requested High Density Residential- Student Housing (HDR-Student Housing) future land use designation will allow for the development of student housing at a maximum density of fifty (50) dwelling units per acre.

Land Use Compatibility

With the subject property’s proximity to UCF and location within the Urban Service Area, development of student housing at this location presents an opportunity to address student housing needs and to achieve infill development. The HDR-Student Housing designation would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

Site Analysis

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	UCF Study Area JPA
Overlay District Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Comprehensive Plan (CP) Consistency

The underlying CP Future Land Use Map (FLUM) designation of the subject property is Office (O). The proposed High Density Residential – Student Housing (HDR - Student Housing) FLUM designation is consistent with the development trends in the area to provide more student housing in the UCF Area. The proposed request is consistent with the following Comprehensive Plan provisions:

FLU1.4.2 states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

FLU1.4.4 states that the disruption of residential areas by poorly located and designed commercial activities shall be avoided.

FLU8.1.1 states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU8.2.1 states that land use changes shall be required to be compatible with existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

H1.3.8 states that in order to stabilize and improve existing neighborhoods, Orange County shall continue to support compatible infill development in existing neighborhoods where infrastructure already exists.

FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

SITE DATA

Existing Use Surface Parking for the adjacent University Corporate Center Office complex

Adjacent	FLUM	Zoning
North	Office (O) (1991)	PD (Planned Development District) - Quadrangle (1984)
South	Office (O) (1991)	PD (Planned Development District) - Quadrangle (1984)
East	Office (O) (1991)	PD (Planned Development District) - Quadrangle (1984)
West	Office (O) (1991)	PD (Planned Development District) - Quadrangle (1984)

Adjacent Land Uses

N: Stormwater pond/wetlands
 E: Lake Ebby
 W: Ocean Insight and J. S. Held offices and stormwater pond
 S: University Corporate Center office complex

SPECIAL INFORMATION

Staff Comments

Environmental

Econ River Ordinance - This site is located within the Econlockhatchee River Protection Ordinance area. Basin-wide regulations may apply. Reference OC Code Chapter 15, Article XI Econlockhatchee River Protection.

Transportation / Access

Trip Generation (ITE 11 th Edition)			
Land Use Scenario	PM Peak Hour Trips	% New Trips	New PM Peak Hour Trips
Existing Use: Parking lot for the office building (this proposal will develop the parking lot of the office building and a joint parking garage will be constructed). Lot will be subdivided.	298	100%	298
Proposed Use: Student Housing with up to 640 student housing beds	134	100%	134
Net New Trips (Proposed Development less Allowable Development)	-164		-164

Future Roadway Network	
Road Agreements	No road agreements are associated with this parcel.
Planned and Programmed Roadway Improvements	No projects associated with this parcel

Right-of-Way Requirements	This proposed development is located within the NEOCATS study area. There are no right-of-way needs associated with this parcel. Pedestrian improvements are recommended, but funding sources are not yet identified.
----------------------------------	---

Summary

The Applicant is requesting to change ~3.62 acres from Office (O) to High Density Residential-Student Housing (HDR-Student Housing) and no change to the current zoning of PD – Quadrangle, to allow for the construction of a student housing complex with up to 640 bedrooms.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed residential use will result in a decrease of 164 pm peak trips and therefore will not impact the area roadways. The subject property is located on Quadrangle Boulevard. Based on the Concurrency Management System (CMS) database dated November 29, 2023, two (2) failing roadway segments currently operate at Level of Service F. All other roadway segments within the project impact area operate at acceptable levels of service. This information is dated and is subject to change.

Roadway Capacity Analysis

A Traffic Study was submitted with the case for review and comment.

Final permitting of any development on this site will be subject to review and approval under capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

Mobility Plan Student Housing (COA for Student Housing for new LUP/PD)

As required by Section 38-1259(e), Orange County Code, for all student housing projects, a Mobility Plan shall be submitted with the DP to the Transportation Planning Division. The student housing mobility plan shall describe and depict pedestrian and bicycle systems and facility needs consistent with this section, transit service and facility needs, university and County coordination measures that will be implemented by the developer to manage transportation demand and promote pedestrian and bicycle safety, and designation of appropriate space within the development for carsharing, bike sharing, and electric car charging stations, as they may be implemented within the university area. The student housing mobility plan also shall describe and depict the pedestrian and bicycle safety features cross-sections, marked and stamped crosswalks, safety beacons, traffic signal modifications, pedestrian scale lighting, and other pedestrian and bicycle safety features (with associated funding and maintenance responsibilities) that will be provided and are needed (and warranted, as applicable) to ensure safe pedestrian and bicycle access to adjacent land uses and across major

roadways to commercial land uses and transit facilities. Improvements identified by the plans shall be constructed or implemented prior to issuance of a certificate of occupancy and shall be consistent with the most recent editions of Florida Department of Transportation standards.

As required by Section 38-1259(e), Orange County Code, for all student housing projects, a community/site design plan for crime prevention through environmental controls shall be submitted with the DP to the Planning Division and must be consistent with the Crime Prevention through Environmental Design ("CPTED") Manual used by the International CPTED Association and Florida CPTED Network.

Schools

Orange County Public Schools had no comments as the project will not generate K-12 students.

As established in Public Schools Facilities Element Policy PS6.3.7 of the County's adopted Comprehensive Plan and consistent with the Interlocal Agreement with Orange County Public Schools referenced in Public Schools Facilities Element Policy PS5.1.10, certain residential uses are exempt from the requirements of school concurrency, including group living facilities that do not generate public school students, such as residential dormitory-type facilities for post-secondary students.

Parks and Recreation

Orange County Parks and Recreation reviewed the request but did not identify any issues or concerns.

Community Meeting Summary

A community meeting was held on April 29, 2024, at Riverdale Elementary School. Present at the community meeting were Orange County Planning Division staff, the applicant team, and three members of the public. One attendee was supportive of the proposed student housing project. The other two voiced their opposition to the construction of additional off-campus student housing and expressed concerns about the project's compatibility with single-family residential development in the vicinity of the subject site and traffic and congestion on area roads. Additionally, they questioned whether the planned joint parking garage could accommodate the residents of the student housing community, those working in the University Corporate Center office complex, and visitors to both.

At the request of District 5 Commissioner Emily Bonilla, a second community meeting was scheduled for Tuesday, May 28, 2024, at 6:00 p.m. at Riverdale Elementary. The applicant attended; however, no one from the public attended the meeting.

Utility Service Areas (availability of services may vary)

Water: Orange County Utilities

Wastewater: Orange County Utilities

Reclaimed Water: Orange County Utilities

Detailed Utility Information:

The subject property is located in Orange County Utilities' Water, Wastewater, and Reclaimed Water Service Areas. Development of the site shall comply with the applicable provisions of Orange County Code Chapter 37:

Potable Water: Development within this property will be required to connect to Orange County Utilities' water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Wastewater: Development within this property will be required to connect to Orange County Utilities' wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Reclaimed water: There are no reclaimed water mains within the vicinity of this property. Reclaimed water is considered not available. Connection is not required.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are on file with the Planning Division.

ACTION REQUESTED

Local Planning Agency (LPA) Recommendation – (May 16, 2024)

Make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of Future Land Use Map Amendment SS-24-04-004 amending the Future Land Use Map designation of the property from Office (O) to High Density Residential – Student Housing (HDR-Student Housing).

LOCAL PLANNING AGENCY (LPA) PUBLIC HEARING SYNOPSIS

The staff report was presented to the Local Planning Agency with a recommendation that they make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of Amendment SS-24-04-004 amending the Future Land Use Map designation of the property from Office to High Density Residential – Student Housing. The applicant Rebecca Wilson was present and agreed with the staff recommendation. During the public hearing, no members of the public were present to speak on the matter.

During discussion, Commissioner Spears asked whether the parking can accommodate the needs of both the student housing and the office complex, and what provisions will included to provide the needed transportation and shuttle services to the UCF campus. Ms. Wilson clarified the intent to have a shared parking structure that will have capacity to accommodate both the student housing and the office complex. Ms. Wilson also stated that the concurrent PD/LUP will include the same provision as other student housing projects in the Quadrangle PD that requires either the extension of the existing UCF Shuttle or the developer to provide their own shuttle service to the UCF campus.

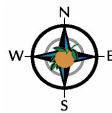
A motion was made by Commissioner Spears and seconded by Commissioner Evans to recommend Adoption of the requested High Density Residential – Student Housing (HDR-Student Housing) Future Land Use Map designation. The motion carried on a vote of 7-0.

Motion / Second	<i>Gordon Spears / Camille Evans</i>
Voting in Favor	<i>Gordon Spears, Camille Evans, David Boers, Michael Arrington, George Wiggins, Nelson Pena and Eric Gray</i>
Voting in Opposition	<i>None</i>
Absent	<i>Eddie Fernandez and Evelyn Cardenas</i>

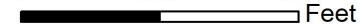
SS-24-04-004



 Subject Property

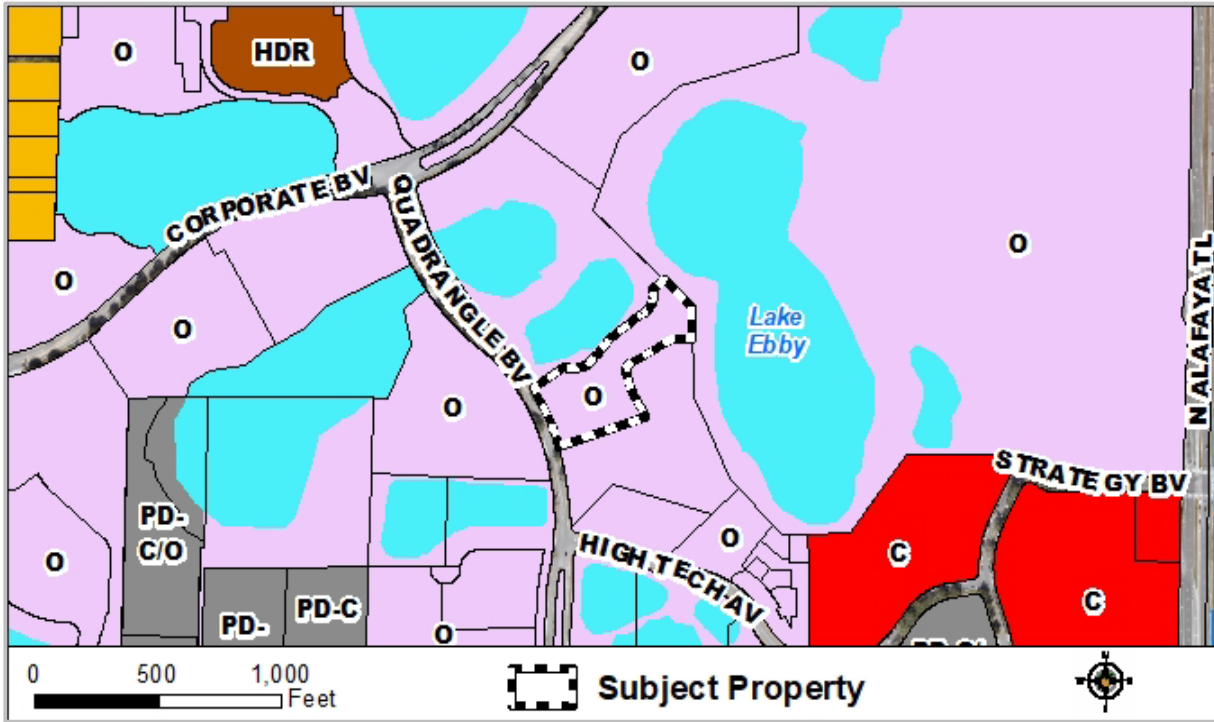


0 300 600 Feet

A horizontal scale bar with three segments, labeled 0, 300, and 600 Feet.

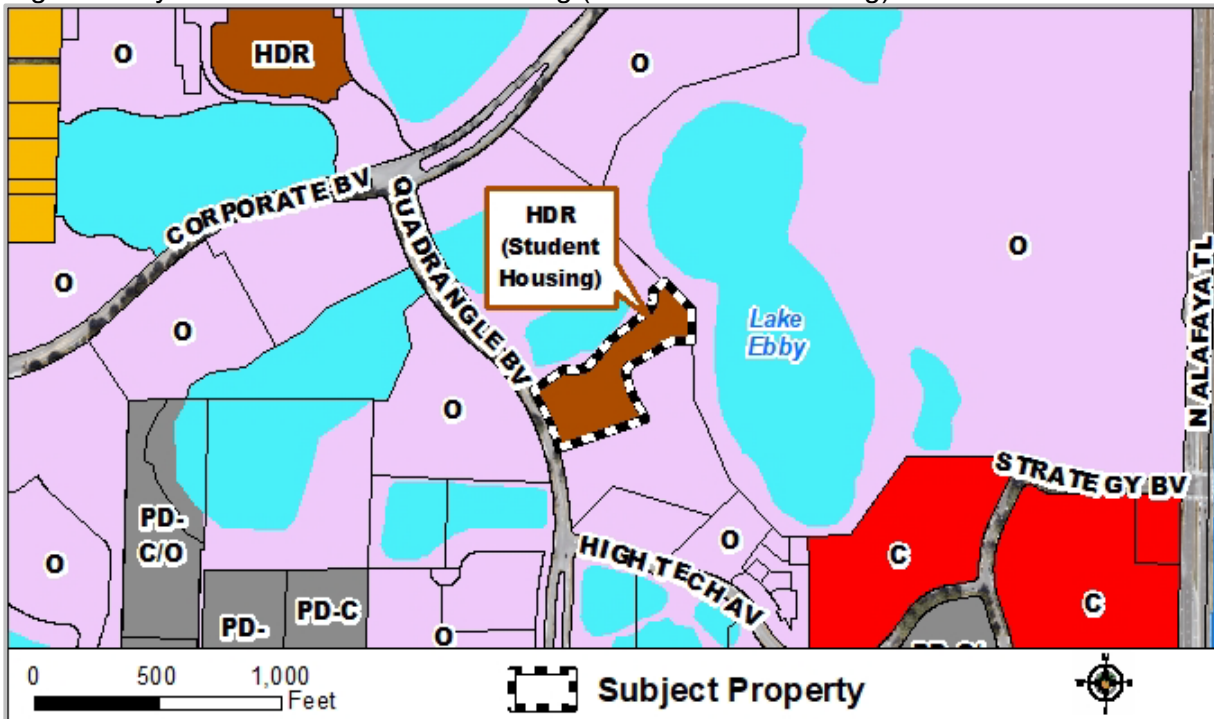
FUTURE LAND USE – CURRENT

Office (O)



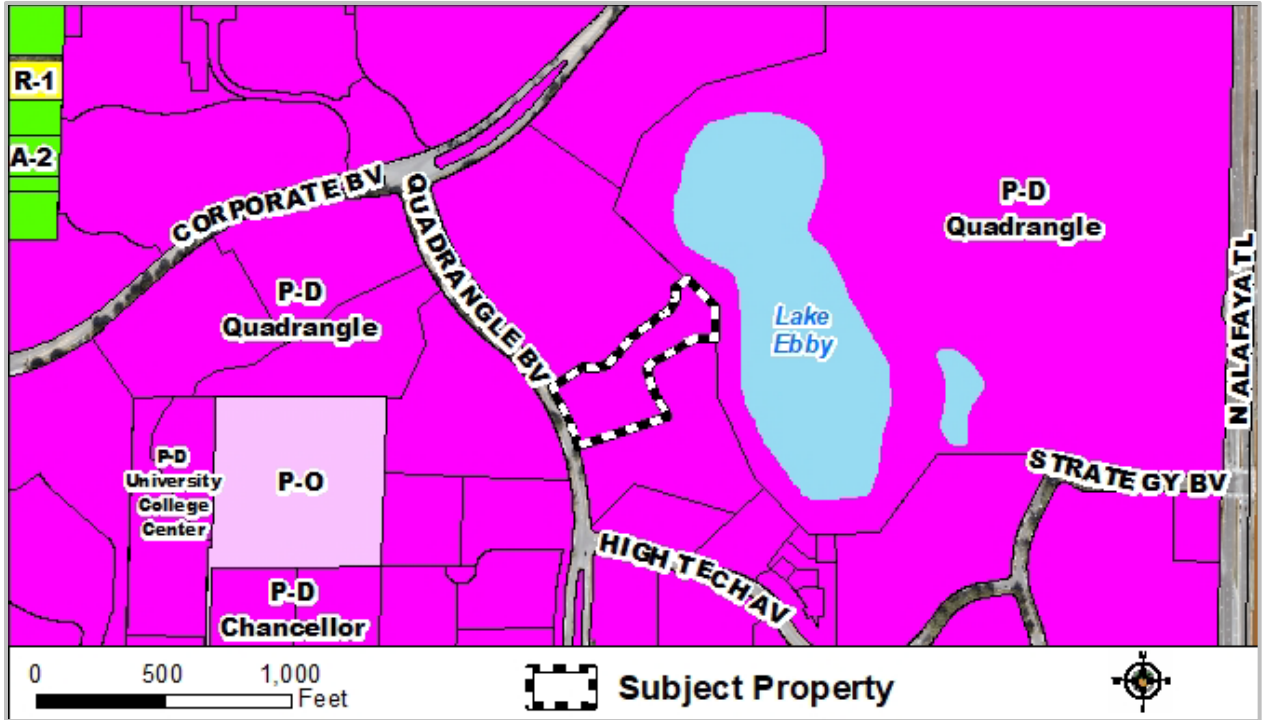
FUTURE LAND USE – PROPOSED

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



ZONING – CURRENT

PD (Planned Development District) – Quadrangle PD/DRI

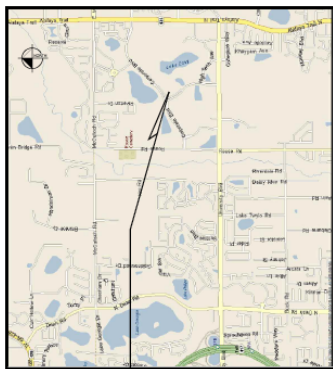


Quadrangle PD Land Use Plan – Cover Sheet

QUADRANGLE PD LAND USE PLAN

Orange County, Florida CDR-23-09-293

JUNE 28, 2024



SECTIONS 3 & 4, TOWNSHIP 22 S, RANGE 31 E

PREPARED FOR:

Quadrangle

PREPARED BY: Kimley»Horn

2024 JULY 15 11:58 AM PROJECT: CDR-23-09-293

RECEIVED By OIC Office at 11:58 am, Jul 15, 2024



UTILITY PROVIDERS WATER, SEWER, AND RECLAIMED WATER. DELAND, FL 32608

PROJECT TEAM OWNER/PLANNING DEVELOPER: CARRINGTON DEVELOPMENT COMPANY, TAMPA, FL 33606

Table with 2 columns: SHEET INDEX and COVER SHEET. Rows include LUP-1 through LUP-8, with LUP-1 being the current sheet.

Table with 2 columns: QUADRANGLE PD and SHEET INDEX. The SHEET INDEX column shows 'LUP-1' in the first row.

PARCEL NUMBERS AFFECTED BY CHANGE: 04228-071600-173. AFFECTED LEGAL DESCRIPTION: THE PARCELS AFFECTED BY THIS CHANGE ARE LOCATED IN SECTION 3, TOWNSHIP 22 S, RANGE 31 E, ORANGE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH CORNER CORNER OF PARCEL 173, BEING A PORTION OF THE 640 STUDENT HOUSING BEDS BY CONVERTING 105,108 SF OF OFFICE ENTITLEMENTS OF 129,920 SF, TRACT 17C (5.94 ACRES) WILL RETAIN EXISTING OFFICE ENTITLEMENTS OF 129,920 SF, TRACT 17D (3.67 ACRES) WILL CONTAIN TO 640 STUDENT HOUSING BEDS FROM EXISTING QUADRANGLE ENTITLEMENTS, REQUEST WAIVERS FROM ORANGE COUNTY CODE SECTIONS, 38-1476(a) AND 38-1254 (d)(2) (SEE SHEET LUP-8).

TRACT 17C. COMMENCE AT THE SOUTH CORNER CORNER OF PARCEL 173, BEING A PORTION OF THE 640 STUDENT HOUSING BEDS BY CONVERTING 105,108 SF OF OFFICE ENTITLEMENTS OF 129,920 SF, TRACT 17C (5.94 ACRES) WILL RETAIN EXISTING OFFICE ENTITLEMENTS OF 129,920 SF, TRACT 17D (3.67 ACRES) WILL CONTAIN TO 640 STUDENT HOUSING BEDS FROM EXISTING QUADRANGLE ENTITLEMENTS, REQUEST WAIVERS FROM ORANGE COUNTY CODE SECTIONS, 38-1476(a) AND 38-1254 (d)(2) (SEE SHEET LUP-8).

TRACT 17D. COMMENCE AT THE SOUTH CORNER CORNER OF PARCEL 173, BEING A PORTION OF THE 640 STUDENT HOUSING BEDS BY CONVERTING 105,108 SF OF OFFICE ENTITLEMENTS OF 129,920 SF, TRACT 17C (5.94 ACRES) WILL RETAIN EXISTING OFFICE ENTITLEMENTS OF 129,920 SF, TRACT 17D (3.67 ACRES) WILL CONTAIN TO 640 STUDENT HOUSING BEDS FROM EXISTING QUADRANGLE ENTITLEMENTS, REQUEST WAIVERS FROM ORANGE COUNTY CODE SECTIONS, 38-1476(a) AND 38-1254 (d)(2) (SEE SHEET LUP-8).

Quadrangle PD Land Use Plan – Tract 17 Land Use Plan Sheet

TRACT 17C DEVELOPMENT RIGHTS

- 1. OFFICE DEVELOPMENT PROGRAM.
 - a. 129,920 SF OFFICE.

TRACT 17C DEVELOPMENT STANDARDS

- 1. OFFICE PARKING AT 1.0 SPACES PER 250 SF OF OFFICE.

TRACT 17C DEVELOPMENT RIGHTS
 A WATER RESOURCE COUNTY CODE IS APPLIED AS REQUESTED TO THE TRACT. THE TRACT IS SUBJECT TO THE WATER RESOURCE COUNTY CODE AS APPLIED TO THE TRACT. JUSTIFICATION: SEE PARKING STUDY FOR ADDITIONAL DETAILS.

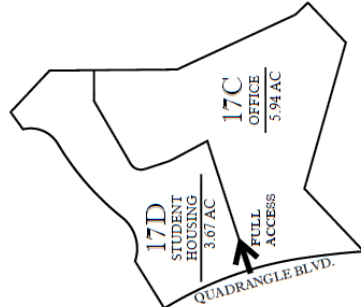
TRACT 17D DEVELOPMENT RIGHTS

- 1. STUDENT HOUSING DEVELOPMENT PROGRAM.
 - a. 640 STUDENT HOUSING BEDS.

TRACT 17D DEVELOPMENT STANDARDS

- 1. RESIDENTIAL BUILDING HEIGHT, 6 STORIES/75 FT.
- 2. PARKING GARAGE BUILDING HEIGHT, 7 STORIES/65 FT.
- 3. OPEN SPACE FOR THIS TRACT WILL BE 25%, COMPLIANT WITH THE STUDENT HOUSING STANDARD DEVELOPMENT REQUIREMENTS.
- 4. STUDENT HOUSING PARKING AT 0.80 SPACES PER STUDENT HOUSING BED.

TRACT 17D DEVELOPMENT RIGHTS
 A WATER RESOURCE COUNTY CODE IS APPLIED AS REQUESTED TO THE TRACT. THE TRACT IS SUBJECT TO THE WATER RESOURCE COUNTY CODE AS APPLIED TO THE TRACT. JUSTIFICATION: SEE PARKING STUDY FOR ADDITIONAL DETAILS.
 A WATER RESOURCE COUNTY CODE IS APPLIED AS REQUESTED TO THE TRACT. THE TRACT IS SUBJECT TO THE WATER RESOURCE COUNTY CODE AS APPLIED TO THE TRACT. JUSTIFICATION: SEE PARKING STUDY FOR ADDITIONAL DETAILS.



LAND USE	FE CODE	AREA (SQ. FT.)	QUANTITY	UNIT	DAILY PERM	PERM
OFFICE	17C	129,920	129,920	SF	1.00	129,920
STUDENT HOUSING	17D	640,000	640	SPACES	0.80	512,000
TOTAL						181,920

SEE TRACT SPECIFICATIONS FOR MORE INFORMATION ON THE TRACT.

NOTIFICATION MAP

