

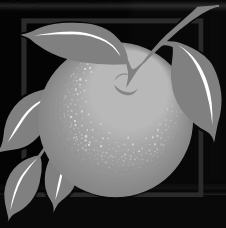


***Board of County Commissioners***

**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

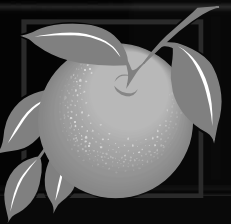
**To:** C-3 Restricted (Wholesale Commercial District)

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

**Acreage:** 1.44 gross acres

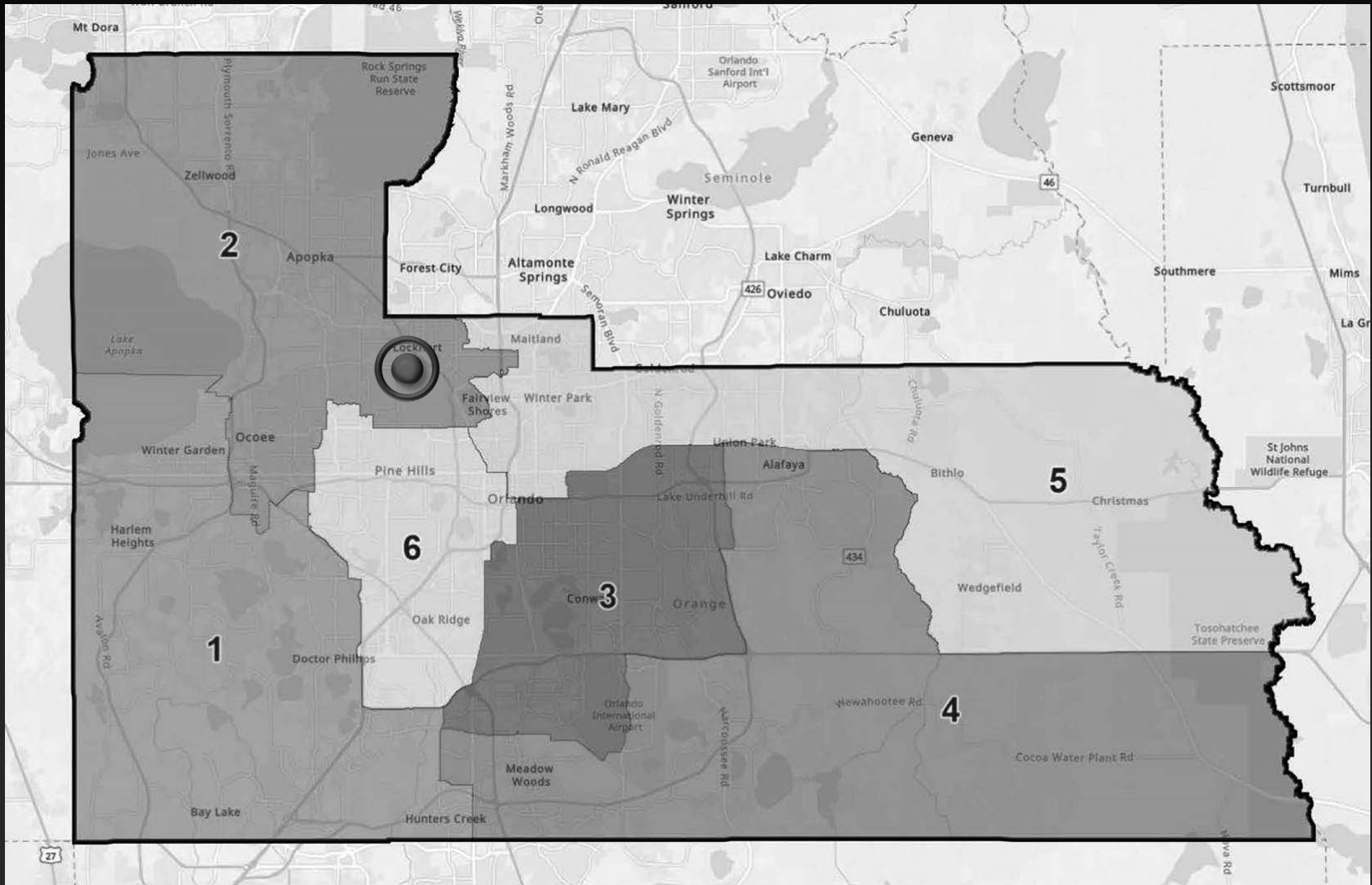
**District:** 2

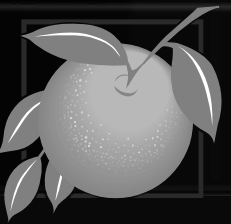
**Proposed Use:** Warehouse with outdoor storage



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

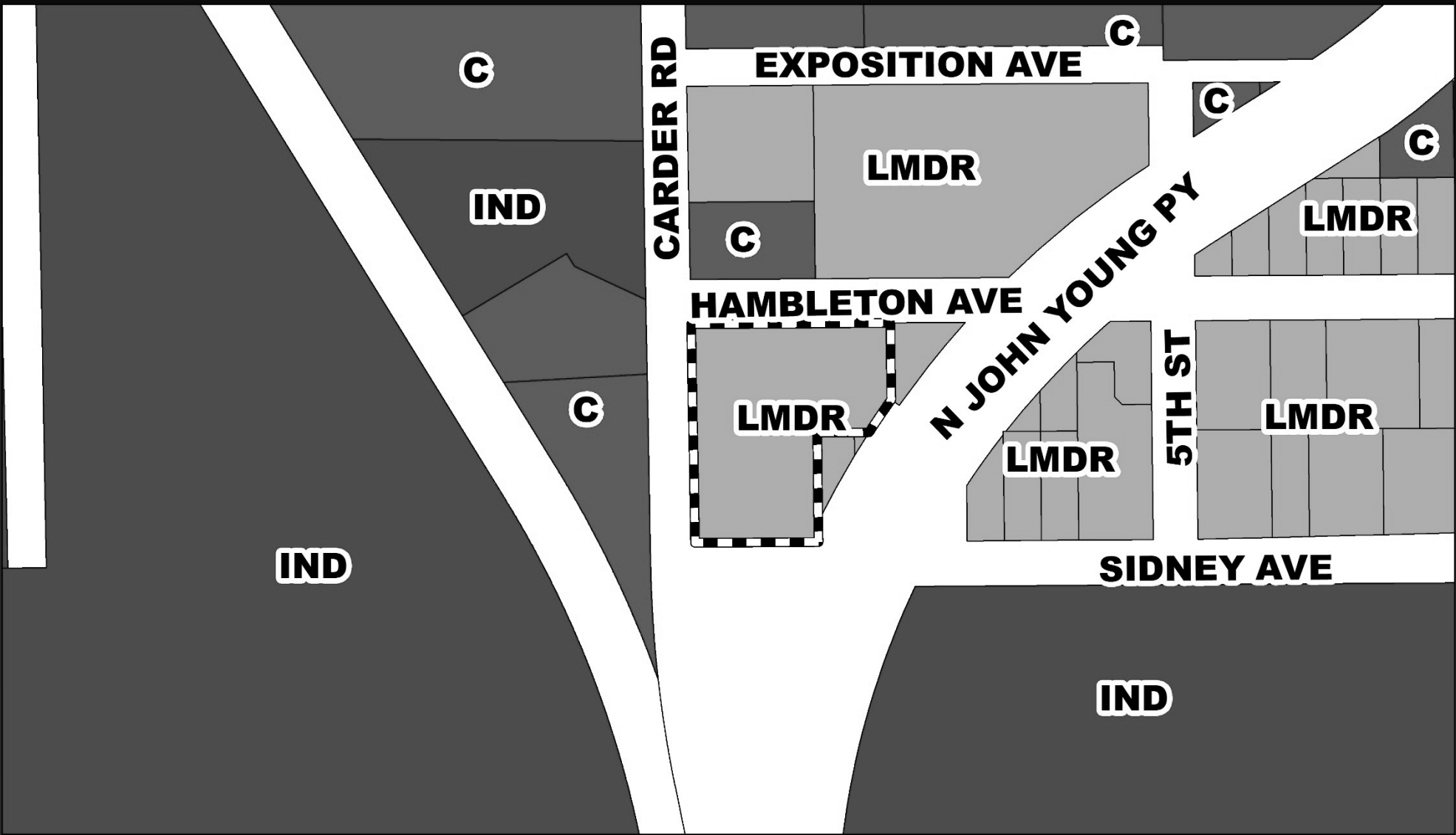
## Location

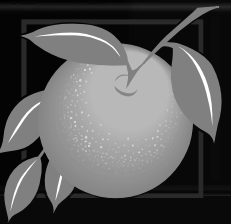




# SS-23-04-008 & RZ-23-04-009

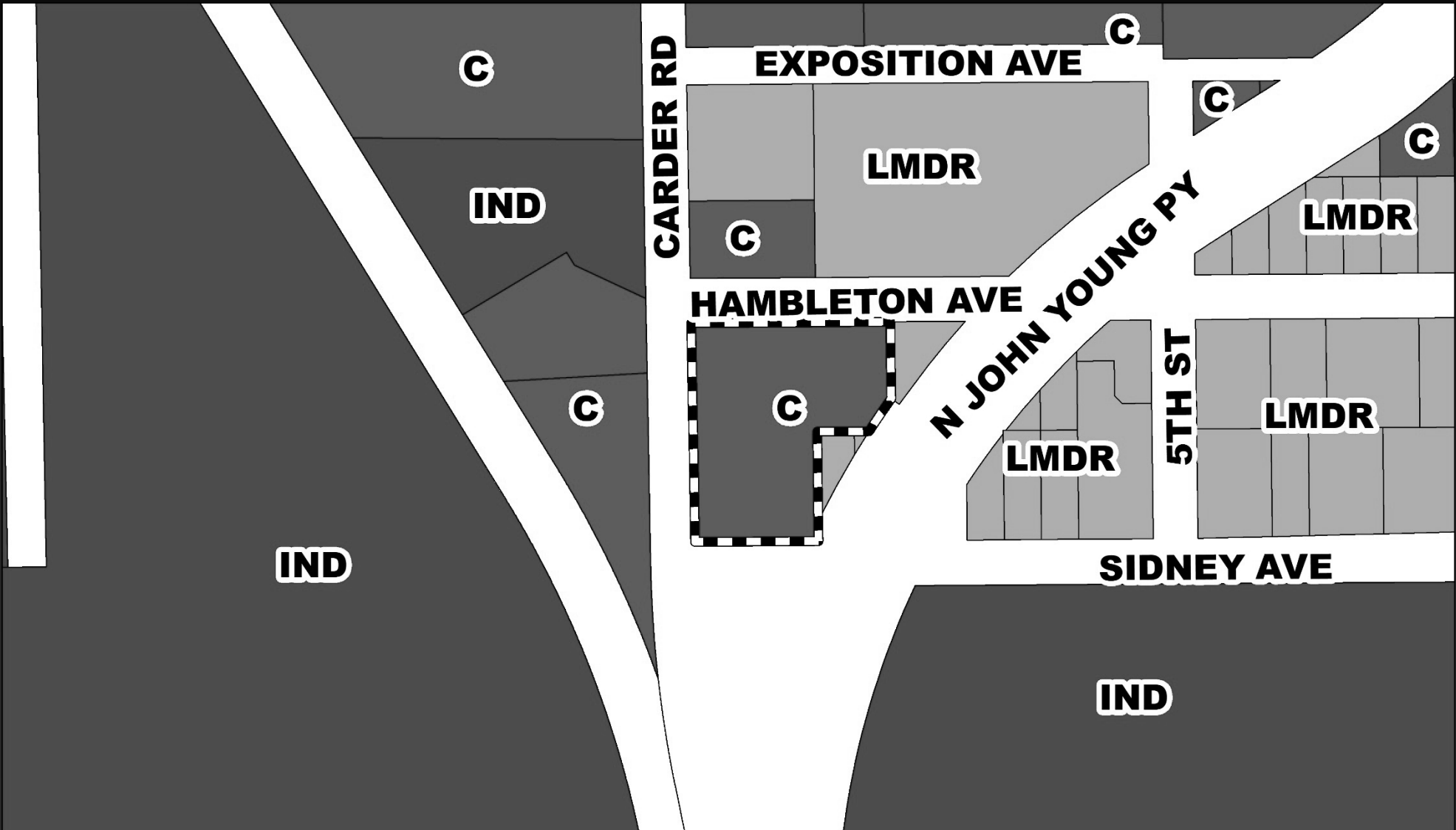
## Future Land Use

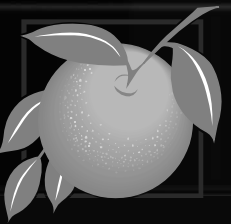




# SS-23-04-008 & RZ-23-04-009

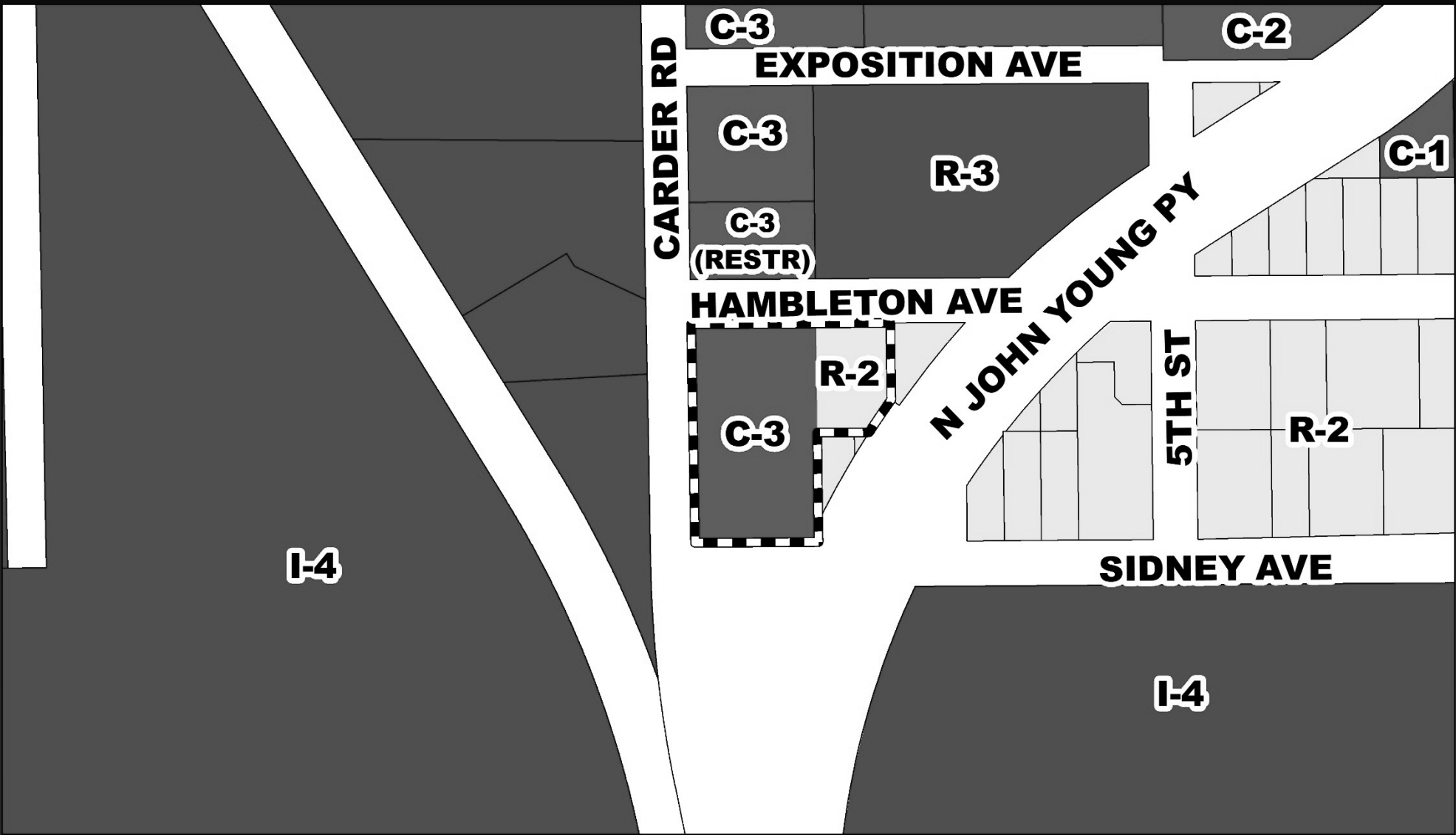
## Proposed Future Land Use

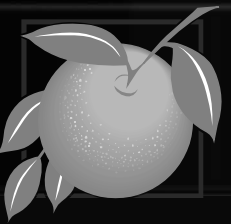




# SS-23-04-008 & RZ-23-04-009

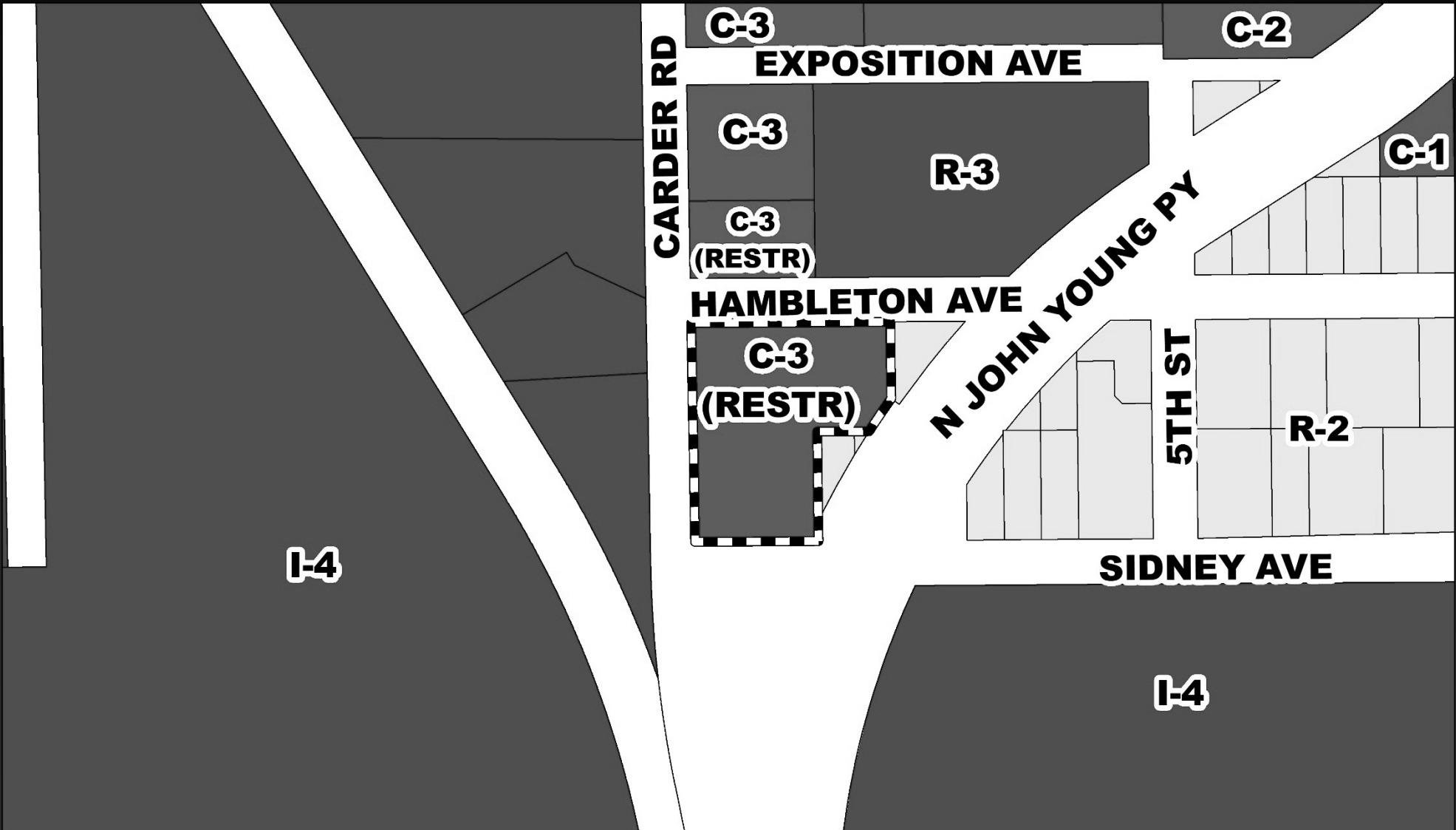
## Zoning





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

## Proposed Zoning





**EXPOSITION AVE**

**CARDER R**

**HAMBLETON AVE**

**N JOHN YOUNG PKY**

**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 11<sup>th</sup> 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)**

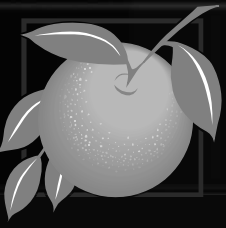
**Rezoning Request:**

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

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

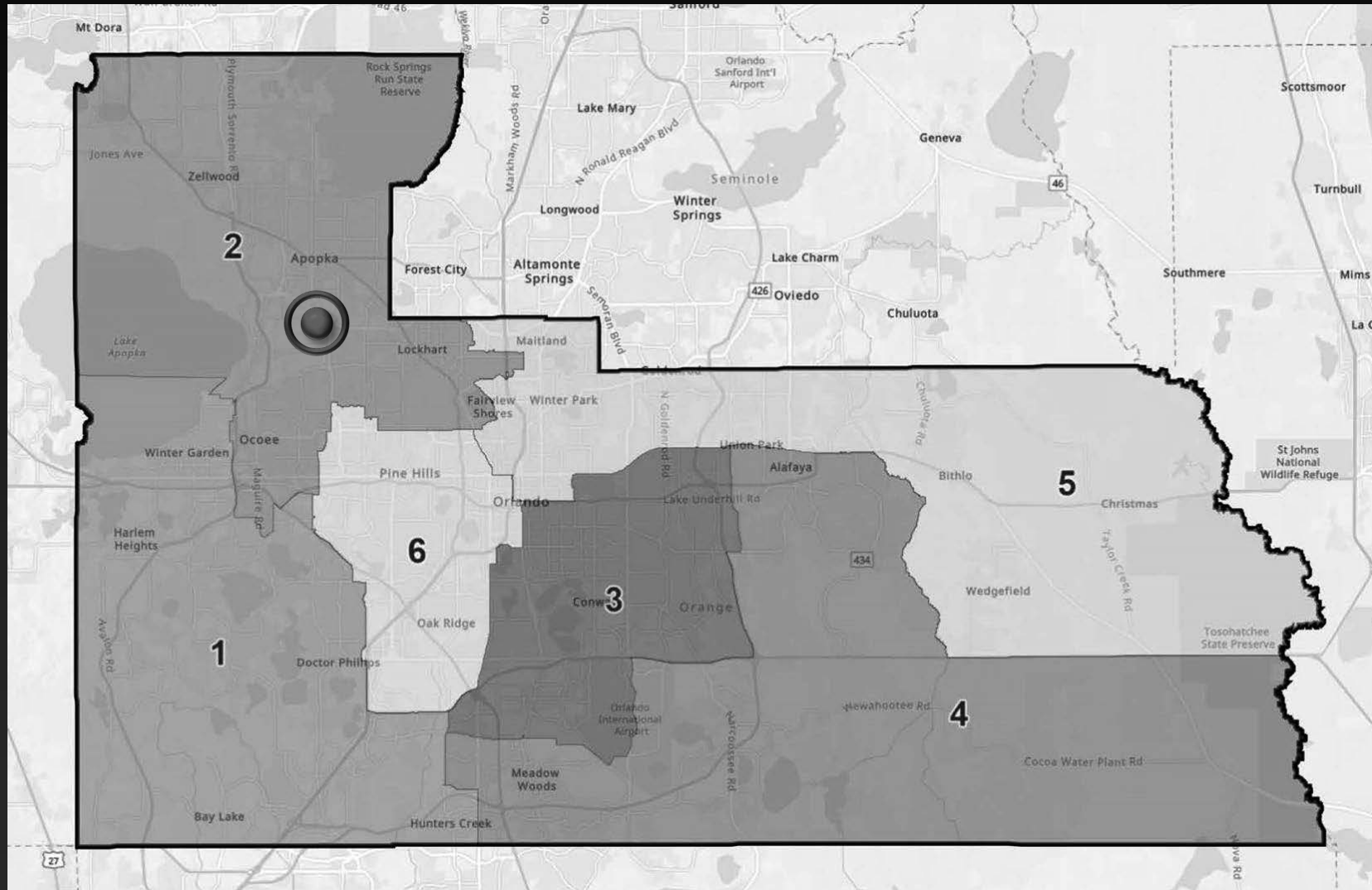
**Acreage: 9.80 gross acres**

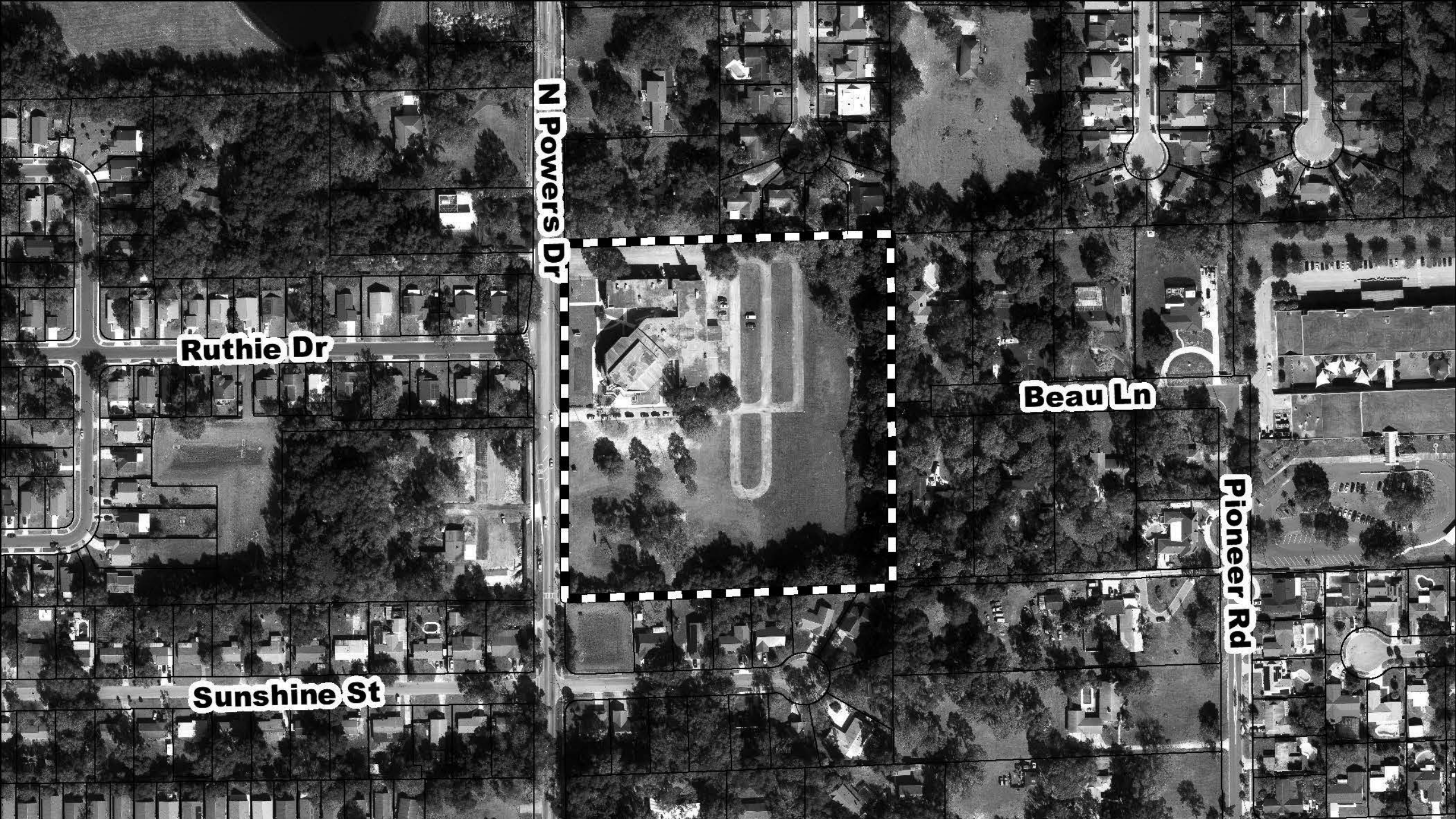
**Proposed Use: Up to 85 senior housing multi-family dwelling units;  
Plus existing Religious Institution**



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

## Location





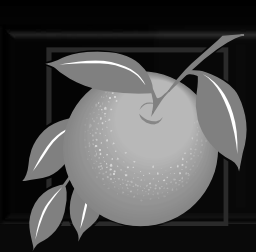
**N Powers Dr**

**Ruthie Dr**

**Beau Ln**

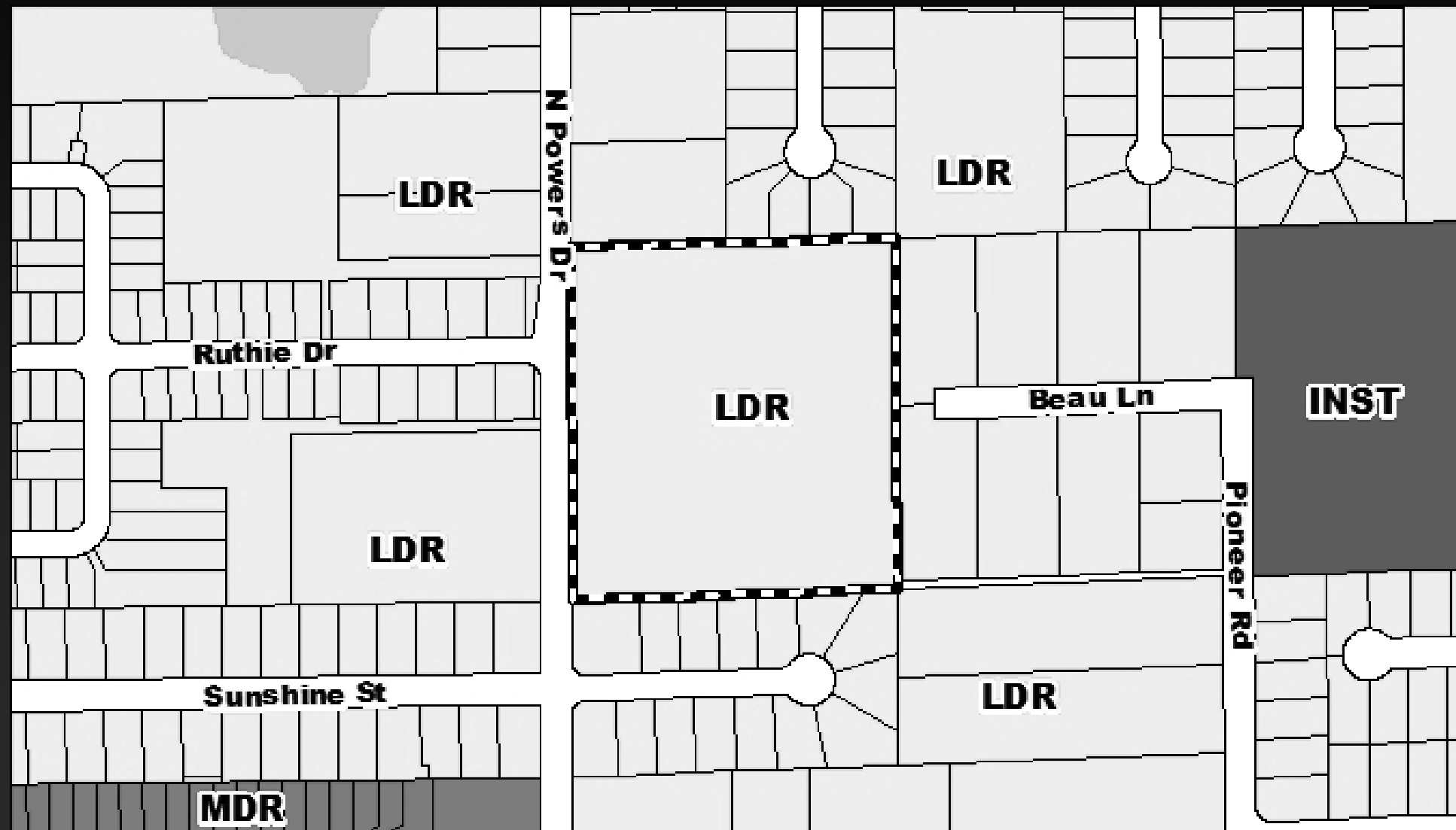
**Pioneer Rd**

**Sunshine St**



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

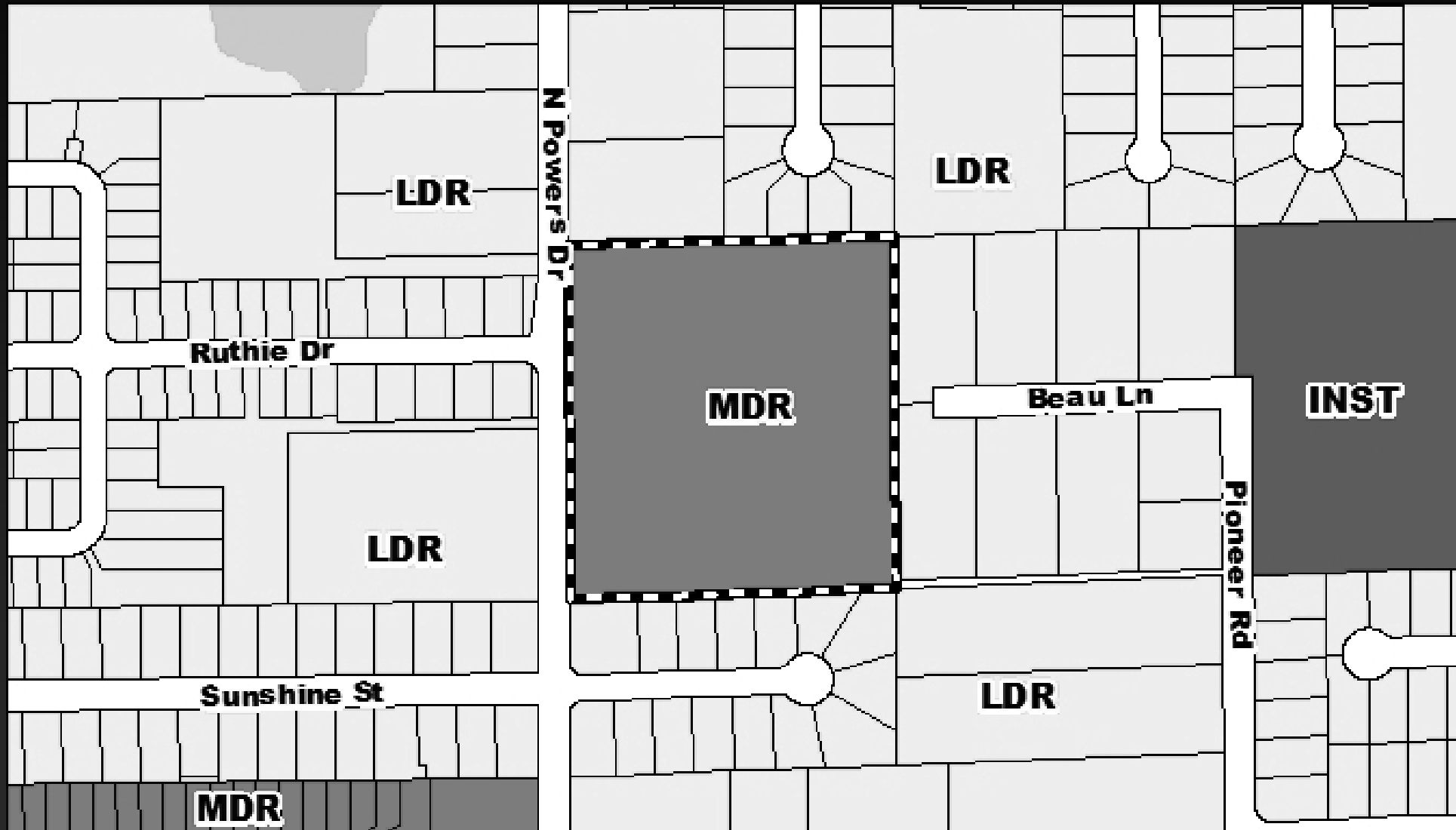
## Future Land Use





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

## Proposed Future Land Use

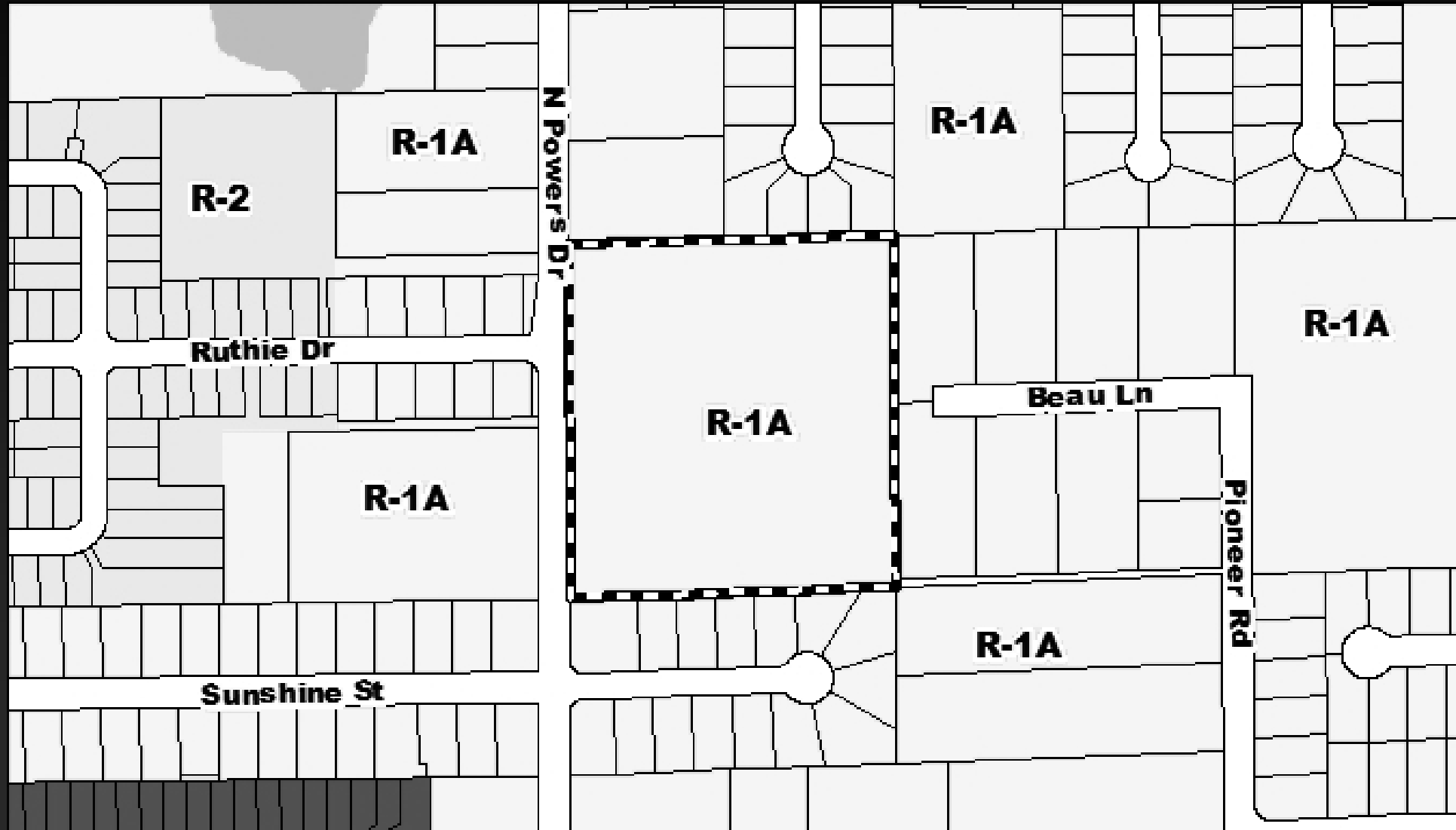






# SS-23-01-128 & RZ-23-01-129

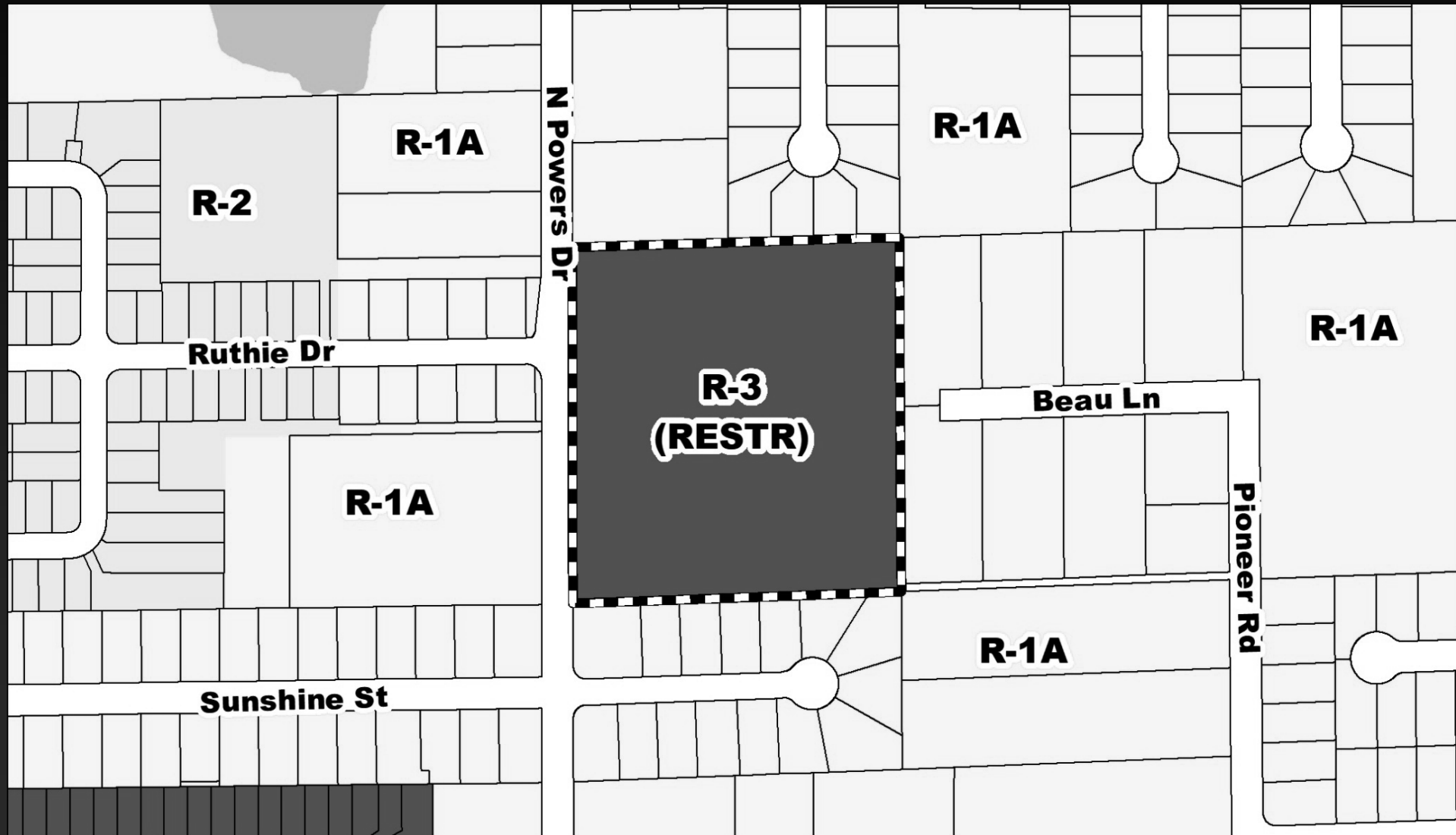
## Zoning

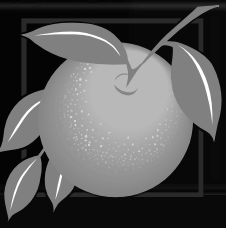




# SS-23-01-128 & RZ-23-01-129

## Proposed Zoning

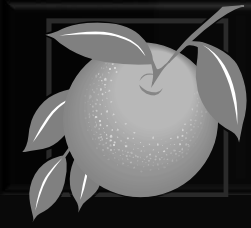




# SS-23-01-128 & RZ-23-01-129

## 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:**

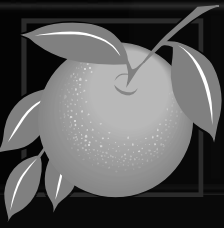
**APPROVE**

**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

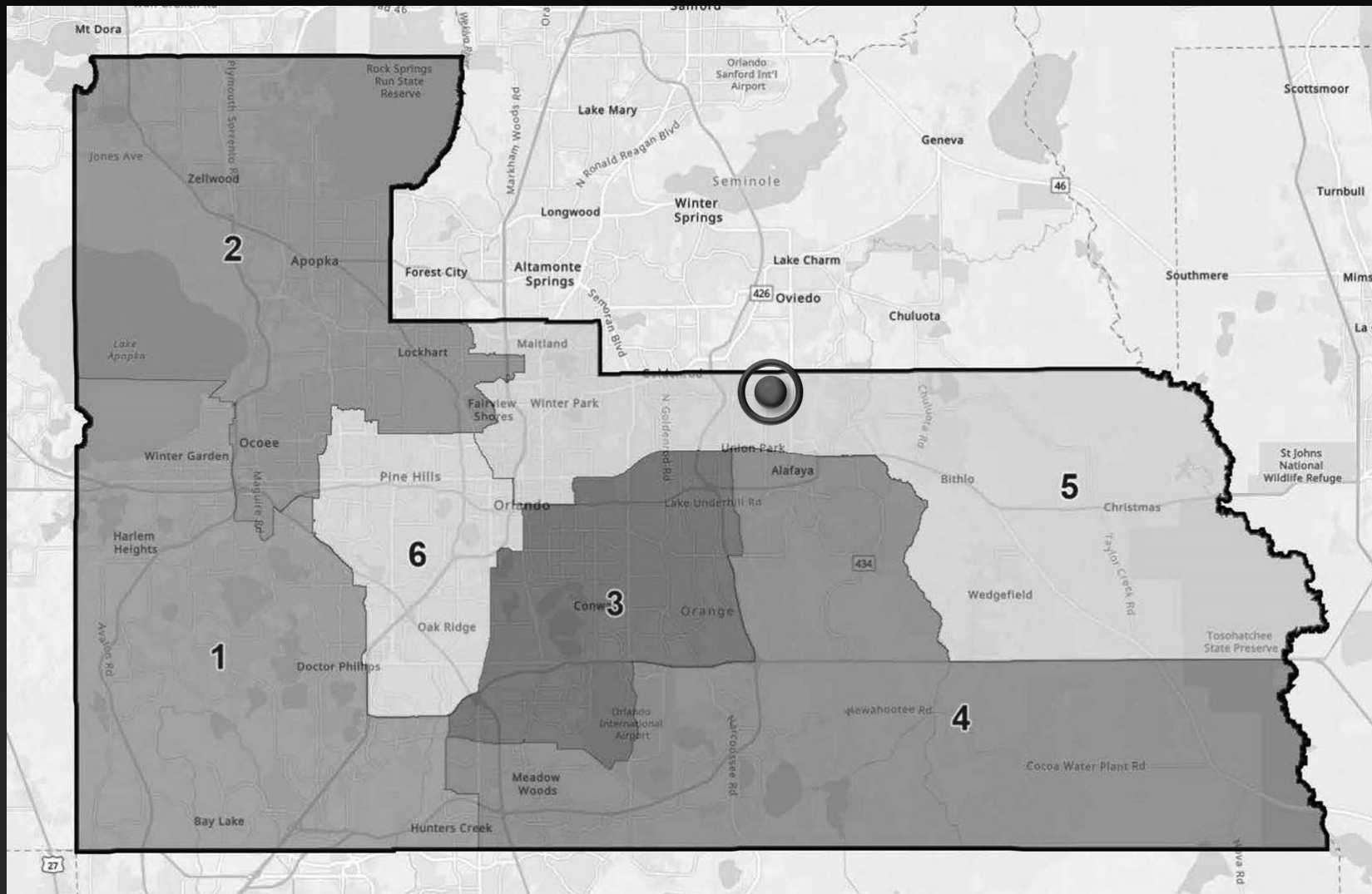
**Acreage:** 6.96 gross acres

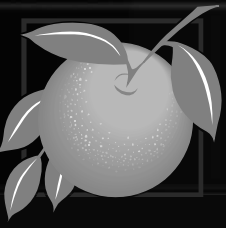
**Proposed Use:** 896 Student Housing Bedrooms



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

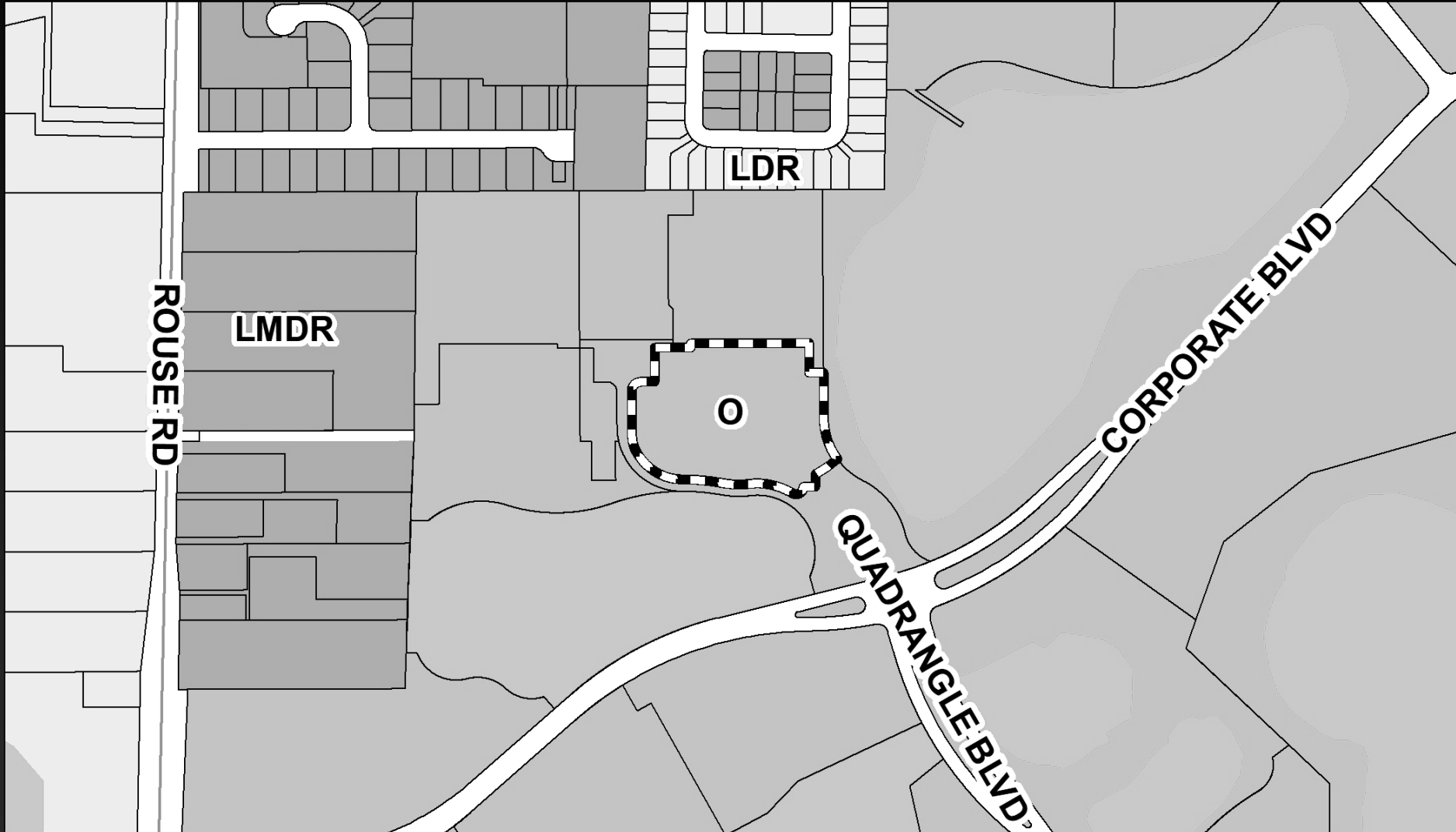
## Location



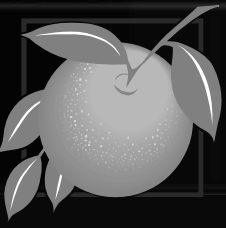


# SS-22-10-082 & CDR-22-10-317

## Future Land Use

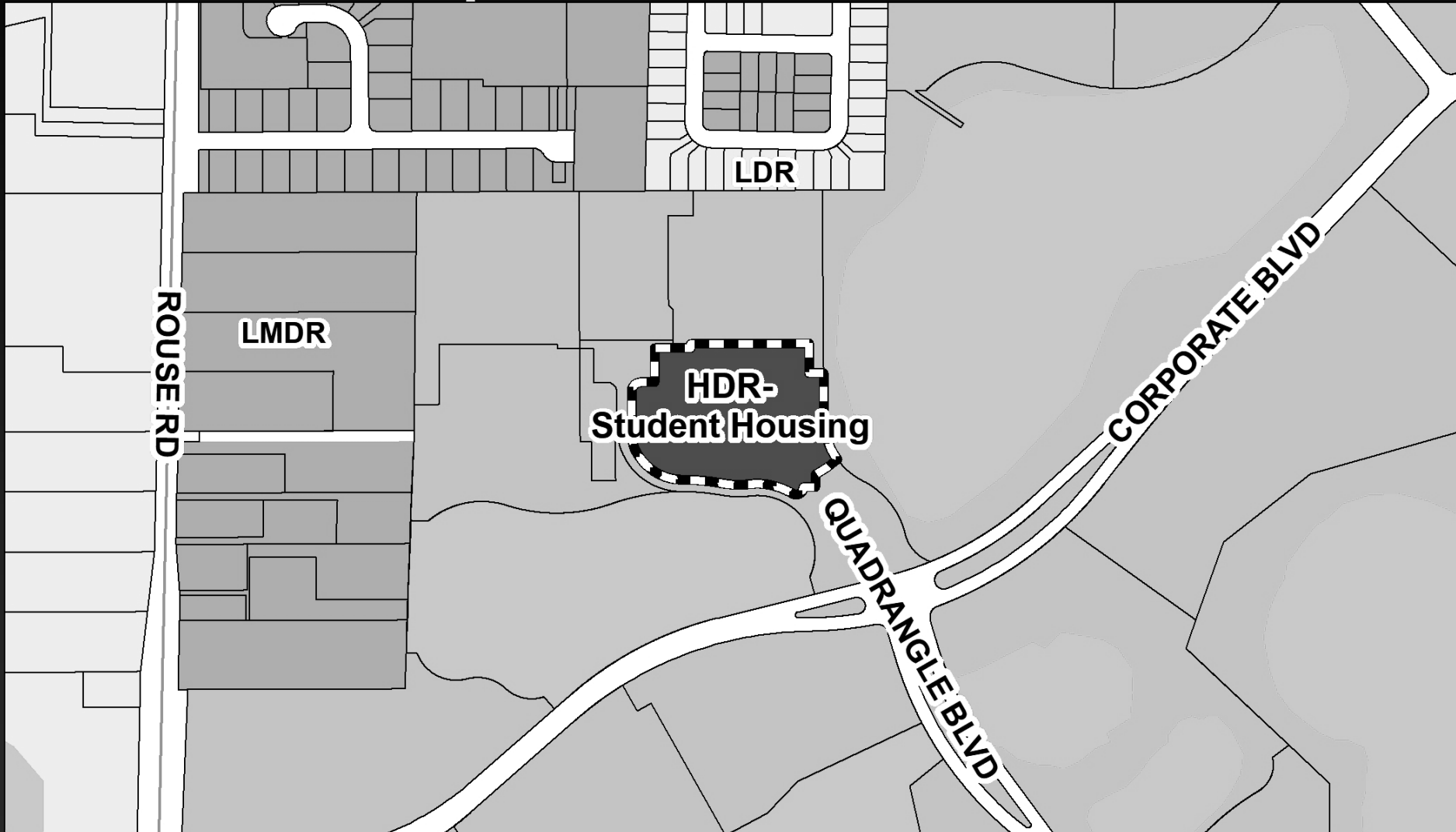


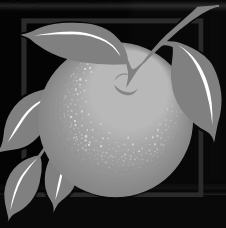




# SS-22-10-082 & CDR-22-10-317

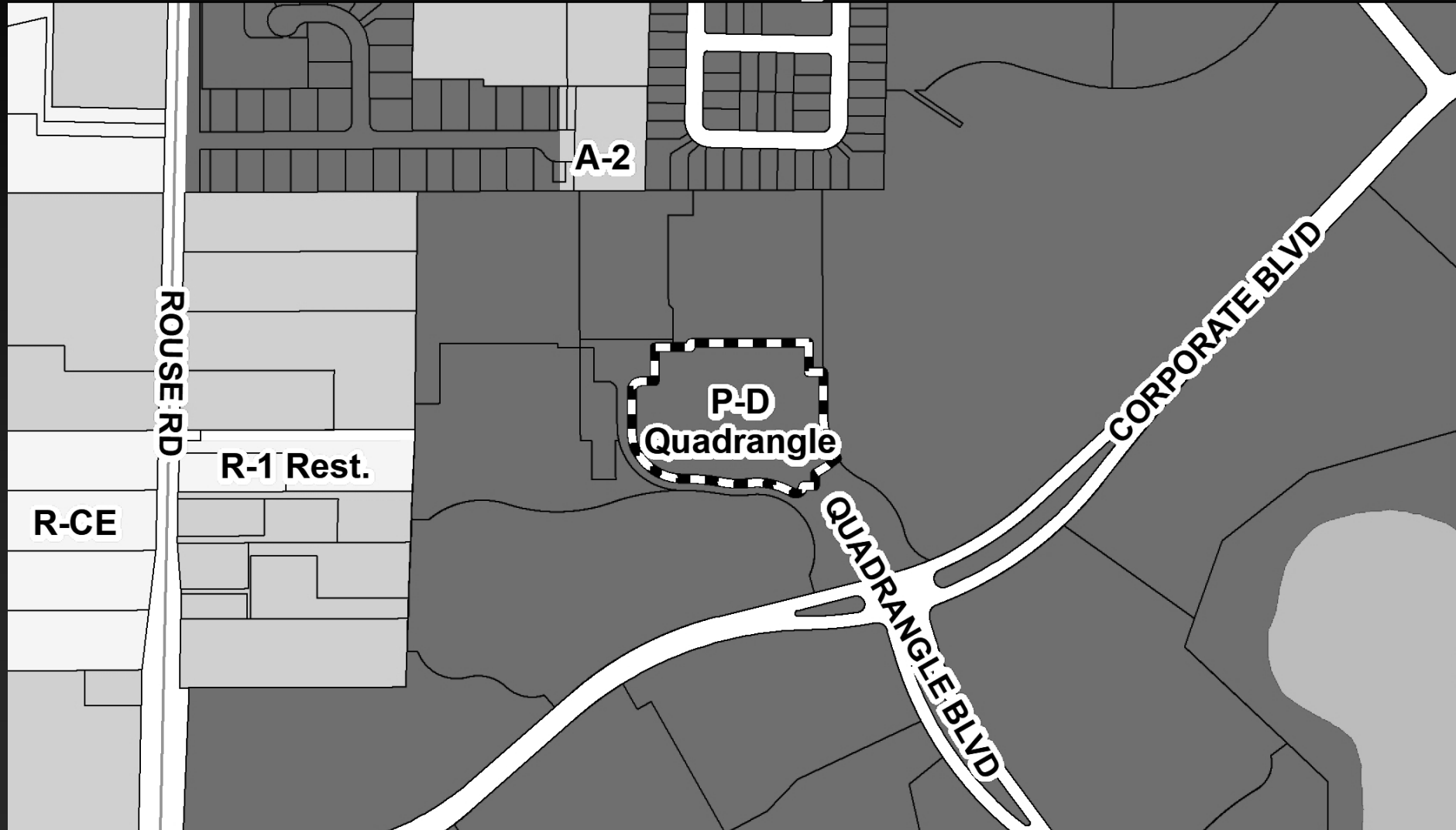
## Proposed Future Land Use





# 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

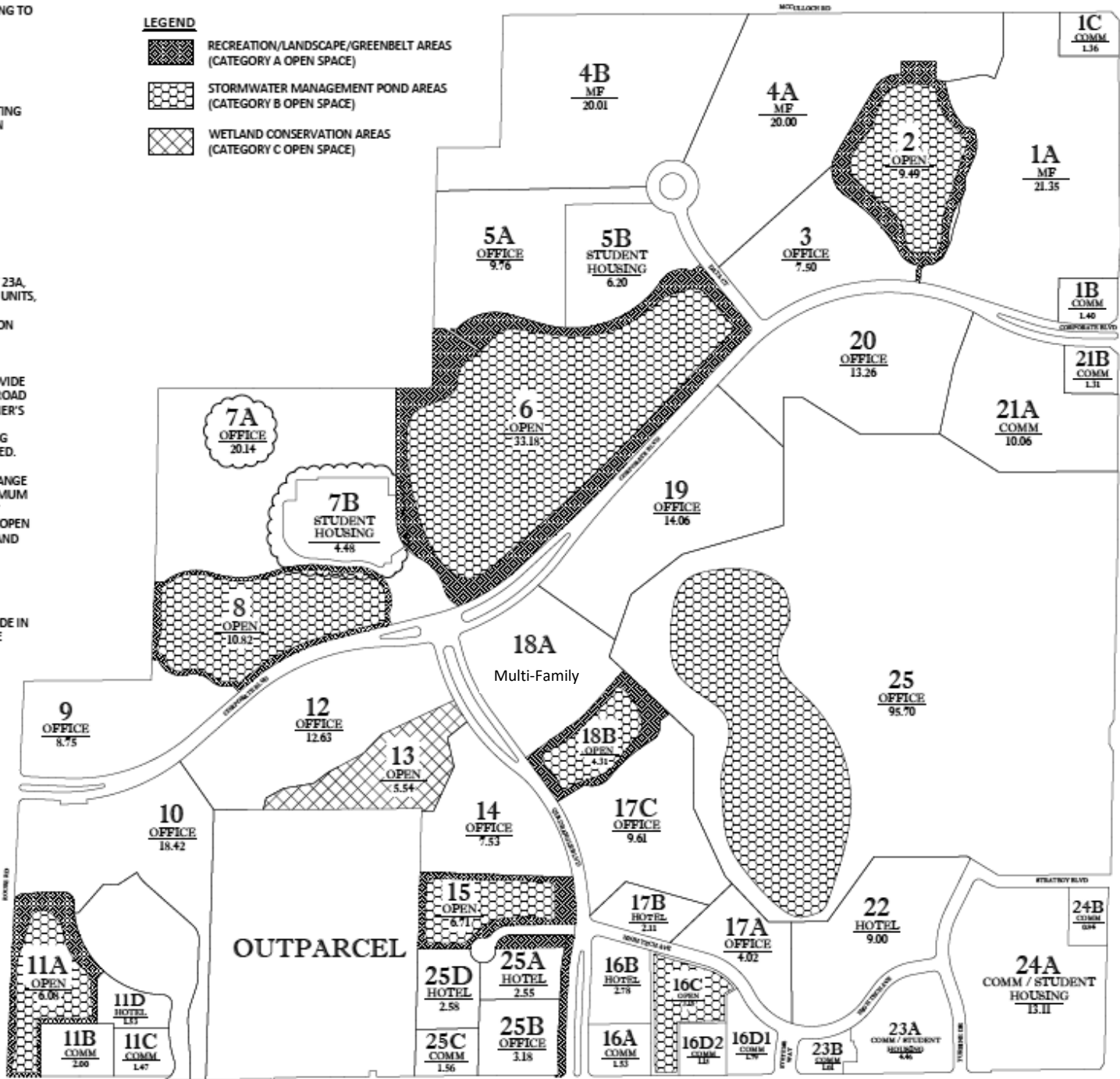
SEE NOTE 7

**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

Rouse Rd

N Alafaya Trl

*University of  
Central Florida*

1,312  
Beds

950  
Beds

University Blvd



# 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**

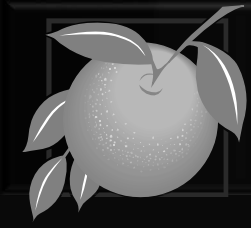
- 7 stories (100 feet), in lieu of 3 stories (40 feet) for student housing.

## **5. Increase bedrooms**

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

## **6. Increase lot coverage**

- 55 percent versus the maximum 30 percent.

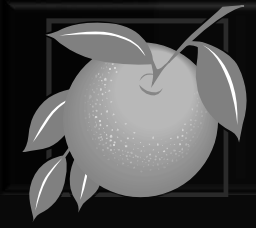


# Community Meeting Summary

**September 19, 2022**

**Riverdale Elementary School**

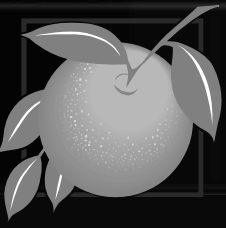
- **Attendance – 8 Residents**
  
- **Concerns:**
  - **Noise**
  - **Traffic**
  - **Incompatibility**
  - **Crime**



## **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:**

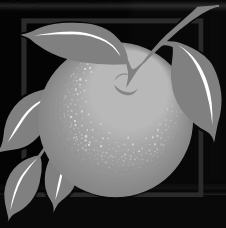
**APPROVE**

**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)**

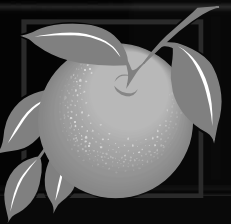
**To: Low-Medium Density Residential (LMDR)**

**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**

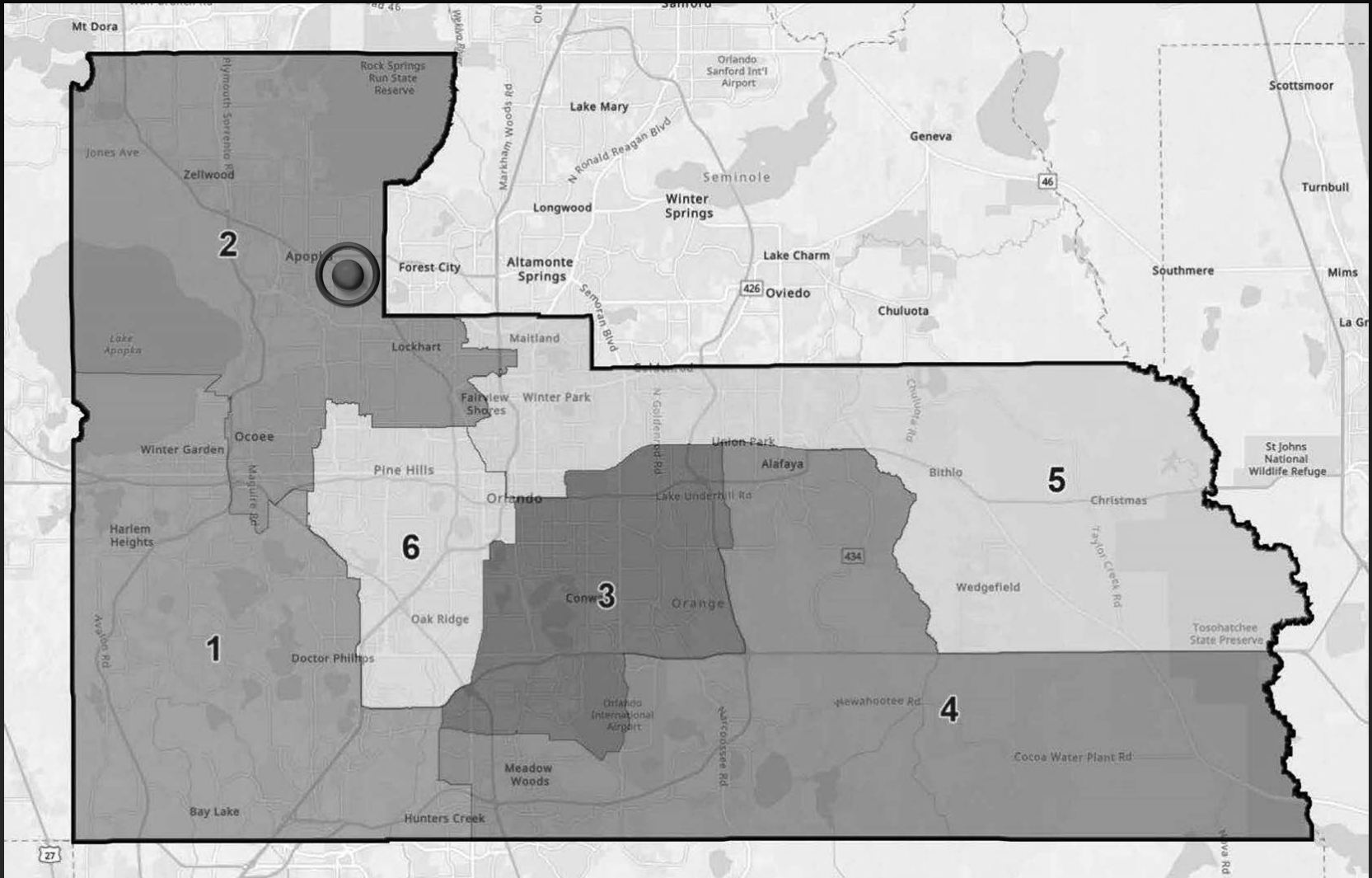
**District: 2**

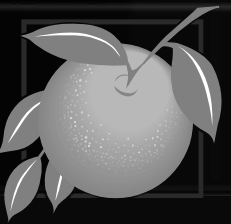
**Proposed Use: One (1) Duplex**



# SS-23-04-007

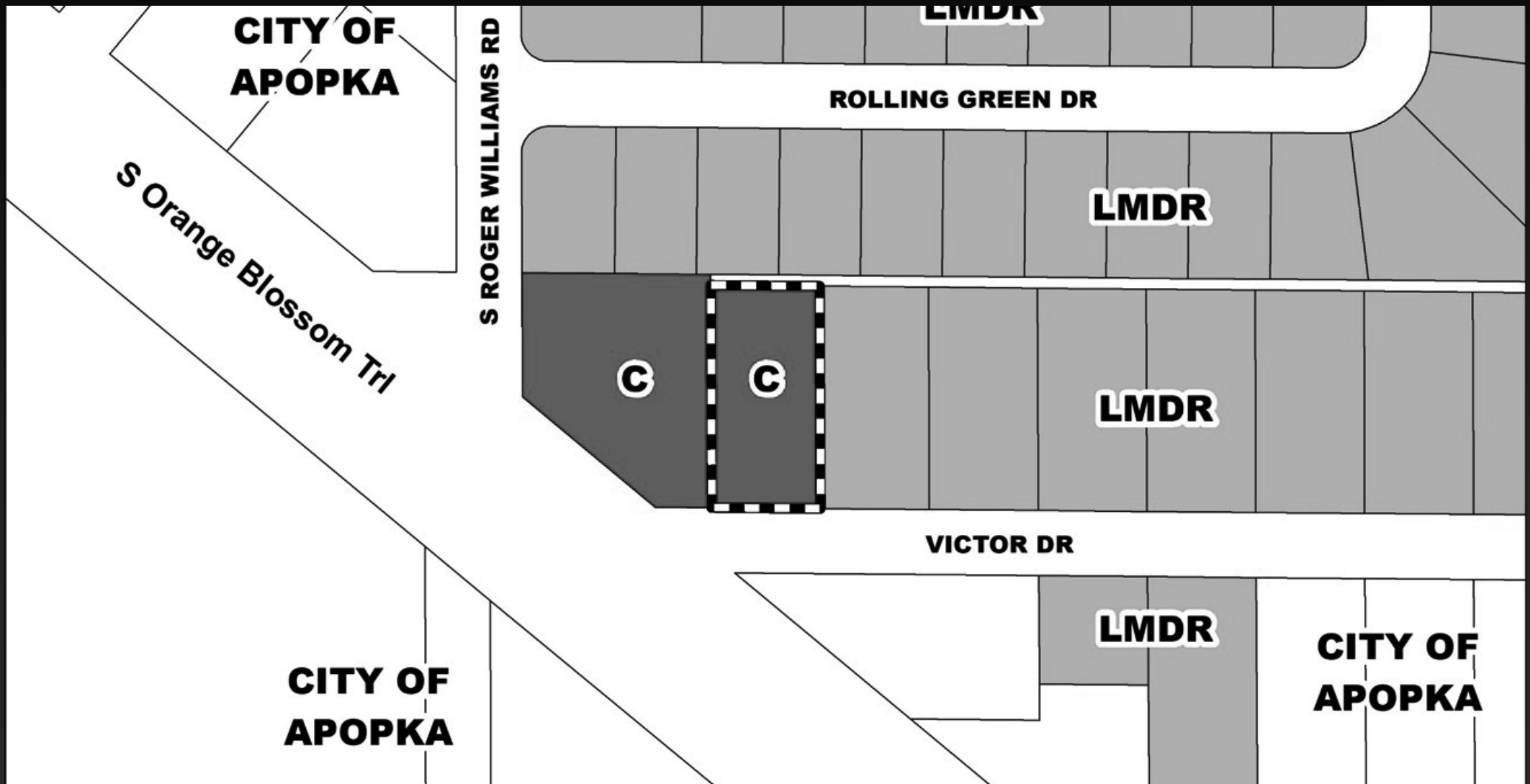
## Location

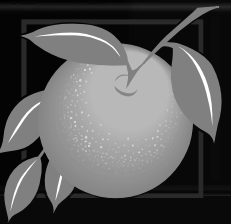




**SS-23-04-007**

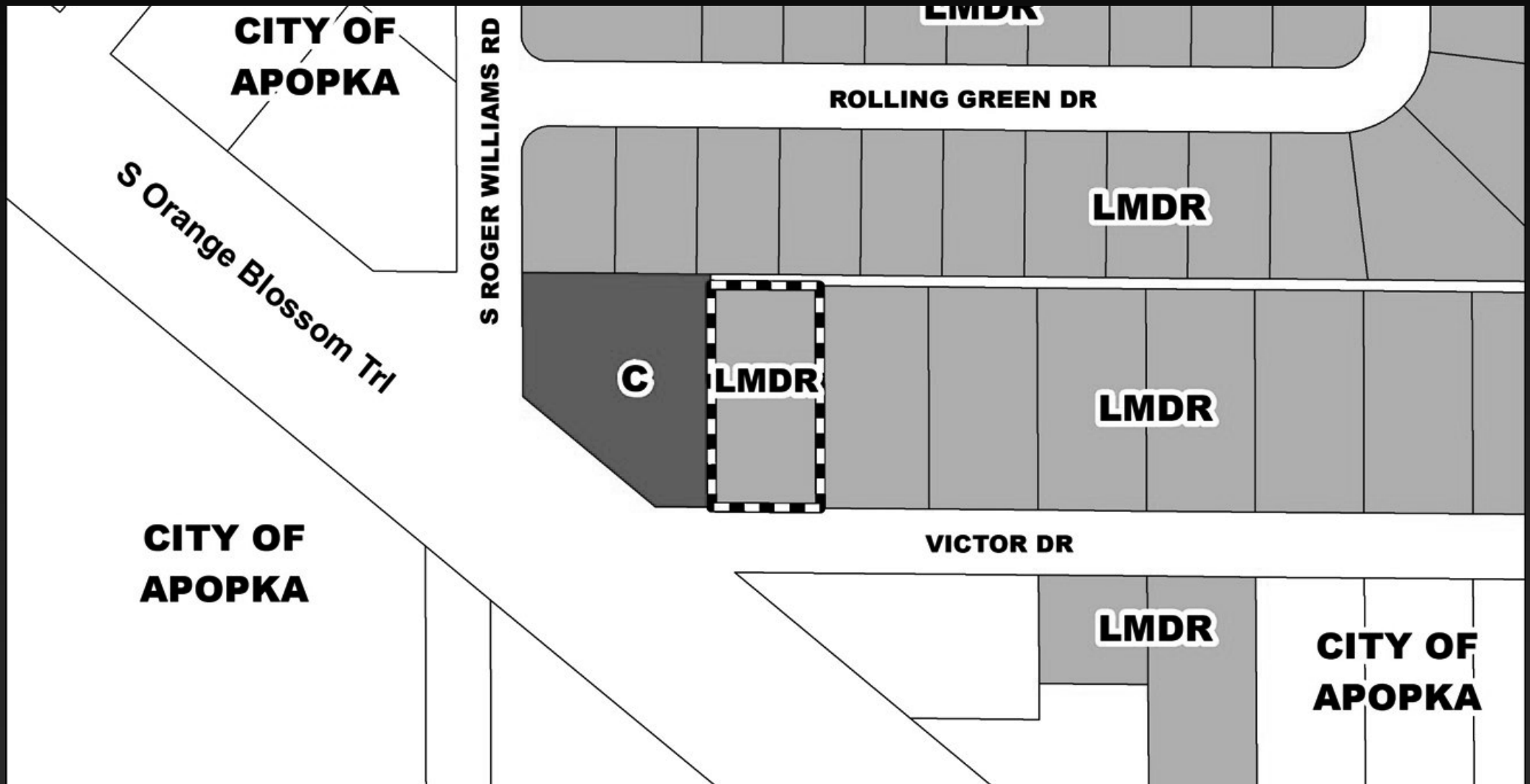
# Future Land Use Map





**SS-23-04-007**

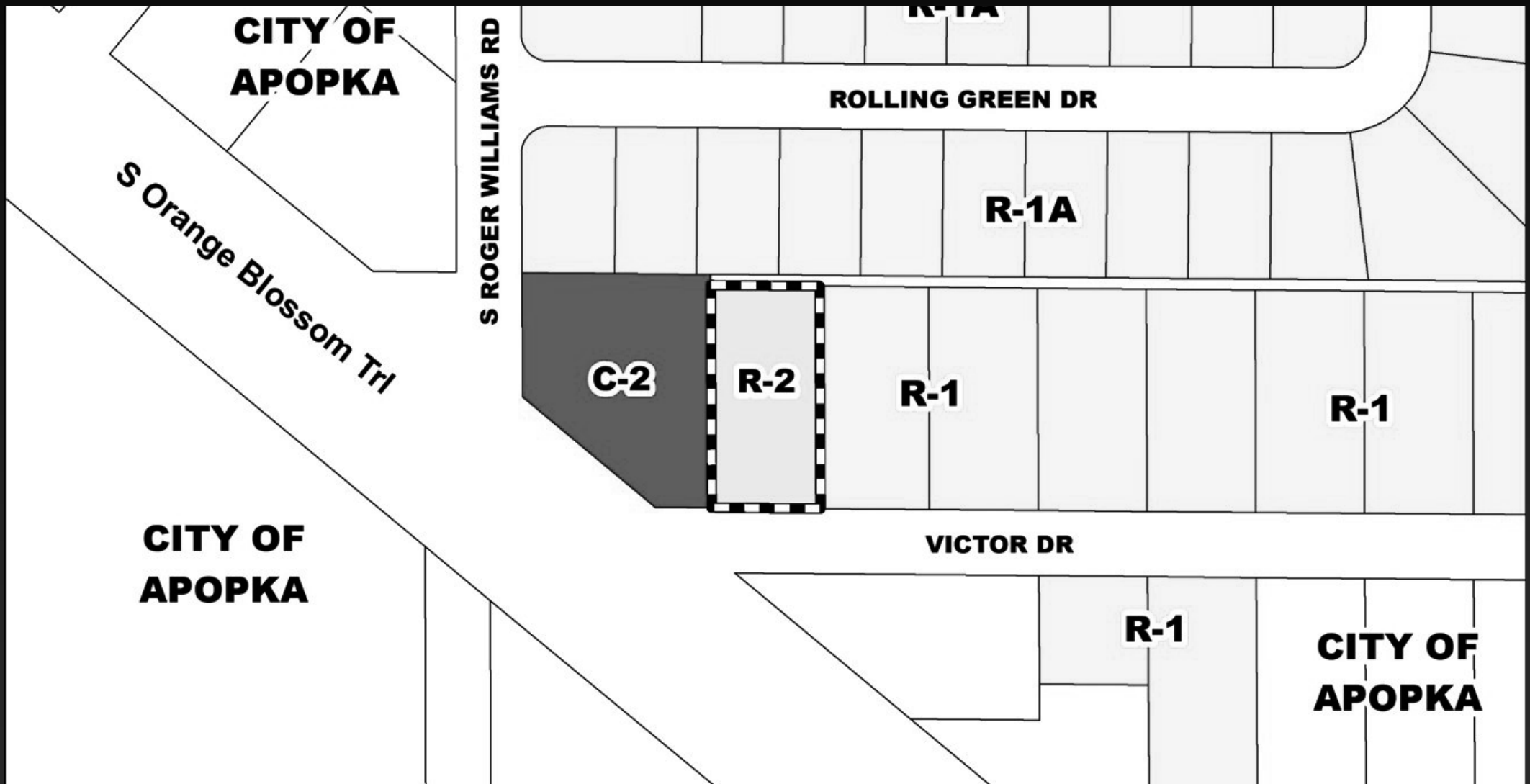
**Proposed Future Land Use Map**

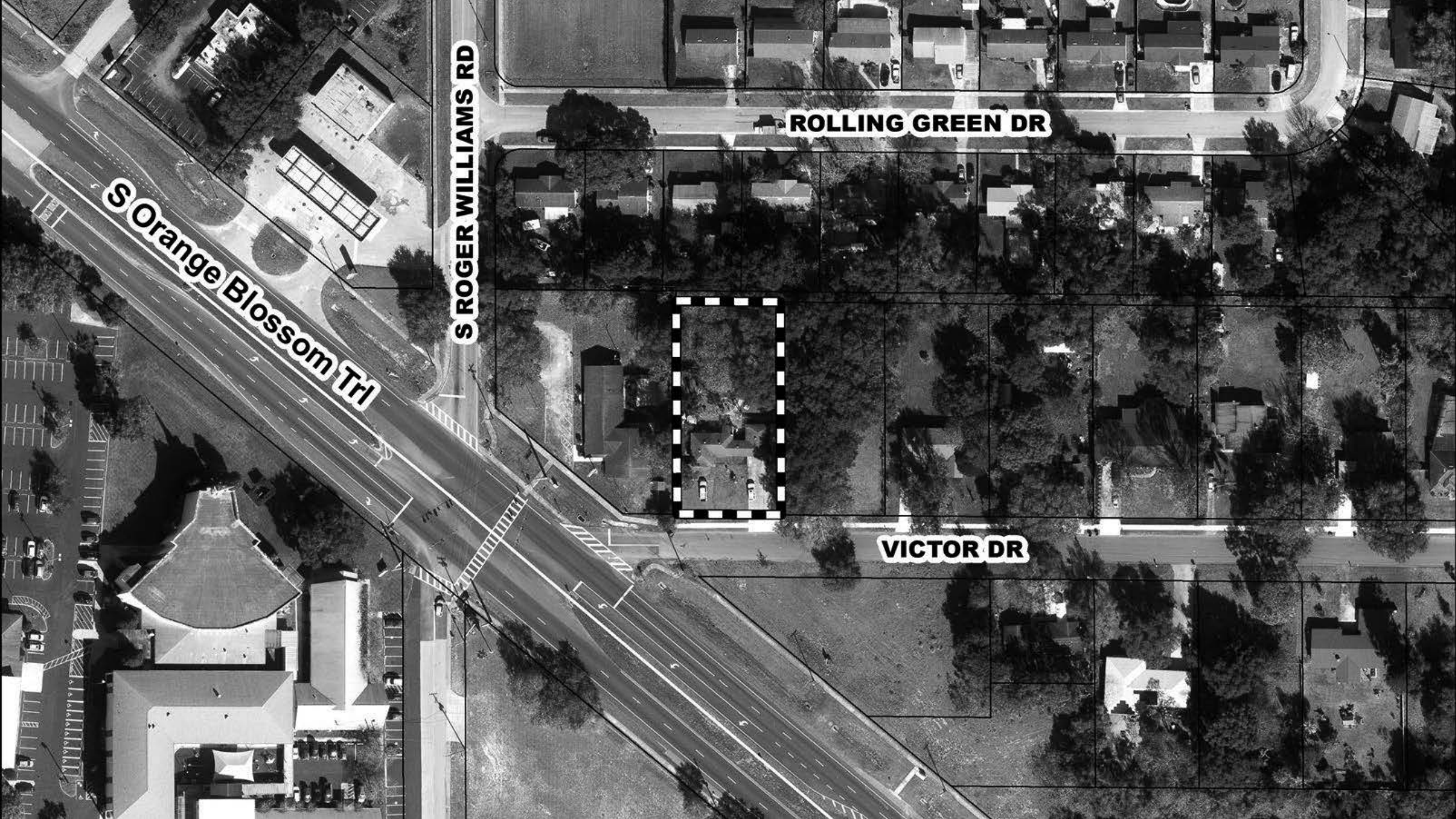




**SS-23-04-007**

# Zoning Map





**S Orange Blossom Trl**

**S ROGER WILLIAMS RD**

**ROLLING GREEN DR**

**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.**