

Board of County Commissioners

Public Hearings

June 17, 2025



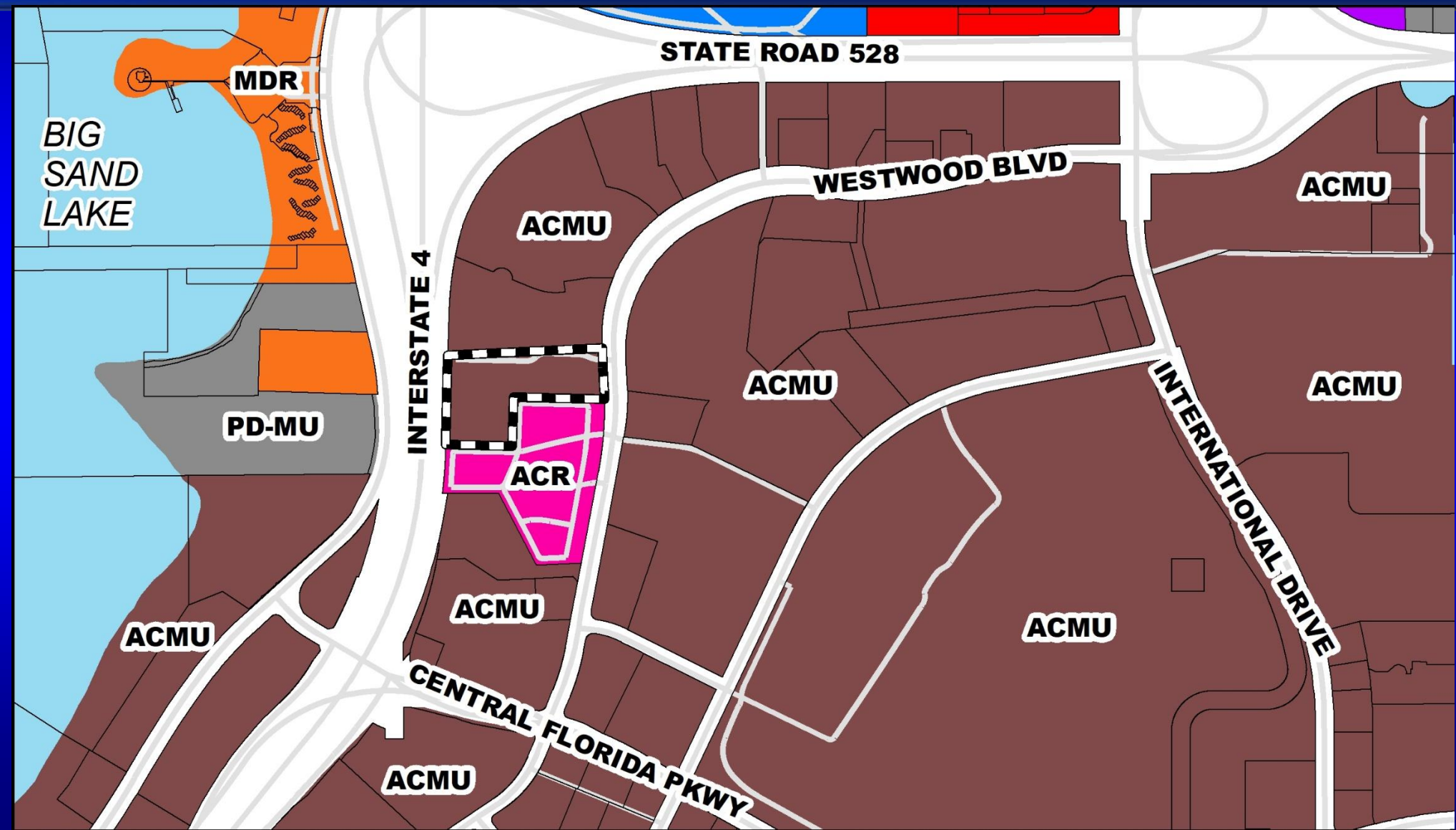
Orangewood N-1 Planned Development (PD)

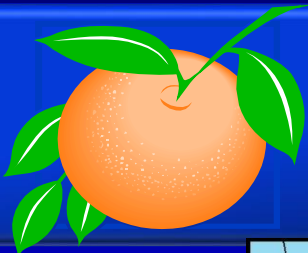
Case:	CDR-24-05-130
Applicant:	Steve Boyd, Boyd Civil Engineering, Inc.
District:	1
Acreage:	10 acres (affected area)
Location:	North of Central Florida Parkway / South of State Road 528/ East of Interstate 4 / West of Westwood Boulevard
Request:	<i>(Continued from March 11, April 8, and May 6, 2025)</i> 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)

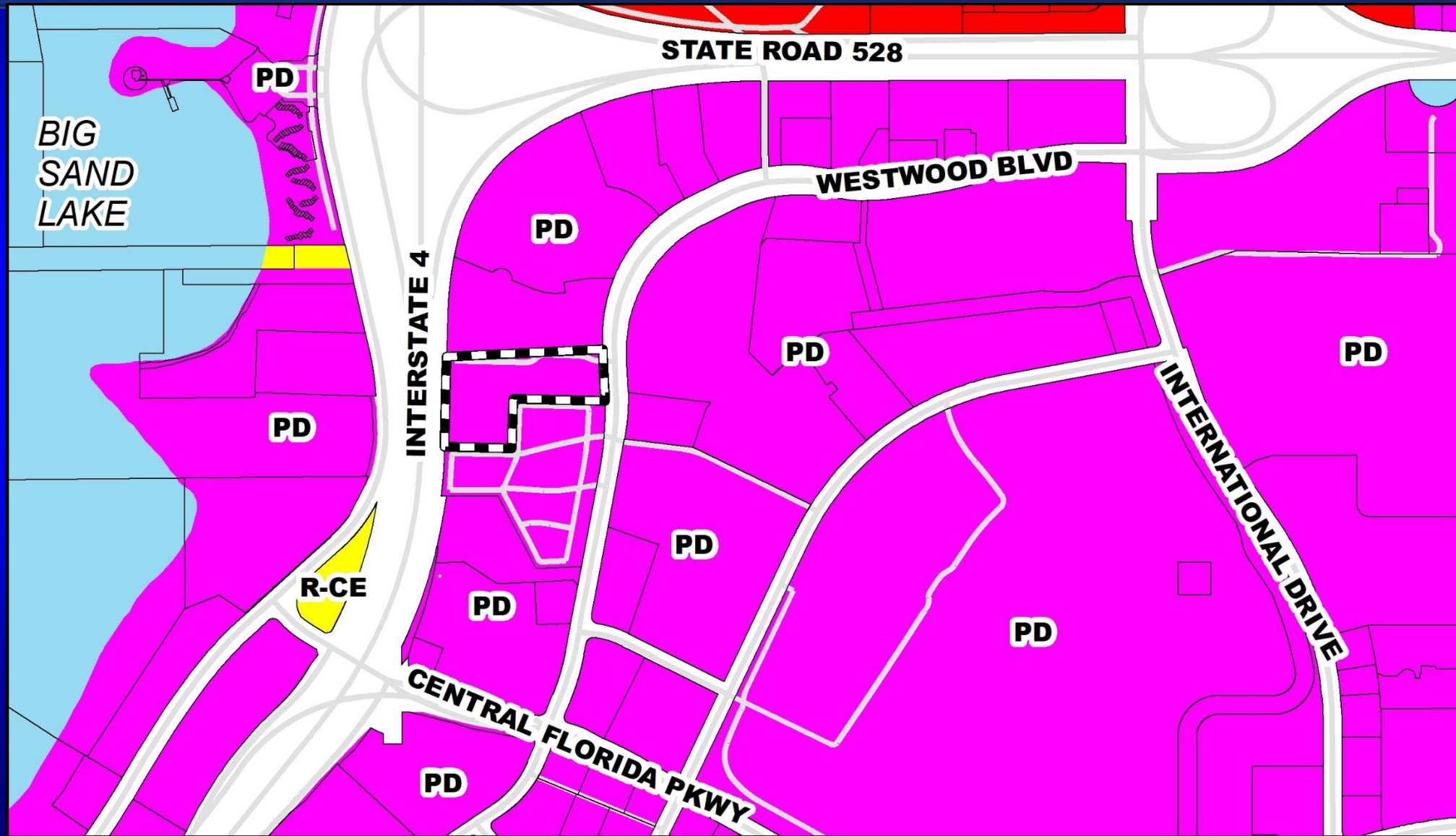
Future Land Use Map

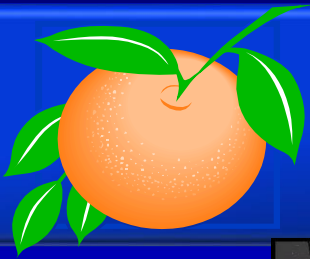




Orangewood N-1 Planned Development (PD)

Zoning Map





Orangewood N-1 Planned Development (PD)

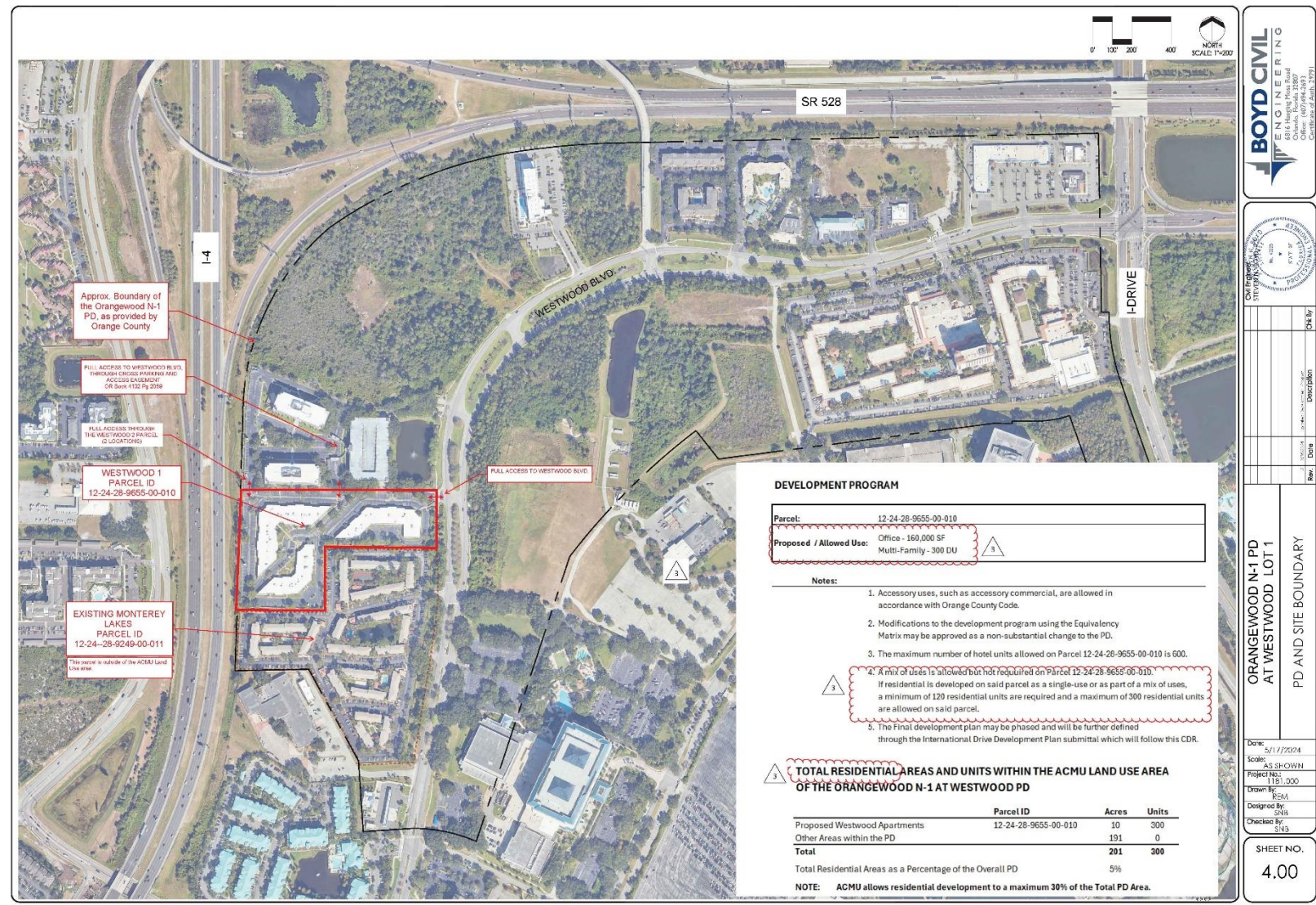
Aerial Map





Orangewood N-1 Planned Development (PD)

Land Use Plan





Orangewood N-1 Planned Development (PD)

New Condition

12. The applicant, and any successor(s) in interest, for CDR-24-05-130 agrees that the concurrency vested rights certificate that applies to Parcel 12-24-28-9655-00-010 (CVRC #93-000142) has expired. However, in recognition of applicant's expenditure of funds in reliance on the prior vested rights , any new development on Parcel 12-24-28-9655-00-010 by applicant or any successor(s) in interest shall be subject to the concurrency management system, unless otherwise exempt. All other development within Westwood shall be limited to 22,096 average daily trips; any trips in excess of that number shall be subject to the concurrency management system, unless otherwise vested or exempt. 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.



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the amendment to the Orangewood N-1 Planned Development (PD) (CDR-24-05-130) dated “Received January 22, 2025”, subject to the conditions listed under the DRC Recommendation in the Staff Report with New Condition #12 and the following conditions renumbered accordingly.

District 1



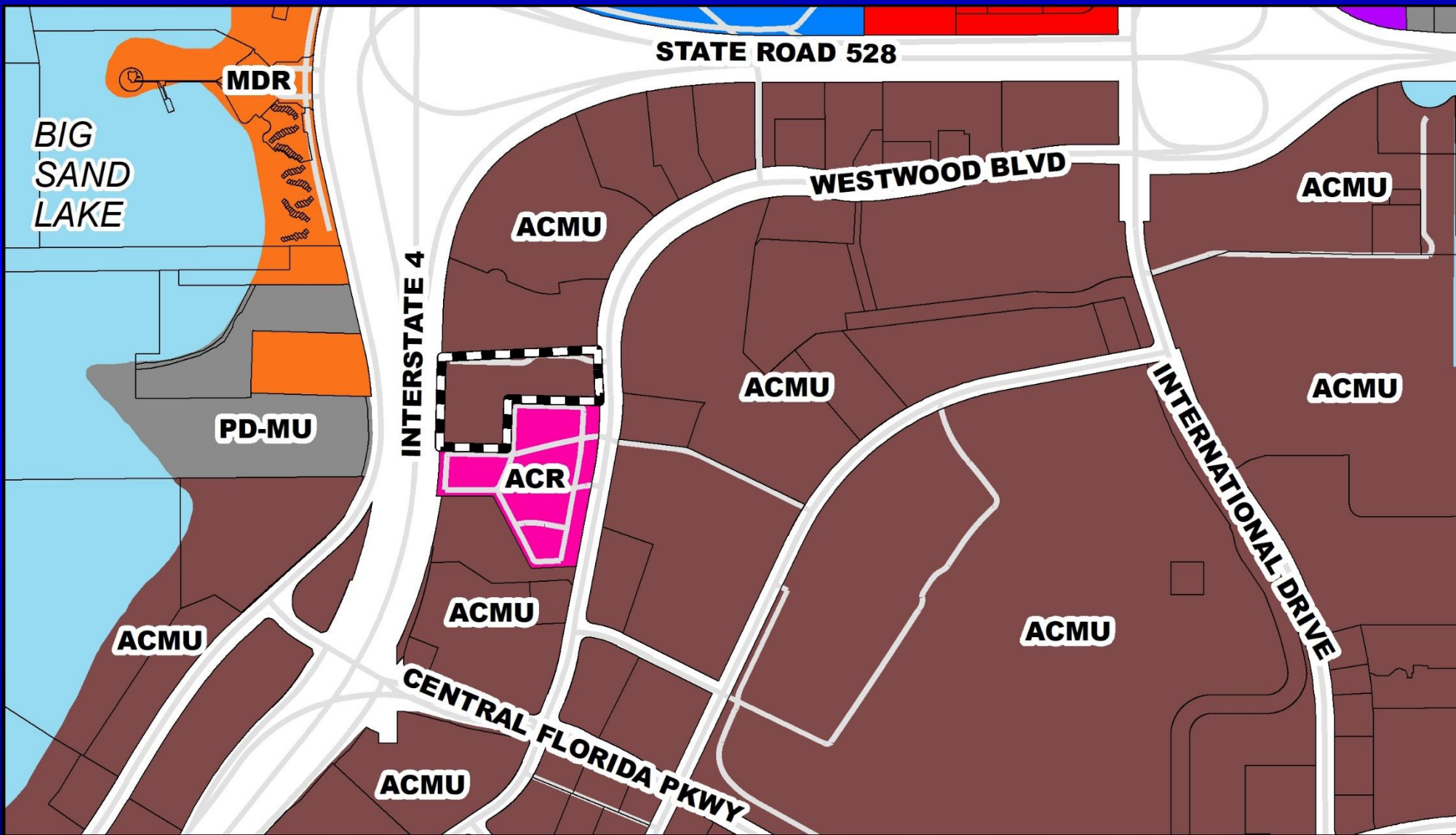
Orangewood N-1 Planned Development (PD) / Westwood at Orangewood Preliminary Subdivision Plan (PSP)

Case:	CDR-25-05-105
Applicant:	Christopher Roper, Akerman, LLP
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 remove the September 11, 1979 Board condition of approval #7a related to Average Daily Traffic Generation from the PSP to be added to the PD, and to amend condition #7b to clarify that multifamily is a permitted use.



Orangewood N-1 Planned Development (PD) / Westwood at Orangewood Preliminary Subdivision Plan (PSP)

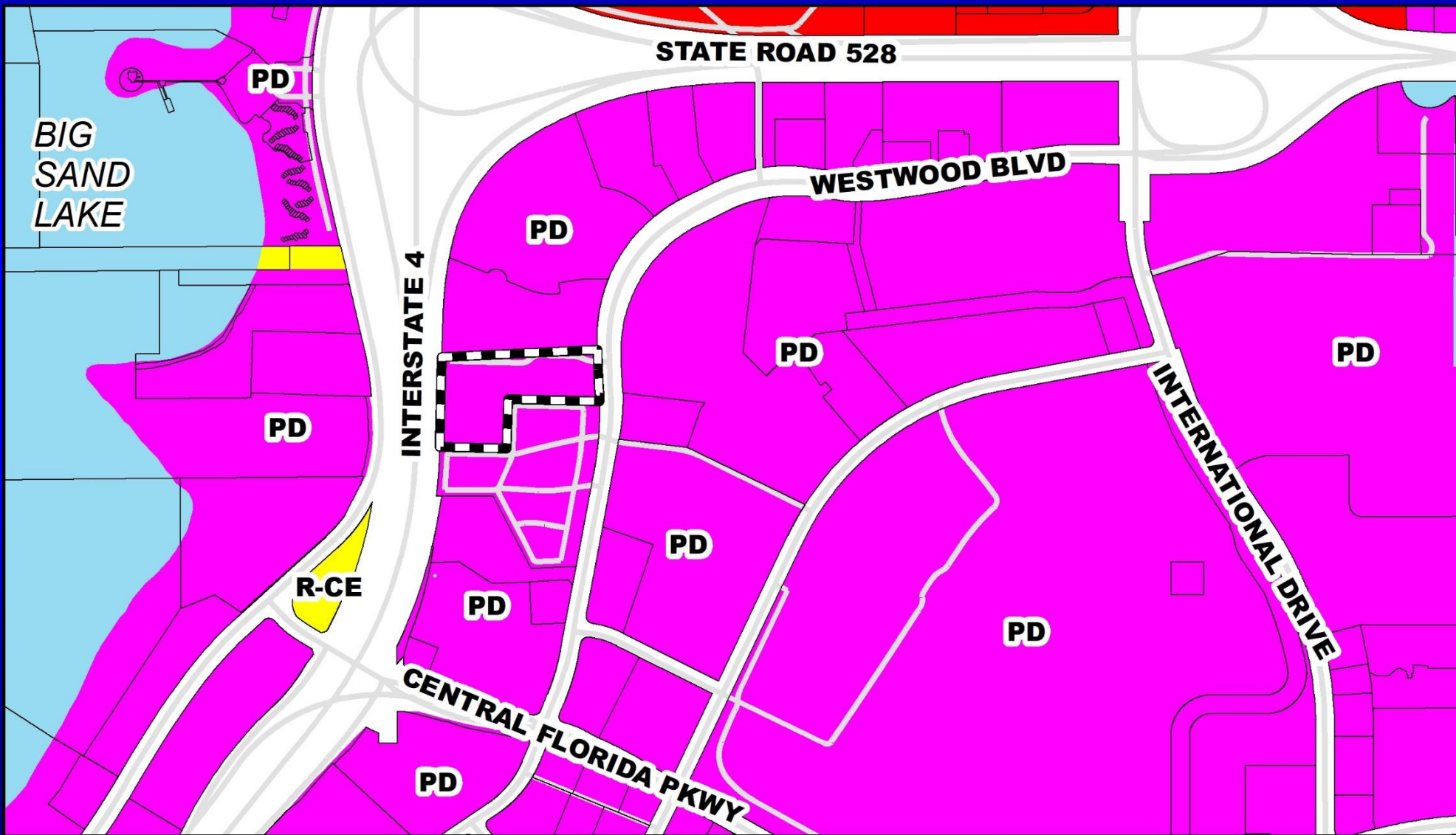
Future Land Use Map

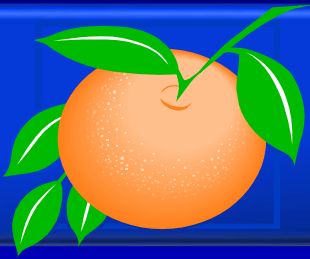




Orangewood N-1 Planned Development (PD) / Westwood at Orangewood Preliminary Subdivision Plan (PSP)

Zoning Map

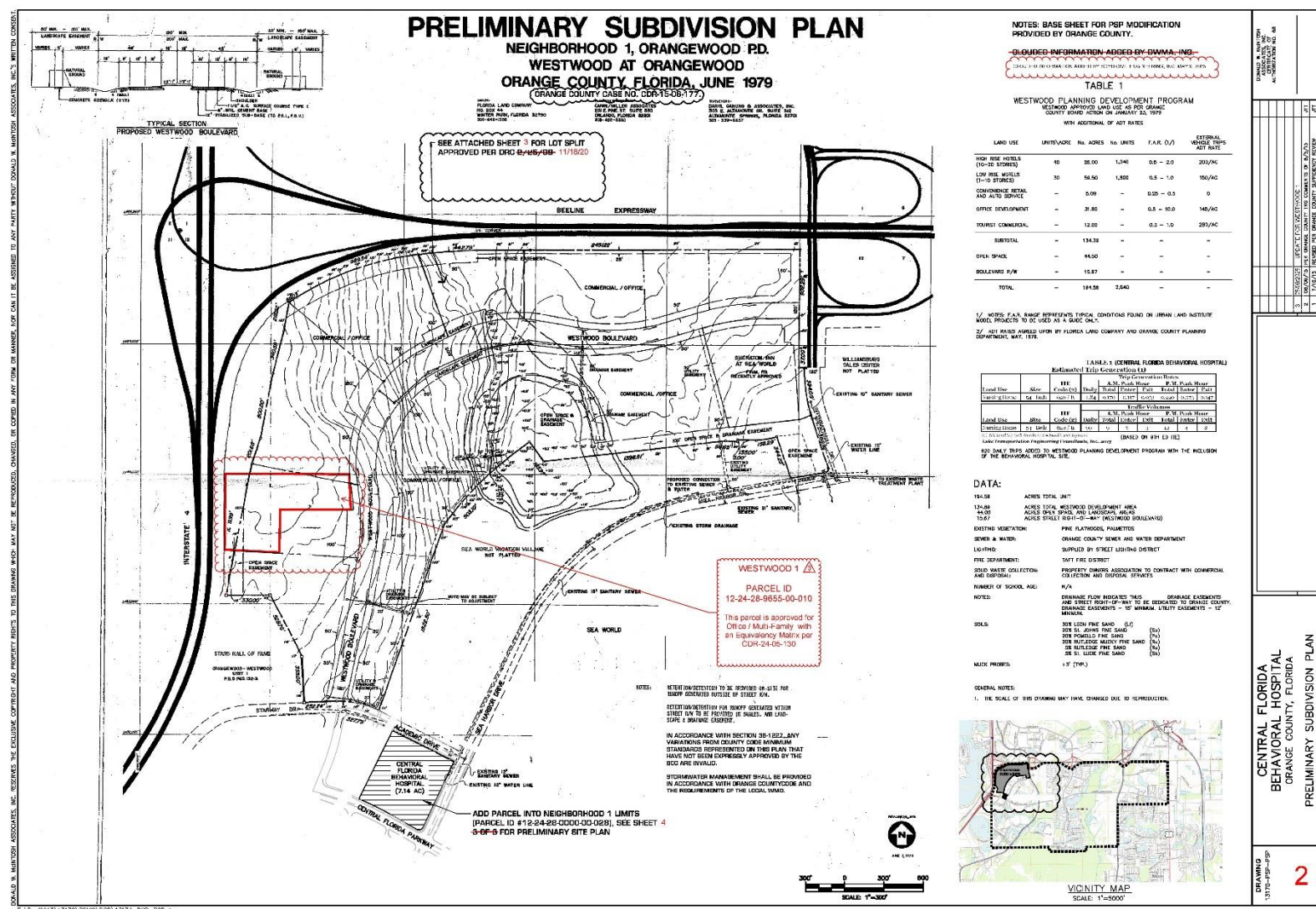
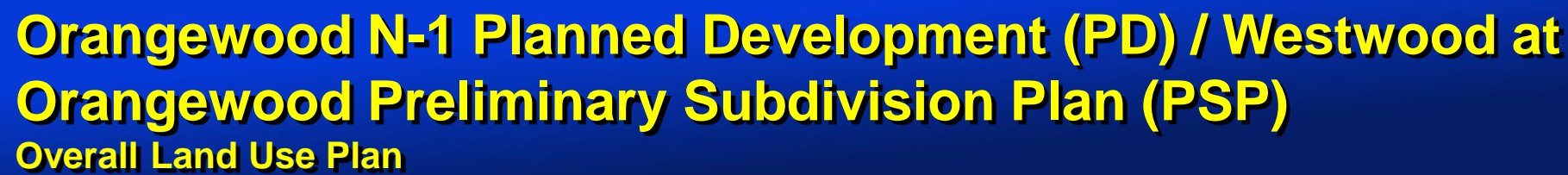




Orangewood N-1 Planned Development (PD) / Westwood at Orangewood Preliminary Subdivision Plan (PSP)

Aerial Map







Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the substantial change to the Orangewood N-1 Planned Development (PD) / Westwood at Orangewood Preliminary Subdivision Plan (PSP) (CDR-25-05-105) “Received May 12, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.

District 1



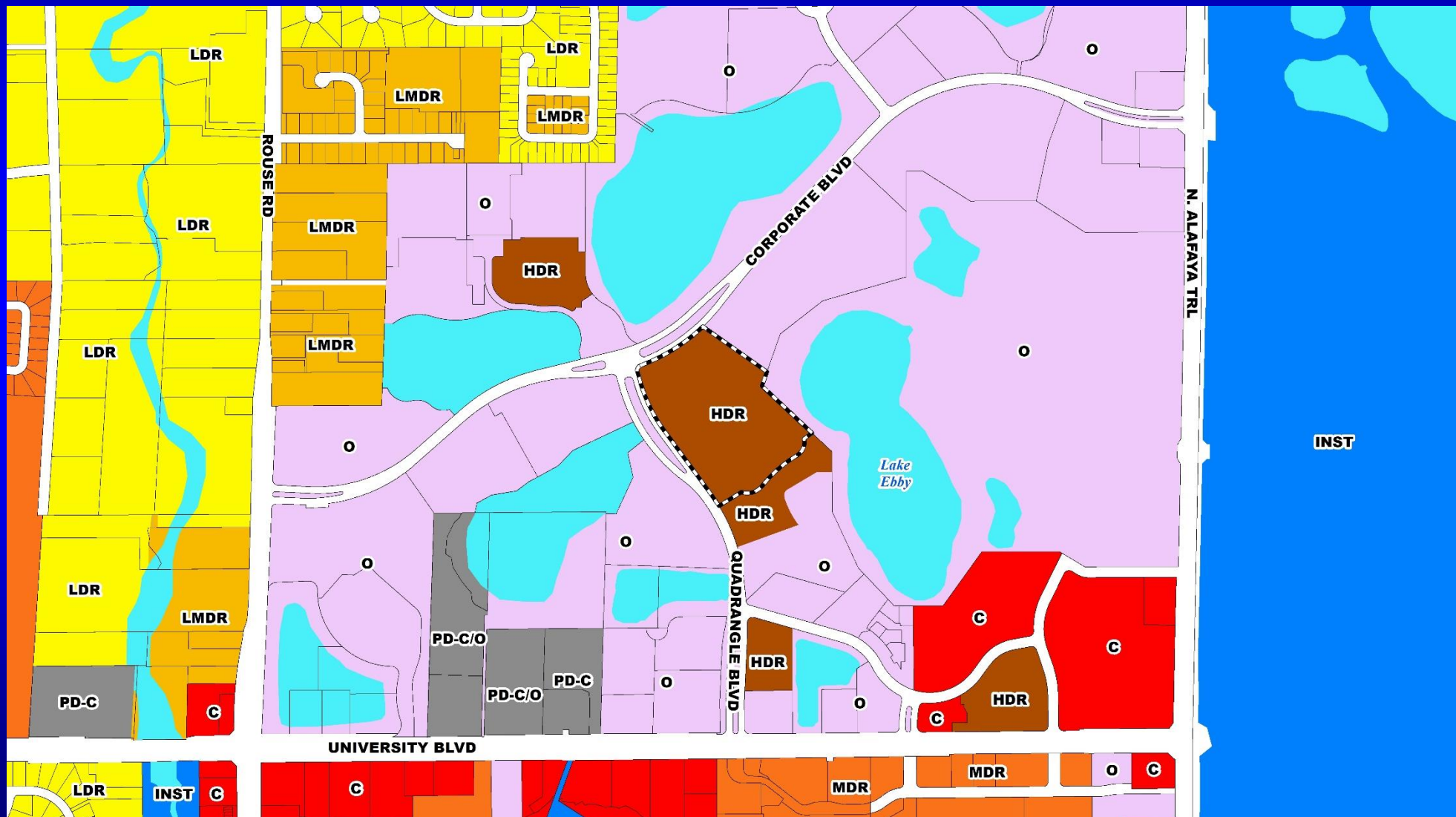
The Quadrangle Planned Development (PD)

Case:	CDR-24-12-288
Applicant:	Jarod Stubbs, P.E., Kimley-Horn and Associates, Inc.
District:	5
Acreage:	12.88 acres (affected area)
Location:	North of High Tech Ave / East of Quadrangle Blvd / South of Corporate Blvd / West of N. Alafaya Trail
Request:	<p>To convert entitlements for 275 multi-family units and 25,082 square feet of office to 763 student housing bedrooms to be constructed on Tract 18A.</p> <p>In addition, three (3) waivers from Orange County Code are being requested:</p> <ol style="list-style-type: none">1. A waiver from Orange County Code Section 38-1476 to allow a parking ratio of 0.90 parking spaces per bedroom in lieu of 1.00 space per bedroom.2. A waiver from Orange County Code Section 38-1258(2) to allow a maximum building height of 75' or six stories in lieu of a maximum building height of 40' or three stories.3. A waiver from Orange County Code Section 38-1259(3) to allow a maximum of 763 student bedrooms in lieu of a maximum of 750 student bedrooms.



The Quadrangle Planned Development (PD)

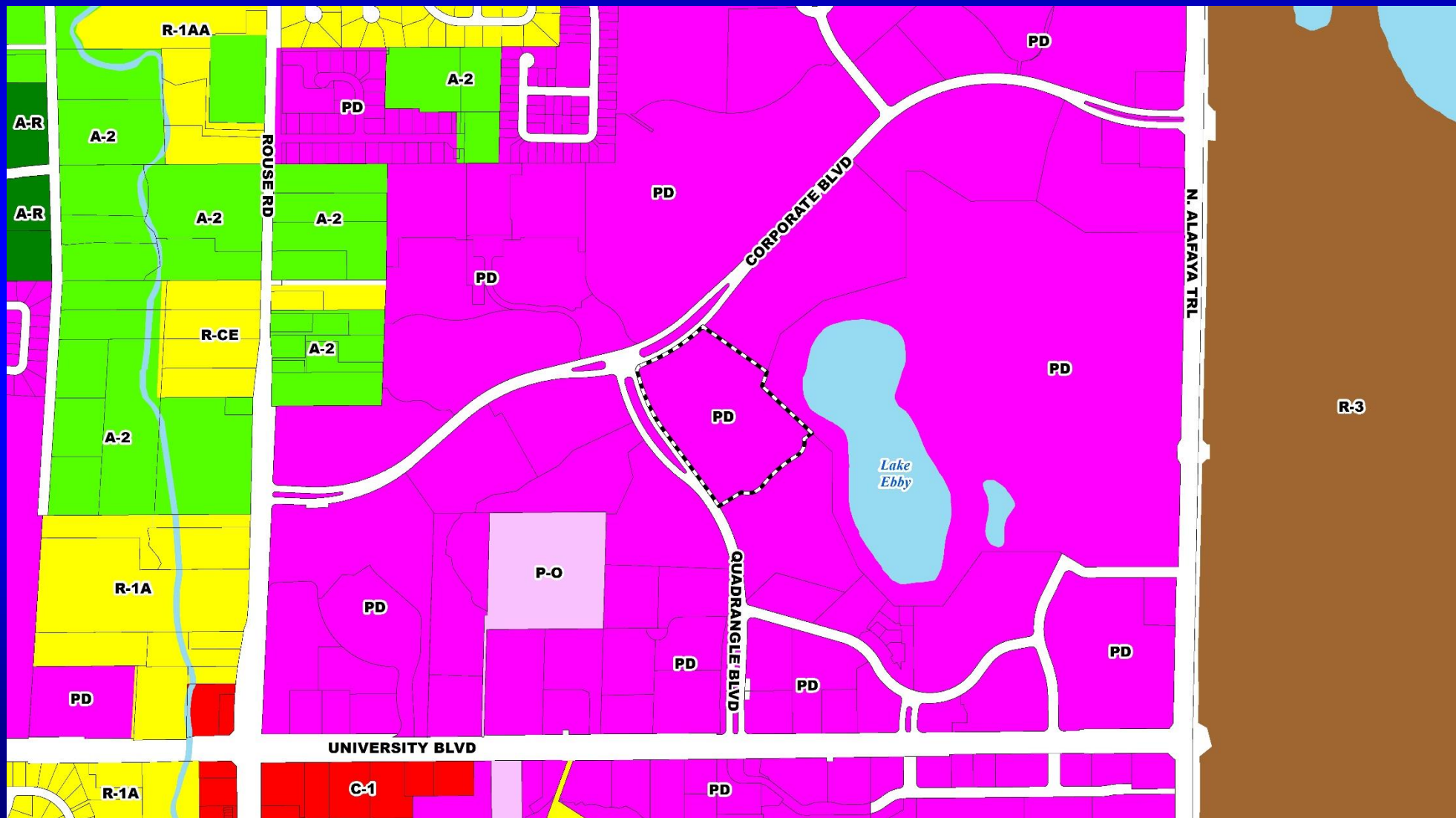
Future Land Use Map

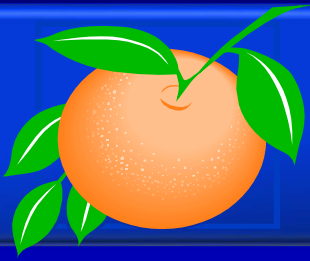




The Quadrangle Planned Development (PD)

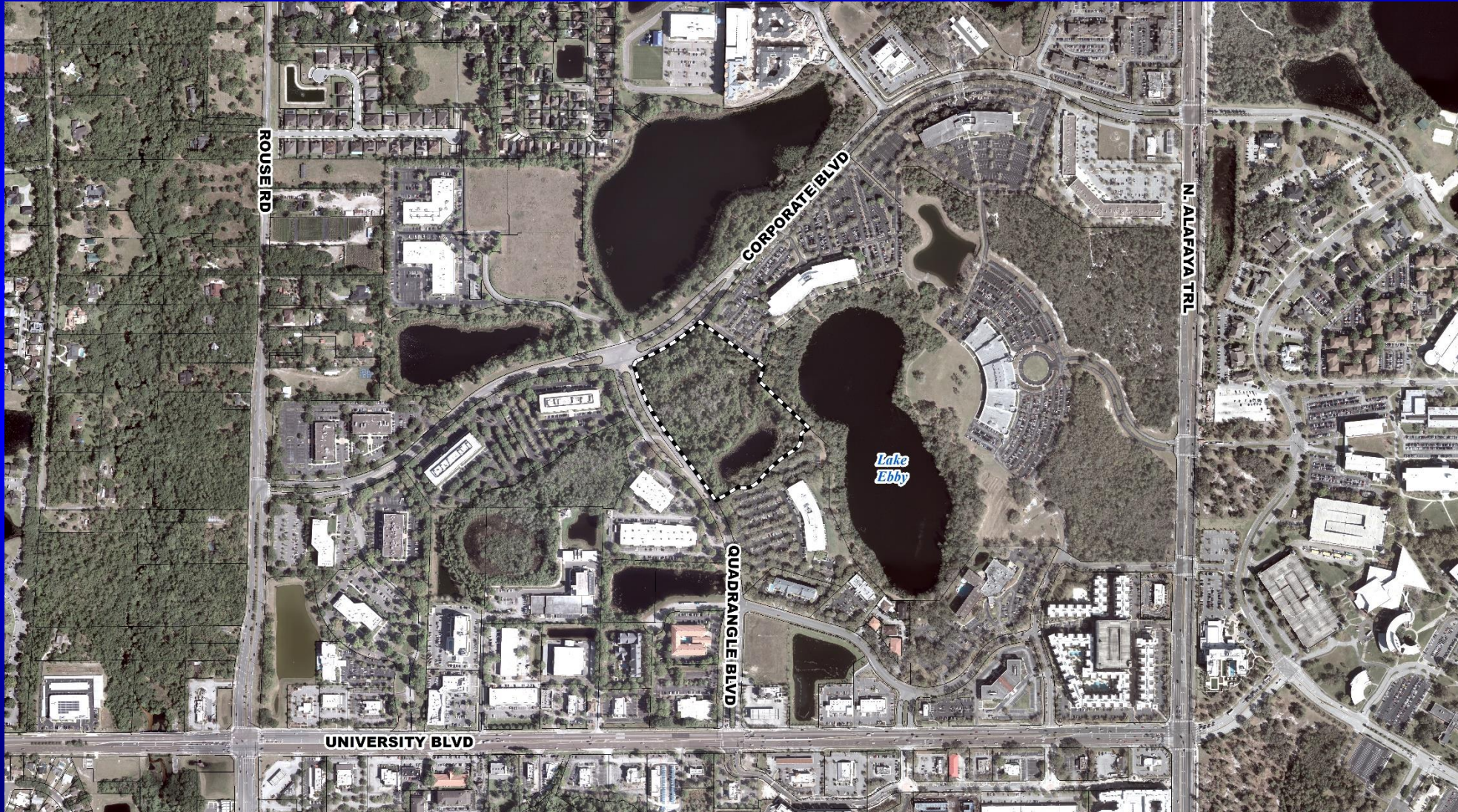
Zoning Map





The Quadrangle Planned Development (PD)

Aerial Map





© 2024 HILTY-HORN AND ASSOCIATES, INC.
1530 CORNWATER BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: 386-271-0282
WWW.HILTY-HORN.COM HERTIFEX No. 31208



The Quadrangle Planned Development (PD)

Tract 18A Land Use Plan

QUADRANGLE TRACT 18A & 18B STANDARDS

TRACT 18A TRIP GENERATION TABLE

LAND USE	ITE CODE	ITE RATE DAILY / 24H	QUANTITY	UNITS	DAILY TRIPS	PM PEAK TRIPS
DRIVING						
TOTAL					5	0
WALKING						
TOTAL					0	0
STUDENT HOUSING	204	2.87 / 0.07	763	BEDS	1,087	160
TOTAL					1,087	160

NOTE: TRIP GENERATION ANALYSIS BASED ON ITS TRIP GENERATION MANUAL, 11TH EDITION.

TRACT 18A REQUESTED WAIVERS

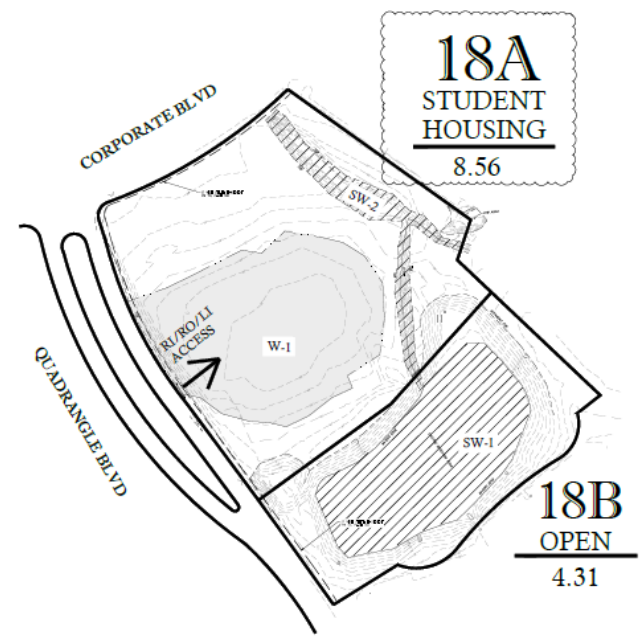
1. A WAIVER FROM ORANGE COUNTY CODE SECTION 18-147N TO ALLOW A PARKING RATIO OF 0.90 PARKING SPACES PER BEDROOM IN LIEU OF 1.00 SPACE PER BEDROOM.
JUSTIFICATION: BASED ON THE PARKING STUDY CONDUCTED FOR THIS SITE DATED OCTOBER 26, 2014, BY EMANUELE D. BODEGONES, PER A 10% REDUCTION FROM CODE REQUIRED PARKING IS SUFFICIENT FOR THE DEVELOPMENT TO FUNCTION PROPERLY.
2. A WAIVER FROM ORANGE COUNTY CODE SECTION 18-128N TO ALLOW A MAXIMUM BUILDING HEIGHT OF 70 OR SIX STORIES IN LIEU OF A MAXIMUM BUILDING HEIGHT OF 40 OR THREE STORIES.
JUSTIFICATION: IN ORDER TO MEET THE AREA DEMAND FOR STUDENT HOUSING WITH THE SITE CONSTRAINTS ON SITE AND PARKING REQUIREMENTS, INCREASED VERTICAL CONSTRUCTION IS NEEDED.
3. A WAIVER FROM ORANGE COUNTY CODE SECTION 18-129N TO ALLOW A MAXIMUM OF 763 STUDENT BEDROOMS IN LIEU OF A MAXIMUM OF 750 STUDENT BEDROOMS.
JUSTIFICATION: REVISOR TO REFLECT 460 STUDENT HOUSING BEDS CONSISTENT WITH THE INTERNAL TRADE OFF (USE) CONVERSION MATRIX.

TRACT 18A DEVELOPMENT RIGHTS

1. TRACT 18A MULTI-FAMILY DEVELOPMENT PROGRAM.
a. 763 STUDENT HOUSING BEDROOMS

TRACT 18A DEVELOPMENT STANDARDS

1. PARKING AT 0.90 SPACES PER BEDROOM (PER WAIVER).
2. BUILDING HEIGHT: 6 STORIES/75 FT (PER WAIVER).
3. AN ORANGE COUNTY CONSERVATION AREA IMPACT (CAI) PERMIT CAI-17-02-001 WAS APPROVED ON 3/17/2017. THIS PLAN WILL COMPLY WITH ALL RELATED PERMIT CONDITIONS OF APPROVAL.
4. AN ORANGE COUNTY CONSERVATION AREA DETERMINATION (CAD) PERMIT CAD-15-06-073 WAS COMPLETED WITH A CERTIFIED SURVEY OF THE CONSERVATION AREA BOUNDARY APPROVED BY THE ENVIRONMENTAL PROTECTION DIVISION (EPD).



Kimley»Horn

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1530 CORPORATE BLVD., SUITE 200, GAITHERSBURG, MD 20878
TEL: 301-771-1000
WWW.KIMLEY-HORN.COM FAX: 301-771-1001
QUADRANGLE PD
PROJECT # 18-03-001
LUP-8



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to The Quadrangle Planned Development (PD) (CDR-24-12-288) “Received April 7, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report; AND

APPROVE and EXECUTE the Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact

District 5

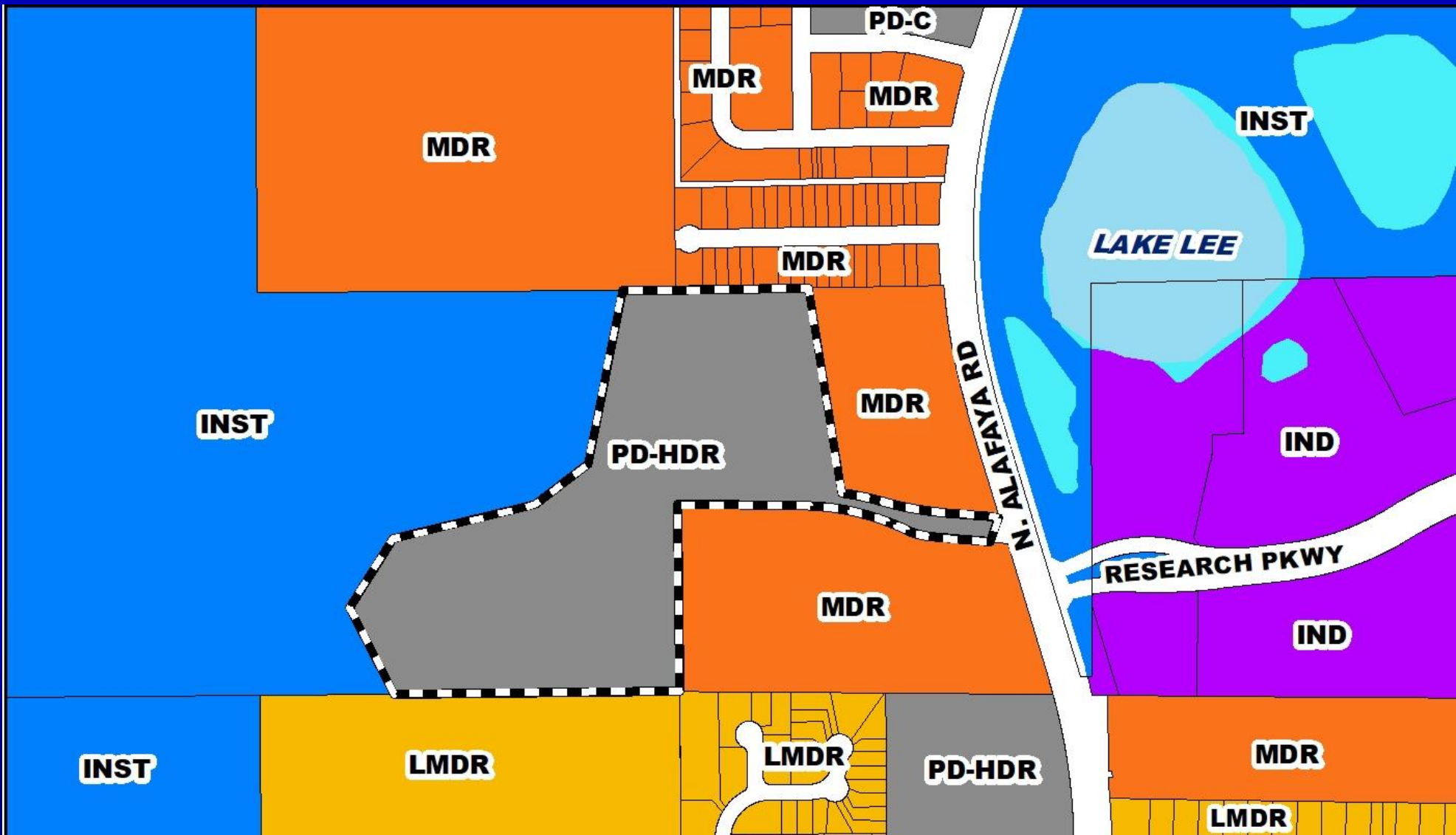


The Place at Alafaya Student Housing Planned Development (PD) / The Place at Alafaya Student Housing Student Housing Development Plan (DP)

Case:	DP-24-07-177
Applicant:	Jonathan Martin, Kimley-Horn & Associates, Inc.
District:	5
Acreage:	25.20 gross acres
Location:	South of University Boulevard / West of Alafaya Trail
Request:	To construct a 1,396 bed Student Housing Development consisting of three (3) multi-story residential buildings with two (2) multi-level garages and associated parking and infrastructure.



The Place at Alafaya Student Housing Planned Development (PD) / The Place at Alafaya Student Housing Student Housing Development Plan (DP) Future Land Use Map



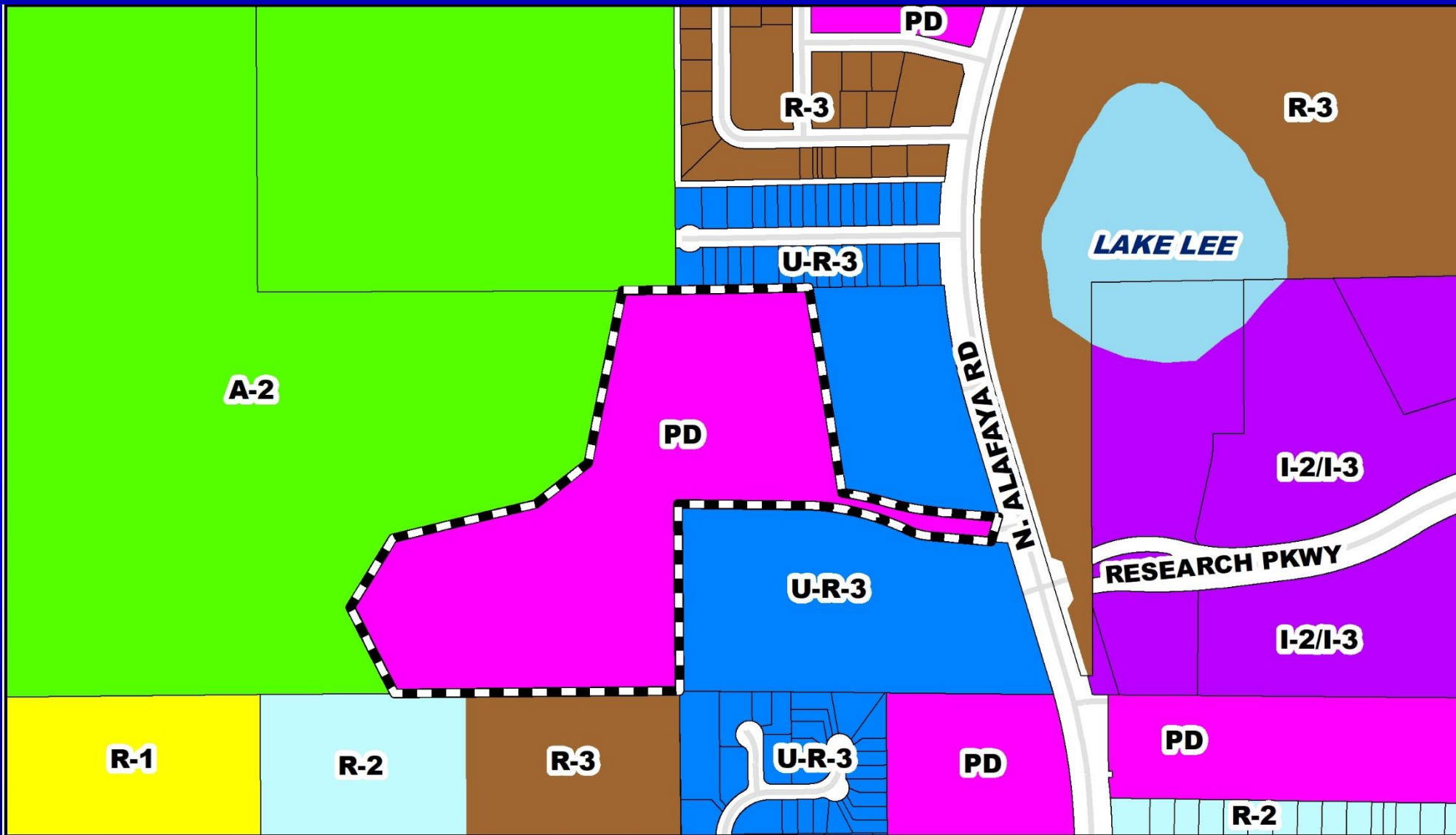


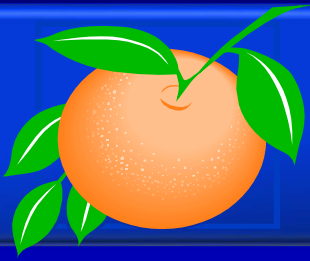
The Place at Alafaya Student Housing Planned Development (PD) / The Place at Alafaya Student Housing Student Housing Development Plan (DP) Zoning Map





The Place at Alafaya Student Housing Planned Development (PD) / The Place at Alafaya Student Housing Student Housing Development Plan (DP) New Zoning Map





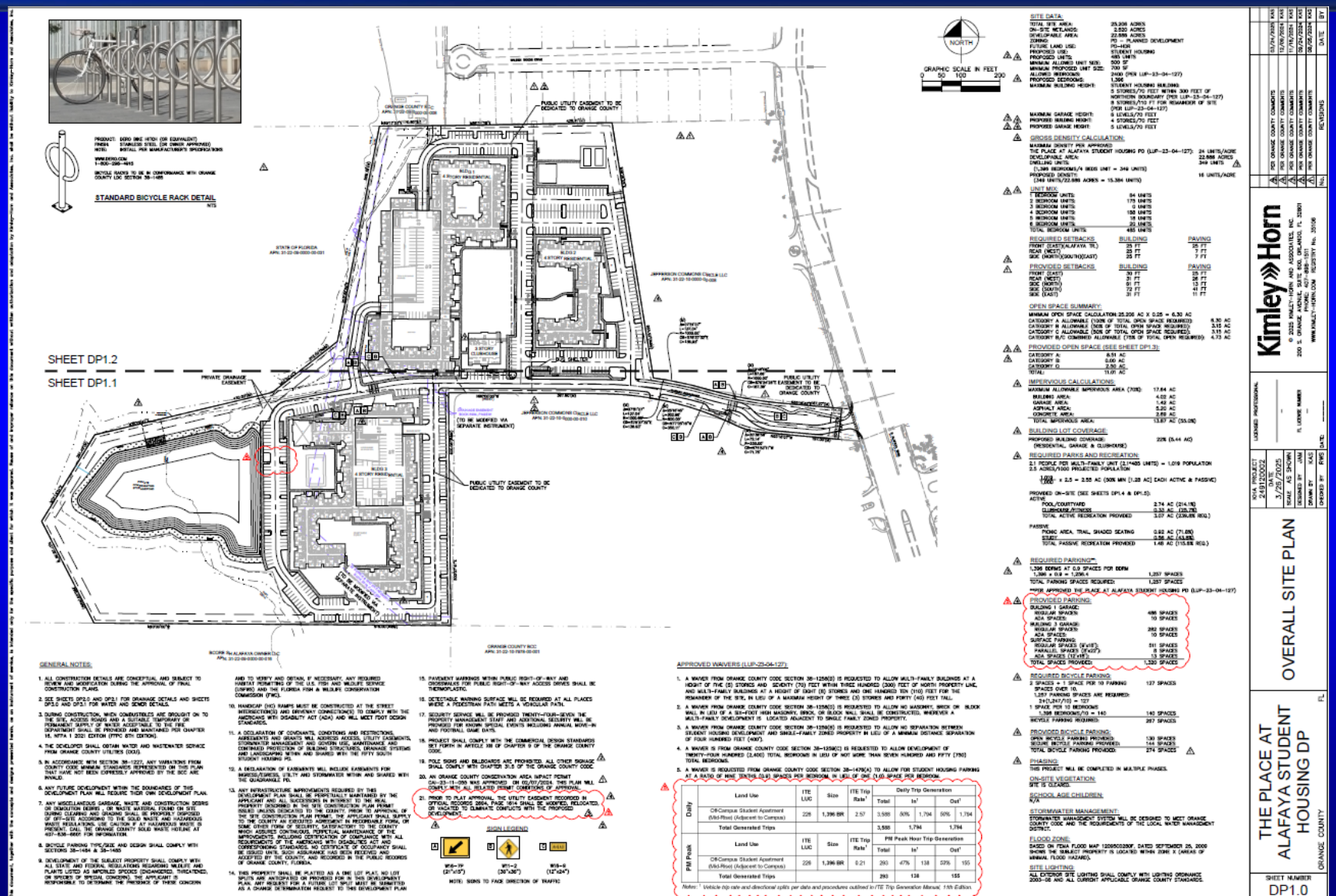
The Place at Alafaya Student Housing Planned Development (PD) / The Place at Alafaya Student Housing Student Housing Development Plan (DP) Aerial Map





The Place at Alafaya Student Housing Planned Development (PD) / The Place at Alafaya Student Housing Student Housing Development Plan (DP)

Overall Development Plan



Kimley-Horn

200 S. ALAFAYA AVENUE, SUITE 200, ORLANDO, FL 32801
WWW.KIMLEY-HORN.COM

OVERALL SITE PLAN

THE PLACE AT ALAFAYA STUDENT HOUSING DP

DP.1.0



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve The Place at Alafaya Student Housing Planned Development (PD) / The Place at Alafaya Student Housing Development Plan (DP) (DP-24-07-177) “Received March 27, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.

District 5

Board of County Commissioners

Public Hearings

June 17, 2025