Board of County Commissioners



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

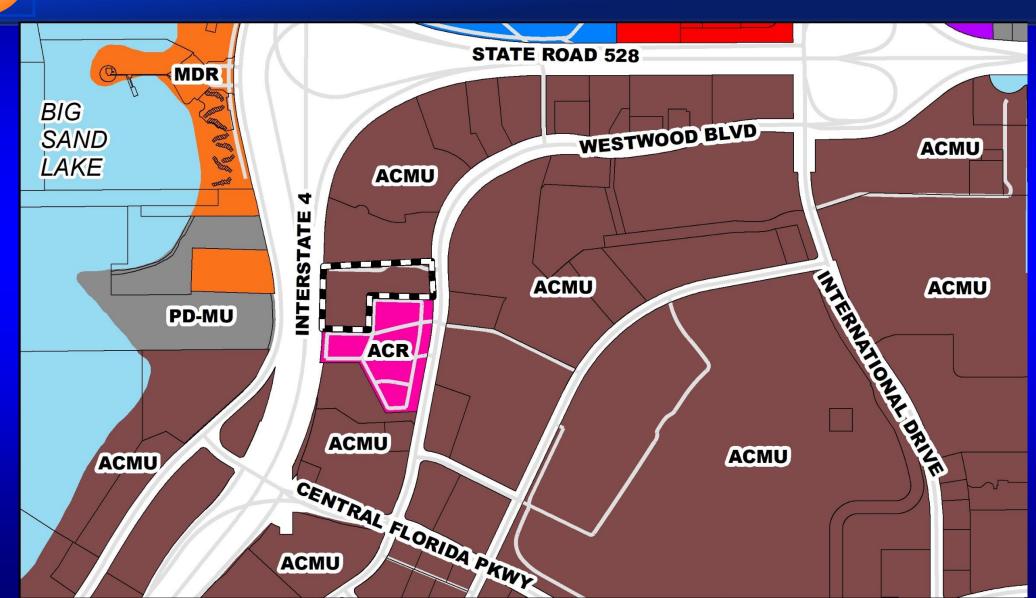
of Westwood Boulevard

Request: (Continued from March 11, April 8, and May 6, 2025) To add a development program of

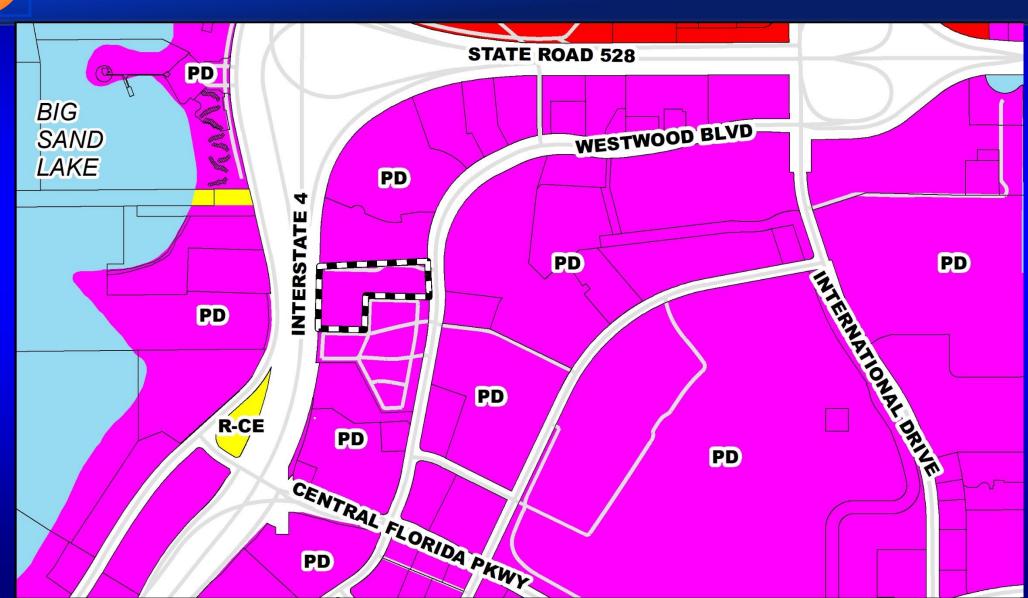
160,000 square feet of office use and 300 multi-family dwelling units, and to add a trip

conversion matrix for Westwood Lot 1.

Orangewood N-1 Planned Development (PD) Future Land Use Map



Orangewood N-1 Planned Development (PD) Zoning Map



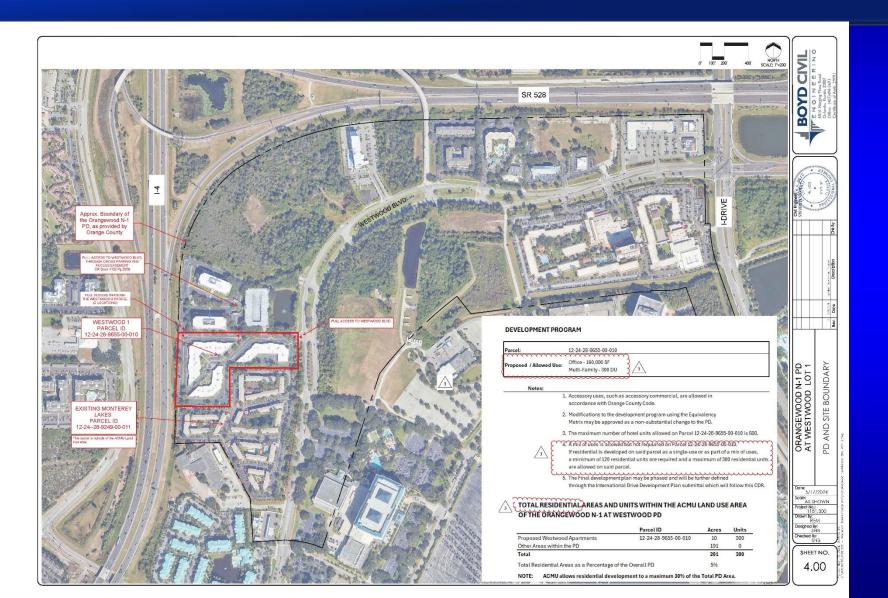


Orangewood N-1 Planned Development (PD) Aerial Map





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

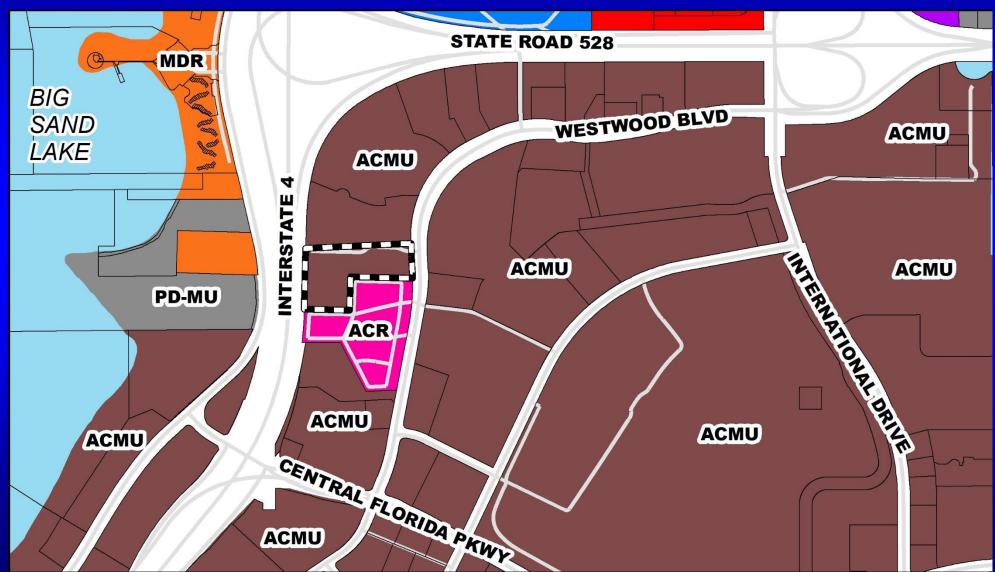
Request: To remove the September 11, 1979 Board condition of approval #7a related to Average

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.

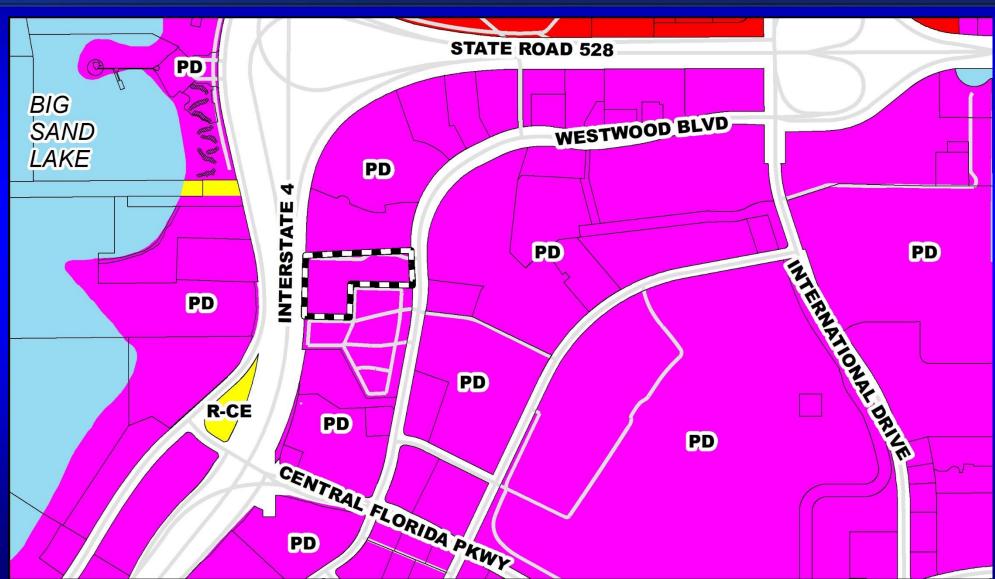


Orangewood N-1 Planned Development (PD) / Westwood at Orangewood Preliminary Subdivision Plan (PSP) Future Land Use Map



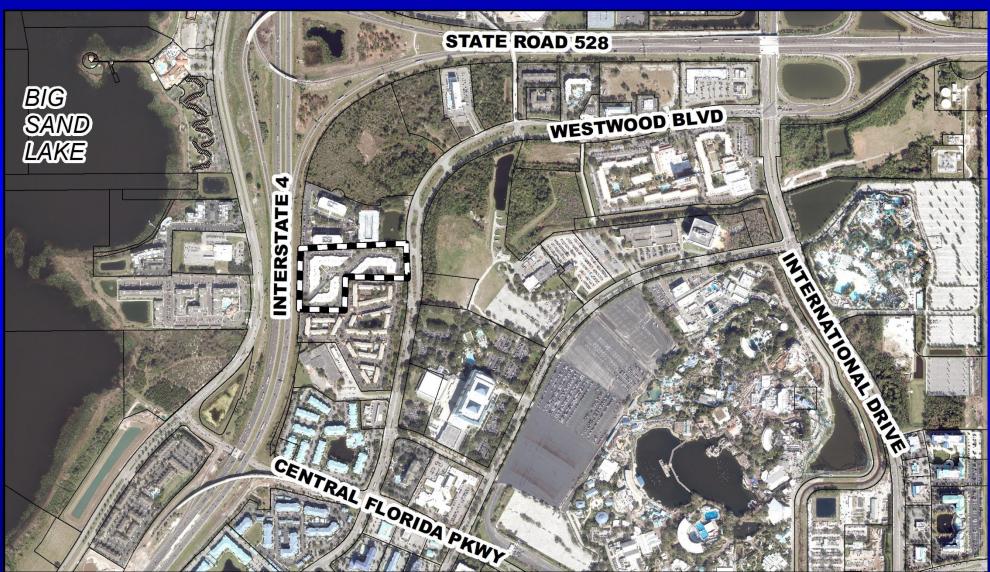


Orangewood N-1 Planned Development (PD) / Westwood at Orangewood Preliminary Subdivision Plan (PSP) Zoning Map



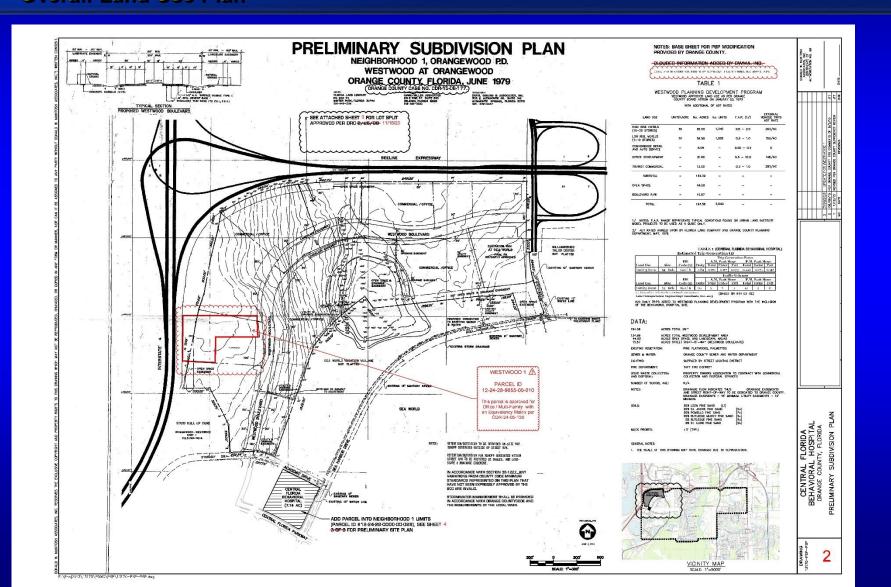


Orangewood N-1 Planned Development (PD) / Westwood at Orangewood Preliminary Subdivision Plan (PSP) Aerial Map





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





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

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.

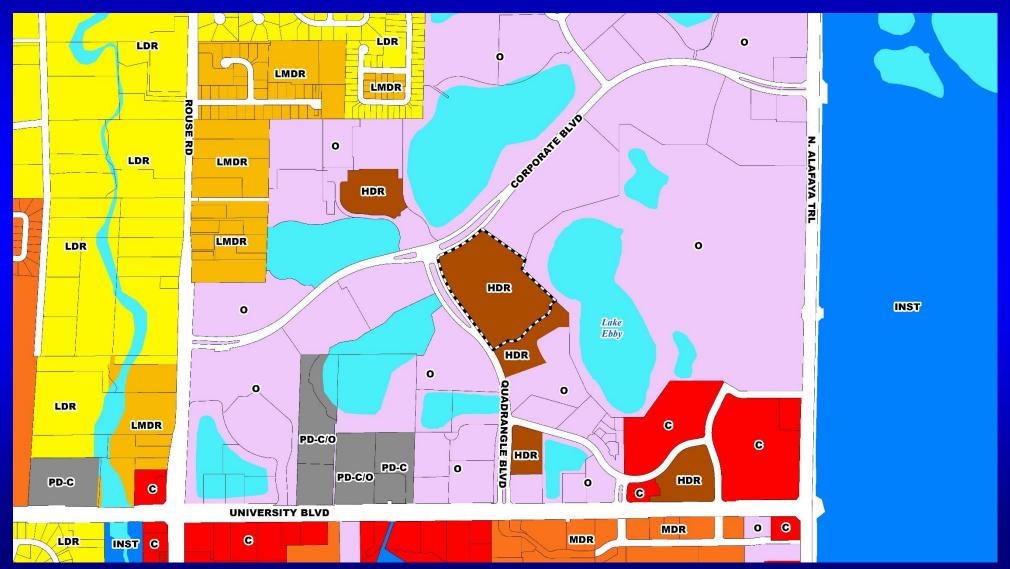
In addition, three (3) waivers from Orange County Code are being requested:

- 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.

Request:

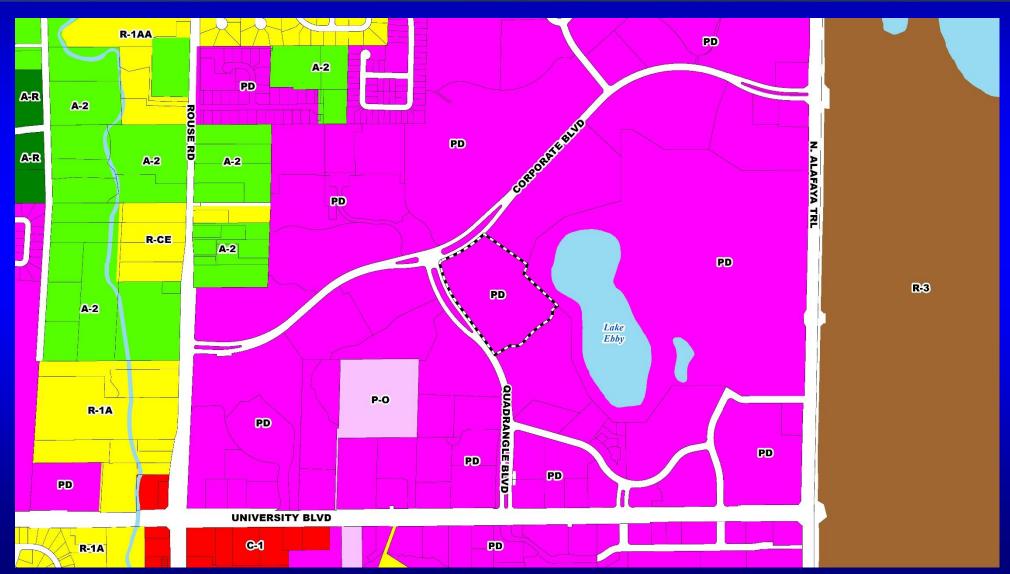


The Quadrangle Planned Development (PD) Future Land Use Map





The Quadrangle Planned Development (PD) Zoning Map





The Quadrangle Planned Development (PD) Aerial Map





The Quadrangle Planned Development (PD) Overall Land Use Plan

QUADRANGLE STANDARDS PARCEL ID NUMBER | FLAT BOOK TRACTS PARCEL ID NUMBER PLAT SK 75, PAGE 36 PLAT IN TH. PAGE 180 PLAT OF THE PARK OF PLAT (IN 36, PAGE 190 180 04-938 PLAT SK 75, PAGE 38 939 PLAT SK 75, PAGE 38 PARCEL ID NUMBER LAND USE SITE AREA (AC) DEVELOPED INTENSITY IMPERMISUS AREA (AC) MORE DOS DEVELOPMENT TOTAL TOT 6. HOTEL d. MULTI-PANIELY RESERVITAL e. STUDENT HOUSING 5. BUILDING-HEIGHT LIMITATIONS a. COMMISCAL b. OFFICE/SHOWROOM 1.842 BEDROOMS AND REPROOMS TO BEDROOMS TO 1-173 PLAT (R 23, PAGE 15-76 1-173 PLAT (R 23, PAGE 15-76 94-12-31-7275-00-006 PLAT 08 17, PAGE 143-144 OFFICE. 5.59 4 STORIES / 50 PEET 6 STORIES / 78 PEET 10 STORIES / EXPEET 4 STORIES / 50 PEET 10 STORIES / 220 PEET UI-FML) HOTEL HOTEL MULTI-FAMILY RESIDENTIAL PRE-SECIAL/MULTI-FAMILY/STUDENT HOUSING HUCK-PANEY PLAT OF ST. PARE ST. PLAT DK 71, PAIR 20-42 PLAT HE IS FAIR ID-II FLAT (IK 82, PAGE 119-11 OFFICE. D FLAT IN 16, PAIR 20-42 TIPT 186 BEG 3.36 3349 1990 21870 orace . URBIGORIA VI. OPPETE (1) PIGMATION CROSS ATTRICTED BUILDINGS (CROSS OFFICE PARTILL ABILAT) (1) THIS SPACE DATE OF A PARCEL TRACTS SHALL CONCRIM TO THE COUNTY CODE REQUIREMENTS ACCURING TO THE TRACT LEWAL AS ROLLOWS (CROMBRIGH). (CROSS CONTROL TRACT LEWAL AS ROLLOWS). (CROSS PARTILL TRACT LEWAL AS ROLLOWS). (CROSS PARTILL TRACTS PARTILL CONTROL TRACTS PARTILL ABILATED THE COUNTY CODE REQUIREMENTS ACCURING THE TRACTS PARTILL ABILATED THE COUNTY CODE REQUIREMENTS. COMMISSION TO THE TRACT LEWAL AS ROLLOWS. CONTROL TRACTS PARTILL ABILATED THE COUNTY CODE REQUIREMENTS. COMMISSION THE COUNTY CODE REQUIREMENTS. COMMISSION THE COUNTY CODE REQUIREMENTS. CONTROL TRACTS PARTILL ABILATED THE COUNTY CODE REQUIREMENTS. CONTROL TRACTS PARTILL ABILATED THE COUNTY CODE REQUIREMENTS. COMMISSION THE COUNTY CODE REQUIREMENTS. CONTROL TRACTS PARTILL ABILATED THE COUNTY CONTROL OFFICE . 4B 4A MANDAGAN PERMISSION OF HANDLY SYSTEMS FOR THE PERMISSION OF THIS AMENDMENT. THE TUTAL SHARPER THAN PERMISSION OF THE PERMISSION OF TH 33448 1**3**55 0.00 WETLAND CONSERVATION AREAS (CATEGORY C OPEN SPACE) 12. PROCEED SCHOOL AGE CHILDREN 12. RECREATION AREA 1008 THAT TALAME TRACTURE DESCRIPTION 1008 THAT TALAME RESPECTATION 1A HUMBE NOTES 1. THE MINIMUM NET LIVING IS DOOR AREA FOR MEDITURAMELY PARCELS IS 500 SF, EXCEPT ON TRACT MA. TRACT. THE MOMERAN HET LYNNO I DOES AREA FOR MELTIFAMELY PARCELS IS SEE SE, EXCEPT ON THACT MA, TRACT ALL AND THACT IS THE INSTITUTION OF LABOR DEFINITION AS A DOT THAT IS A WELL IS SESS OF DIQUES. THE LINES, AND THAT IS A WELL IS SESS OF DIQUES. AND THAT IS A WELL IS SESS OF DIQUES. AND THAT IS A WELL IS SESS OF DIQUES. AND THAT IS A WELL IS SESS OF DIQUES. AND IS A WELL IS SESS OF DIQUES. AND IS A WELL IS SESS OF THE LINES AND THAT IS A WELL IN A WELL IS A WELL IN A WELL IS A WELL IN A WELL IS A WELL IN A WELL IS A WELL IN A WELL IS A WELL IN A WELL IS A WELL IS A WELL IN A WELL IS A WELL IS A WELL IN A THE STORMWATER MANAGEMENT PORD AREA (TEACTS 2, 6, 1, 1, 4, 15, 16C AND 188) ARE DESIGNED TO PROVI WATER QUALITY TREATMENT AND DIFFENTION STORAGE FOR THE DEVELOPMENT PARCIES AND INTERNAL ROAD PRIGHTS OF WAY. THE STORMWATER MANAGEMENT PORD AREAS ARE MANTANEED BY THE PROPERTY. 21B en:c TUPT 540 BEDS 2.20 5. THIS AND SHARP PROPOSED SO DESCRIAGE IN THE APPROVED DISTILLABILITY THE AND HARPEY IN THE ASSESSMENT OF THE APPROVED SO THE APPROVED DISTILLABILITY THE APPROVED DISTILLABILITY OF THE ASSESSMENT OF THE APPROVED SO THE APPROVED DISTILLABILITY OF THE APPROVED DISTILLABILITY OF THE APPROVED OF THE APPROVED DISTILLABILITY OF THE APPROXED DISTILLABILITY OF THE APPROVED DISTILLABILITY OF THE APPROXED DISTILLABILITY OF THE APPROXEDI 7B OFFICE SURFA STABAT HOUSING/ COMMERCIAL 5.39 9.95 J-DSZWG0 0.69 TRADE-OFF HOTEL HALTH-FAMILY OFFICE HETAL STUDENT HOUSING REPRODUS T HOTEL BOOM N/A 1.325 0.469 0.174 2.375 1 MCT—PART UPT 0.777 N/A 0.555 0.120 2.327 1 MCT—PART UPT 2.077 2.274 N/A 0.355 0.120 2.327 1.000 97 07 07 07 07 0.100 1.000 1. HOLET. NED DEVELOPED INTENSITIES HAVE NOT RECEIVED DEVELOPMENT IF AN APPROVAL AS OUTPARCEL 25A HEYTEL 235 QUADRANGLE TRIP GENERATION TABLE 11A 24A 25D 25B office IIB coses 16A 16D2 16D1 UNIVERSITY BLVD

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The Quadrangle Planned Development (PD) Tract 18A Land Use Plan

QUADRANGLE TRACT 18A & 18B STANDARDS

TRACT 18A TRIP CENERATION TABLE

LAND USE	ITE CODE	DALLY / PM	QUANTITY	UNITS	DAILY TRIPS	PM PEAK TRIPS
EXERTS:						
TOTAL					0	0
HUPUST	~~~	~~~	~~~	~~~	~~~	~~~
STUDENT HOUSING	226	2.57 / 0.21	763	8638	1,961	160
TOTAL					1,961	160
				N MANUAL 11		

TRACT ISA REQUESTED WAIVERS

- A WAIVER FROM GRANGE COUNTY CODE SECTION 38-14% TO ALLOW A PARKING RATIO OF 0.00 PARKING SPACES PER BEDROOM IN LIEU OF 1.00 SPACE PER BEDROOM.
- JUSTIFICATION: BASED ON THE PARKING STUDY CONDUCTED FOR THES SITE DATED OCTOBER 19, 2014, BY EMANUELLE D. RODRIGUEZ, PE A 10% REDUCTION FROM CODE REQUIRED PARKING IS SUFFICIENT FOR THE DEVELOPMENT TO REPORT OF RECORDS V.
- A WAIVER FROM GRANGE COUNTY CODE SECTION 38-125(Q) TO ALLOW MAXIMUM BUILDING HEIGHT OF 5° OR SIX STORIES IN LIEU OF A MAXIMUM BUILDING HILIGHT OF 4° OR THREE STORIES.
- JUSTIFICATION: IN ORDER TO MEET THE AREA DEMAND FOR STUDEN HOUSING WITH THE SITE CONSTRAINTS ON SITE AND PARKING
- A WAIVER FROM GRANGE COUNTY CODE SECTION 38-129(3) TO ALLOW MAXIMUM OF 763 STUDENT BEDROOMS IN LIEU OF A MAXIMUM OF 720 STUDENT BEDROOMS.

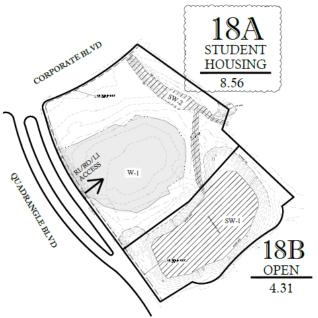
JUSTIFICATION: REVISE TO REPLECT 950 STUDENT HOUSING BEDS
CONSISTENT WITH THE INTERNAL TRADE OFF JUSTIC CONVERSION MATRIX

TRACT 18A DEVELOPMENT RIGHTS

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

TRACT 18A DEVELOPMENT STANDARDS

- PARKING AT 0.90 SPACES PER BEDROOM (PER WAIVER).
- 2. BUILDING HEIGHT: 6 STORIES/75 FT (PER WAIVER).
- 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.
- 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).





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



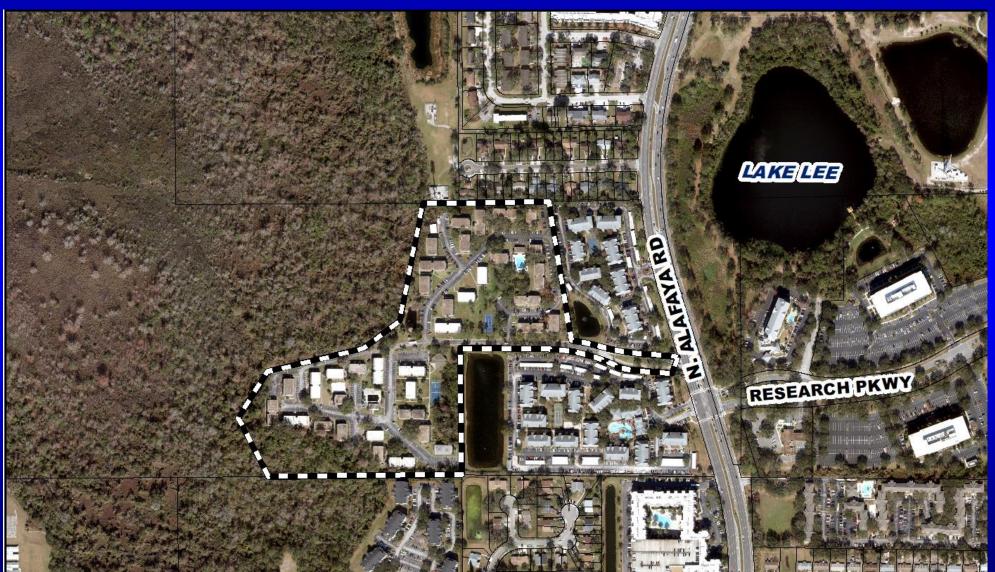


The Place at Alafaya Student Housing Planned Development (PD) / The Place at Alafaya Student Housing Student Housing Development Plan (DP) New Zoning Map



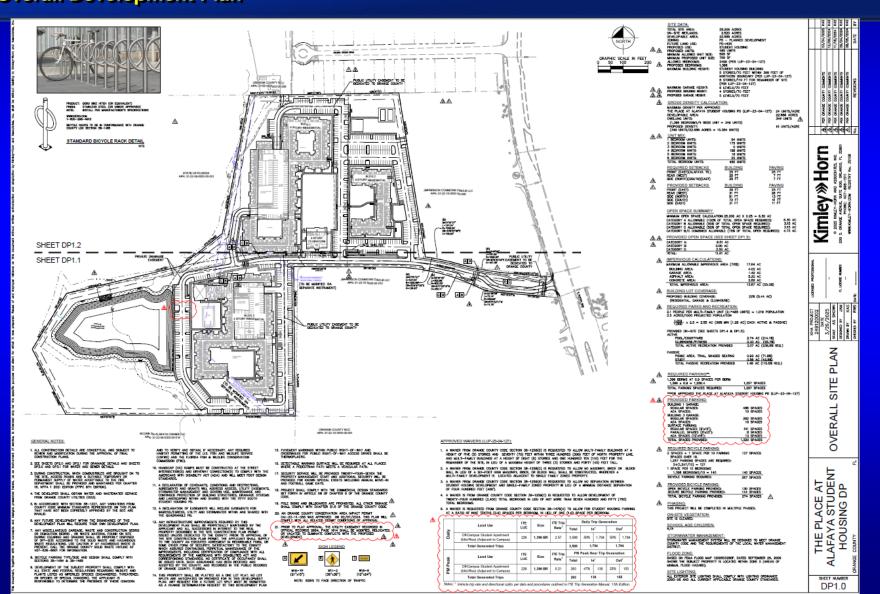


The Place at Alafaya Student Housing Planned Development (PD) / The Place at Alafaya Student Housing Student Housing Development Plan (DP) Aerial Map





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





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



June 17, 2025