



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, June 6, 2023

2:00 PM

County Commission Chambers

23-645

Case # CDR-22-10-317

Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for Tag Land Orlando, LLC and John Webb, Tramell Webb Partners, Inc., The Quadrangle Planned Development/Land Use Plan (PD/LUP); amend plan; District 5 (Continued from May 23, 2023)

Consideration: A Planned Development substantial change request to the previously approved Quadrangle Planned Development (PD)/ Land Use Plan (LUP) to divide Tract 7 into two separate tracts and to convert the office use to student housing to allow for up to 896 student housing beds. In addition, six (6) waivers are requested from Orange County Code 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; and 6) A waiver from Orange County Code Section 38-1251 to allow 55 percent lot coverage versus the maximum 30 percent per code; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

Location: District 5; property located Quadrangle Boulevard; generally located on the east side of Quadrangle Boulevard, north of Corporate Boulevard; Orange County, Florida (legal property description on file in Planning Division)

New Conditions of Approval #23, #24 and #25:

23. A shuttle with transportation to and from UCF shall be provided to residents of the student housing complex.

24. 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.

25. 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.

A motion was made by Commissioner Bonilla, seconded by Commissioner Wilson, to make a finding of consistency with the Comprehensive Plan; further, approve the substantial change request subject to the twenty-two (22) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated May 25, 2023; and further, approve new conditions of approval #23, #24, and #25. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Scott



THE FOREGOING DECISION HAS BEEN
FILED WITH ME THIS 14TH DAY OF JUNE
2023.

Jennifer Horn - Klinetz

DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

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Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

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