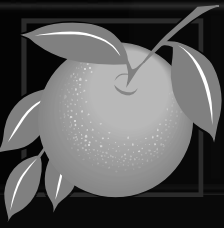




Board of County Commissioners

Public Hearings

June 6, 2023



Lake Nona Dental Specialist Planned Development / Land Use Plan

Case: CDR-22-08-263

Applicant: Tara Velez, Orlando Epilepsy Center, Inc.

District: 4

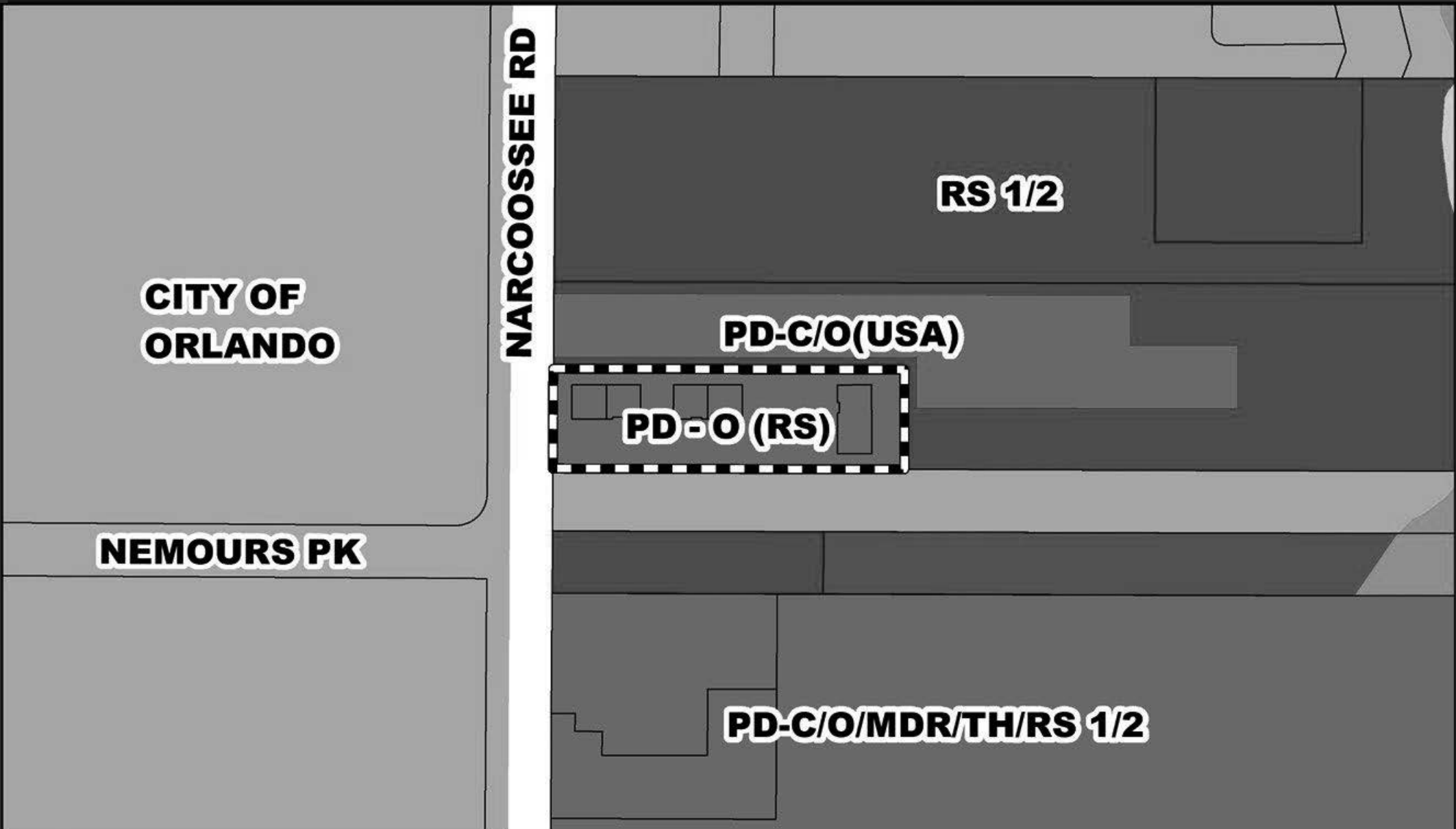
Location: North of Tyson Road / East of Narcoossee Road
(Narcoossee Road Overlay District)

Acreage: 2.07 gross acres

Request: To modify the June 5, 2012 BCC condition of approval #6 to state, "Pole signs and billboards shall be prohibited. All other signage shall comply with Section 31.5 of Orange County Code".

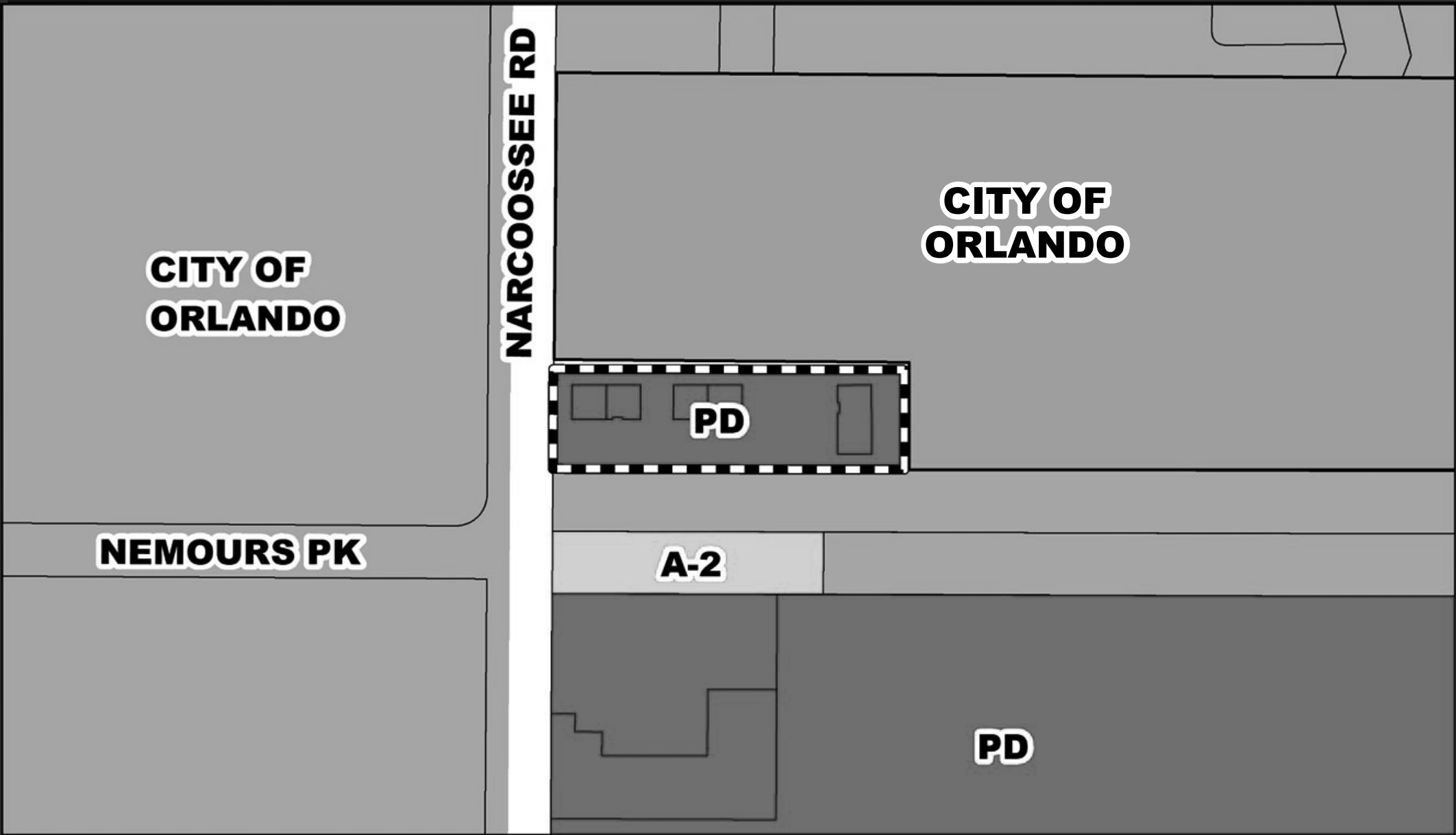


Lake Nona Dental Specialist Planned Development / Land Use Plan Future Land Use Map





Lake Nona Dental Specialist Planned Development / Land Use Plan Zoning Map





Lake Nona Dental Specialist Planned Development / Land Use Plan Aerial Map

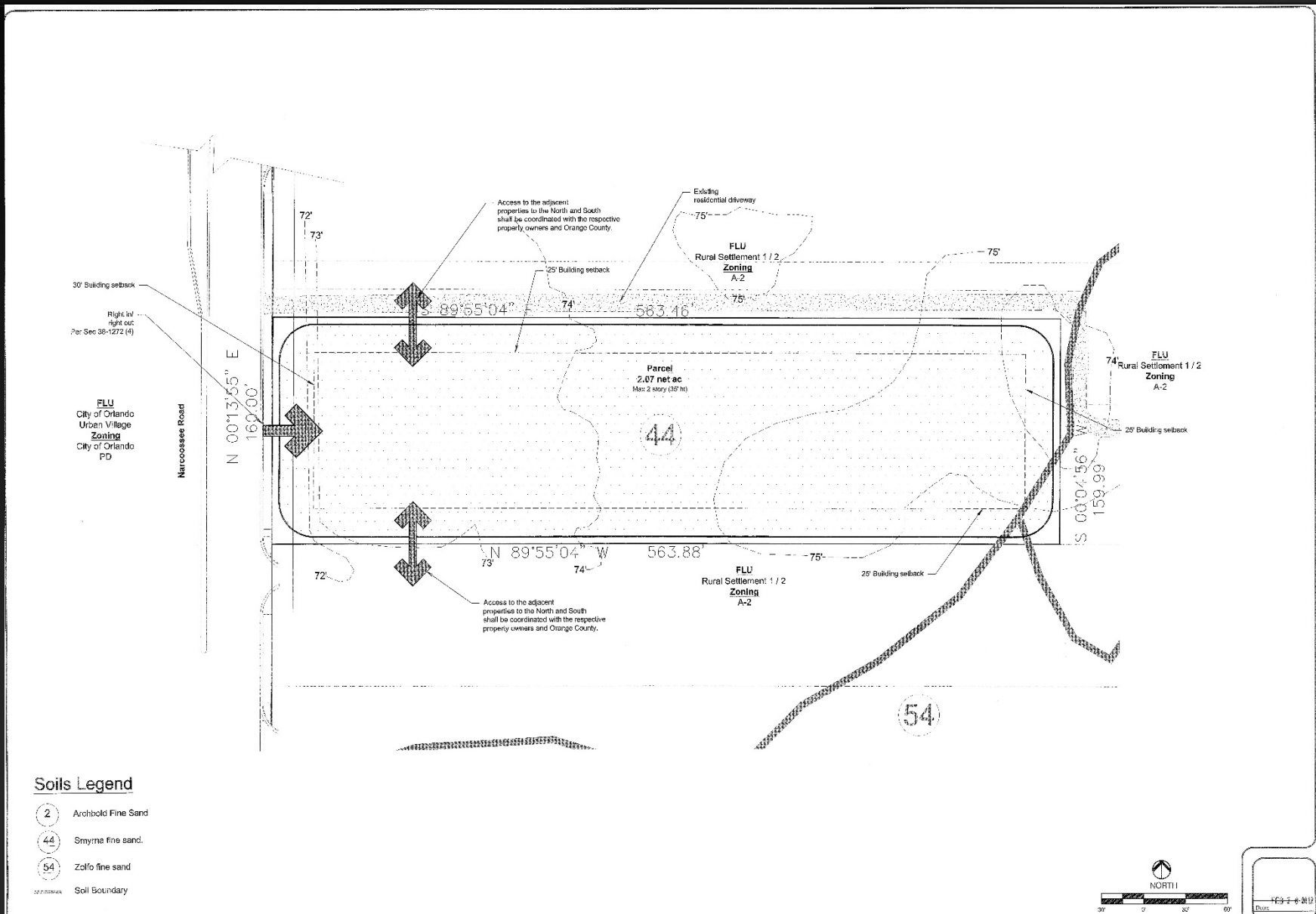


NARCOOSSEE RD

NEMOURS PK



Lake Nona Dental Specialist Planned Development / Land Use Plan Overall Land Use Plan



Soils Legend

(2)	Archbold Fine Sand
(44)	Smyrne fine sand.
(54)	Zolfo fine sand
---	Soil Boundary

day design group inc
 Land Planning, Landscaping, and Site Construction Project Management, Development Consulting
 2501 Luckin Way, Suite 405, Maitland, FL 32751, (407) 740-7373 www.daydesign.com

	DATE
	BY

Land Use Plan
Land Use Plan
Lake Nona Dental Specialist
 Orange County, FL

PROJECT NO. 1138	SCALE 1"=60'
DATE Jan 2012	SHEET LU-1

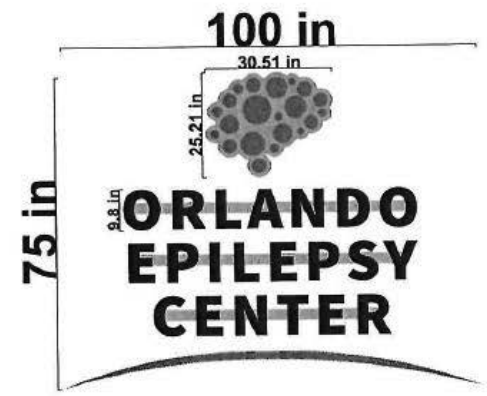


Lake Nona Dental Specialist Planned Development / Land Use Plan Proposed Signage

3317

Front Illuminated Channel Letters - Raceway Mounted

DESIGN PROOF



Client Orlando Epilepsy Center	Project Manager Davyn R.
Address 12617 Narcoossee Road Suite 112 Orlando, FL	Email davyn@SignCraftersFlorida.com
	Job Number 3317

X
Client



1915 Greenleaf Lane
Leesburg, FL 34748
SignCraftersFlorida.com
352-323-1862
ES12001170



PLEASE REVIEW THIS CAREFULLY
We try our best to make sure things are spelled correctly, but ultimately spelling is your responsibility. Colors on finished product may vary slightly from electronic proof.

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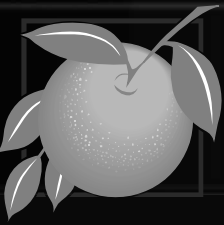
By signing this document, client agrees to the build style, including materials, colors, size, lighting (if applicable) and install location, as well as wording/spelling outlined. Should any change be requested following the signing of this document, additional fees may apply.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Lake Nona Dental Specialist Planned Development / Land Use Plan (PD/LUP) dated “Received December 13, 2022”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



The Quadrangle Planned Development / Land Use Plan

Case: CDR-22-10-317


Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed,
P.A.

District: 5

Location: East side of Quadrangle Boulevard / North of Corporate
Boulevard

Acreage: 24.62 gross acres (affected parcel only)

Request: 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.



The Quadrangle Planned Development / Land Use Plan Waivers:

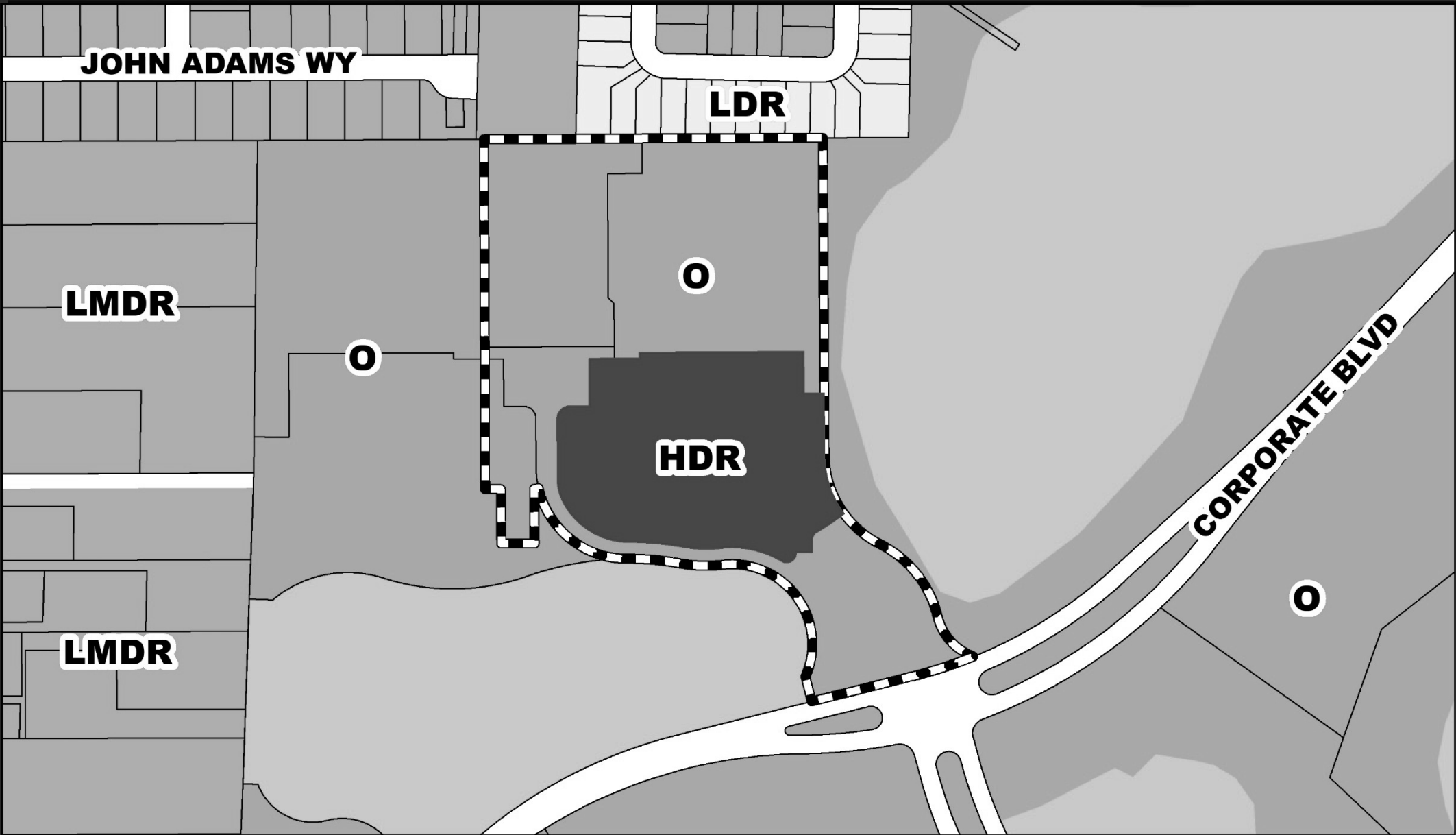
In addition, six (6) waivers are requested from Orange County Code for PD Parcel 7B only:

- 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.**



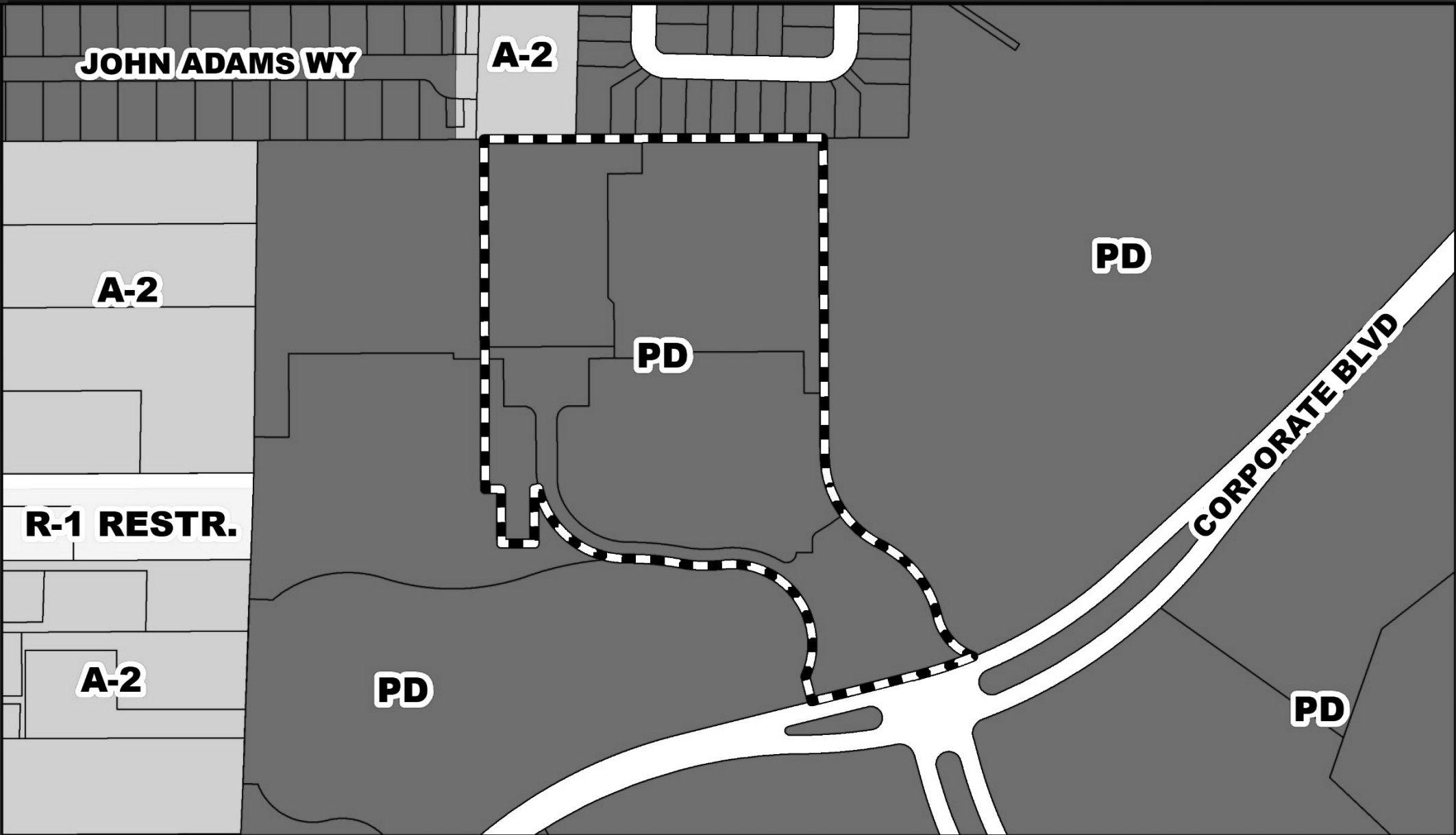
The Quadrangle Planned Development / Land Use Plan

Future Land Use Map





The Quadrangle Planned Development / Land Use Plan Zoning Map





The Quadrangle Planned Development / Land Use Plan Aerial Map



The Quadrangle Planned Development / Land Use Plan Overall Land Use Plan

QUADRANGLE TRACT 7 STANDARDS

TRACT 7 TRIP GENERATION TABLE

LAND USE	ITE CODE	ITE RATE DAILY / PM	QUANTITY	UNITS	DAILY TRIPS	PM PEAK TRIPS
EXISTING						
OFFICE	710	9.74 / 1.15	113,230	SF	1,103	130
TOTAL					1,103	130
TRMS REQUEST						
OFFICE	710	9.74 / 1.15	149,129	SF	1,463	171.48
STUDENT HOUSING	225	3.15 / 0.20	896	BEDS	2,832	224
TOTAL					8,378	825.48

NOTE: TRIP GENERATION ANALYSIS BASED ON ITE TRIP SEVERITY ON MARSHALL, 10' x 150' ON.

TRACT 7B REQUESTED WAIVERS

- A WAIVER IS REQUESTED 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.
JUSTIFICATION: BASED ON THE PARKING STUDY CONDUCTED FOR THIS SITE CONDUCTED BY TPD A 10% REDUCTION FROM CODE REQUIRED PARKING IS SUFFICIENT FOR THE DEVELOPMENT TO FUNCTION PROPERLY.
- A WAIVER IS REQUESTED 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.
JUSTIFICATION: DUE TO THE LOCATION OF PROPOSED BUILDING THERE WILL BE AMPLE SEPARATION FROM THE RIGHT-OF-WAY. WE WILL ALSO BE PROVIDING A 10' BUFFER ALONG THE RIGHT-OF-WAY.
- A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-1501 TO ALLOW A MINIMUM UNIT SIZE OF 400 SF IN LIEU OF 500 SF.
JUSTIFICATION: IN ORDER TO PROVIDE DORM STYLE STUDENT HOUSING UNITS WITHIN THIS DEVELOPMENT WE NEED FLEXIBILITY IN OUR UNIT SIZE TO PROVIDE MORE COST-EFFECTIVE OPTIONS FOR STUDENTS.
- A WAIVER IS REQUESTED 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.
JUSTIFICATION: IN ORDER TO MEET THE DEMAND FOR STUDENT HOUSING WITH THE SITE CONSTRAINTS ON-SITE, INCREASED VERTICAL CONSTRUCTION IS NEEDED.
- A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-1259(c) TO ALLOW A MAXIMUM OF 896 BEDROOMS IN LIEU OF A MAXIMUM OF 750 BEDROOMS.
JUSTIFICATION: REVISE TO REFLECT 950 STUDENT HOUSING BEDS CONSISTENT WITH THE INTERNAL TRADE OFF (USE) CONVERSION MATRIX.
- THIS WAIVER IS REQUESTED FOR SEC. 38-1251 - LOT COVERAGE OF THE CODE SECTION FOR LOT COVERAGE. THIS WAIVER IS REQUESTED ALLOW 55 PERCENT LOT COVERAGE VERSUS THE MAXIMUM 30 PERCENT PER CODE.
JUSTIFICATION: THIS WAIVER WILL ALLOW A MORE EFFECTIVE DENSITY ON THE PROPERTY SUCH THAT THE PROPOSED UNITS FOR STUDENT HOUSING CAN BE CONTAINED ON THE 4.48 ACRE PARCEL AND MAINTAIN 400 FT. SEPARATION FROM THE SINGLE FAMILY RESIDENTIAL PROPERTY LOCATED TO THE NORTH OF THE QUADRANGLE. THE PARCELS LOCATED WITHIN THE 400 FT WILL REMAIN OFFICE.

TRACT 7A DEVELOPMENT RIGHTS

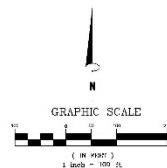
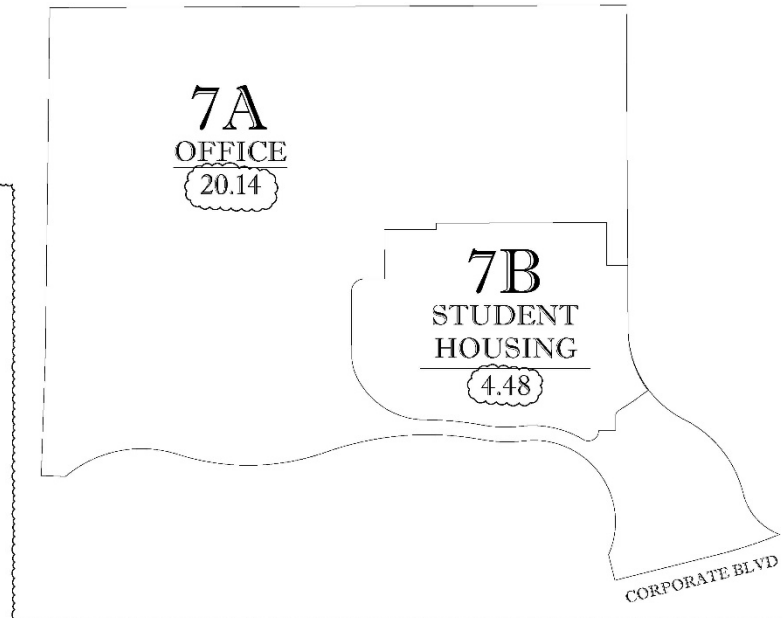
- TRACT 7A OFFICE DEVELOPMENT PROGRAM.
 - 149,129 SF OFFICE.

TRACT 7B DEVELOPMENT RIGHTS

- TRACT 7B STUDENT HOUSING DEVELOPMENT PROGRAM.
 - 896 STUDENT HOUSING BEDS.

TRACT 7B DEVELOPMENT STANDARDS

- BUILDING HEIGHT: 7 STORIES/100 FT (PER WAIVER).
- BUILDING SEPARATION: 0 FT (PER WAIVER).
- PARKING 0.9 SPACES PER BEDROOM (PER WAIVER).
- MINIMUM NET LIVING FLOOR AREA OF 400 SF (PER WAIVER).



KELLY, COLLINS & GENTRY, INC.
2000 N. UNIVERSITY BLVD., SUITE 400
ORLANDO, FL 32810
(407) 253-1144 FAX (407) 253-1144

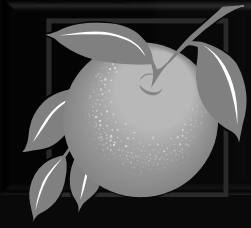
NO.	DATE	REVISION

PREPARED FOR:
AMERICAN CAMPUS COMMUNITIES OPERATING PARTNERSHIP LP

QUADRANGLE PD

LAND USE PLAN

DRAWN: JBB
DESIGN: JBB
CHECKED: JBB
DATE: 02/21/23
SHEET C-7



The Quadrangle Planned Development / Land Use Plan ADDITIONAL CONDITIONS

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

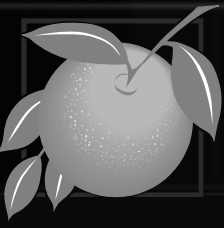
- 24. The owner of the student housing complex shall provide a security service twenty-four-seven through the property management staff. Also, the owner shall provide additional security for known special events, including during annual move in and football game days.**



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to The Quadrangle Planned Development / Land Use Plan (PD/LUP) dated “Received March 6, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



South Goldenrod Townhomes Planned Development (PD) / South Goldenrod Subdivision Preliminary Subdivision Plan (PSP)

Case: PSP-21-06-195

Project Name: South Goldenrod Subdivision Preliminary Subdivision Plan

Applicant: Neel Shivcharran, Galleon Consulting Group, LLC

District: 3

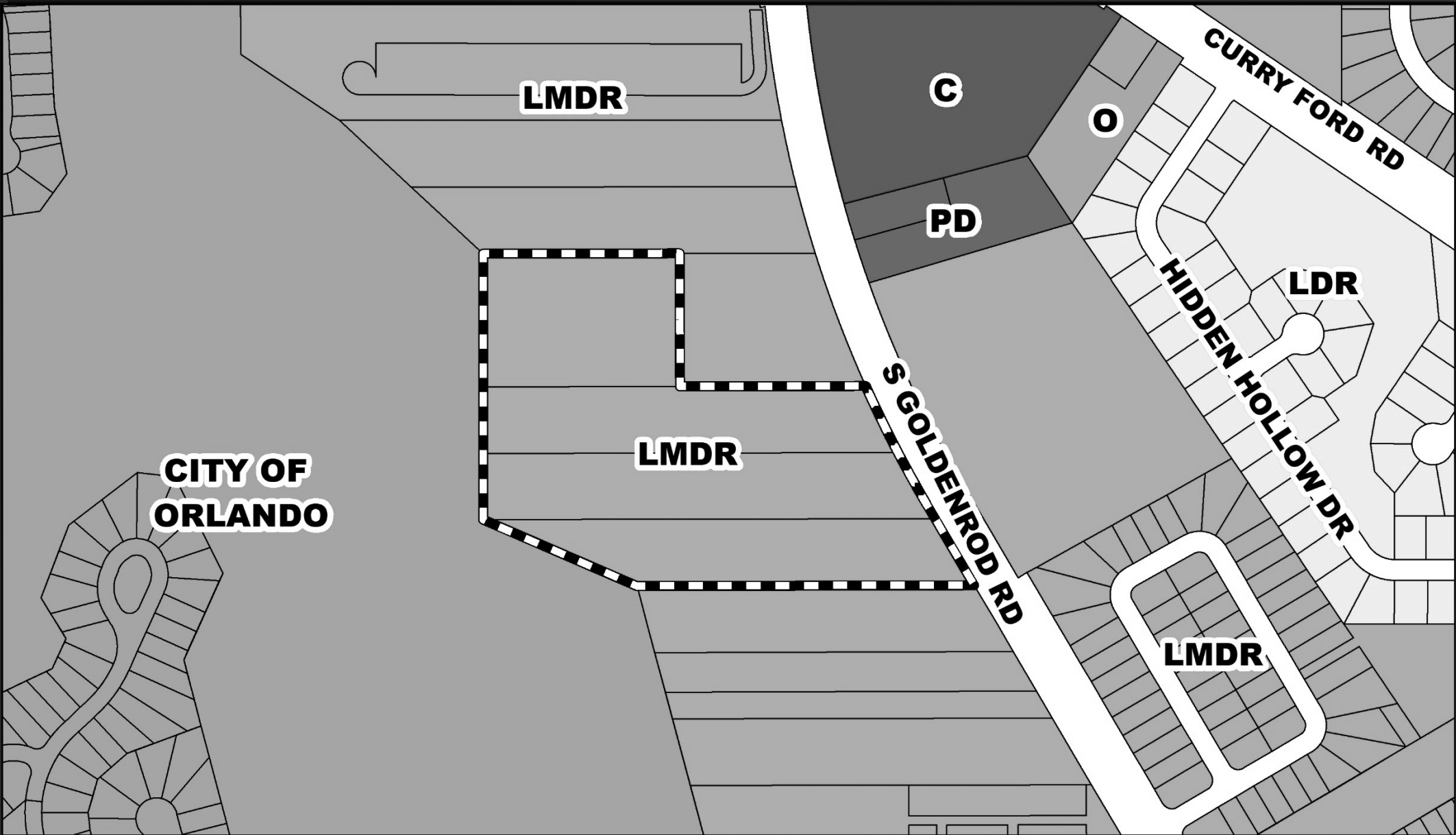
Location: South of Curry Ford Road / West of South Goldenrod Road

Acreage: 14.33 gross acres

Request: To construct 96 single-family attached residential dwelling units.

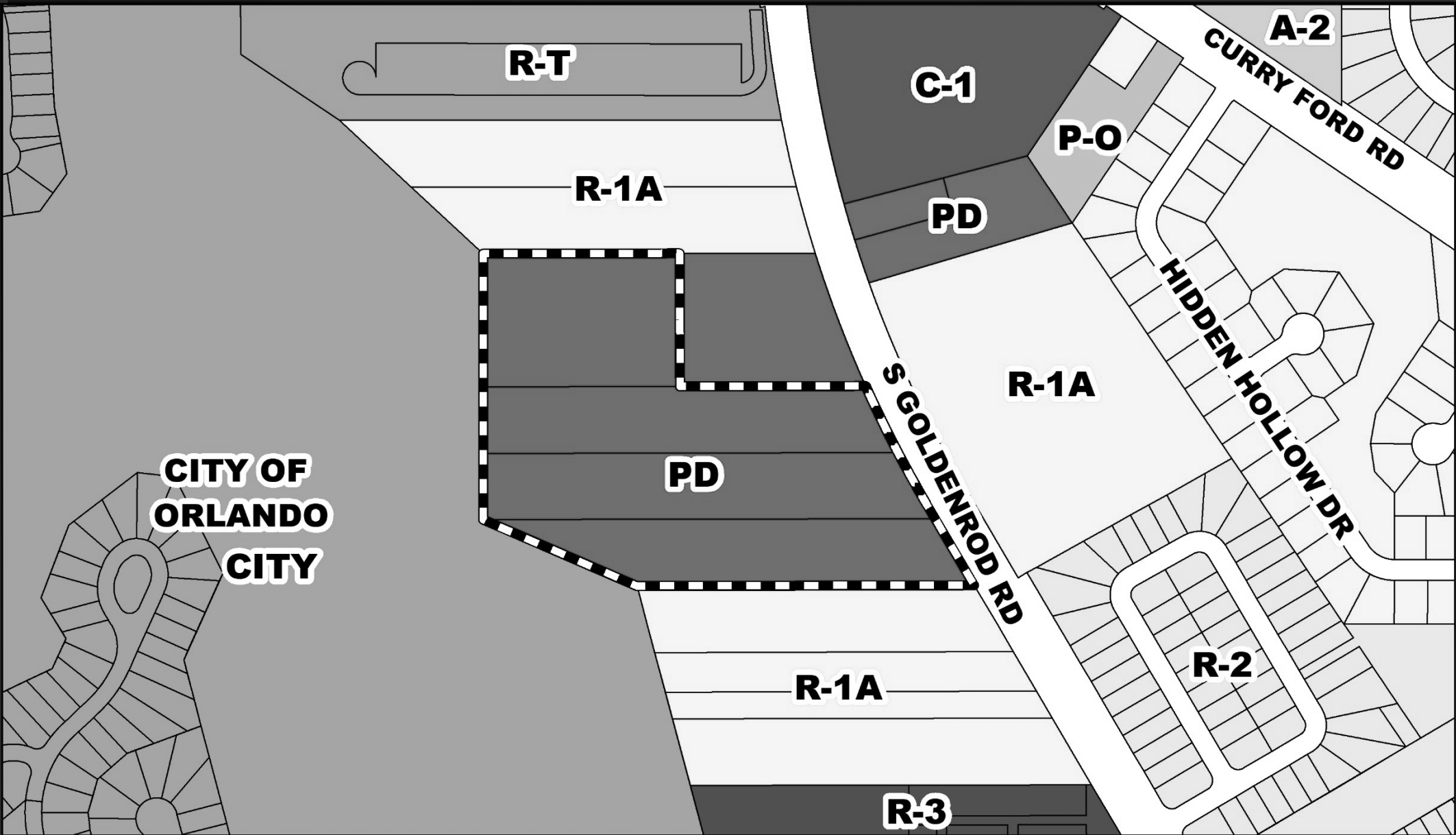


South Goldenrod Townhomes PD / South Goldenrod Subdivision PSP Future Land Use Map



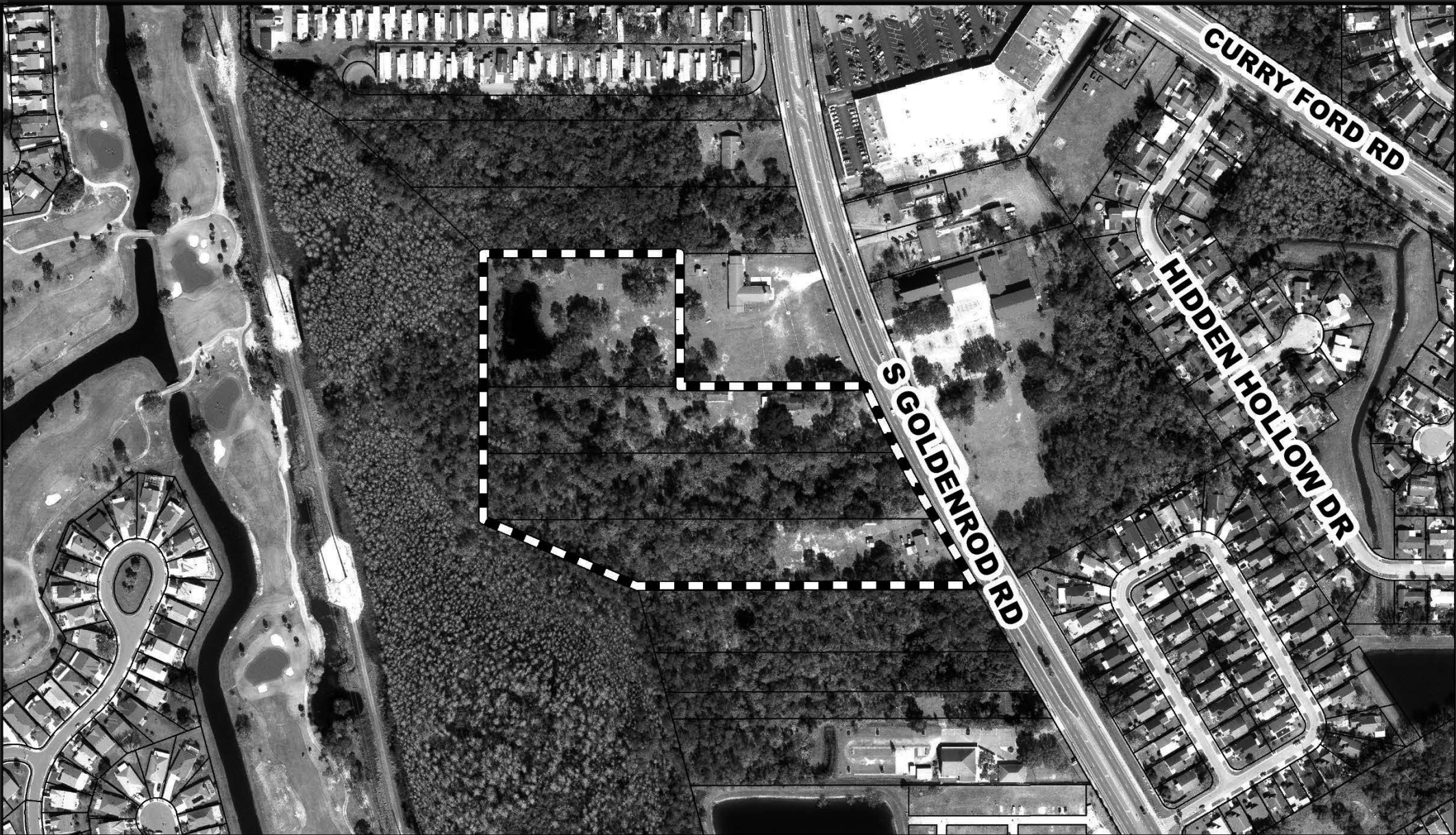


South Goldenrod Townhomes PD / South Goldenrod Subdivision PSP Zoning Map



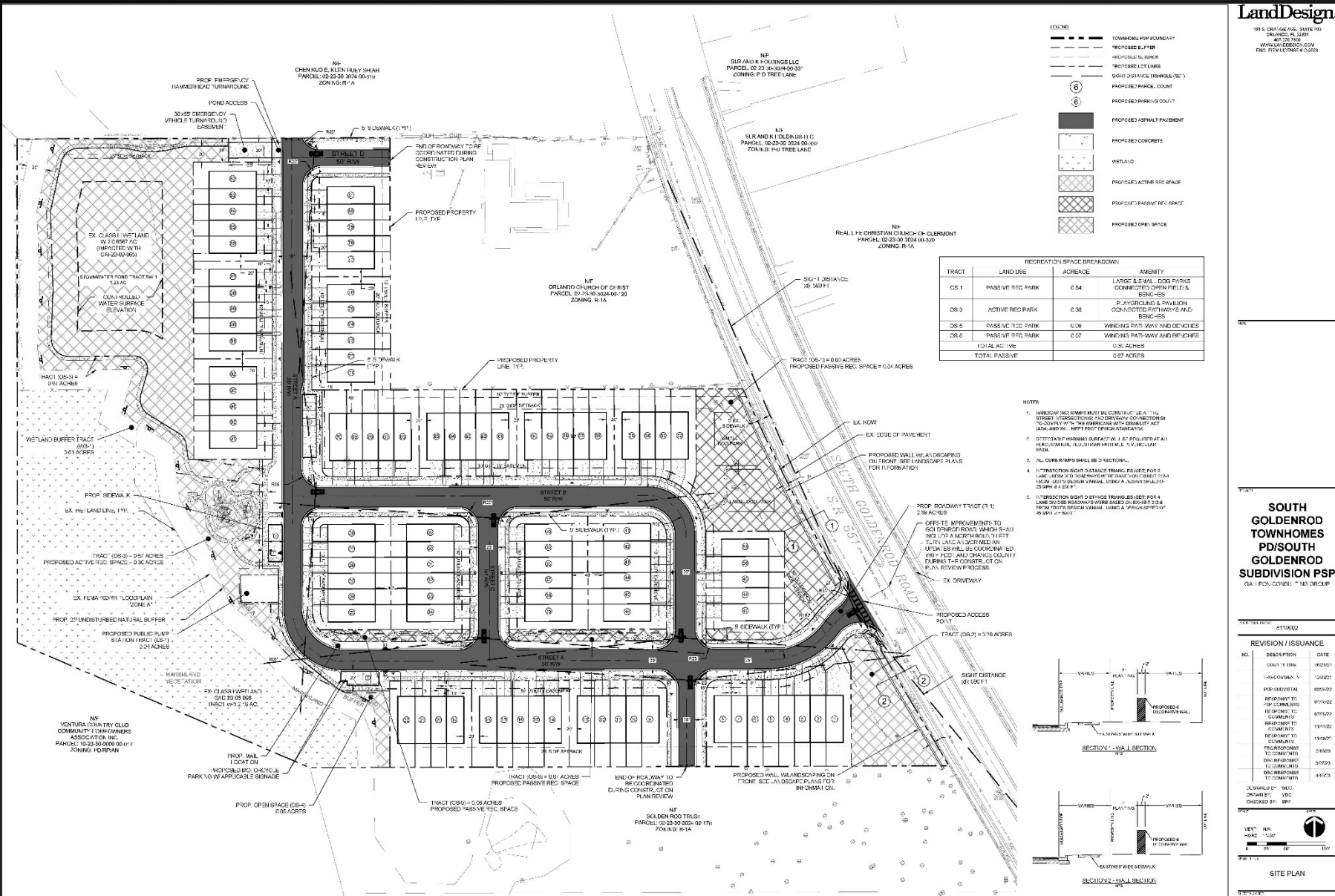


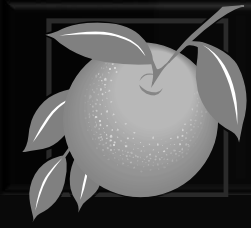
South Goldenrod Townhomes PD / South Goldenrod Subdivision PSP Aerial Map





South Goldenrod Townhomes PD / South Goldenrod Subdivision PSP Overall Site Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE South Goldenrod Townhomes PD / South Goldenrod Subdivision PSP dated “Received April 12, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3



Board of County Commissioners

Public Hearings

June 6, 2023