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Deadline: Sept. 28



Interoffice Memorandum

DATE: September 23, 2021

TO: Katie A. Smith, Deputy Clerk of the
Board of County Commissioners (BCC),
County Comptroller's Office

THRU: Agenda Development BCC

FROM: Alberto A. Vargas, MArch, Manager
Planning Division

CONTACT PERSON: **Jason H. Sorensen, AICP, Chief Planner**
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on next available date

**Public Hearing for a Small-Scale Comprehensive Plan (CP) Amendment, Concurrent
Planned Development Substantial Change Request, and Ordinance**

TYPE OF HEARING: Adoption of Future Land Use Map Amendment,
Ordinance, and Concurrent Planned Development
Substantial Change Request.

APPLICANT: Scott Stuart; Kelly, Collins & Gentry, Inc.

AMENDMENTS: SS-21-01-090; Office (O) to Planned Development –
Commercial, High Density Residential – Student
Housing (PD - C HDR – Student Housing)

AND

Ordinance for Proposed Amendment

AND

CDR-20-12-340 (Quadrangle Planned Development)

DISTRICT #: 5

GENERAL LOCATION: 12124 High Tech Ave; Generally located on the
north side of University Blvd., east of Systems Way,
west of Turbine Dr., south of High Tech Ave.

**ESTIMATED TIME REQUIRED
FOR PUBLIC HEARING:**

20 minutes

HEARING CONTROVERSIAL:

Yes

**HEARING REQUIRED BY
FL STATUTE OR CODE:**

Part II, Chapter 163, Florida Statutes and Orange
County Code Chapter 30

**ADVERTISING
REQUIREMENTS:**

At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of The Orlando Sentinel describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held.

ADVERTISING TIMEFRAMES:

At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for rezonings.

**APPLICANT/ABUTTERS
TO BE NOTIFIED:**

At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

SPANISH CONTACT PERSON:

Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

ADVERTISING LANGUAGE FOR AMENDMENT:

To change the Future Land Use Map designation from Office (O) to Planned Development Commercial and High Density Residential – Student Housing (PD – C / HDR – Student Housing).

ADVERTISING LANGUAGE FOR ORDINANCE:

An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; Amending the Orange County Comprehensive Plan, commonly known as the “2010-2030 Comprehensive Plan,” as amended, by adopting Small-Scale development amendments pursuant to Section 163.3187, Florida Statutes; and providing effective dates.

ADVERTISING LANGUAGE FOR CHANGE DETERMINATION REQUEST:

A PD substantial change to convert the land use on Tract 23A to Commercial / Student Housing to allow for 950 beds and 3,000 square feet of commercial uses. Additionally, the following waivers are requested from Orange County Code:

1. A waiver from Orange County Code Section 38-1259(c) to allow a maximum of 950 bedrooms in lieu of a maximum of 750 bedrooms.
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 right of way.
3. A waiver from Orange County Code Section 38-1259(k) to allow a maximum building height of 10 stories / 135-feet in lieu of 3 stories / 40-feet.
4. A waiver from Orange County Code Section 38-1259(j) to allow a density calculation of 4.261 bedrooms equals 1 multi-family unit in lieu of 4 bedrooms equals 1 multi-family unit.
5. A waiver from Orange County Code Section 38-1477 to allow offsite parking to be provided within 1,300 feet from the principal entrance in lieu of 300 feet.
6. A waiver from Orange County Code Section 38-1254 to allow a 20-foot building setback from the right of way line of Turbine Drive and High Tech Avenue in lieu of 25-feet.
7. A waiver from Orange County Code Section 38-1254 to allow a 35-foot building setback from the right of way line of University Boulevard in lieu of 50-feet; and in lieu of the prior centerline setback requirement of 114-feet and the current 70-foot setback from the centerline for a building or structure.
8. A waiver from Orange County Code Section 38-1501 to allow a minimum unit size of 250 square feet in lieu of 500 square feet.

**MATERIALS BEING SUBMITTED
AS BACKUP FOR PUBLIC
HEARING REQUEST:**

(1) Names and last known addresses of property owners within 300 feet and beyond (via email from Fiscal and Operational Support Division); and

(2) Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO
CLERK (IF ANY):**

Please schedule the public hearing concurrent with the Ordinance and rezoning for the proposed amendment.

- c: Chris Testerman, AICP, Deputy County Administrator
Joel Prinsell, Deputy County Attorney, County Attorney's Office
Jon Weiss, P.E., Director, Planning, Environmental, and Development Services Department
Eric P. Raasch, AICP, Planning Administrator, Planning Division
Gregory Golgowski, AICP, Chief Planner, Planning Division
Olan Hill, Assistant Manager, Planning Division

Legal Description

CDR-20-12-340 (Quadrangle PD – Tract 23A)

Parcel # 03-22-31-7270-23-000

A PORTION OF THE QUADRANGLE PHASE 1 16/39 TRACT 23 DESC AS: COMM AT THE INTERSECTION OF THE N R/W LINE OF UNIVERSITY BLVD AND THE E LINE OF THE SE 1/4 OF 31-22-04 TH RUN N89-24-05E 16.02 FT FOR THE POB TH N00-35-55W 54.42 FT TH N89-24-18E 84.92 FT TH N00-34-19W 58.78 FT TH N28-41-59W 30.45 FT TH N00-08-41W 18.10 FT TH S89-51-19W 18.80 FT TH N00-08-41W 56.52 FT TO A PT OF CURVATURE OF A CURVE CONCAVE NWLY HAVING A RAD OF 366.53 FT A CENT ANG OF 23-34-11 A CHORD BRG OF N48-05-56E TH NELY ALONG ARC OF SAID CURVE FOR A DISTANCE OF 150.78 FT TH N36-18-51E 93.16 FT TO A PT OF CURVATURE OF A CURVE CONCAVE SELY HAVING A RAD OF 219.47 FT A CENT ANG OF 43-41-10 A CHORD BRG OF N58-09-26E TH NELY ALONG ARC OF SAID CURVE FOR A DISTANCE OF 167.34 FT TH N80-00-01E 96.36 FT TO A PT OF CURVATURE OF A CURVE CONCAVE SWLY HAVING A RAD OF 30 FT A CENT ANG OF 82-16-39 A CHORD BRG OF S58-51-39E TH SELY ALONG ARC OF SAID CURVE FOR A DISTANCE OF 43.08 FT TO A PT OF REVERSE CURVATURE OF A CURVE CONCAVE NELY HAVING A RAD OF 416.53 FT A CENT ANG OF 00-49-01 A CHORD BRG OF S18-07-50E TH RUN SLY ALONG ARC OF SAID CURVE FOR A DISTANCE OF 5.94 FT S18-32-21E 118.33 FT TO A PT OF CURVATURE OF A CURVE CONCAVE SWLY HAVING A RAD OF 445.13 FT A CENT ANG OF 17-56-26 A CHORD BRG OF S09-34-085E TH SLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 139.38 FT TH S00-35-55E 182.45 FT TO A PT OF CURVATURE OF A CURVE CONCAVE NWLY HAVING A RAD OF 30 FT A CENT ANG OF 90-00-00 A CHORD BRG OF S44-24-05W FOR A DISTANCE OF 47.12 FT TH S89-24-05W 518.97 FT TO POB

For questions regarding this map, please call the Planning Division at 407-836-5600

Location Map SS-21-01-090 (Quadrangle PD – Tract 23A)

