



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, October 26, 2021

2:00 PM

County Commission Chambers

21-1186

Adoption of Future Land Use Map Amendment SS-21-01-090 Scott Stuart; Kelly, Collins & Gentry, Inc., Ordinance, and Concurrent Planned Development Substantial Change Request CDR-20-12-340 (Quadrangle Planned Development)

c. Substantial Change Request CDR-20-12-340 (Quadrangle Planned Development); District 5

Consideration: 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; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

Location: District 5; property located at 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. (The legal description is on file in the Planning Division.)

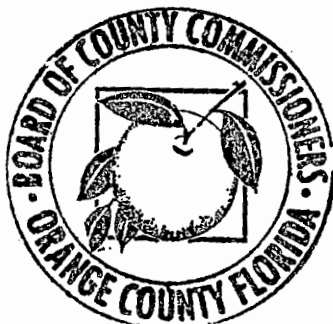
New Condition of Approval # 12:

12. Prior to issuance of the first Certificate of Occupancy for student housing on Parcel 23A, the applicant shall install the parking improvements shown on the Recommended Parking Improvements plan dated "Received October 25th, 2021."

Existing Condition of Approval #12 and all subsequent Condition of Approval numbers will change accordingly.

A motion was made by Commissioner Bonilla, seconded by Commissioner Siplin, to make a finding of consistency with the Comprehensive Plan; further, adopt amendment SS-21-01-090, Office (O) to Planned Development Commercial and High Density Residential - Student Housing (PD-C/HDR - Student Housing) Future Land Use, for student housing development (950 beds) / 3,000 SF of Commercial; further, adopt the associated Small-Scale Ordinance 2021-42; further, approve the substantial change request subject to the twenty six (26) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated October 26, 2021; further, approve new condition of approval #12; and further, approve and execute the Amendment to Development Order for the Quadrangle Development of Regional Impact. The motion carried by the following vote:

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



THE FOREGOING DECISION HAS BEEN
FILED WITH ME THIS 18TH DAY OF
NOVEMBER 2021.

DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

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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