



Interoffice Memorandum

Received on February 6, 2025

Deadline: February 11, 2025

Publish: February 16, 2025

February 6, 2025

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

FROM: Nicolas Thalmueller, AICP, Planning Administrator
Planning Division, DRC Office

CONTACT PERSON: **Bari Snyder**
Assistant Project Manager
Planning Division 407-836-5805
Bari.Snyder@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: The Quadrangle Planned Development (PD)
Case # CDR-24-08-194

Type of Hearing: Substantial Change

Applicant(s): John Webb
Tramell Webb Partners, Inc.
800 N. Orange Avenue Suite 518
Orlando, Florida 32801

Commission District: 5

General Location: North of University Boulevard / East of
Quadrangle Boulevard / South of High Tech
Avenue/ West of Systems Way

Parcel ID #(s) 04-22-31-7299-00-020

Size / Acreage: 2.78 affected acres

BCC Public Hearing
Required by:

Orange County Code, Chapter 38, Article VIII,
Division 1, Section 38-1207

Clerk's Advertising
Requirements:

(1) 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.

and

(2) 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 referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

Advertising Language:

A PD substantial change to allow convert entitlements for 133 hotel rooms and 13,120 square feet of office uses to entitlements for 475 student housing beds to be constructed on Parcel 16B. District 5; North of University Boulevard / East of Quadrangle Boulevard / South of High Tech Avenue/ West of Systems Way

The following waivers from Orange County Code are being requested for Planned Development Tract 16B:

1. A waiver from 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 Section 38-1258(2) to allow a maximum building height of 7-stories (90-feet) in lieu of 3-stories (40-feet) for student housing.
3. A waiver from Section 38-1405(a) to allow a balcony projection to extend five (5) feet into the required setback, in lieu of three (3) feet.

Material Provided:

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*)

Special Instructions to Clerk (if any):

Please schedule this public hearing for **the next available Board date**. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

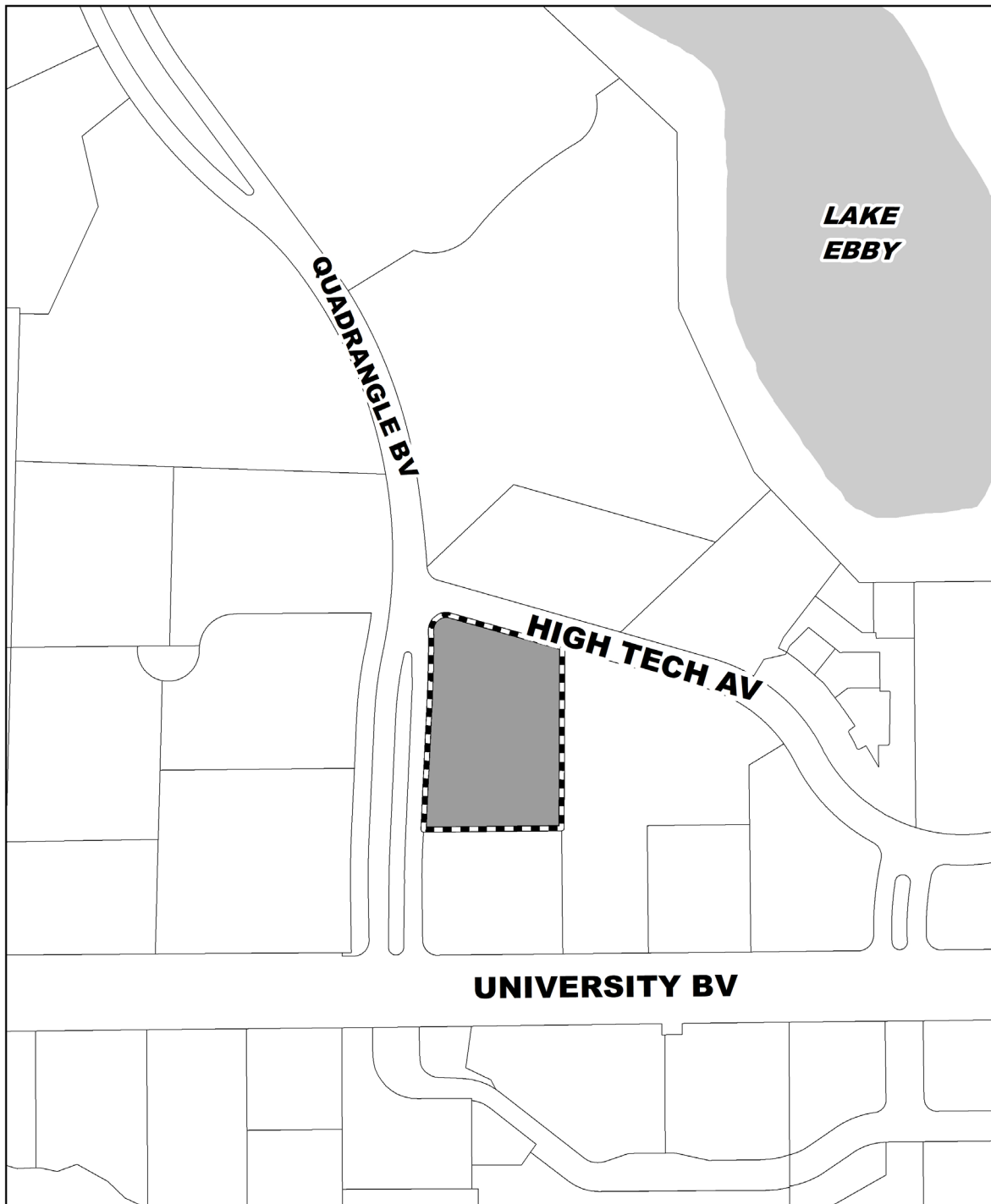
Please notify Bari Snyder or Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map)

If you have any questions regarding this map,
please call Planning Division at 407-836-5600.

Location Map

CDR-24-08-194



 Subject Property



0 150 300
Feet