



Interoffice Memorandum

Received on November 20, 2025
Deadline: December 16, 2025
Publish: December 21, 2025

November 20, 2025

TO: Jennifer Lara Klimetz, 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** *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-25-05-095

Type of Hearing: Substantial Change

Applicant(s): Christopher Leppert
Kimley- Horn and Associates, Inc.
200 S Orange Avenue, Suite 600
Orlando, Florida 32801

Commission District: 5

General Location: 11486 Corporate Boulevard; South of
Corporate Boulevard/ West of Quadrangle
Boulevard / North of University Boulevard /
East of Rouse Road

Parcel ID #(s) 04-22-31-7280-00-120 (affected parcel)

Size / Acreage: 12.63 acres (total area of Tract 12)
6.40 acres (Proposed Tract 12B)

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 split PD Tract 12 into Tracts 12A and 12 B. The request is to assign the existing 103,000 sf of office uses to Tract 12A, and to use the approved trip equivalency matrix to convert 147,808 sf of office uses to 900 student housing bedrooms to be assigned to Tract 12B. District 5; 11486 Corporate Boulevard; South of Corporate Boulevard/ West of Quadrangle Boulevard / North of University Boulevard / East of Rouse Road

The following waivers from Orange County Code are being requested:

1. A waiver from Orange County Code 38-1259(3) is requested to allow nine hundred (900) student housing beds, in lieu of seven hundred and fifty (750) student housing beds for tract 12B only.
2. A waiver from Orange County Code 38-1476(a) is requested to allow 0.90 parking spaces per bedroom, in lieu of one (1) space per bedroom for tract 12B only.
3. A waiver from Orange County Code 38-1254(d)(2) is requested to allow a building height up to eighty-five (85) feet, in lieu of forty (40) feet for tract 12B only.

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 BCC 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 and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachment (location map)

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

Location Map

CDR-25-05-095

