



Interoffice Memorandum

Received on May 8, 2025

Deadline: May 20, 2025

Publish: May 25, 2025

May 8, 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: **Rebecca Bowden, MFAS** *Rebecca Bowden*
Assistant Project Manager
Planning Division 407-836-5619
Rebecca.Bowden@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

NOTE: To be scheduled concurrently with the associated
Development Order amendment (DO-25-04-075)

Project Name: The Quadrangle Planned Development (PD)
Case # CDR-24-12-288

Type of Hearing: Substantial Change

Applicant(s): Jarod Stubbs, P.E.
Kimley-Horn and Associates, Inc.
1530 Cornerstone Blvd, Suite 200
Daytona Beach, FL 32117

Commission District: 5

General Location: 3775 Quadrangle Boulevard;
North of High Tech Ave / East of Quadrangle
Blvd / South of Corporate Blvd / West of N.
Alafaya Trail

Parcel ID #(s)	04-22-31-7300-01-000 (affected parcel)
Size / Acreage:	12.88 acres (affected area)
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 <i>The Orlando Sentinel</i> 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 convert entitlements for 275 multi-family units and 25,082 sq. feet of office to 763 student housing beds to be constructed on Tract 18A. District 5; North of High Tech Ave / East of Quadrangle Blvd / South of Corporate Blvd / West of N. Alafaya Trail

The following waivers from Orange County Code are being requested for Planned Development Tract 18A:

1. A waiver from Orange County Code Section 38-1476 to allow a parking ratio of 0.90 parking spaces per bed in lieu of 1.00 space per bed.
2. A waiver from Orange County Code Section 38-1258(2) to allow a maximum building height of 75' or six stories in lieu of a maximum building height of 40' or three stories.
3. A waiver from Orange County Code Section 38-1259(3) to allow a maximum of 763 student bedrooms in lieu of a maximum of 750 student bedrooms.

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 **June 17, 2025** and concurrent with DO-25-04-075. 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 Lisette Egipciaco and Rebecca Bowden 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-24-12-288

