

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **March 11, 2025, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding the following requests by:

**Applicant:** Steve Boyd, Boyd Civil Engineering, Inc., Orangewood N-1 Planned Development (PD), Case # CDR-24-05-130

**Consideration:** A PD substantial change to add a development program of 160,000 square feet of office use and 300 multi-family dwelling units, and to add a trip conversion matrix for Westwood Lot 1; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property generally located North of Central Florida Parkway / South of State Road 528/ East of Interstate 4 / West of Westwood Boulevard; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Zach Kasky, Zach Kasky Architecture, LLC, Hiawassee Lake Shores Planned Development (PD), Case # CDR-24-09-228

**Consideration:** A PD substantial change to increase the maximum commercial square footage from 20,000 square feet to 32,000 square feet; amend the maximum FAR from 0.18 to 0.50; remove the prohibited use of "Appliance stores and any store principally operated for the sale of services of refrigerators, ovens, washing machines, or air conditioners or their parts"; change the minimum Old Winter Garden Road (front) building setback from 50 feet to 30 feet [to be consistent with Section 38-1272(a)(3)(a)]; and change the minimum residential (side) building setback from 30 feet to 25 feet [to be consistent with Section 38-1272(a)(3)(b)]; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 6; property generally located Northwest Corner of Hiawassee Road and Old Winter Garden Road; Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** John Webb, Tramell Webb Partners, Inc., The Quadrangle Planned Development (PD), Case # CDR-24-08-194

**Consideration:** 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. 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.

**Location:** District 5; property generally located North of University Boulevard / East of Quadrangle Boulevard / South of High Tech Avenue/ West of Systems Way; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property descriptions by calling Orange County Planning Division 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: [planning@ocfl.net](mailto:planning@ocfl.net)**

**PARA MÁS INFORMACIÓN REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE PLANIFICACIÓN (PLANNING DIVISION) AL NÚMERO 407-836-8181.**

**If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.**

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida

Publish: **February 16, 2024**; the Orlando Sentinel Orange Extra  
Certify Lines     Orangewood N-1 PD  
                              Hiawassee Lake Shores PD  
                              The Quadrangle PD

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c: Districts 1, 5 and 6 Commissioner's Office [email]  
County Attorney's Office, BCC [Danny Randolph email]  
Jon Weiss, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
Nicolas Thalmueller, Planning Division, BCC [email]  
Bari Snyder, Planning Division, BCC [email]  
Rebecca Bowden, Planning Division, BCC [email]  
Misty Mills, Planning Division, BCC [email]  
Lisette Egipciano, Planning Division, BCC [email]  
Sonali Patil, Planning Division, BCC [email]  
Adriana Trujillo Villa, Planning Division, BCC [email]  
Cheryl Gillespie, Agenda Development, BCC [email]  
Mike Seif, Orange TV, BCC [email]