



**Interoffice Memorandum**

**DATE:** April 17, 2023

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

**THRU:** Agenda Development BCC

**FROM:** Alberto A. Vargas, MArch, Manager  
Planning Division

**CONTACT PERSON:** **Jason H. Sorensen, AICP, Chief Planner** Jason Sorensen  
Planning Division Digitally signed by Jason Sorensen  
Date: 2023.04.20  
11:20:51 -0400  
(407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net)

**SUBJECT:** Request Public Hearing on May 23, 2023

**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendment, Ordinance,  
and Concurrent PD Substantial Change Request**

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**TYPE OF HEARING:** Adoption of Future Land Use Map Amendment,  
Ordinance, and Concurrent PD Substantial Change

**APPLICANT:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor  
& Reed, P.A., for Tag Land Orlando, LLC and  
John Webb, Tramell Webb Partners, Inc.

**AMENDMENT:** SS-22-10-082: Office (O) to High Density Residential  
– Student Housing (HDR-Student Housing)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT  
PD SUBSTANTIAL CHANGE  
REQUEST:** CDR-22-10-317: The Quadrangle Planned  
Development / Land Use Plan (PD/LUP)

**DISTRICT #:** 5

**GENERAL LOCATION:** Quadrangle Boulevard; generally located on the east side of Quadrangle Boulevard, north of Corporate Boulevard

**ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:** 2 minutes

**HEARING CONTROVERSIAL:** No

**HEARING REQUIRED BY FL STATUTE OR CODE:** Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**ADVERTISING REQUIREMENTS:** 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.

**ADVERTISING TIMEFRAMES:** At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for rezonings.

**APPLICANT/ABUTTERS TO BE NOTIFIED:** 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 en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

**ADVERTISING LANGUAGE FOR AMENDMENT:** To change the Future Land Use Map designation from Office (O) to High Density Residential – Student Housing (HDR - Student Housing) to allow for up to 896 student housing bed multi-family development.

**ADVERTISING LANGUAGE FOR ORDINANCE:** An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; Amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**ADVERTISING LANGUAGE FOR CHANGE DETERMINATION REQUEST:**

A Planned Development substantial change to the previously approved Quadrangle Planned Development (PD) / Land Use Plan (LUP) to divide Tract 7 into two separate tracts and to convert the office use to student housing to allow for up to 896 student housing beds.

In addition, six (6) waivers are requested from Orange County Code for PD Parcel 7B only:

- 1) A waiver from Orange County Code 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 Orange County Code Section 38-1259(d) to allow no masonry wall in lieu of a six-foot masonry wall along the right-of-way;
- 3) A waiver from Orange County Code Section 38-1501 to allow a minimum unit size of 400 square feet in lieu of 500 square feet;
- 4) A waiver from Orange County Code Section 38-1259(k) to allow a maximum building height of 7 stories (100 feet) in lieu of 3 stories (40 feet) for student housing;
- 5) A waiver from Orange County Code Section 38-1259(c) to allow a maximum of 896 bedrooms in lieu of a maximum of 750 bedrooms; and
- 6) A waiver from Orange County Code Section 38-1251 to allow 55 percent lot coverage versus the maximum 30 percent per code.

**MATERIALS BEING SUBMITTED  
AS BACKUP FOR PUBLIC  
HEARING REQUEST:**

- (1) Names and last known addresses of property owners within 300 feet and beyond (via email from Fiscal and Operational Support Division); and
- (2) Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO  
CLERK (IF ANY):**

**Please schedule the public hearing concurrent with the Ordinance for the proposed amendment and the concurrent Change Determination Request.**

- c: Jon Weiss, P.E., Deputy County Administrator  
Joel Prinsell, Deputy County Attorney, County Attorney's Office  
Tim Boldig, Interim Director, Planning, Environmental, and Development Services Department  
Nik Thalmueller, AICP, Planning Administrator, Planning Division  
Jason Sorensen, AICP, Chief Planner, Current Planning Division  
Olan Hill, AICP, Assistant Manager, Planning Division

**Legal Description**  
**SS-22-10-082 & CDR-22-10-317**

**Parcel #: 04-22-31-7250-00-014**

QUADRANGLE TRACT 7 55/55 PT OF LOT 1 DESC AS COMM NE COR LOT 1 TH RUN S00-21-09E 635.09 FT TO POB TH S00-21-09E 124.28 FT TO CURVE CONCAVE NELY RAD 200 DELTA 35-57-35 ARC LENGTH 125.52 FT CHORD 123.47 FT S18-19-56E TH S53-41-16W 34.13 FT TH S56-52-59W 35.88 FT TO CURVE CONCAVE SELY RAD 11.33 FT DELTA 57-14-08 ARC LENGTH 11.32 FT CHORD 10.86 S28-15-55W TH S00-21-09E 28.48 FT TH S89-38-51W 32.82 FT TO NON-TANGENT CURVE CONCAVE NWLY RAD 20 FT DELTA 100-53-42 ARC LENGTH 42.20 FT CHORD LENGTH 34.80 FT S60-04-46W TO REVERSE CURVE CONCAVE NWLY RAD 193.12 FT DELTA 37-21-05 ARC LENGTH 125.90 FT CHORD LENGTH 126.68 FT N78-08-55W TO REVERSE CURVE CONCAVE NLY RAD 254 FT DELTA 16-55-58 ARC LENGTH 75.07 FT CHORD LENGTH 74.79 FT N88-21-29W TO REVERSE CURVE CONCAVE SLY RAD 634 FT DELTA 10-01-25 ARC LENGTH 110.91 FT CHORD LENGTH 110.77 FT N84-51-12W TO REVERSE CURVE CONCAVE NELY RAD 149 FT DELTA 62-27-40 ARC LENGTH 162.43 FT CHORD LENGTH 154.51 FT N58-41-05W TO COMPOUND CURVE CONCAVE NELY RAD 100 FT DELTA 27-06-06 ARC LENGTH 47.30 FT CHORD LENGTH 46.86 FT N13-54-12W TH N00-21-09W 121.33 FT TO CURVE CONCAVE SELY RAD 25 FT DELTA 90-00-00 ARC LENGTH 39.27 FT CHORD LENGTH 35.36 FT N44-38-51E TH RUN N89-38-51E 39.38 FT TH N00-21-09W 95.15 FT TH N89-38-51 E 50.67 FT TH N89-38-51E 49.86 FT N00-21-09W 12 FT N89-38-51E 330.74 FT TH RUN S00-21-09E 83.06 FT TH RUN N89-38-51E 40.70 FT TO POB

For questions regarding this map, please call the Planning Division at 407-836-5600.

**LOCATION MAP**

**SS-22-10-082 & CDR-22-10-317**

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