

ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct public hearings on **January 13, 2026**, 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: Carlos Perero, Kimley-Horn and Associates, Southchase Planned Development (PD) Case # CDR-25-06-146

Consideration: A PD substantial change to add a helipad / vertiport use to Parcel 44. The proposed helipad would be an ancillary use to an AdventHealth stand-alone Emergency Room, for which a development plan (DP) (DP-24-03-083) has already been approved; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

Location: District 4; property generally located South of W. Wetherbee Road / East of Florida's Turnpike / West of S. Orange Avenue / North of State Road 417; Orange County, Florida (legal property description on file in Planning Division)

AND

Applicant: Christopher Leppert, Kimley-Horn and Associates, Inc., The Quadrangle Planned Development (PD), Case # CDR-25-05-095

Consideration: 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. 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; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

Location: District 5; property located at 11486 Corporate Boulevard; South of Corporate Boulevard/ West of Quadrangle Boulevard / North of University Boulevard / East of Rouse Road; Orange County, Florida (legal property description on file in Planning Division)

AND

Applicant: Jennifer Stickler, Kimley-Horn & Associates, Inc., West Orange Plaza Planned Development (PD), Case # CDR-25-07-186

Consideration: A PD substantial change to add the existing Master Sign Plan (MSP) from the PSP to the LUP and update the MSP for additional signage proposed for Parcel A. The applicant is also requesting the following two (2) waivers from Orange County Code: 1. A waiver from Orange County Code Section 31.5-15(a)(2) within Parcel A to allow a maximum copy area of 350 sf in lieu of a maximum allowable copy area of 138 sf. 2. A waiver from Orange County Code Section 31.5-67(e) is requested within Parcel A to allow separation of 58' between signs in lieu of 100' between signs; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

Location: District 6; property generally located South of W. Colonial Drive / East of Dorscher Road; 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

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: **December 21, 2025**; the Orlando Sentinel Orange Extra
Certify Lines Southchase PD
 The Quadrangle PD
 West Orange Plaza PD

np/th/mf
mf/np/re

c: Districts 4, 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]
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