



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, June 17, 2025

2:00 PM

County Commission Chambers

25-789

✓Case # CDR-24-12-288

Jarod Stubbs, P.E., Kimley-Horn and Associates, Inc., The Quadrangle
Planned Development (PD), amend plan; District 5

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


Location: District 5; property located at 3775 Quadrangle Boulevard; North of High Tech Ave / East of Quadrangle Blvd / South of Corporate Blvd / West of N. Alafaya Trail; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, approve the substantial change request subject to the twenty-four (24) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated May 21, 2025; and further, approve and execute the Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott



**THE FOREGOING DECISION HAS BEEN FILED
WITH ME THIS 23RD DAY OF JUNE 2025.**


for DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.
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