

Received: December 2, 2021 @ 2:51pm

Publish: December 19

Deadline: December 14



Interoffice Memorandum

DATE: December 2, 2021

TO: Katie A. Smith, Deputy Clerk of the
Board of County Commissioners,
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

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

CONTACT PERSON: Eric Raasch, DRC Chairman
Development Review Committee
Planning Division
(407) 836-5523 or Eric.RaaschJr@ocfl.net

SUBJECT: Request for Board of County Commissioners
(BCC) Public Hearing

Obtained

Applicant: Jarod Stubbs, Kimley-Horn and Associates, Inc.

Case Information: Quadrangle Planned Development / Land Use Plan
(PD / LUP) – Case # CDR-21-06-189

Type of Hearing: Substantial Change

Commission District: #5

General Location: Generally located southeast of the Corporate
Boulevard and Quadrangle Boulevard intersection.

**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 *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;

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:

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front Desk, 407-836-8181

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

Advertising Language:

A PD substantial change to convert the land use on PD Tract 18A from Office to Multi-Family to allow for 350 units on 8.56 acres. The request also includes two waivers from Orange County Code:

1. A waiver from Section 38-1476 to allow a parking ratio of 1.35 spaces per one-bedroom apartment unit, in lieu of 1.50 spaces per unit and 1.80 spaces per two- and three-bedroom apartment units in lieu of 2 spaces per unit.
2. A waiver from Section 38-1258(d) to allow a maximum building height of 75' and six stories, in lieu of 50' and four stories.

Material Provided:

- (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 the Clerk:

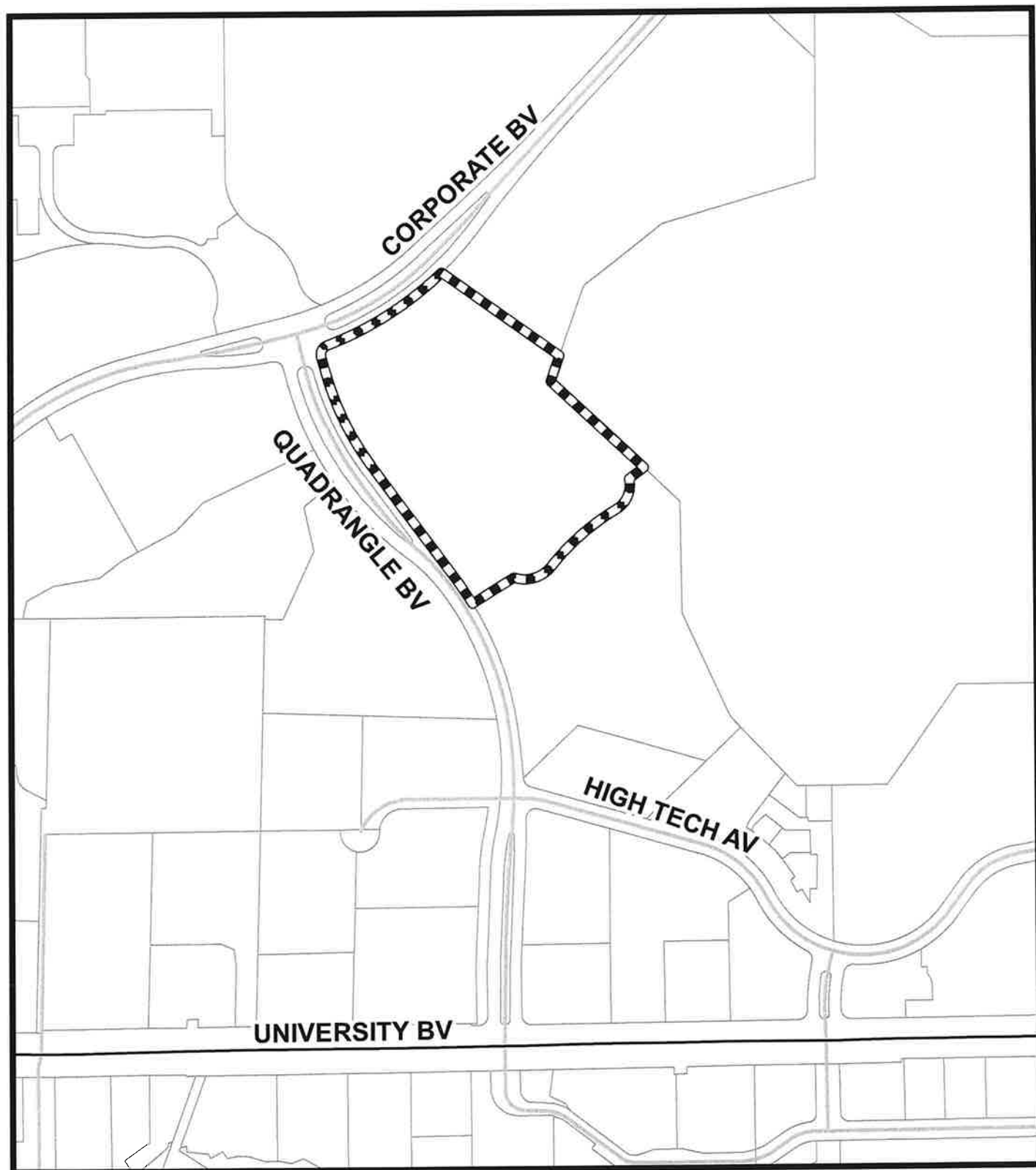
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

- c: Chris R. Testerman, AICP, Deputy County Administrator
Jon V. Weiss, Director, Planning, Environmental, and Development Services
Department

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


Quadrangle PD (CDR-21-06-189) Location Map



 Subject Property



0 400 800
Feet

A scale bar showing distances in feet, with markings for 0, 400, and 800 feet.

Legal Description

CDR-21-06-189

Parcel: 04-22-31-7300-01-000

Legal Description:

QUADRANGLE TRACT 18 A REPLAT 73/100 LOT 1