



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, March 11, 2025

2:00 PM

County Commission Chambers

25-308

√Case # CDR-24-08-194

John Webb, Tramell Webb Partners, Inc., The Quadrangle Planned Development (PD), amend plan; District 5

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)

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; further, approve the substantial change request subject to the twenty-five (25) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated February 11, 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 NINETEETH DAY OF MARCH
2025.

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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