



Interoffice Memorandum

DATE: July 25, 2024

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

THRU: Agenda Development BCC

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

CONTACT PERSON: **Jason H. Sorensen, AICP, Chief Planner**
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on August 27, 2024
**Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments,
Ordinance, and PD Substantial Change**

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

APPLICANT: Rebecca Wilson

AMENDMENTS: SS-24-04-004; Office (O) to High Density Residential
– Student Housing (HDR-Student Housing)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT
PD SUBSTANTIAL CHANGE:** CDR-23-09-293; Office to Student Housing

DISTRICT #: 5

GENERAL LOCATION: 3501 Quadrangle Blvd; generally located north of
University Blvd, west of Alafaya Trail, south of
Corporate Blvd

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

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 designation from Office (O) to High Density Residential – Student Housing (HDR-Student Housing).

ADVERTISING LANGUAGE FOR PD Substantial Change:

To change the designation for newly created Tract 17D (created out of Tract 17C) of the Quadrangle PD from Office to Student Housing to allow for 640 student housing beds through a conversion of 105,039 square feet of Office uses. In addition, two waivers from Orange County Code are requested:

1. A waiver from Section 38-1476(a) to allow 0.80 parking spaces per bedroom, in lieu of one (1) space per bedroom for Tract 17D only; and
2. A waiver from Section 38-1254(d)(2) to allow a building height up to eighty-five (85) feet, in lieu of forty (40) feet for Tract 17D only.

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 Small-Scale development amendments pursuant to Section 163.3187, Florida Statutes; and providing effective dates.

**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 rezoning.

c: Jon Weiss, P.E., Deputy County Administrator
Georgiana Holmes, Deputy County Attorney, County Attorney's Office
Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Alberto Vargas, Manager, Planning Division
Olan Hill, Assistant Manager, Planning Division

If you have any questions regarding this map,
please call Planning Division at 407-836-5600.

Location Map

SS-24-04-004

3501 Quadrangle Blvd

Parcel #: 04-22-31-8718-00-173

