

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

**IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, EMAIL: PLANNING@OCFL.NET**

**PARA MÁS INFORMACIÓN EN ESPAÑOL ACERCA DE ESTAS REUNIONES PUBLICAS O DE CAMBIOS POR EFECTUADOS, FAVOR DE LLAMAR A LA DIVISION DE PLANIFICACION, AL 407-836-5600.**

The Orange County Board of County Commissioners will conduct a public hearing on **May 23, 2023**, 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 a request by:

**Applicant:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for Tag Land Orlando, LLC and John Webb, Tramell Webb Partners, Inc., Amendment SS-22-10-082

**Consideration:** A request to change the Future Land Use designation from Office (O) to High Density Residential – Student Housing (HDR – Student Housing) to allow for up to 896 student housing bed multi-family development; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 5; property located Quadrangle Boulevard; generally located on the east side of Quadrangle Boulevard, north of Corporate Boulevard; Orange County, Florida (legal property description on file in Planning Division-see enclosed map)

**AND**

In conjunction with the adoption of the above Comprehensive Plan Amendment, the BCC will consider adoption of the following Ordinance:

**Consideration:** 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 a Small-Scale development amendment pursuant to Section 163.3187, Florida Statutes; and providing an effective date.

**AND**

**Applicant:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for Tag Land Orlando, LLC and John Webb, Tramell Webb Partners, Inc., Concurrent PD Substantial Change CDR-22-10-317, The Quadrangle Planned Development / Land Use Plan (PD/LUP)

**Consideration:** A Planned Development substantial change request to the previously approved Quadrangle Planned Development (PD) / Land Use Plan (LUP) to divide Tract 7 into two separate tracts and to convert the office use to student housing to allow for up to 896 student housing beds. In addition, six (6) waivers are requested from Orange County Code for PD Parcel 7B only:

1) A waiver from Orange County Code 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 Orange County Code Section 38-1259(d) to allow no masonry wall in lieu of a six-foot masonry wall along the right-of-way;
- 3) A waiver from Orange County Code Section 38-1501 to allow a minimum unit size of 400 square feet in lieu of 500 square feet;
- 4) A waiver from Orange County Code Section 38-1259(k) to allow a maximum building height of 7 stories (100 feet) in lieu of 3 stories (40 feet) for student housing;
- 5) A waiver from Orange County Code Section 38-1259(c) to allow a maximum of 896 bedrooms in lieu of a maximum of 750 bedrooms; and
- 6) A waiver from Orange County Code Section 38-1251 to allow 55 percent lot coverage versus the maximum 30 percent per code; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

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You may obtain a copy of the legal property description by calling the Orange County Planning Division, 407-836-5600, or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**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 Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida

mf/np/gh  
April 25, 2023  
c: Applicant/Abutters