

*Board of County Commissioners*

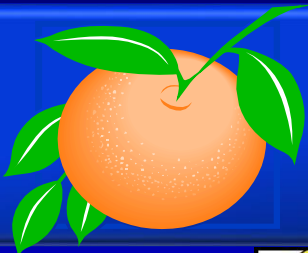
# Public Hearings

**September 30, 2025**



## **Hunter's Creek Planned Development (PD)**

<b>Case:</b>	CDR-24-01-005
<b>Applicant:</b>	James Johnston, Shutts & Bowen LLP
<b>District:</b>	1
<b>Acreage:</b>	3.83 acres (affected area)
<b>Location:</b>	3400 Hunter's Creek Boulevard; South of Hunter's Creek Boulevard / West of U.S. 441
<b>Request:</b>	<p>To allow for a 126-foot 6-inch tall, monopole-style communication tower and support compound on Tract 275 of the PD. In addition, the following waivers are requested:</p> <ol style="list-style-type: none"><li>1. A waiver from Section 38-1427(d)(2) to provide a minimum 203' separation from the closest single-family residential unit in lieu of 635' separation.</li><li>2. A waiver from Section 38-1427(d)(11) to not provide landscaping along the south side of the tower compound in lieu of meeting all of the Code Landscaping requirements.</li></ol>

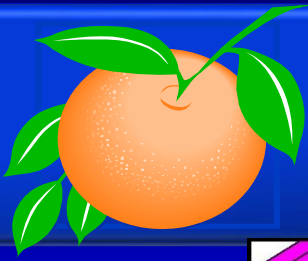


# Hunter's Creek Planned Development (PD)

## Future Land Use Map

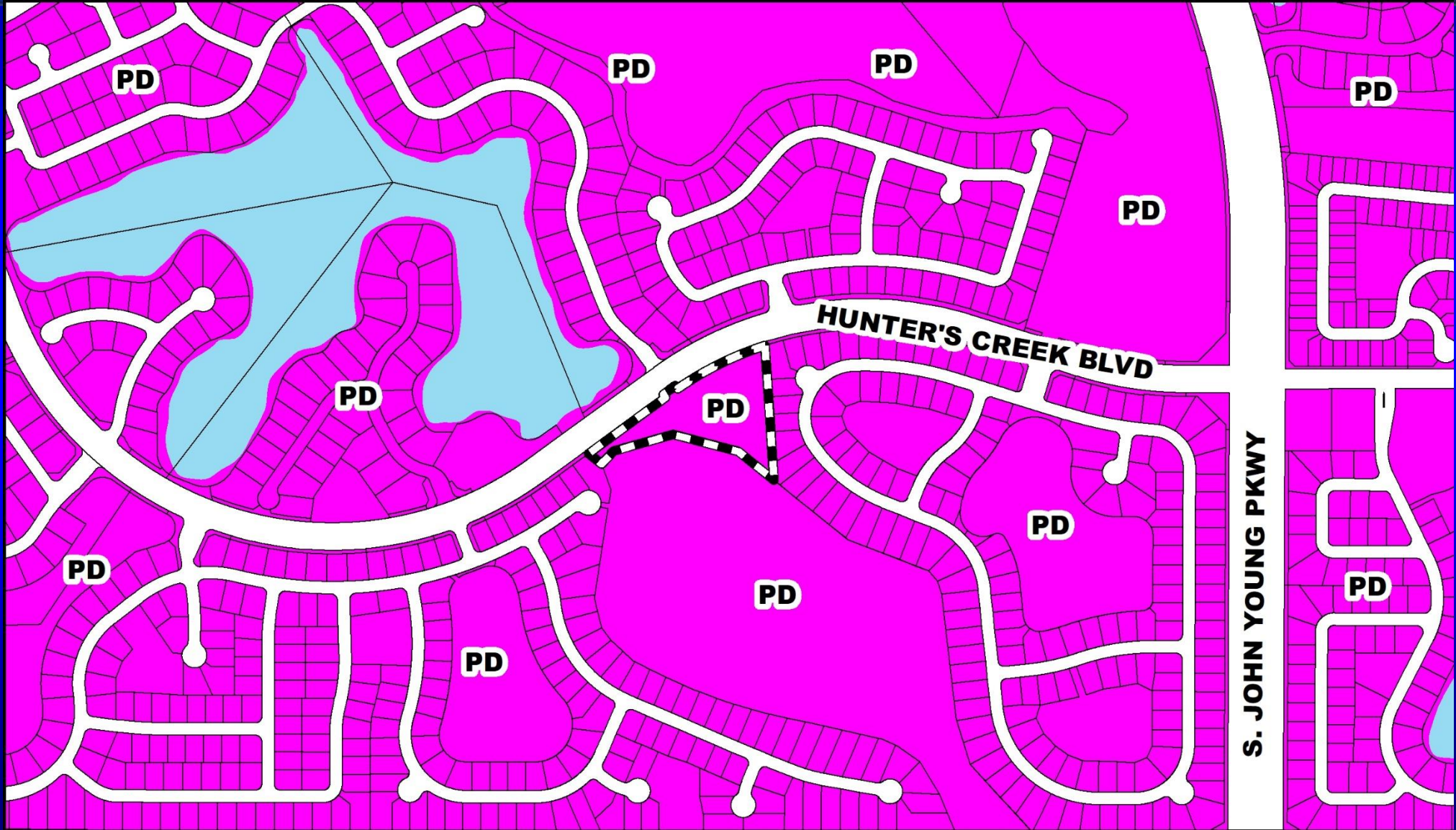




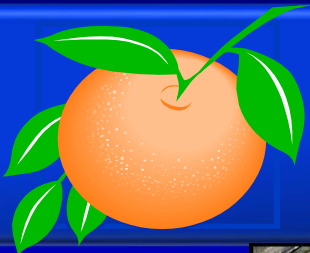


# Hunter's Creek Planned Development (PD)

## Zoning Map

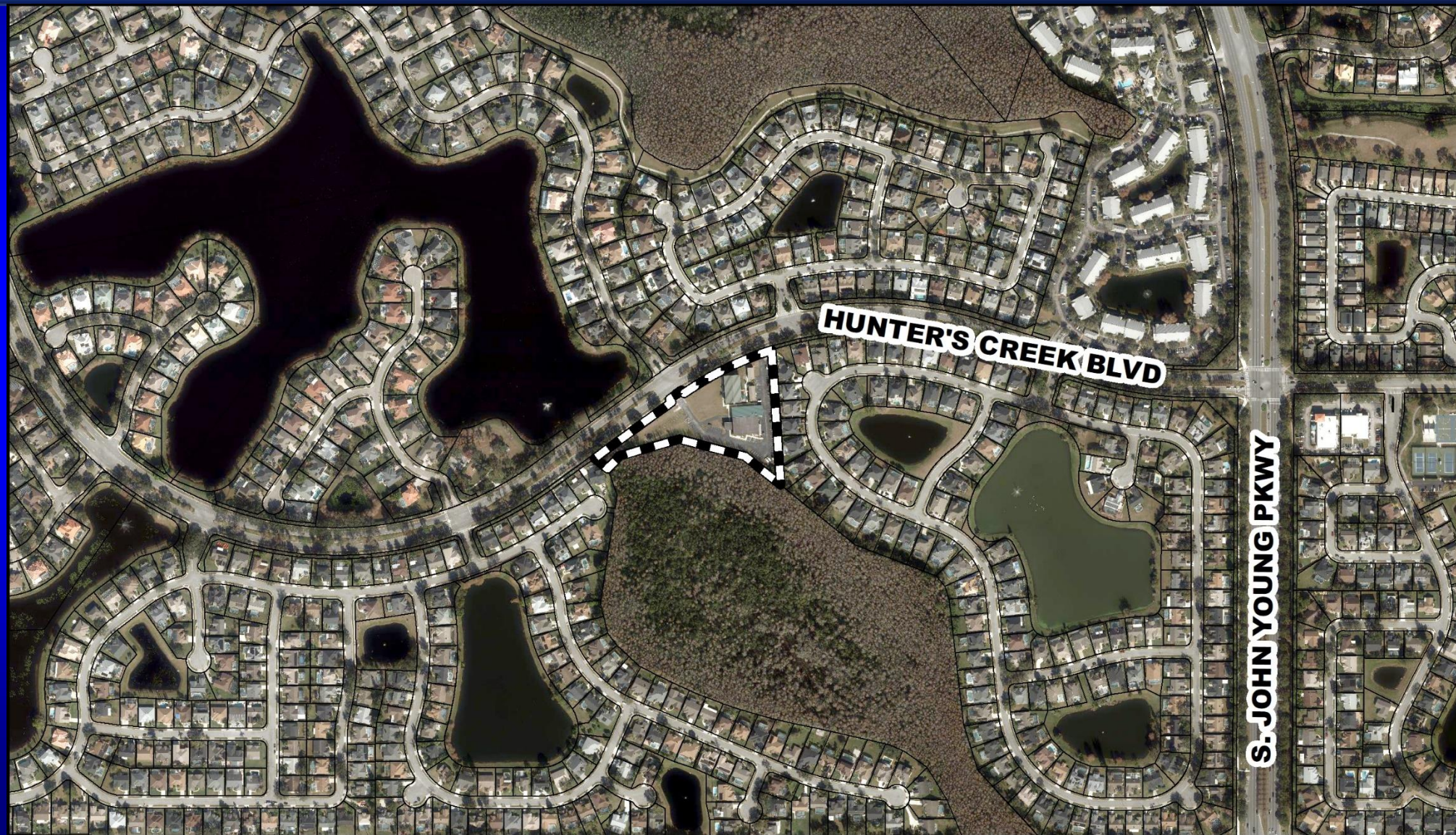






# Hunter's Creek Planned Development (PD)

Aerial Map









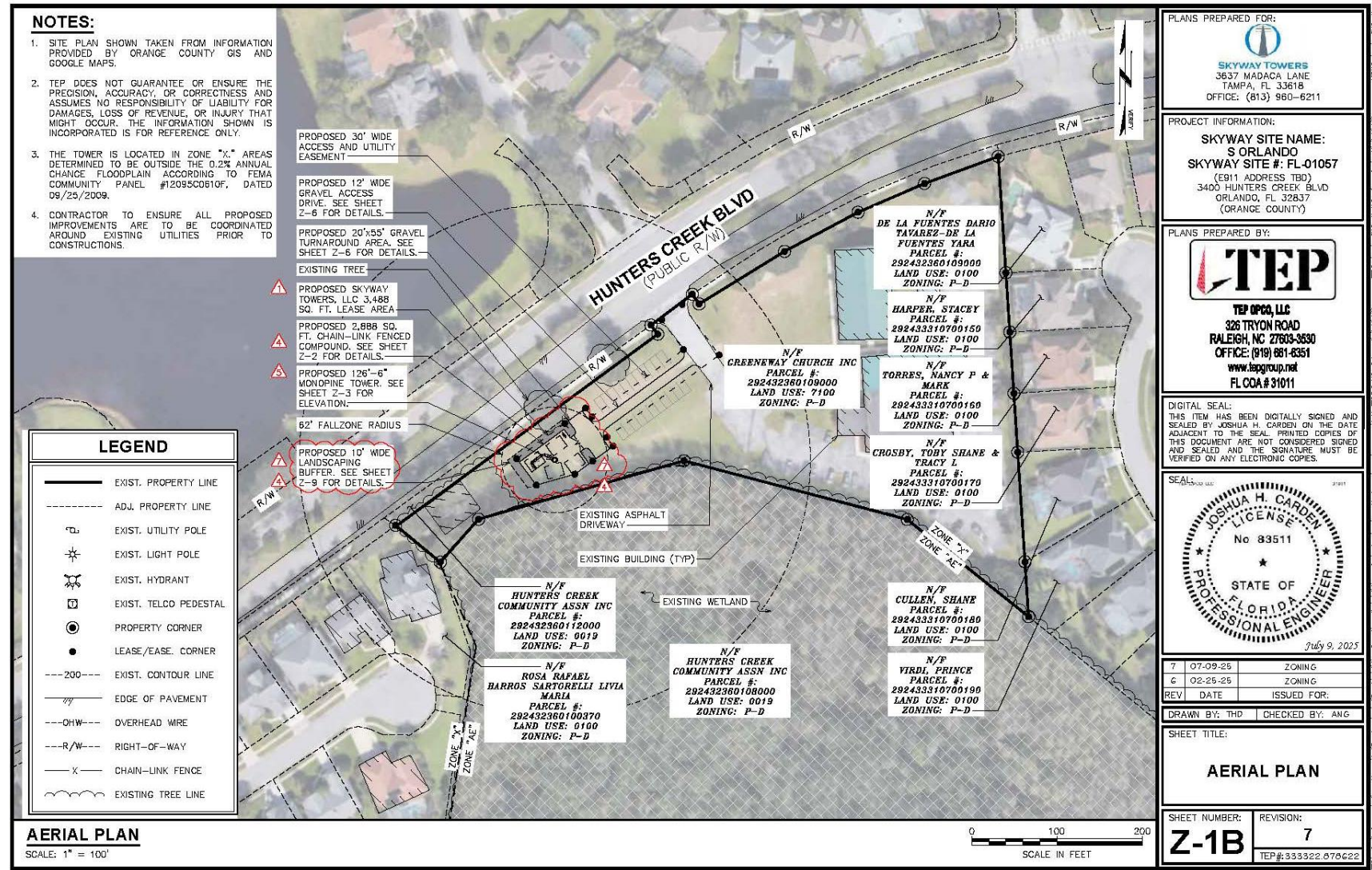
# Hunter's Creek Planned Development (PD)







# Hunter's Creek Planned Development (PD)







# Action Requested

**Make a finding of inconsistency with the Comprehensive Plan and DENY the substantial change to the Hunter's Creek Planned Development (PD).**

**Should the Board decide to overturn staff's recommendation and approve this item, the following 18 conditions shall apply for the plan dated "Received July 11, 2025".**

**District 1**





# **The Quadrangle Planned Development (PD) / The Quadrangle Tract 18A - Student Housing Development Plan (DP)**

<b>Case:</b>	DP-25-06-150
<b>Applicant:</b>	Jarod Stubbs Kimley-Horn & Associates, Inc
<b>District:</b>	5
<b>Acreage:</b>	12.87 gross acres
<b>Location:</b>	South of Corporate Blvd / East of Quadrangle Blvd / North of High Tech Ave / West of N. Alafaya Trail
<b>Request:</b>	To replace the approved DP, changing the use from multi-family to a 763-bed student housing development on 8.56 acres.

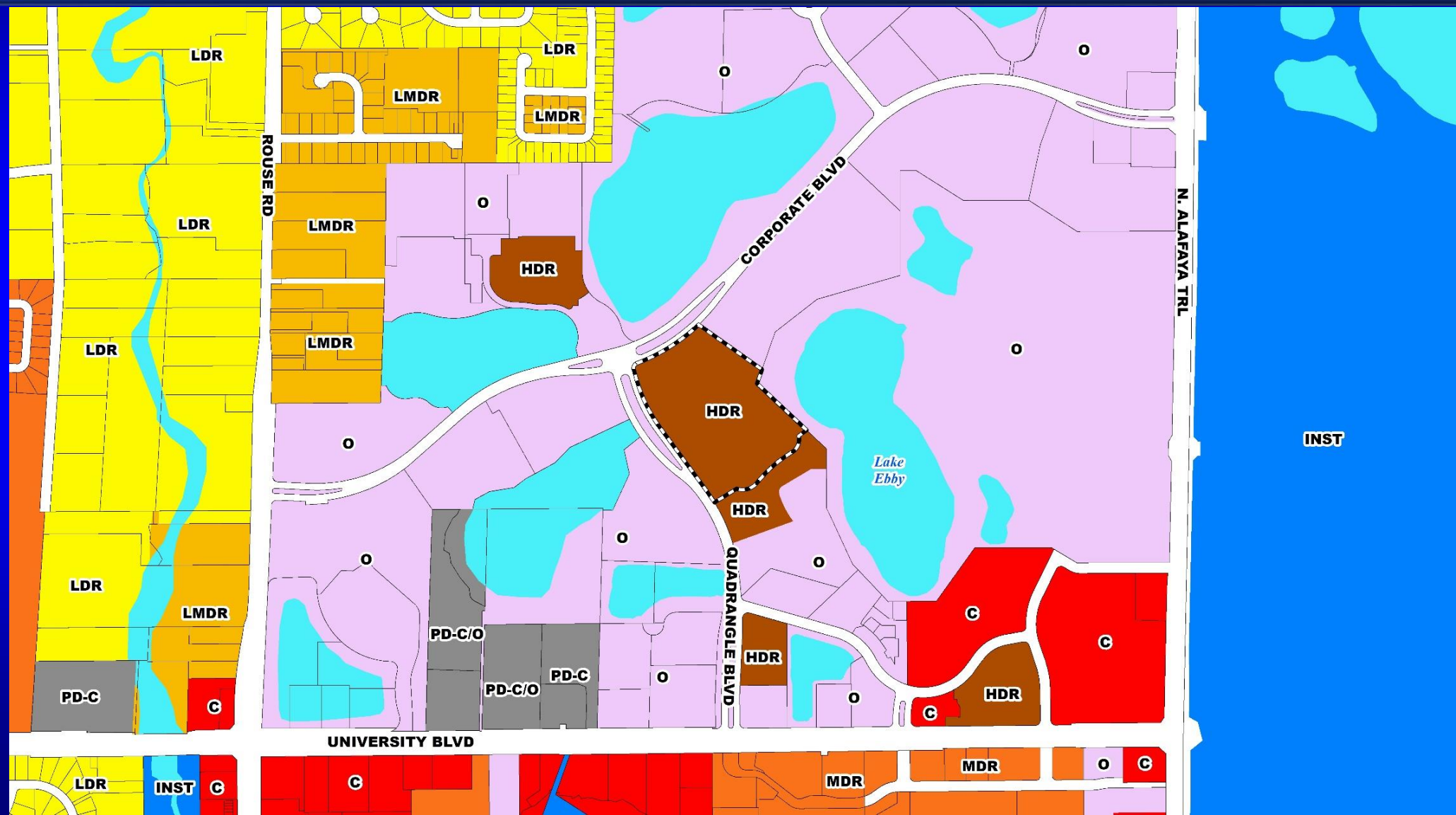




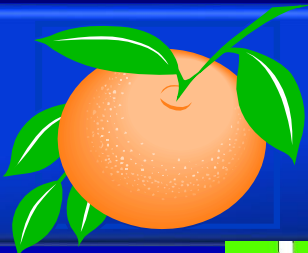
# The Quadrangle Planned Development (PD) / The Quadrangle Tract

## 18A - Student Housing Development Plan (DP)

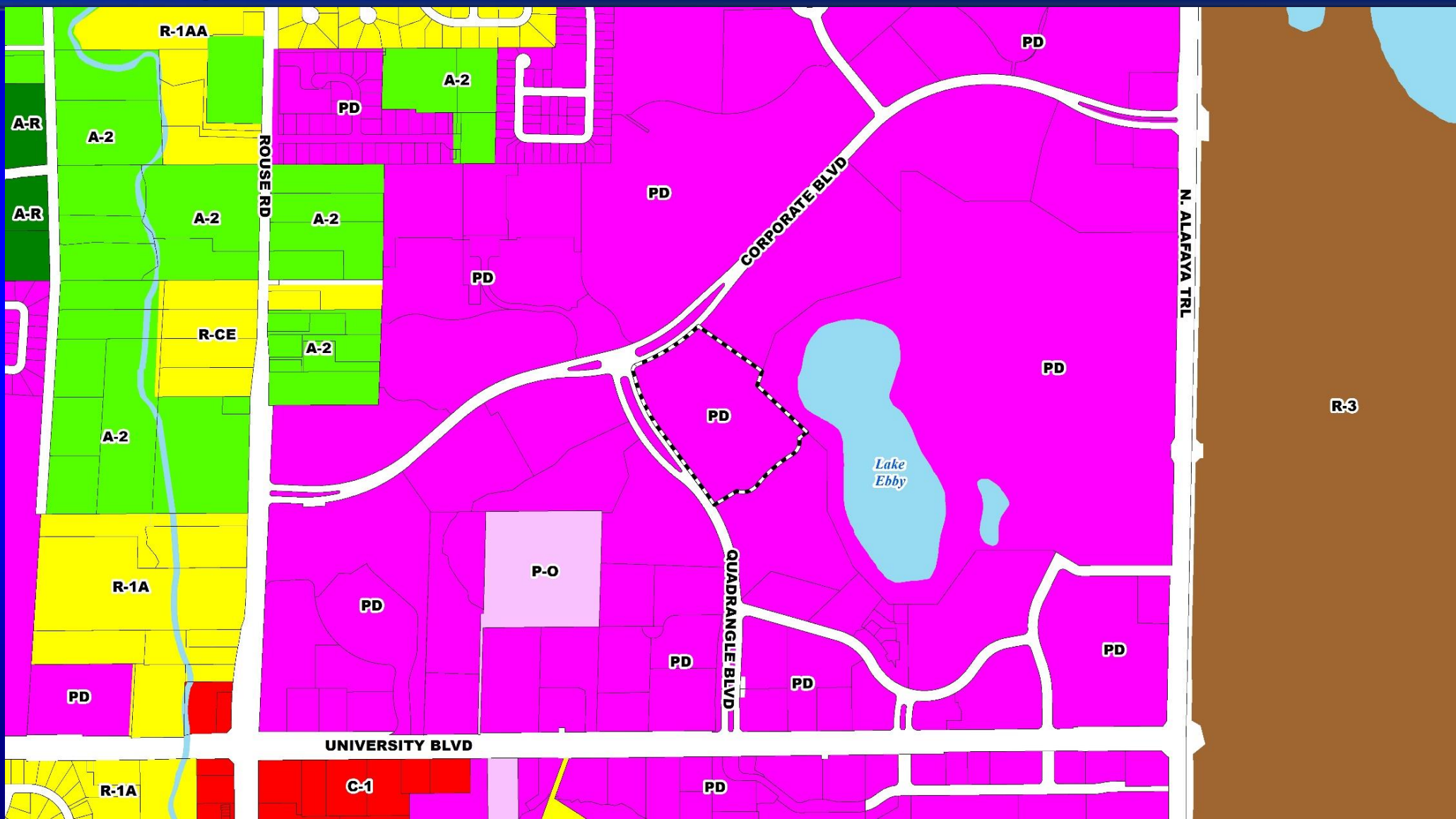
### Future Land Use Map



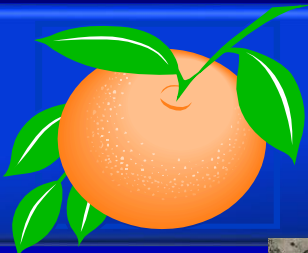




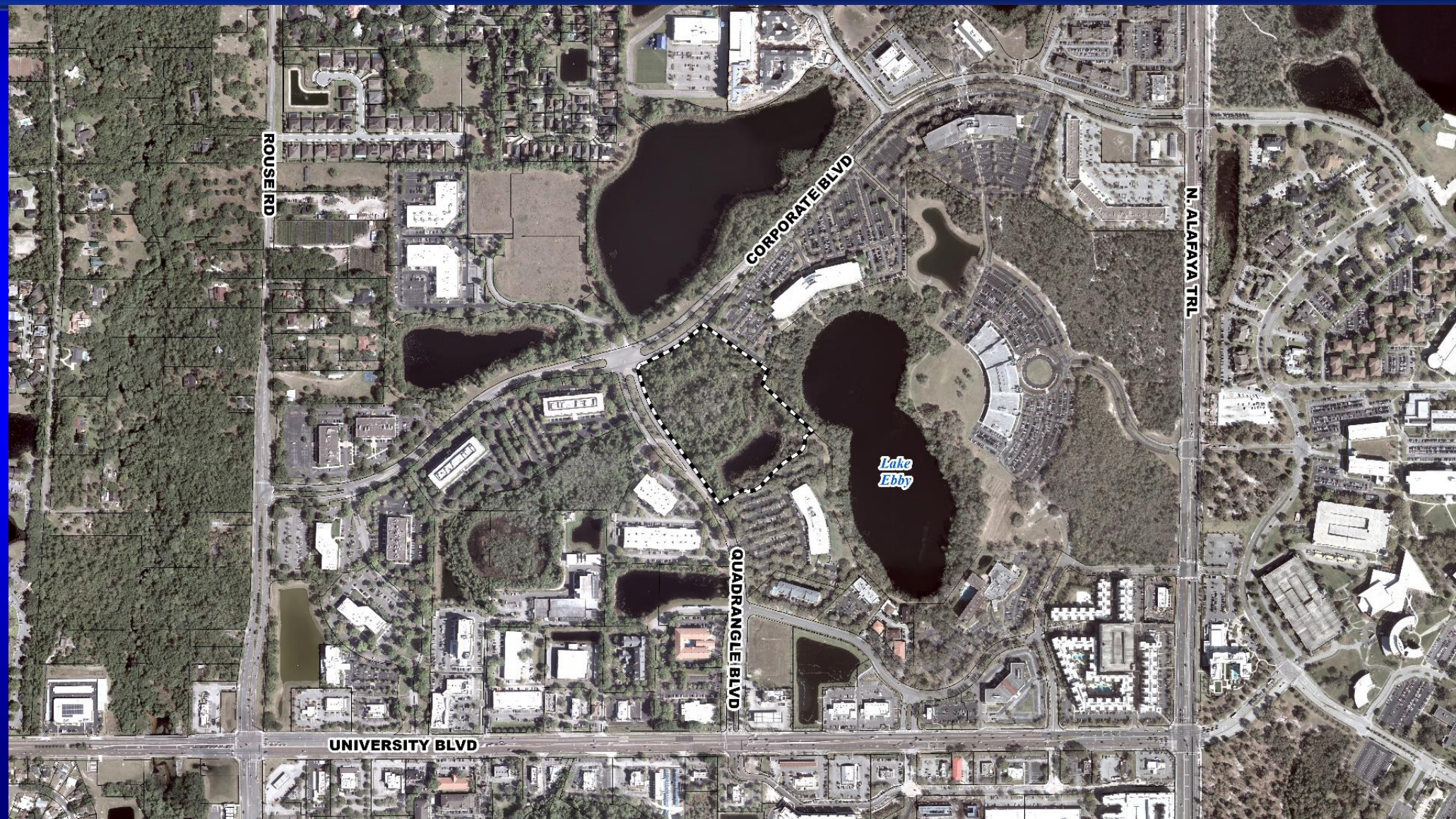
# The Quadrangle Planned Development (PD) / The Quadrangle Tract 18A - Student Housing Development Plan (DP) Zoning Map



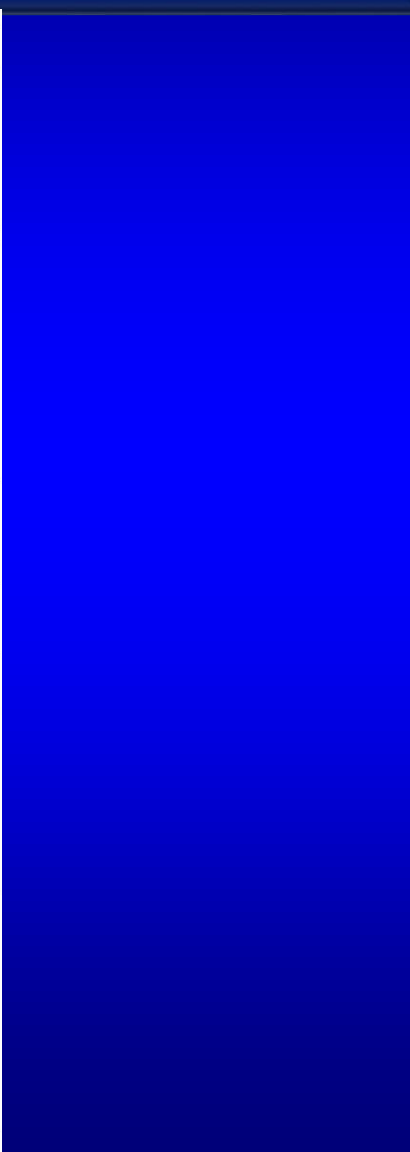




# The Quadrangle Planned Development (PD) / The Quadrangle Tract 18A - Student Housing Development Plan (DP) Aerial Map

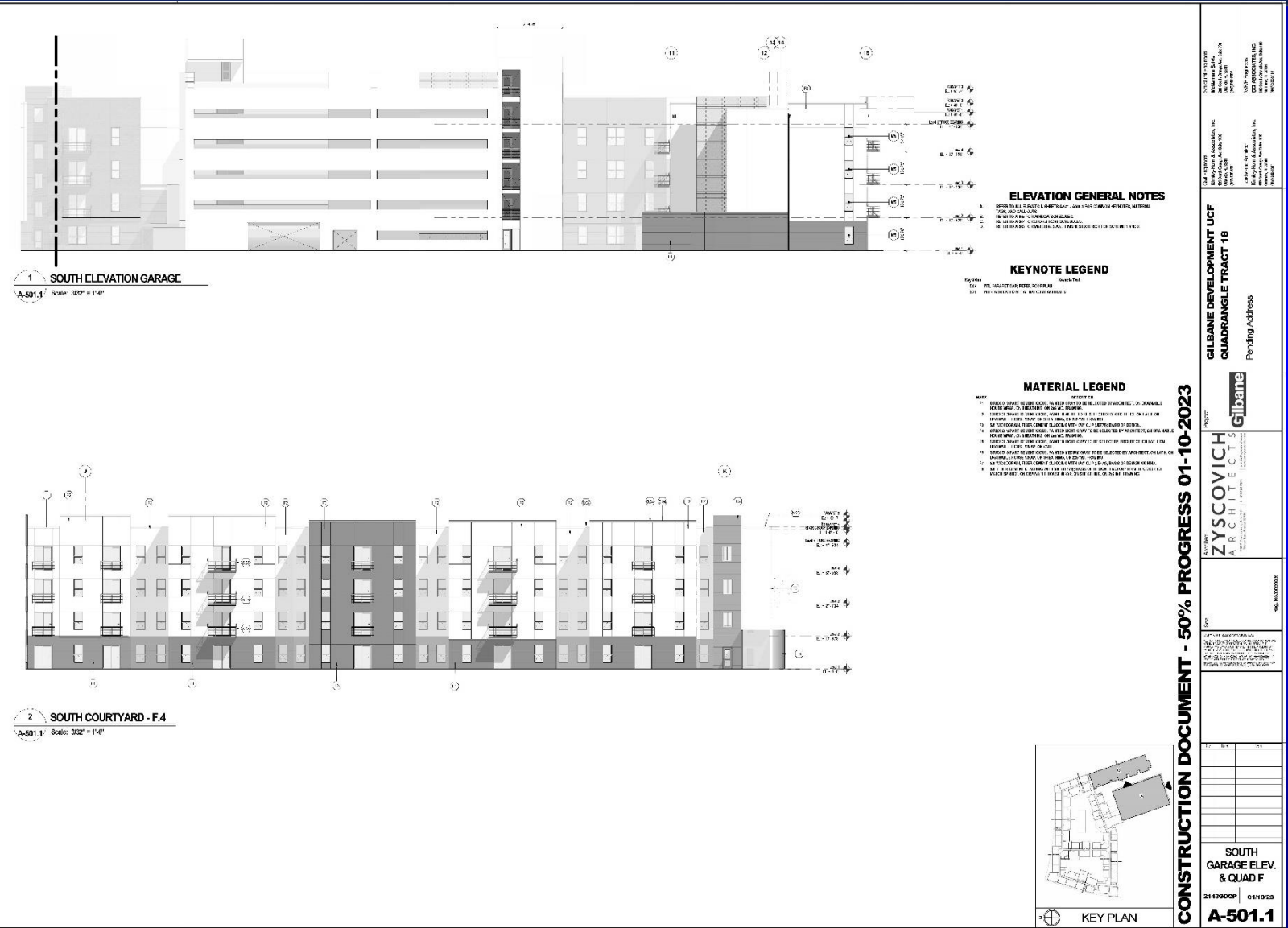








# The Quadrangle Planned Development (PD) / The Quadrangle Tract 18A - Student Housing Development Plan (DP) Building Elevation







# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE The Quadrangle Planned Development (PD) / Quadrangle Preliminary Subdivision Plan (PSP) / The Quadrangle Tract 18A - Student Housing Development Plan (DP) received on August 20, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

**District 5**

***Board of County Commissioners***

# **Public Hearings**

**September 30, 2025**