Board of County Commissioners

Public Hearings

September 30, 2025



Case: CDR-24-01-005

Applicant: James Johnston, Shutts & Bowen LLP

District:

Acreage: 3.83 acres (affected area)

Location:

3400 Hunter's Creek Boulevard; South of Hunter's Creek Boulevard / West of U.S. 441

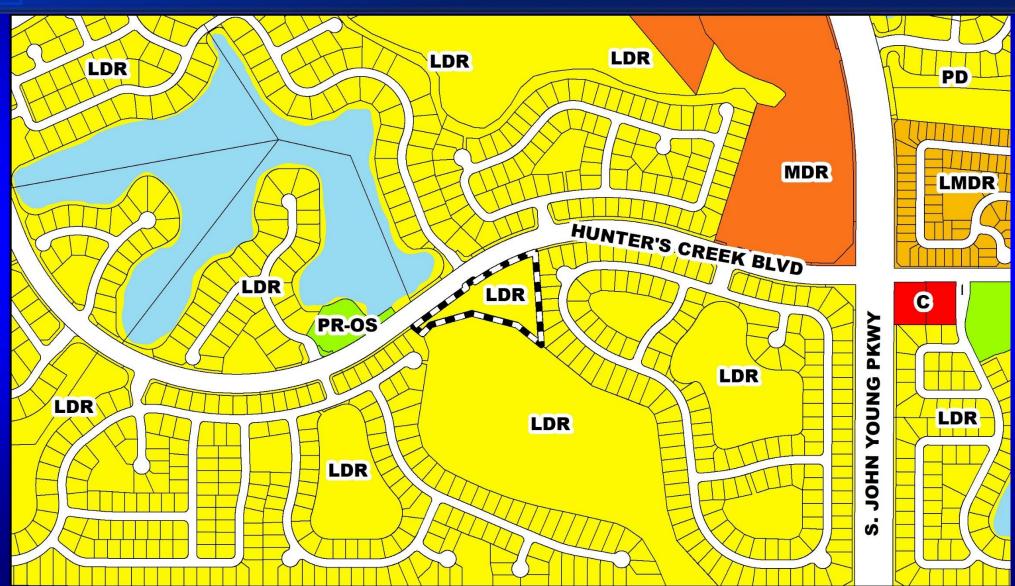
Request:

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:

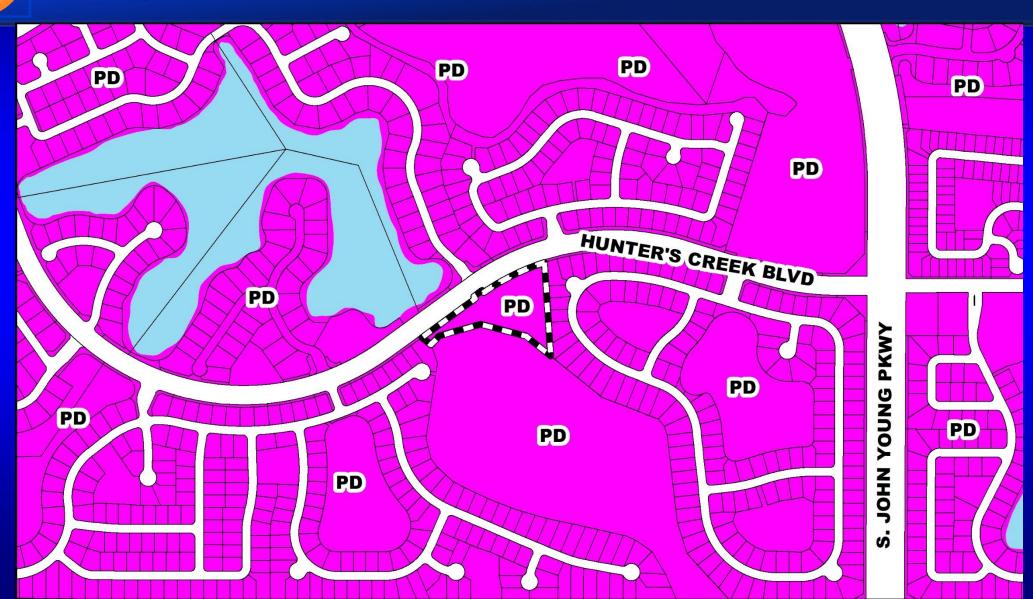
- 1. A waiver from Section 38-1427(d)(2) to provide a minimum 203' separation from the closest single-family residential unit in lieu of 635' separation.
- 2. A waiver from Section 38-1427(d)(11) to not provide landscaping along the south side of the tower compound in lieu of meeting all of the Code Landscaping requirements.



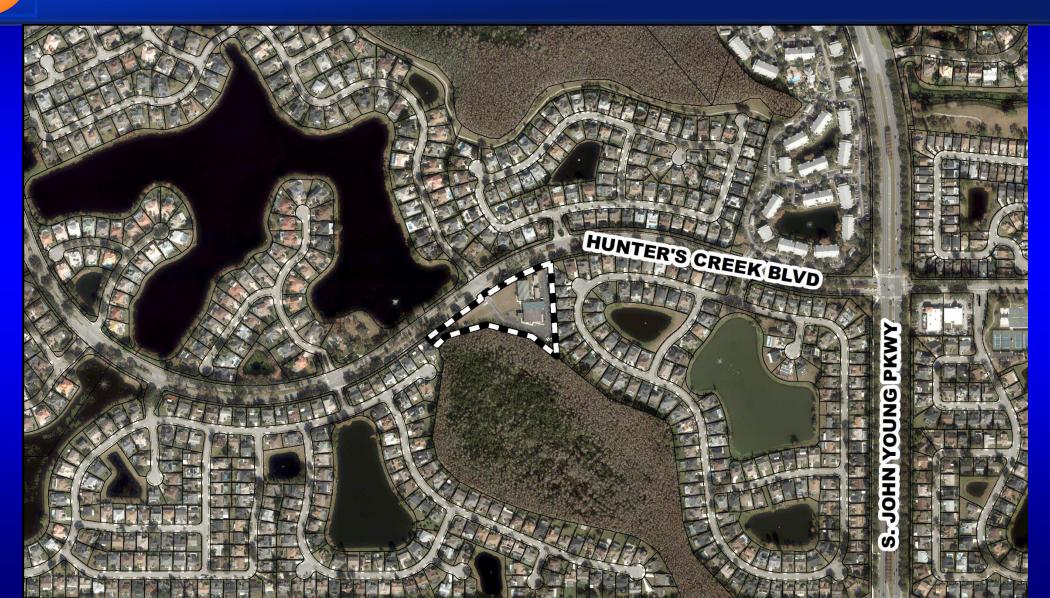
Future Land Use Map



Hunter's Creek Planned Development (PD) Zoning Map

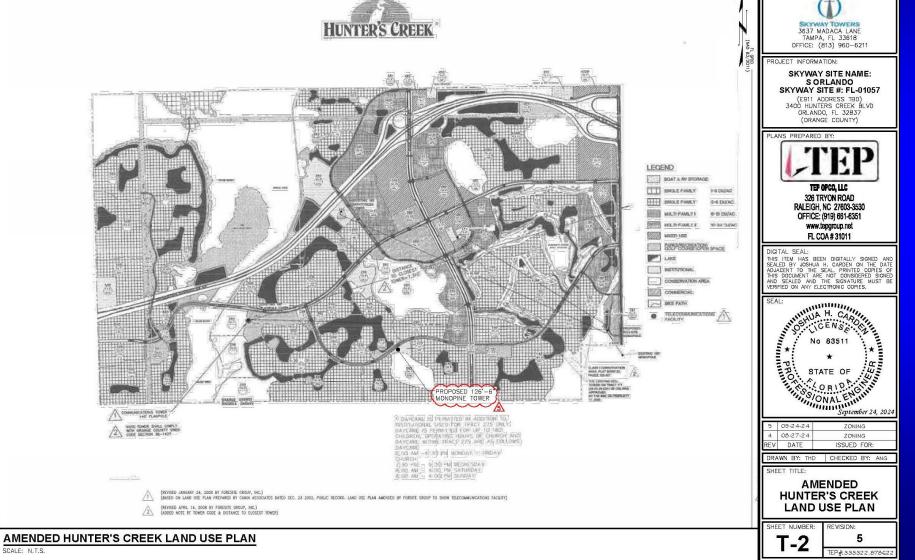


Hunter's Creek Planned Development (PD) Aerial Map





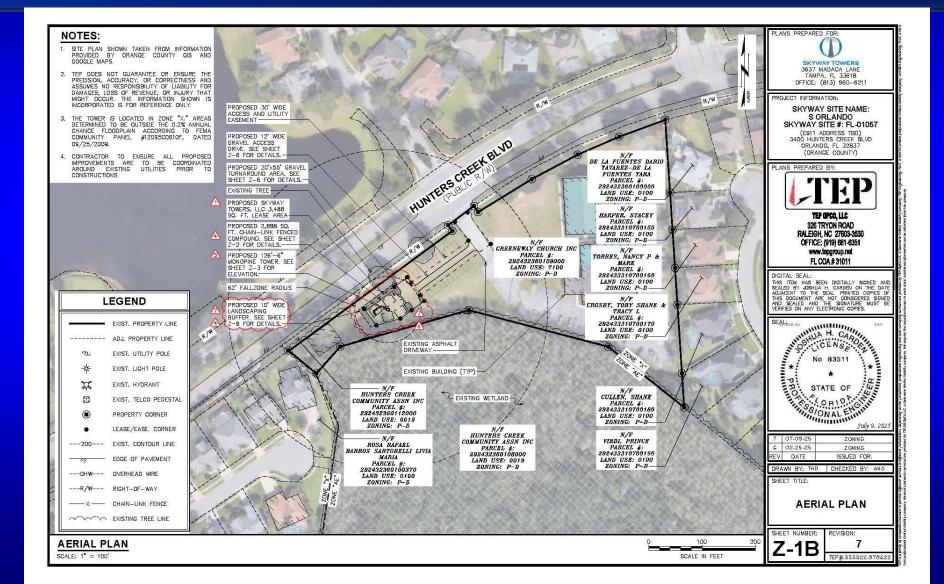
Hunter's Creek Planned Development (PD) Overall Development Plan













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)

Case: DP-25-06-150

Applicant: Jarod Stubbs Kimley-Horn & Associates, Inc

District: 5

Acreage: 12.87 gross acres

Location: South of Corporate Blvd / East of Quadrangle Blvd / North of High Tech Ave / West of

N. Alafaya Trail

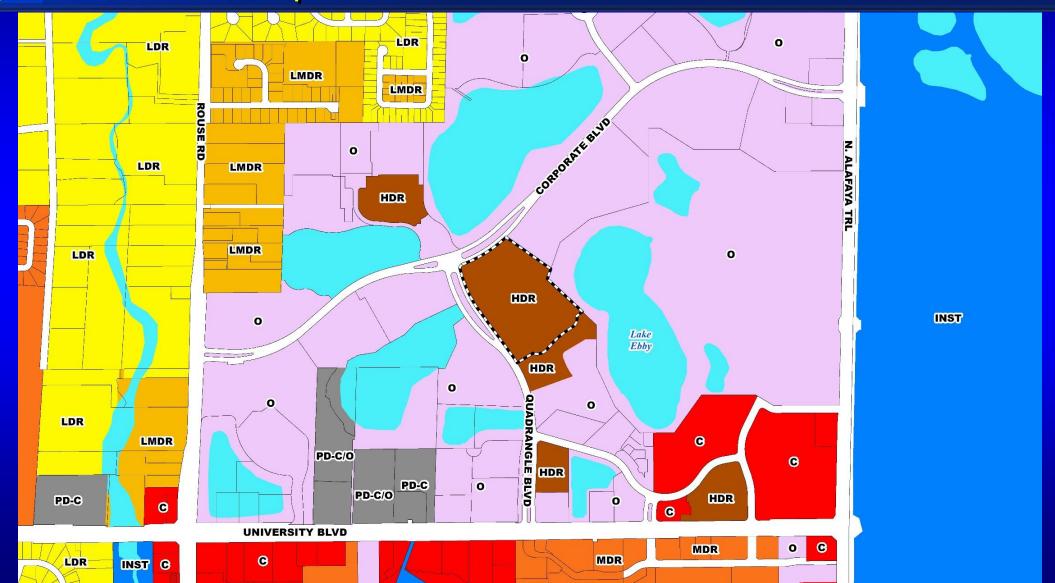
Request: To replace the approved DP, changing the use from multi-family to a 763-bed student

housing development on 8.56 acres.

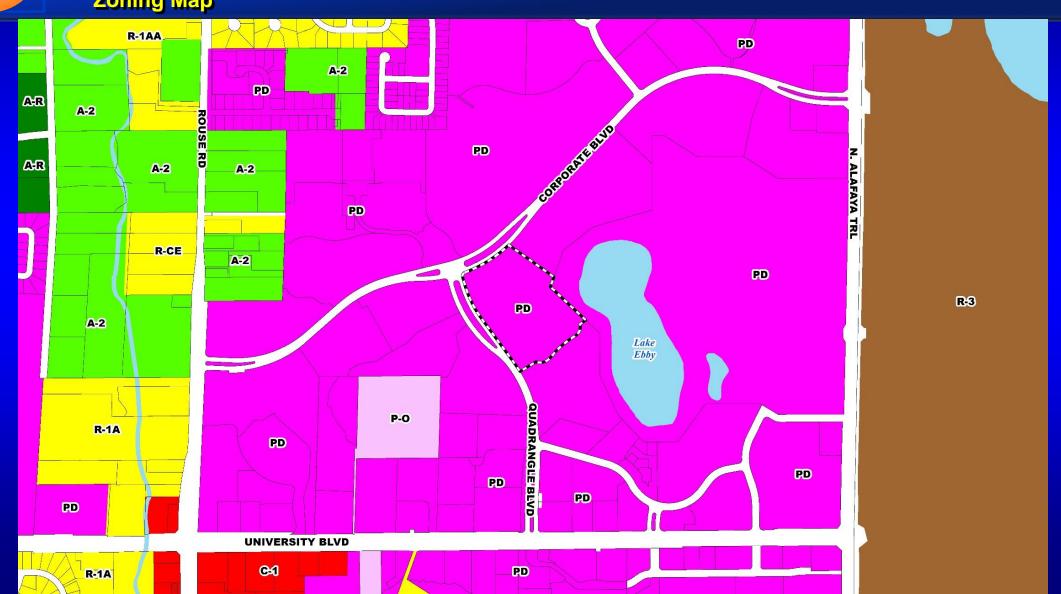


The Quadrangle Planned Development (PD) / The Quadrangle Tract 18A - Student Housing Development Plan (DP)

Future Land Use Map

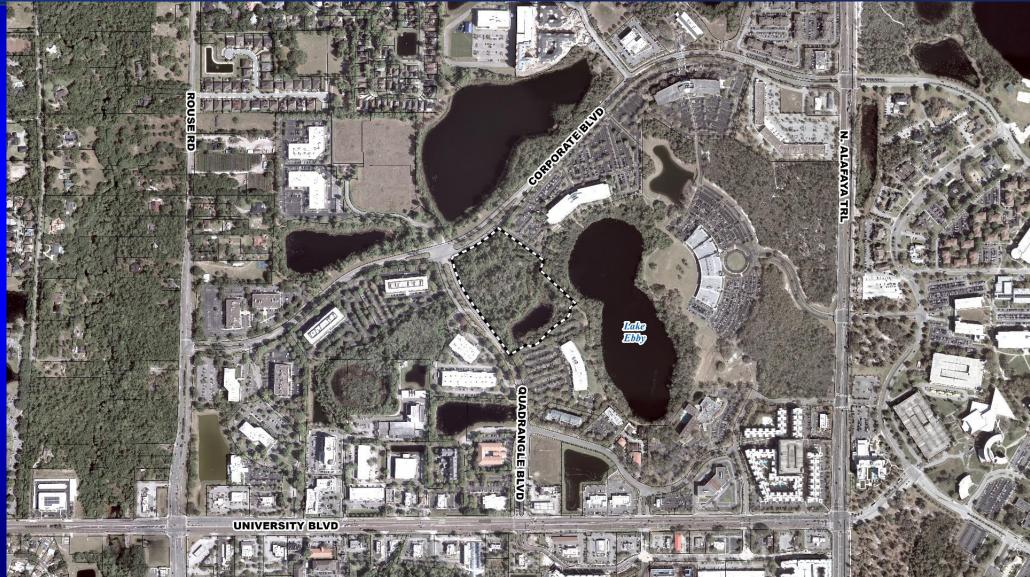


The Quadrangle Planned Development (PD) / The Quadrangle Tract 18A - Student Housing Development Plan (DP) Zoning Map





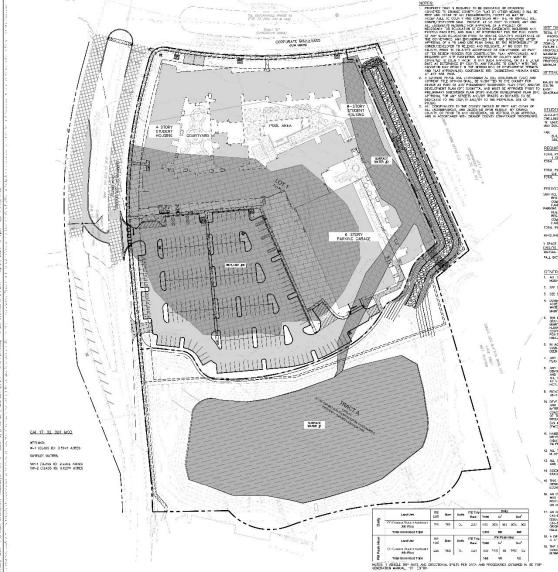
The Quadrangle Planned Development (PD) / The Quadrangle Tract 18A - Student Housing Development Plan (DP) Aerial Map

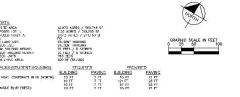




The Quadrangle Planned Development (PD) / The Quadrangle Tract 18A - Student Housing Development Plan (DP)

Overall Development Plan





CINELLING UNITS 763 SEDS/4 (BECS FER UNIT) -	7.33 ACRES 19 UNITS 26.05 LINITS/ACRE MAX ALLOWED: 30
PARE B.HLFNG GROSS SF / STE XEVELOTABLE AREA 252,007 78 265,017 78 261,555	'.ID FAR
REQUIRED PARKING:	
TOTAL PARKING SPACES REQUIRED (PER CODE): 1 SPACE/BED TOTAL	783 SPACES
TOTAL PARKING SPACES REQUIRED (PER WAIVER): 0.9 SPACE/FED TOTAL	887 97X215
PROVIDED PARKING:	
SUID ACT PARKING BYELLAR SPACES (S'20'): COUPACT SPACES (S'XIS'): HANDOAT STACES PARKING CARAGE.	707 SPACES 13 SPACES 9 SPACES
RUGLLAR SPACES (6.5'XIB.5'); REGULAR - SPACES (6.7'XIB.5') COMPACT SPACES (6.7'XIB.5') HANDICAR STACES	223 SPACES 162 SPACES 103 SPACES 6 SPACES
TOTAL PARKING SPACES PROVIDED:	721 SPACES
REQUIRE 2 LONG TERM SIGNOLE PARKING *	
1 SPACE PER 10 BETROOMS (763/10 = 76.3)	77 SPACES
BICYCLE PARKING PROVUED:	77 9/8025

- ANY FUTURE DEVELOPMENT WITHIN THE BOUNDARRES OF THIS DEVELOPMENT PLAN TO DE UPDATED.

OPEN SPACE SUMMARY:	
MINIOUN OPEN SPACE CALCULATION, 7.33 AC X 0.25 -	1 83 45 /20 954 95
PSCVDED DERN SEACE-	the traject of
CARECORY & (ACTIVE AND PASSIVE REDREATIONAL AREA	V83:
(LSD AC X 1075) = (SDES OF AREA TOWARDS CA CHIATION)	1.95 AC
	L'SIS ALL
CATESCRY BI	
(0.00 AC X 50%) -	
(SON OF AREA TOWARDS CALCULATION)	0.00 AC

	(BIGD AG X SEPC =	
783 SPACES	TOTA, TOWARDS CALCULATION:	
753 SPACES	IMPERVIOUS CALCULATIONS	
	MAXIMUM ALLOWABLE MFERMOUS AREA (7.78):	
687 SPACES	BUILDING AREA: GARAGE AREA: ASPIRUT AREA:	89,754 SF = 1 25,404 SF = 1 84,480 SF =

TOTAL IMPERMOUS AREA:	5.01	30	
F RE PROTECTION:			
FIRE HYDRANTS SHALL BE INSTALLED SO THE DESIGNATIONS WEST THE REQUIREMENTS OF FRED 2	AND	2	
CAUDICATIONS MALE THE RESUMENTS OF PHPS A	I- FFE II	0,	

VERTICAL DATUM:

THE QUADRANGLE PD / HE QUADRANGLE TRACT 18A - STUDENT HOUSING

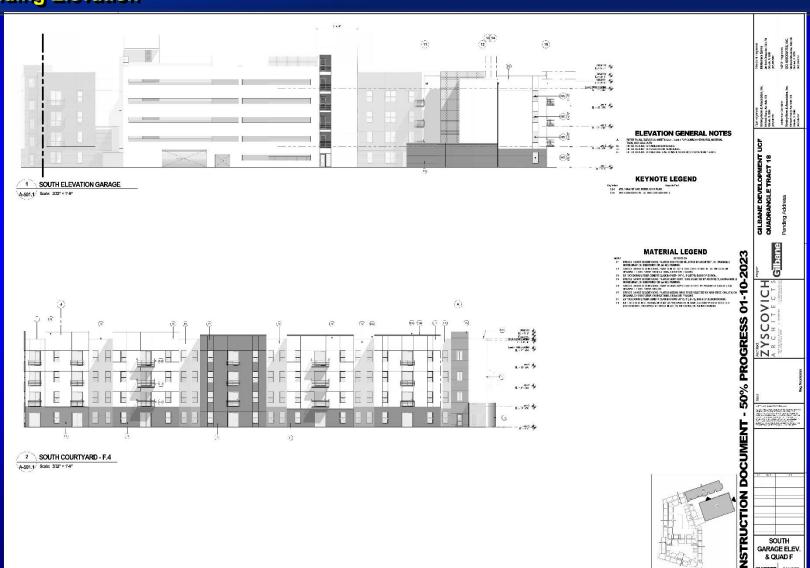
DP2 ft





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