

Interoffice Memorandum

DATE: May 21, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A



FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

CONTACT: Nicolas Thalmueller, AICP, DRC Chairman

PHONE: (407) 836-5523

DIVISION: Development Review Committee

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and approve The Place at Alafaya Student Housing Planned Development (PD) / The Place at Alafaya Student Housing Development Plan (DP) (DP-24-07-177) received March 27, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 5.

PROJECT: The Place at Alafaya Student Housing PD / The Place at Alafaya Student Housing DP (DP-24-07-177)

PURPOSE: The subject property is located west of North Alafaya Trail and south of University Boulevard. The property is located within The Place at Alafaya Student Housing Planned Development (PD) which was approved in July 2024 for 2,400 student housing bedrooms (LUP-23-04-127).

Through this Development Plan (DP), the applicant seeks to construct a 1,396-bedroom student housing development consisting of three multi-story residential buildings with two multi-level garages and associated infrastructure. The proposal is to demolish the existing development, which was originally constructed as a multi-family development in the 1970s and construct a new student housing development.

This proposal received a recommendation of approval from the DRC on April 16, 2025.

BUDGET: N/A