

## **Interoffice Memorandum**

**DATE:** October 29, 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 Quadrangle Planned Development (PD) / The Quadrangle Preliminary Subdivision Plan (PSP) / Tract 16B - Student Housing Development Plan (DP) received September 2, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 5. (Planning Division)

**PROJECT:** The Quadrangle PD / The Quadrangle PSP / Tract 16B - Student Housing DP (DP-25-03-057)

**PURPOSE:** The subject property is located north of University Boulevard, at the southeast corner of the intersection of High Tech Avenue and Quadrangle Boulevard, and consists of 2.38 acres. The property is designated High Density Residential on the Future Land Use Map and is zoned Planned Development. This project is located in Tract 16B of the Quadrangle Land Use Plan (LUP). Tract 16B is entitled for 475 student housing bedrooms per CDR-24-08-194 and has three waivers for parking, maximum building height, and an increase balcony projection. Through this Development Plan (DP), the applicant is seeking to construct 447 student housing bedrooms.

This proposal received a recommendation of approval from the DRC on October 22, 2025.

**BUDGET:** N/A