

Interoffice Memorandum

DATE: August 28, 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) / 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. (Planning Division)

PROJECT: The Quadrangle PD / Quadrangle PSP / The Quadrangle Tract 18A - Student Housing DP (DP-25-06-150)

PURPOSE: The subject property is located south of Corporate Boulevard, east of Quadrangle Boulevard, north of High Tech Avenue, and west of N. Alafaya Trail, and consists of 12.87 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 18A of the Quadrangle Land Use Plan (LUP). Tract 18A is entitled for 763 student housing bedrooms per CDR-24-12-288 and has three waivers for parking, maximum building height, and maximum student bedrooms. Through this Development Plan (DP), the applicant is seeking to replace a previously approved multifamily development plan (DP-22-03-094) and convert those units into a 763-bed student housing development. This DP is necessary to convert the issued building permits to student housing.

This proposal received a recommendation of approval from the DRC on August 13, 2025.

BUDGET: N/A