

## **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 an amendment to The Quadrangle Planned Development (PD) received April 7, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 5.

**PROJECT:** The Quadrangle PD (CDR-24-12-288)

**PURPOSE:** The subject property is located north of University Boulevard and west of North Alafaya Trail, and consists of 12.88 acres. The portion of the PD affected by this request is PD Parcel 18A and is currently entitled for 350 multi-family units, which was approved in January 2021 (Case CDR-21-06-289) and includes a Condition of Approval requiring 10% of the units to be rented to households with incomes between 80% to 110% of the area median income. However, due to the request changing to student housing, the applicant is seeking to remove this requirement. In May 2025 case SS-24-12-054 was approved to change the Future Land Use Map (FLUM) designation of the property to High Density Residential (HDR) – Student Housing and is zoned Planned Development District (PD).

Through this request, the applicant is seeking to amend the PD to convert entitlements for 275 multi-family units and 25,082 sq. feet of office to 763 student housing bedrooms for PD Parcel 18A. In addition, three (3) waivers from Orange County Code are requested for reduced parking, increased building height, and increasing the maximum unit count of a student housing development.

There is also an associated amendment to the Quadrangle DRI Development Order (DO-25-04-075) to reflect the district change which will be considered by the Board concurrent with this request.

This proposal received a recommendation of approval from the DRC on April 30, 2025.

**BUDGET: N/A**