

Interoffice Memorandum

DATE: December 5, 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 October 23, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 5.

PROJECT: The Quadrangle PD (CDR-25-05-095)

PURPOSE: The subject property is located at 11486 Corporate Boulevard; south of Corporate Boulevard, west of Quadrangle Boulevard, north of University Boulevard, and east of Rouse Road. The Quadrangle Planned Development (PD) was originally approved in 1984 prior to the adoption of the Comprehensive Plan. The current PD allows for 315,822 sq. feet of commercial uses, 1,934,497 of office/showroom, 687 hotel rooms, 747 multi-family residential units, and 5,862 student housing beds. The site is currently developed with office buildings on both parcels. Parcel ID (PID) 04-22-31-7280-00-121 will remain as an office building while PID 04-22-31-7280-00-120 will be redeveloped to student housing. Through this request, the applicant is seeking to split Tract 12 into two separate tracts (12A and 12B) to align with the above-referenced tax parcels. The applicant is also seeking to convert existing office entitlements to student housing entitlements in order to redevelop Tract 12B.

In addition, the request includes three waivers from the Orange County Code: A waiver from Orange County Code 38-1259(3) to allow nine hundred (900) student housing beds, in lieu of seven hundred and fifty (750) student housing beds for tract 12B only. A waiver from Orange County Code 38-1476(a) to allow 0.90 parking spaces per bedroom, in lieu of one (1) space per bedroom for tract 12B only. And a waiver from