

## Interoffice Memorandum

**DATE:** April 25, 2025

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** N/A

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



**CONTACT:** Jim Resta, AICP, Chief Planner

**PHONE:** (407) 836-5624

**DIVISION:** Development Review Committee

**ACTION REQUESTED:**

Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment SS-24-12-054, amending the Future Land Use Map (FLUM) designation from Office (O) to High Density Residential (HDR) – Student Housing.

**PROJECT:** Quadrangle PD/Vibe Student Housing – SS-24-12-054

**PURPOSE:** The proposal is to change the Future Land Use Map designation of the 8.56-acre subject property from **Office (O)** to **High Density Residential (HDR) – Student Housing** and will require a Change Determination Request (CDR) to Tract 18A of the **Quadrangle PD (Planned Development District)** from conventional multi-family residential development to student housing. The property is subject to the original Development of Regional Impact (DRI) Development Order for the Quadrangle DRI and is zoned PD, allowing for 350 multi-family units (see previously approved CDR-21-06-189). The property is proposing to convert the approved multi-family units to develop up to 763 student housing bedrooms and an associated parking garage.

This proposal received a recommendation of approval from the LPA on April 24, 2025.

**BUDGET:** N/A

Case Planner:  
Maria A. Cahill, AICP

**Rezoning Staff Report**  
**Orange County Planning Division**  
**BCC Hearing Date: May 6, 2025**

**CASE # SS-24-12-054**

Commission District: #5

**GENERAL INFORMATION**

**APPLICANT:** M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

**OWNER:** GDCB UCF PROPCO LLC

**HEARING TYPE:** Local Planning Agency

**REQUEST** **Office (O) to High Density Residential-Student Housing (HDR-Student Housing)**

**PROJECT NAME:** **Vibe Student Housing**

**LOCATION:** 3775 Quadrangle Boulevard; Generally located east of Quadrangle Boulevard, south of Corporate Boulevard, and north of High Tech Avenue.

**PARCEL ID NUMBER:** 04-22-31-7300-01-000 (portion of)

**SIZE/ ACREAGE:** 8.56 gross acres / 7.33 net developable acres

**PUBLIC NOTIFICATION:** The notification area for this public hearing was 1,400 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Three hundred twenty-three (323) notices were mailed to those property owners in the surrounding area.

**COMMUNITY MEETING:** A community meeting was held on March 06, 2025, and is summarized in this report.

**PROPOSED USE:** Student housing community with up to 763 bedrooms, related amenities, and a parking garage

**STAFF RECOMMENDATION**

**PLANNING**

Make a finding of consistency with the Comprehensive Plan and **ADOPT Amendment SS-24-12-054**, amending the Future Land Use Map (FLUM) designation of the subject property from **Office (O)** to **High Density Residential-Student Housing (HDR-Student Housing)**.

## SUBJECT PROPERTY ANALYSIS

### Overview

The applicant, Rebecca Wilson, is requesting to change the Future Land Use Map (FLUM) designation of the 8.56-acre subject property, the north portion of the 12.89-acre Parcel 04-22-31-7300-01-000, from **Office (O)** to **High Density Residential-Student Housing (HDR-Student Housing)**. The property, Tract 18A of the Quadrangle Planned Development-Development of Regional Impact (PD-DRI), is the site of a 275-unit conventional multi-family complex that is currently in the midst of construction. The developer is now proposing to utilize the complex—once completed—exclusively for student housing, necessitating the HDR-Student Housing FLUM designation. Through Amendment SS-25-12-054 and associated Change Determination Request CDR-24-12-288, presently undergoing review by the Orange County Development Review Committee (DRC), the developer is seeking to convert entitlements for 275 multi-family units and 25,082 square feet of office space (to be obtained from the “bucket” of remaining entitlements in the Quadrangle PD) to 763 student housing beds. If the two applications are approved, the project, Vibe Student Housing, is proposed to feature up to 763 student housing bedrooms, related amenities, and a parking garage.

Initially approved on October 15, 1984, the Quadrangle PD is entitled for a mix of commercial, office, hotel, conventional multi-family, and student housing uses. The subject parcel is located less than a mile from the main campus of the University of Central Florida (UCF), the nation’s second-largest university, with an enrollment of approximately 69,818 undergraduate, graduate, and professional students for the 2024-25 academic year. The property is ideally situated for utilization as a student housing community, as it has direct connectivity to Quadrangle Boulevard and Corporate Boulevard, which provide convenient pedestrian and bicycle access to the UCF campus, the UCF shuttle service, and commercial uses—including shopping, dining, health care, and personal services—along University Boulevard, N Alafaya Trail, and McCulloch Road.

Tract 18B, the south 4.33 acres of Parcel 04-22-31-73-00-01-000, is specified as an Open Space tract on the current Quadrangle PD Land Use Plan (LUP) and is the site of a stormwater retention pond, as shown on the aerial map. Although Tract 18B possesses the same Office FLUM designation as the subject property, no change to this designation is required, and Tract 18B will continue to be utilized for stormwater retention and open space.

The requested **HDR-Student Housing** Future Land Use Map (FLUM) designation allows for the consideration of residential development at a maximum density of fifty (50) dwelling units per net developable acre. The proposed **HDR** designation allows consideration of up to 366 student housing units on 7.33 net developable acres. The currently-approved Quadrangle PD limits the multi-family residential to 350 units. Student housing density is calculated based on the number of bedrooms, with four (4) bedrooms equal to one (1) multi-family unit or up to 1,400 student housing bedrooms. As previously mentioned, the applicant is proposing 763 student housing bedrooms, and an associated parking garage.

proposal is to change the Future Land Use Map designation of the 8.56-acre subject property from **Office (O)** to **High Density Residential (HDR) – Student Housing** and will require a Change Determination Request (CDR) to Tract 18A of the **Quadrangle PD (Planned Development District)** from conventional multi-family residential development to student housing.

The property is subject to the original Development of Regional Impact (DRI) Development Order for the Quadrangle DRI and is zoned PD, allowing for 350 multi-family units (see previously approved CDR-21-06-189). The property is proposing to convert the approved multi-family units to develop up to 763 student housing bedrooms and an associated parking garage.

The County's adopted 2010-2030 Future Land Use Map designates the subject parcel as **Office (O)**, which allows for the consideration of office and office park development at a floor area ratio (FAR) of 1.25 and is part of a Development of Regional Impact (DRI) which allows for Office, Commercial, Multi-family, and Student Housing. The County's Official Zoning Map depicts the subject parcel as **PD (Planned Development District) (Quadrangle PD/LUP)**. CDR-21-06-189, a PD substantial change to Tract 18A of the Quadrangle PD currently allows for 350 conventional multi-family units on the subject property, despite its underlying Office FLUM designation.

The requested **HDR-Student Housing** Future Land Use Map (FLUM) designation allows for the consideration of residential development at a maximum density of fifty (50) dwelling units per net developable acre. The proposed **HDR** designation allows consideration of up to 366 student housing units on 7.33 net developable acres. The currently-approved Quadrangle PD limits the multi-family residential to 350 units. Student housing density is calculated based on the number of bedrooms, with four (4) bedrooms

equal to one (1) multi-family unit or up to 1,400 student housing bedrooms. As previously mentioned, the applicant is proposing 763 student housing bedrooms, and an associated parking garage.

If approved, the requested **High Density Residential (HDR) – Student Housing** Future Land Use Map designation will allow for the development of student housing at a maximum density of fifty (50) dwelling units per net acre. The applicant will need to submit a Change Determination Request (CDR) application to amend the currently-approved Quadrangle PD Land Use Plan to allow the construction of a student housing community with up to 763 bedrooms in lieu of the 350 multi-family residential units. A non-substantial deviation to the Quadrangle Development of Regional Impact (DRI) Development Order (DO) will also be required.

**Table 1 Existing and Proposed Development**

	<b>Existing</b>	<b>Requested</b>
<b>Future Land Use</b>	Office (O)	High Density Residential (HDR) – Student Housing
<b>Zoning</b>	PD (Planned Development) (Quadrangle PD/LUP)	PD (Planned Development) (Quadrangle PD/LUP)
<b>Maximum Density/Intensity</b>	350 conventional multi-family dwelling units (per the current Quadrangle PD Land Use Plan)	50 dwelling units per net acre
<b>Development Program</b>	275 conventional multi-family dwelling units (per the current Quadrangle Tract 18A Multi-Family Development Plan (DP))	Student housing community with up to 763 bedrooms, related amenities, and an associated parking garage

Lastly, the property is subject to the original Development Order (DO) for the Quadrangle Development of Regional Impact (approved by the BCC on November 5, 1984, as “The Quadrangle Development Order” and recorded in Official Records Book 3575, Page 205 of the Public Records of Orange County), as modified by subsequent amendments. A requested amendment to the DO, Case DO-25-04-075, is currently undergoing DRC review in conjunction with If this requested FLUM Amendment is adopted, staff expects that the BCC will consider an additional amendment to the DO in conjunction with the future CDR application.

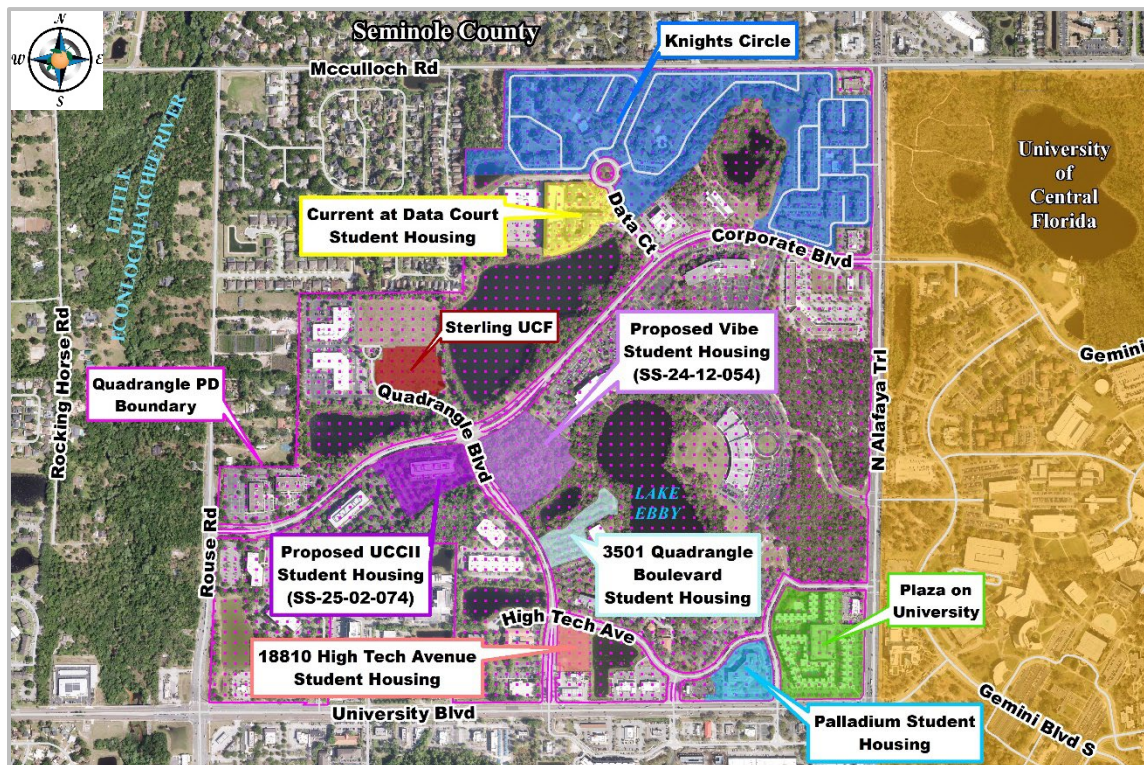
### **Land Use Compatibility**

The **HDR-Student Housing** FLUM designation, if approved, would allow for the repurposing of the 275-unit multi-family complex, upon completion, for a student housing community with up to 763 student housing bedrooms, related amenities, and a parking garage. Staff views the requested use of student housing as compatible with the character of the surrounding area and believes it would not adversely impact adjacent properties. As stated above, the Quadrangle PD is entitled for a mix of commercial, office, hotel,

conventional multi-family, and student housing uses. The subject property lies in close proximity to the UCF main campus, and abutting Corporate Boulevard and Quadrangle Boulevard provide convenient pedestrian and bicycle access to the campus, the UCF shuttle service, and the shopping, dining, health care, and personal service uses along University Boulevard, N Alafaya Trail, and McCulloch Road that would serve the daily needs of the proposed community's residents. The utilization of the site for student housing would also help address UCF's student housing needs, while allowing for the repurposing of an underutilized parcel within the County's Urban Service Area.

**Figure 1** below depicts the requested and approved student housing sites within the Quadrangle PD. As stated previously, the subject property is the location of the proposed Vibe Student Housing community. As shown, the property to the west (the east portion of Tract 12) is also the subject of a requested FLUM Amendment, SS-25-02-074, for which a change from Office (O) to HDR-Student Housing is likewise being sought. This property is currently the site of University Corporate Center II, an underutilized 105,300-square-foot, three-story office building with associated ground-level parking. The developer is proposing to demolish the office building and parking lot and redevelop the site for a 640- to 1,000-bed student housing community with related indoor and outdoor amenities and a parking garage. The project is presently undergoing review as the UCCII Student Housing development.

**Figure 1 – Requested and Approved Student Housing within the Quadrangle PD**



As illustrated, three student housing developments have been approved and constructed within the Quadrangle PD boundary: the 747-unit Knights Circle community, the 188-unit/750-bedroom Current Orlando at Data Court complex, and the mixed-use Plaza on University development, entitled for 1,312 student housing bedrooms, 383 conventional multi-family dwelling units, and 65,609 square feet of commercial uses, with uses limited to those permitted in the C-1 (Retail Commercial) zoning district. Construction has commenced on the Sterling UCF community, located northwest of the subject property and approved for 217 units/896 student housing bedrooms.

Three other student housing developments have been approved within the Quadrangle PD boundary. Construction, however, has not yet begun on any of the three. 3501 Quadrangle Boulevard Student Housing, situated to the south of the subject property is approved for 640 student housing bedrooms. Palladium Student Housing is entitled for 250 units/898 student housing bedrooms, 11810 High Tech Avenue for 475 student housing bedrooms, and.

Additional plan amendment approvals, not depicted on **Figure 1**, have been granted for student housing development outside, but in close proximity to, the Quadrangle PD. Verve Orlando at 3133 N Alafaya Trail is approved for 626 student housing bedrooms, and the Alafaya Trail Student Housing PD is approved for 150 units/600 student housing bedrooms.

### Site Analysis

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	UCF Study Area (The subject property lies within the Context Area delineated in the Memorandum of Understanding (MOU) entered into between Orange County and UCF on August 3, 2010. The MOU is intended to further intergovernmental cooperation and coordination of development and permitting activity within the Context Area and to ensure frequent communication and the exchange of mutually beneficial information relating to development and permitting activity within the Context Area.)
Overlay District Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## Comprehensive Plan (CP) Consistency

The underlying Comprehensive Plan Future Land Use Map (FLUM) designation of the subject property is **Office (O)**. The proposed **HDR-Student Housing** FLUM designation is consistent with the development trend in the area to provide more student housing in the vicinity of UCF. As discussed previously, the parcel is part of a Planned Development-Development of Regional Impact that allows for office, commercial, hotel, multi-family, and student housing uses. The proposed amendment and the prospective developer's intent to utilize the site for a student housing community with related amenities and a parking garage is consistent with the following Comprehensive Plan provisions:

### Future Land Use Element

**Goal FLU2 – URBAN STRATEGIES.** Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

**OBJ FLU2.1 INFILL.** Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

**OBJ FLU2.2 –** Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community.

**OBJ FLU8.2 –** Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies shall guide regulatory decisions that involve differing land uses.

**FLU1.1.1 –** Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

### **FLU1.1.2.A.**

- A. The following are the residential densities permitted within the Urban Service Area for all new residential development or redevelopment. Future Land Use densities for the following categories shall be:

<b>Table 1.1.2.A – Urban Service Area – Urban Residential</b>		
<b>FLUM Designation</b>	<b>General Description</b>	<b>Density</b>
Low Density Residential (LDR)	Intended for new residential projects within the USA where urban services such as water and wastewater facilities are present or	0 to 4 du/ac

<b>Table 1.1.2.A – Urban Service Area – Urban Residential</b>		
<b>FLUM Designation</b>	<b>General Description</b>	<b>Density</b>
	planned. This category generally includes suburban single family to small lot single-family development.	
Low Medium Density Residential (LMDR)	Recognizes low- to medium-density residential development within the USA, including single family and multi-family residential development.	0 to 10 du/ac
Medium Density Residential (MDR)	Recognizes urban-style multifamily residential densities within the USA.	0 to 20 du/ac
Medium-High Density Residential (MHDR)	Recognizes a transition in density between highly urbanized areas and medium density residential development that support public transit and neighborhood serving amenities within a reasonable pedestrian walkshed.	0 to 35 du/ac
High Density Residential (HDR)	Recognizes high-intensity urban-style development within the USA.	0 to 50 du/ac
(Amended 8/92, Ord. 92-24, Policy 1.1.11-r; Amended 11/17, Ord. 2017-19)		

**FLU1.1.2.F.** – Student housing may be permitted only on property with a future land use designation of Medium Density Residential, Medium-High Density Residential, High Density Residential, or Planned Development (in which medium or high density student housing is included as a single use or part of a mix of uses). A Planned Development zoning classification shall be required for all student housing projects.

- (1) Student housing density shall be calculated based on the number of bedrooms, with four (4) bedrooms equal to one (1) multi-family unit. An alternative density calculation may be permitted upon the approval of the Board of County Commissioners, provided the developer has committed to a mobility plan to be implemented with the development of the student housing project, has demonstrated a need for the additional units, and/or has proposed a redevelopment project located within the area extending one (1) mile east and one (1) mile west of the Alafaya Trail corridor, between McCulloch Road and State Road 408.
- (2) Any conversion of student housing to unrestricted housing shall require a Comprehensive Plan amendment and/or the approval of a substantial change to the Planned Development-Land Use Plan (PD-LUP) by the Board of County Commissioners at a public hearing. If the Comprehensive Plan amendment and/or substantial change is approved, school impact fees in effect at the time shall be paid, and the project shall comply with any school capacity regulations in effect at that time.

**FLU1.1.5** – Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County’s desired urban framework. Infill is defined as development consistent with the *Infill Master Plan* (2008).

**FLU8.2.1** – Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

**Housing Element**

**GOAL H1** – Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

**OBJ H1.1** – The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

**SITE DATA**

**Existing Use** Under construction for conventional 350-unit multi-family residential community

<b>Adjacent</b>	<b>FLUM</b>	<b>Zoning</b>
<b>North</b>	Office (O) (1991)	PD (Planned Development District) - Quadrangle (1984)
<b>South</b>	Office (O) (1991)	PD (Planned Development District) - Quadrangle (1984)
<b>East</b>	Office (O) (1991)	PD (Planned Development District) - Quadrangle (1984)
<b>West</b>	Office (O) (1991)	PD (Planned Development District) - Quadrangle (1984)

**Adjacent Land Uses**

N:	Stormwater pond and undeveloped land
E:	Office building (Siemens) and Lake Ebby
W:	Office building (University Corporate Center II)
S:	Stormwater pond

**SPECIAL INFORMATION**

**Staff Comments**

**Environmental**

- Wetland Determination Complete - An Orange County Wetland Determination (CAD-15-16-073) was completed with a certified survey of the wetland boundary approved by the Environmental Protection Division (EPD) on August 7, 2015. The WD identified 3.111 acres of wetlands within the subject property boundaries.
- NRIP Approved (Rezoning) - An Orange County Natural Resource Impact Permit (CAI-17-02-001-MOD) was approved on February 21, 2023 for 3.51 acres of wetlands/surface waters impacts. Any future development within this site will comply with all related permit conditions of approval.
- Solid Waste Disposal - Any miscellaneous regulated solid waste found or generated onsite including land clearing debris, construction and demolition debris, tires, garbage, and hazardous waste shall be properly managed through recycling and/or off-site disposal in accordance with local, state, and federal regulations.
- This site is located within the geographical limits of the Econlockhatchee River Protection Ordinance area, but this property is exempt from the basin-wide regulations. Reference OC Code Chapter 15, Article XI Econlockhatchee River Protection

### **Transportation / Access**

The Applicant is requesting to change the Future Land Use Map designation of 8.56 acres within the Quadrangle PD from Office (O) to High Density Residential-Student Housing (HDR-Student Housing). Analysis of the project trips from the currently-approved future land use designation versus the proposed future land use designation indicates that the proposed development will result in a decrease of 236 pm peak trips and, therefore, will not impact the area roadways. The subject property is located at 3775 Quadrangle Boulevard. Based on the Concurrency Management System (CMS) database dated January 8, 2025, University Boulevard from Dean Road to Rouse Road and Alafaya Trail from University Boulevard to Science Drive currently operate at Level of Service F, and capacity is not available to be encumbered. All other roadway segments within the project impact area operate at acceptable levels of service. This information is dated and is subject to change.

### **Roadway Capacity Analysis:**

A Traffic Study was not submitted with the case for review and comment. Final permitting of any development on this site will be subject to review and approval under the capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Plan.

**Road Agreements:**

No Road Agreements are associated with this parcel.

**Planned and Programmed Roadway Improvements:**

No projects are associated with this parcel.

**Right-of-Way Requirements:**

No right-of-way needs are associated with this parcel.

**Schools**

Orange County Public Schools (OCPS) reviewed the application and has no comments.

As established in **Public Schools Element Policy PS6.3.7** of the County's adopted Comprehensive Plan and consistent with the 2011 *First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency*, as amended, referenced in **Policy PS5.1.10**, certain residential uses are exempt from the requirements of school concurrency, including group living facilities that do not generate public school students, such as residential dormitory-type facilities for post-secondary students.

**Parks and Recreation**

The Parks and Recreation Division reviewed this application and had no comments on the proposed amendment.

**Community Meeting Summary**

A community meeting was held on March 6, 2025, at Riverdale Elementary School, with nine (9) members of the public in attendance. The case planner, Maria Cahill, gave an overview of the requested amendment and provided the scheduled dates of the adoption public hearings before the Local Planning Agency and Board of County Commissioners. The applicant, Rebecca Wilson, discussed the proposed student housing community and took questions from attendees.

Meeting participants voiced concerns about the amount of student housing that has already been developed or received County approval. They questioned whether a cap on student housing exists within the Quadrangle PD. Attendees also expressed concerns about traffic and congestion on area roadways and potential negative impacts on single-family residential development in the vicinity of the subject property.

**Utilities Service Area (Availability of services may vary)**

Water: Orange County Utilities

Wastewater: Orange County Utilities

Reclaim Water: Orange County Utilities

**Detailed Utility Information:**

This property is within Orange County Utilities' (OCU's) Water, Wastewater, and Reclaimed Water Service Areas. In accordance with Orange County Code Chapter 37, the following will apply:

**Water:** Development within this property will be required to connect to Orange County Utilities' potable water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

**Wastewater:** Development within this property will be required to connect to Orange County Utilities' wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

**Reclaimed water:** There are no reclaimed water mains in the vicinity of this property. Reclaimed water is considered not available. Connection, therefore, is not required.

**State of Florida Notice**

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

**Specific Project Expenditure Report and Relationship Disclosure Form**

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

## **ACTION REQUESTED**

### **Planning and Zoning Commission (PZC) Recommendation – March 20, 2025**

Make a finding of consistency with the Comprehensive Plan and recommend **Adoption of Amendment SS-24-12-054** amending the Future Land Use Map (FLUM) designation from **Office (O)** to **High Density Residential (HDR) – Student Housing**.

## **PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS**

Chief Planner Jim Resta presented the staff report to the LPA with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend adoption of the requested High Density Residential-Student Housing (HDR-Student Housing) Future Land Use Map designation. The applicant, Rebecca Wilson, was present and agreed with the staff recommendation.

During public comment, two members of the public appeared to speak in opposition to the requested amendment. The speakers voiced concerns about the disruption of abutting single-family residential neighborhoods by residents of existing student housing complexes within the Quadrangle PD, particularly with respect to noise. The issue of drainage and the flooding of nearby residential properties during construction was also raised. The speakers further expressed concerns about the loss of green space and privacy, traffic and congestion on area roads, and the need for additional on-campus—rather than off-campus—housing.

In response to Commissioner Holt, Ms. Wilson confirmed that the proposed student housing community would have onsite security at all times, with additional security provided on event days, such as home football game days and move-in days. In regard to the concerns expressed about traffic and congestion, Ms. Wilson emphasized that the subject property lies in close proximity to the UCF campus, allowing residents of the student housing community to walk or bike to campus or utilize shuttle transportation. She noted that the developer will be required to adhere to a condition of approval stating that six months prior to the issuance of a certificate of occupancy, they must either enter into an agreement with UCF for shuttle service or provide a private shuttle to and from campus. The developer will also be required to complete construction of sidewalks, if needed, to help ensure pedestrian safety. Ms. Wilson added that students do not typically travel to and from campus at the same times as the office employees who work in or near the Quadrangle PD, which should help alleviate congestion on area roadways during the a.m. and p.m. peak hours.

In answer to Commissioner Holt, Ms. Wilson stated that residents of the proposed student housing community will not have access to Lake Ebbby. Ms. Wilson verified that Lake Ebbby is part of the Quadrangle PD's stormwater management system and noted that the walking path around the lake is for the exclusive use of the employees of the office establishments within the PD.

Ms. Wilson further stated the construction of “purpose-built” student housing is likely to encourage students to live in communities in which fellow students reside, rather than in established residential neighborhoods, lessening the potential for the disruption of those neighborhoods.

Commissioner Holt made a motion, seconded by Commissioner Gray, to make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the requested High Density Residential-Student Housing (HDR-Student Housing) Future Land Use Map designation. The motion carried unanimously.

<b>Motion / Second</b>	<i>Marjorie Holt / Eric Gray</i>
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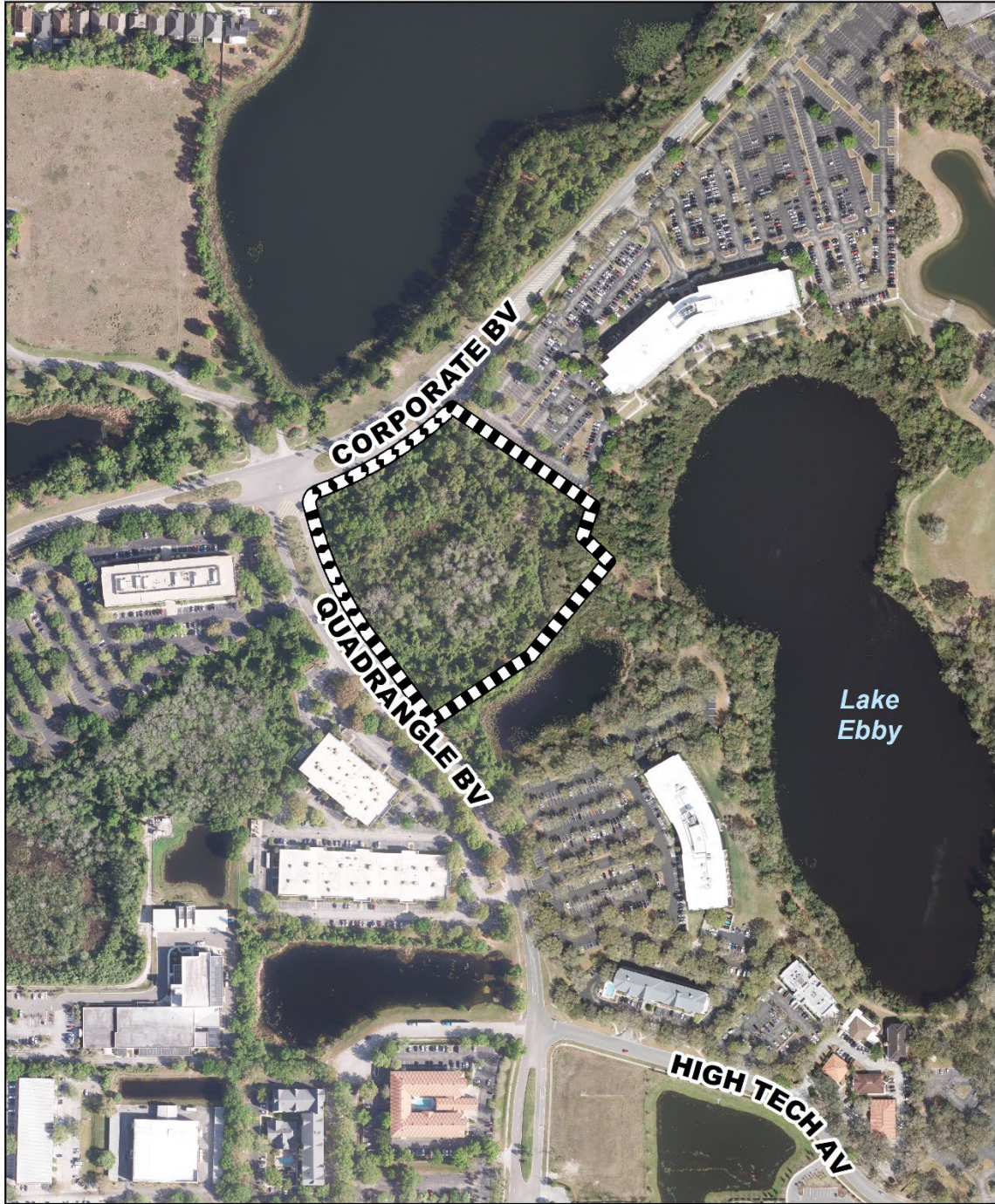
<b>Voting in Favor</b>	<i>George Wiggins, Camille Evans, Eric Gray, Michael Arrington, Nelson Pena, Marjorie Holt, Eddie Fernandez, Evelyn Cardenas</i>
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<b>Voting in Opposition</b>	<i>None</i>
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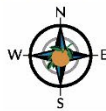
<b>Absent</b>	<i>David Boers</i>
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SITE AERIAL

**SS-24-12-054**

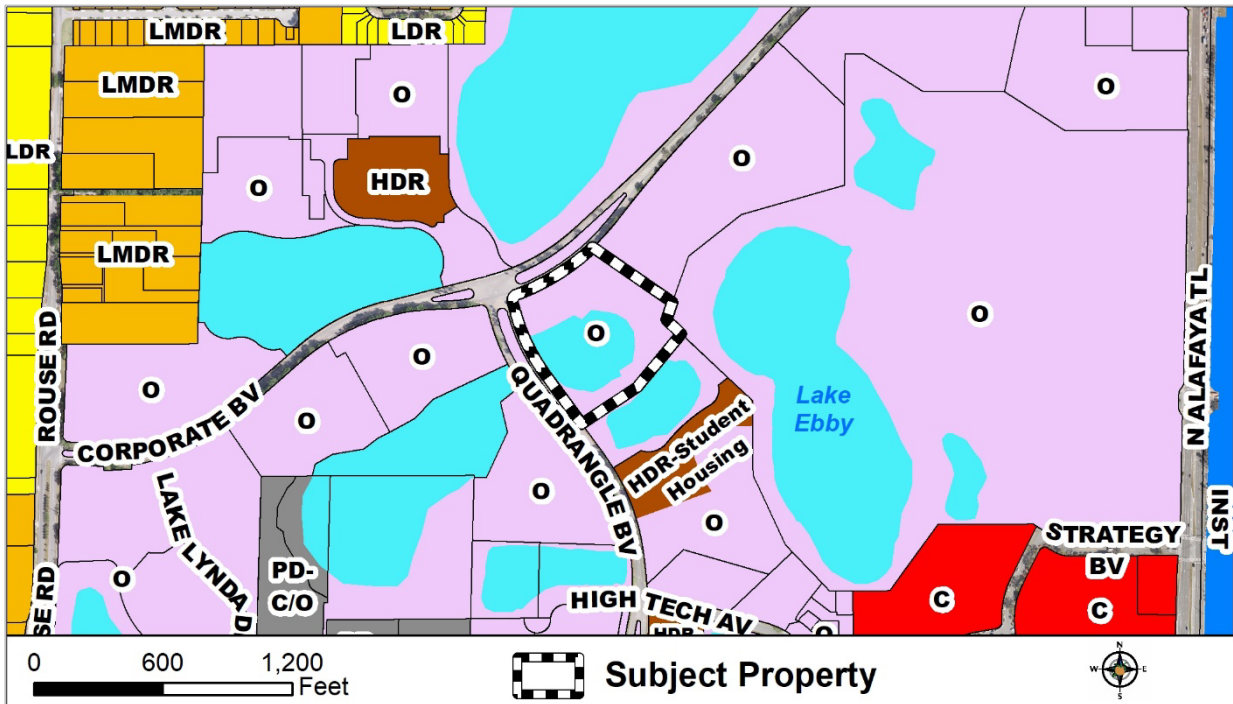


 Subject Property

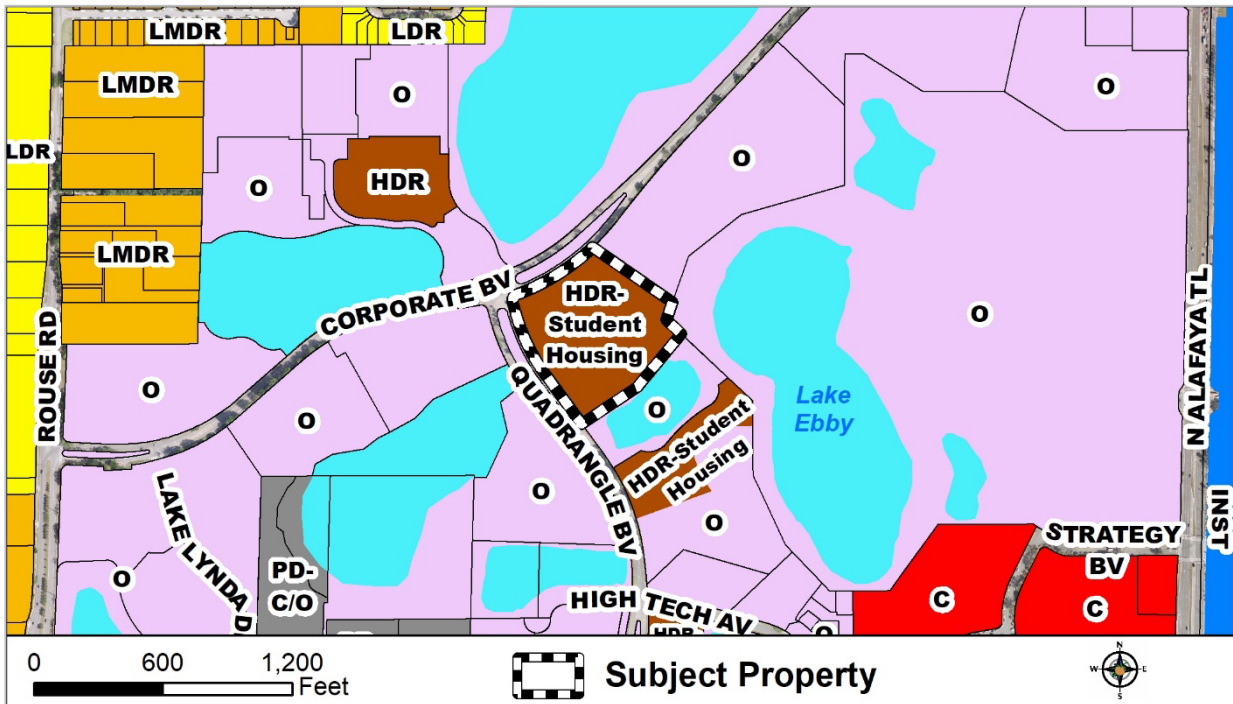


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Feet

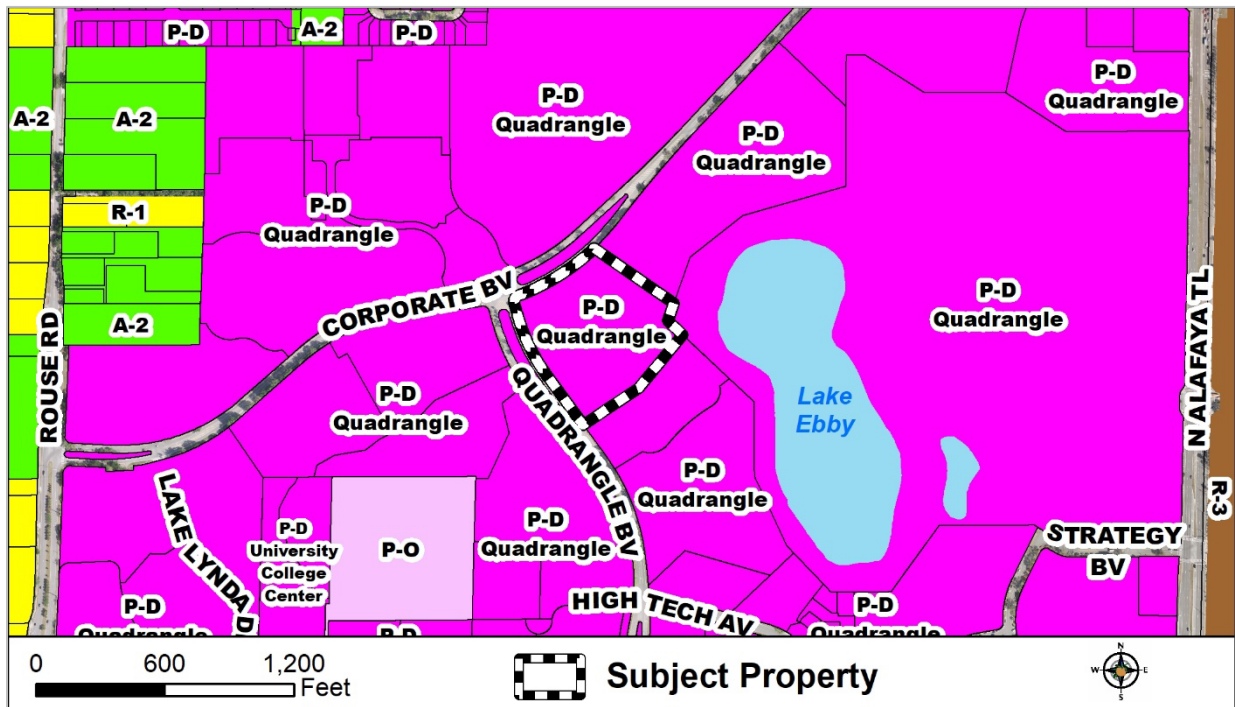
FUTURE LAND USE – CURRENT



FUTURE LAND USE – PROPOSED



**ZONING – CURRENT**



## NOTIFICATION MAP

