

CASE # DP-25-06-150

Commission District # 5

1. GENERAL INFORMATION

Applicant:	Jarod C. Stubbs Kimley-Horn and Associates, Inc.
Owner:	GDCB UCF PROPCO LLC
Project Name:	The Quadrangle Planned Development (PD) / The Quadrangle Tract 18A - Student Housing Development Plan (DP)
Hearing Type:	Development Plan (DP)
Request:	This Development Plan (DP) is a request to replace the approved DP, changing the use from multi-family to a 763-bedroom student housing development.

2. PROJECT INFORMATION

A. Overview:	<p>The subject property is zoned Planned Development (PD) and is located within the Quadrangle PD. The subject property has a Future Land Use Map (FLUM) designation of High Density Residential-Student Housing (HDR-Student Housing) through a recently approved small-scale FLUM amendment SS-24-12-054. 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.</p> <p>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.</p>
B. Location:	South of Corporate Blvd / East of Quadrangle Blvd / North of High Tech Ave / West of N. Alafaya Trail
C. Parcel ID(s):	04-22-31-7300-01-000

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: September 30, 2025

D. Total Acres:	12.87 gross acres
E. Water Supply:	Orange County Utilities
F. Sewer System:	Orange County Utilities
G. Schools:	N/A
H. School Population:	N/A
I. Parks:	Blanchard Park – 9 miles
J. Proposed Use:	763 student-housing beds
K. Site Data:	Maximum Building Height: 75' / 6 stories Minimum Living Area: 500 SF Building Setbacks: Major Road – Corporate Blvd. (North): 25' South: 10' East: 10' Quadrangle Blvd. (west): 25'
L. Fire Station:	Fire station 67 – 10679 University Blvd
M. Public Notification:	The notification area for this public hearing extended beyond 1,500 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within 300 feet of the subject property to be notified at least 10 days prior to the date of the hearing. One hundred and twenty-nine (129) notices were mailed to those property owners in the mailing area.
N. Community Meeting Summary:	A community meeting was not required for this request.
O. Transportation:	Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval

of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

As required by Section 38-1259(4), Orange County Code, for all student housing projects, the development plan for all student housing projects shall include a mobility plan submitted to the transportation planning division and a community/site design plan for crime prevention through environmental controls submitted to the planning division that is consistent with the Crime Prevention through Environmental Design ("CPTED") Manual used by the International CPTED Association and Florida CPTED Network. The student housing mobility plan shall describe and depict pedestrian and bicycle systems and facility needs consistent with this section, transit service and facility needs, university and county coordination measures that will be implemented by the developer to manage transportation demand and promote pedestrian and bicycle safety, and designation of appropriate space within the development for carsharing, bikesharing, and electric car charging stations, as they may be implemented within the university area. The student housing mobility plan also shall describe and depict the pedestrian and bicycle safety features cross-sections, marked and stamped crosswalks, safety beacons, traffic signal modifications, pedestrian-scale lighting, and other pedestrian and bicycle safety features (with associated funding and maintenance responsibilities) that will be provided and are needed (and warranted, as applicable) to ensure safe pedestrian and

bicycle access to adjacent land uses and across major roadways to commercial land uses and transit facilities. Improvements identified by the plans shall be constructed or implemented prior to issuance of a certificate of occupancy and shall be consistent with the most recent editions of Florida Department of Transportation standards.

P. Environmental Protection Division: Environmental Protection Division (EPD) staff has reviewed the proposed request but did not identify any issues or concerns.

Q. Comprehensive Plan: The subject property has a Future Land Use Map (FLUM) designation of High Density Residential-Student Housing (HDR-Student Housing) and is currently zoned Planned Development (PD) which is consistent with the FLUM designation. The request is consistent with the comprehensive plan.

R. Zoning: PD (Planned Development District)

3. REQUESTED ACTION:

Development Review Committee (DRC) Recommendation – (August 13, 2025)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Quadrangle PD / Quadrangle PSP / The Quadrangle Tract 18A – Student Housing DP dated “Received August 20, 2025”, subject to the following conditions:

1. Development shall conform to The Quadrangle Planned Development; Board approvals; The Quadrangle Tract 18A - Student Housing Development Plan dated "Received August 20, 2025"; and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the Board, or by action of the Board.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have

reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, as may be amended, 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, or any other development order, 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.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this development plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

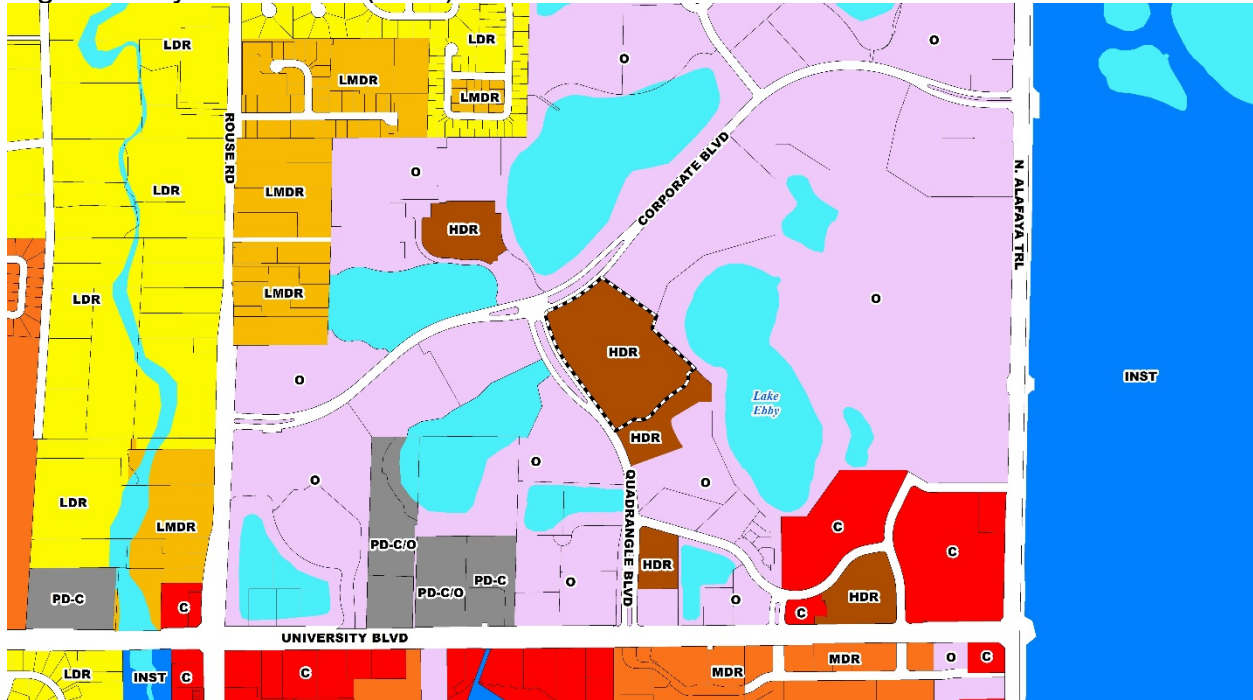
6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. Development plan (DP) approval by the DRC (or Board, as applicable), shall automatically expire if construction plans are required and have not been submitted and approved within two (2) years from DP approval; if construction plans are not required, such DP shall expire two (2) years from approval unless a building permit has been obtained within such two-year period. The foregoing notwithstanding, the DRC may, upon good cause shown, grant successive one (1) year extensions to the expiration date of a DP if the developer makes written request to the DRC chair prior to the expiration date.
8. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
9. The developer of Tract 18A "student housing development" shall provide a shuttle service to and from UCF. The shuttle service shall operate five (5) days per week during the academic year. The developer shall enter into a formal agreement with UCF or other operator/management company regarding the operation, maintenance, and funding for the shuttle service. Prior to issuance of the initial Certificate of Occupancy, the developer shall provide documentation to Orange County confirming the execution of such agreement. The County reserves the right to verify compliance with the condition, periodically during the operation of the "student housing development."
10. The owner of the student housing complex shall provide a security service twenty-four-seven through the property management staff. Also, the owner shall provide additional security for known special events, including during annual move in and football game days.
11. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
12. Per Sec. 38-1259(1) of Orange County Code, a student housing development plan shall require approval through a public hearing before the Board of County Commissioners.
13. In order to qualify as student housing, all units must comply at all times with the definition of student housing in Section 38-1, Orange County Code, as such definition exists as of the date of approval of this development plan. Failure to comply with such definition may subject the project to code enforcement and/or increased impact fees, as well as any applicable concurrency requirements.

14. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
15. A 250-foot southbound left turn lane on Quadrangle Boulevard (as shown on sheet DP2.2) must be constructed to meet FDM 212 standards, with a 105-foot queue minimum. The proposed improvements must be submitted as an E-plan. The improvements at the intersection have been deemed necessary for "safe and adequate access" and shall be constructed/installed at no cost to Orange County prior to Certificate of Occupancy."
16. Prior to construction plan approval, documentation with supporting calculations shall be submitted which certifies that the existing drainage system and ponds have the capacity to accommodate this development and that this project is consistent with the approved master drainage plan (MDP) for this PD.
17. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system
18. Provide SJRWMD permit modification with site construction plan review. The existing pond will need to be compliant with all maintenance requirements including, but not limited to, re-grading, mowing, and repair of capital improvements. A maintenance plan will be required to be submitted with the site construction plans.
19. Unless otherwise allowed by County Code, the property shall be platted/replatted prior to the issuance of any vertical building permits.
20. Operation and maintenance of all stormwater management facilities constructed shall be the responsibility of the POA as stipulated in the Master CC&R's. The submittal of a proposed operation and maintenance schedule shall be required prior to final approval of the project.

21. As allowed for by Chapter 38-1205(5), a traffic study for operational analysis, including the Intersection Control Evaluation (ICE) of the intersection is required to determine potential intersection improvement which may include signal improvements must be submitted with site construction plan and accepted by Orange County prior to site construction plan approval.
22. Associated offsite infrastructure including, but not limited to, deceleration lane(s), roadway improvements, and public utilities, must be submitted as an E-Plan and have a Certificate of Completion prior to platting.
23. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
24. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.
25. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
26. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
27. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water and wastewater systems have been designed to support all development within the DP, and that construction plans are consistent with an approved and up-to-date Master Utility Plan for the PD.
28. Approval of this development plan shall supersede the previously approved development plan, DP-22-03-094.

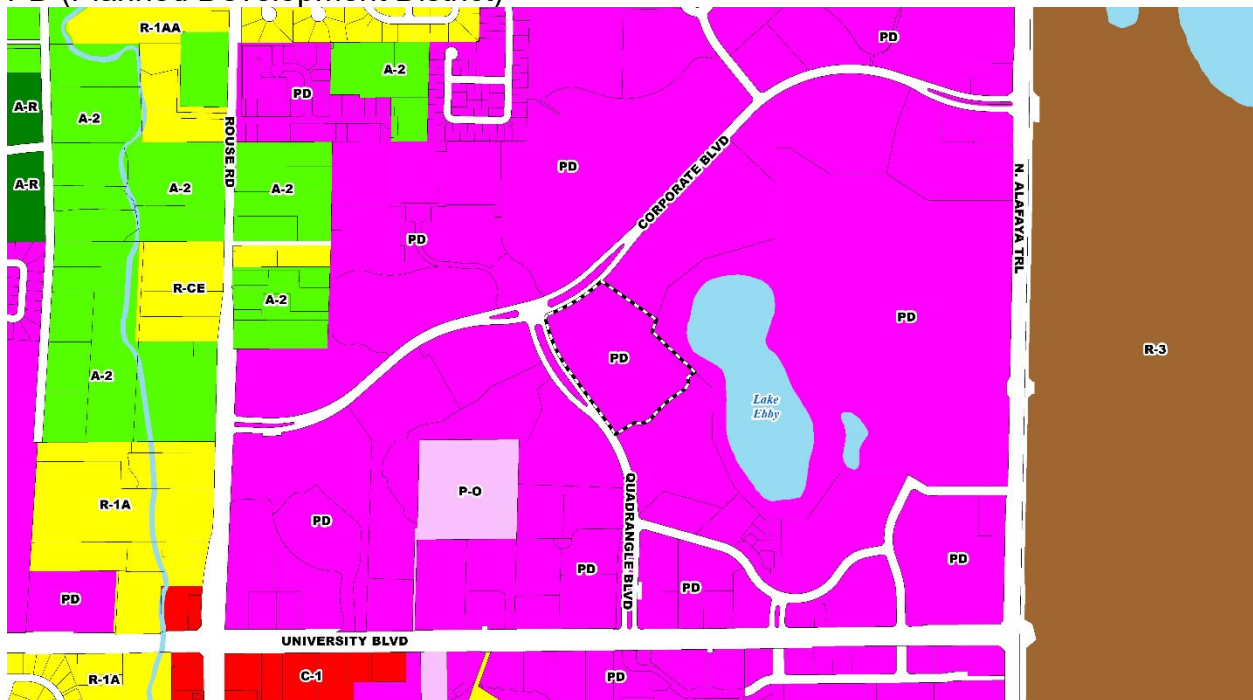
FUTURE LAND USE

High Density Residential (HDR)

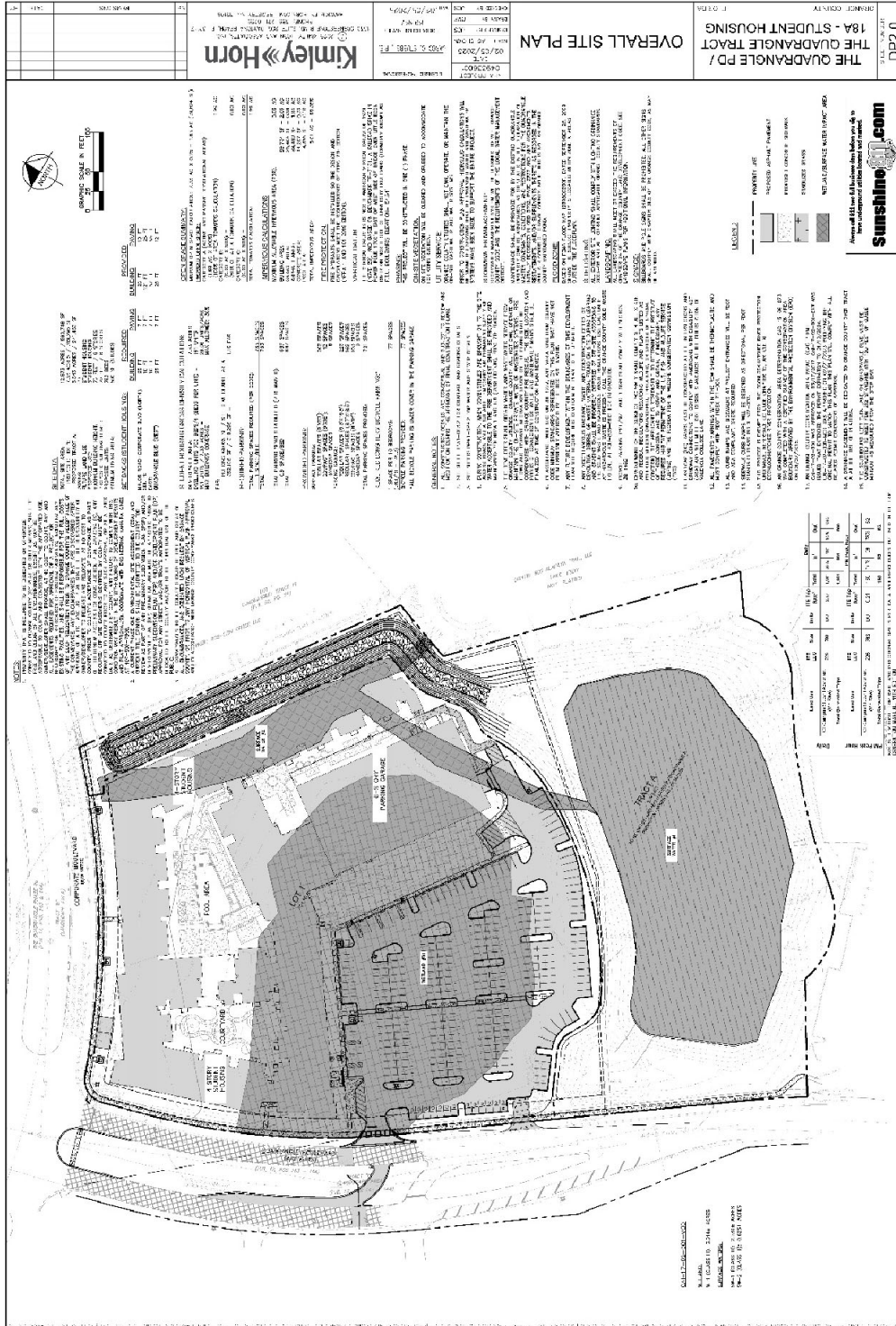


ZONING

PD (Planned Development District)



Site Plan Sheet



Notification Map

