

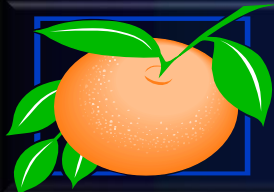


Board of County Commissioners

Small-Scale Future Land Use Amendment

Adoption Public Hearing

May 6, 2025



Amendment SS-25-02-074

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

Future Land Use Map (FLUM) Request:

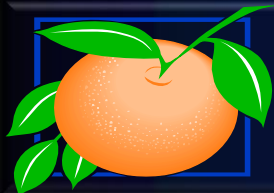
From: Office (O)

To: High Density Residential-Student Housing (HDR-Student Housing)

Location: 11486 Corporate Boulevard
Generally located south of Corporate Boulevard, west of Quadrangle Boulevard, and east of Rouse Road

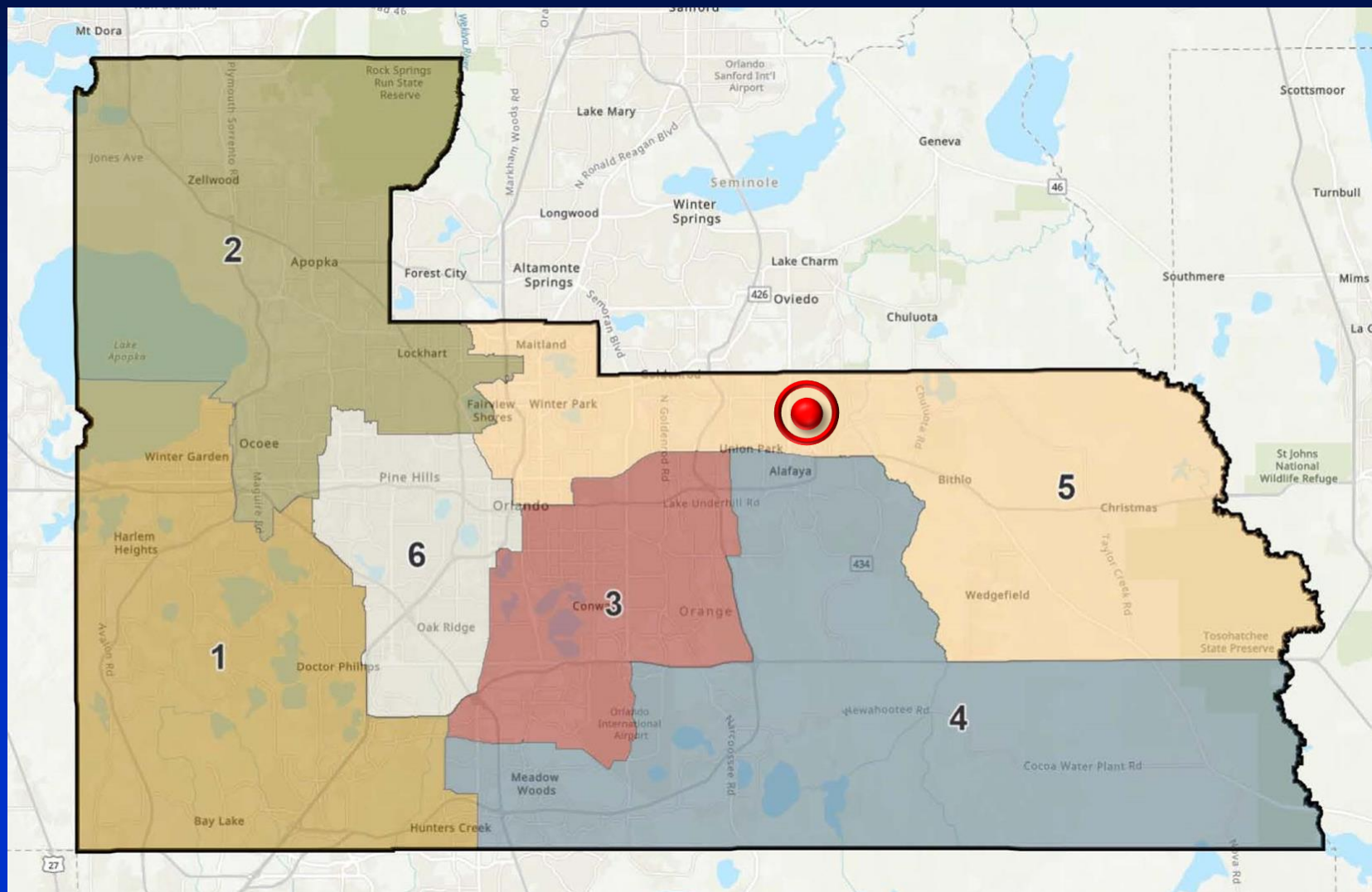
Acreage: 6.37 gross/net developable acres

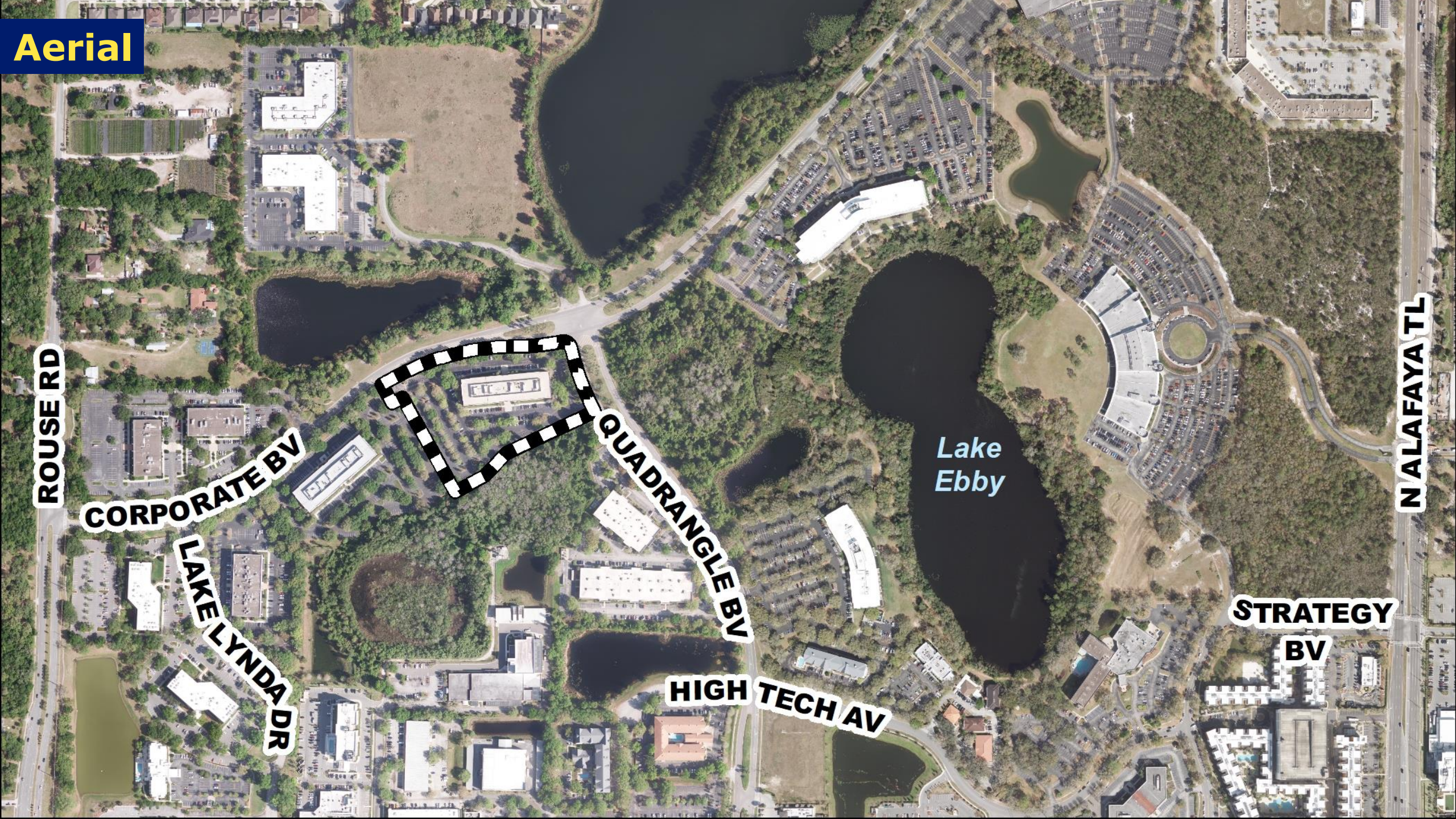
Proposal: Student housing community with 640-1,000 bedrooms, related amenities, and a parking garage. If this requested amendment is adopted, the bedroom count will be established during the subsequent Change Determination Review stage of the project.



SS-25-02-074

Location





Aerial

ROUSE RD

CORPORATE BV

LAKE LYNDA DR

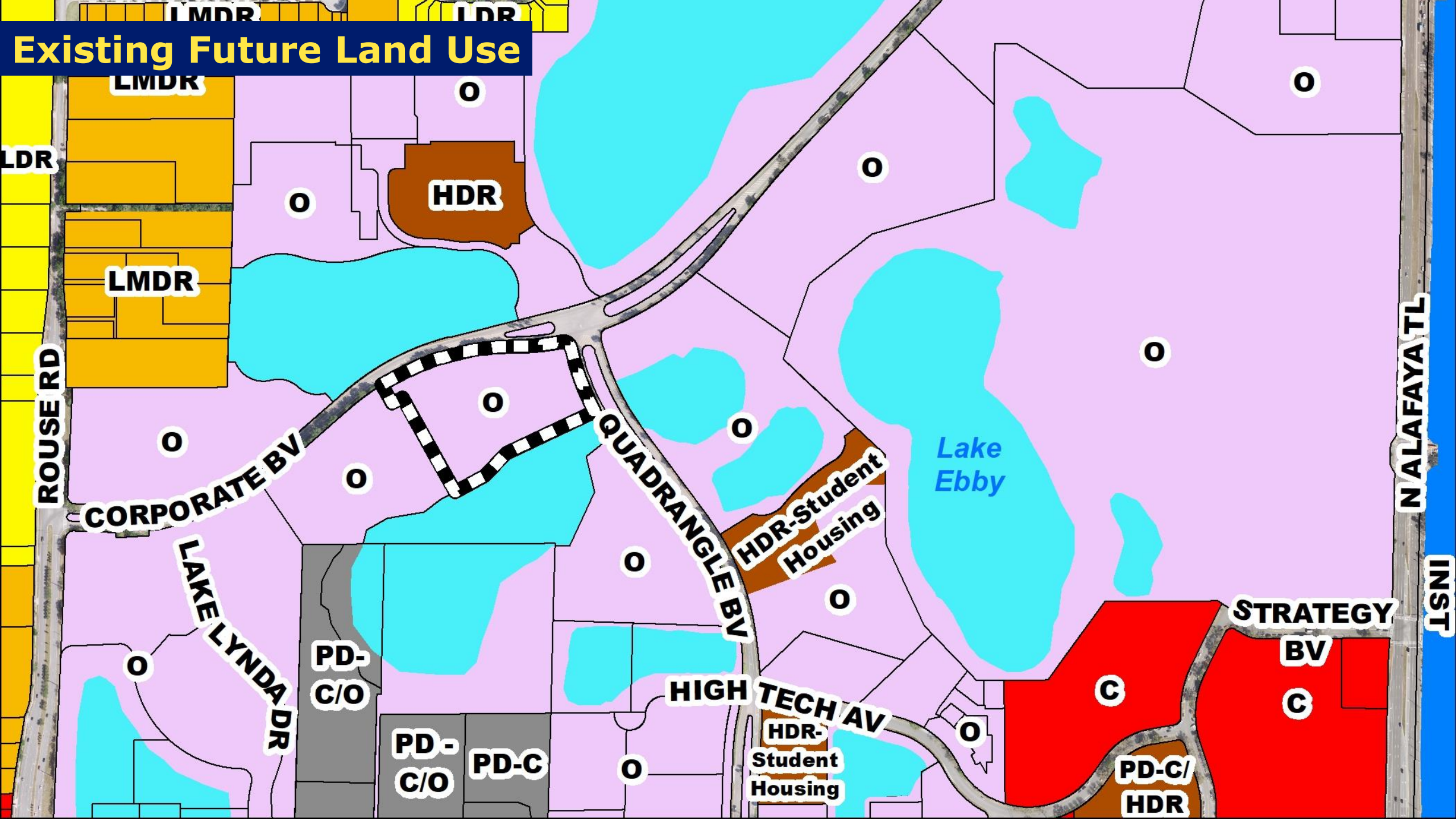
QUADRANGLE BV

HIGH TECH AV

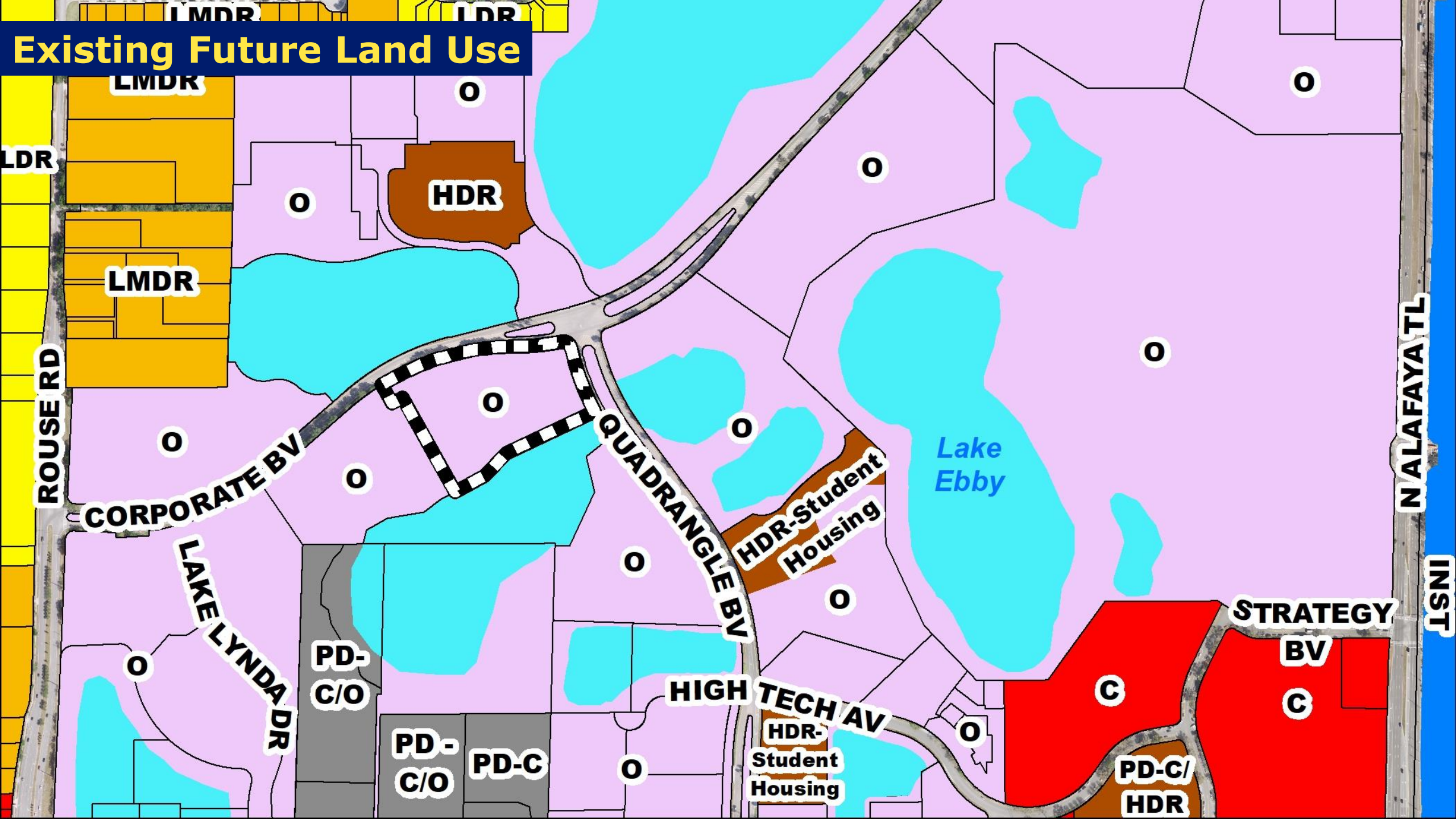
STRATEGY BV

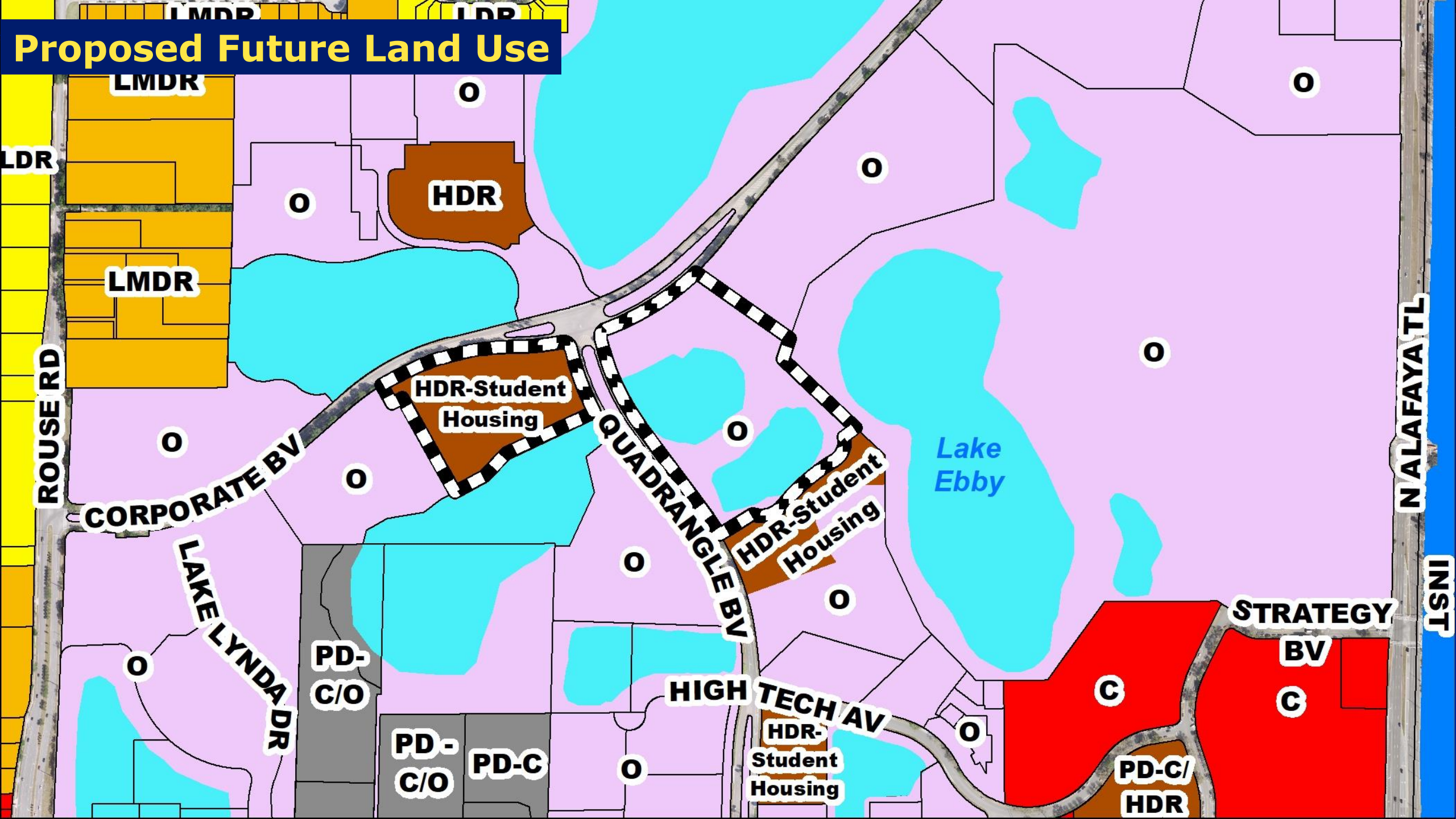
N ALAFAYA TL

Lake Ebby



Existing Future Land Use







Seminole County

Knights Circle

Mcculloch Rd

LITTLE
CONCLOCKHATCHER RIVER

Current Orlando at Data
Court Student Housing

Data Ct

Corporate Blvd

University
of
Central
Florida

Gemini Blvd N

Rocking Horse Rd

Quadrangle PD
Boundary

Sterling UCF

Proposed Vibe
Student Housing
(SS-24-12-054)

Quadrangle Blvd

Proposed UCCII
Student Housing
(SS-25-02-074)

3501 Quadrangle
Boulevard
Student Housing

LAKE
EBBY

High Tech Ave

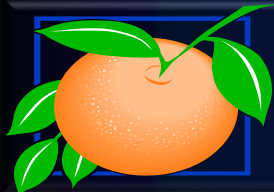
18810 High Tech Avenue
Student Housing

Plaza on
University

Palladium Student
Housing

University Blvd

Gemini Blvd S



Amendment SS-25-02-074

- **The subject property 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, Alafaya Trail, and McCulloch Road;**
- **Approval of this project would provide an additional housing opportunity for UCF students and would also help address the university's student housing needs, as much of the campus' undeveloped acreage is comprised of conservation lands—including wetlands, conservation easements, surface water, and upland preserve—that limit the amount of land available for the construction of on-campus housing;**
- **Approval would allow for the repurposing of an underutilized property within the Urban Service Area; and**
- **If approved, the student housing community will be served by transportation and utility infrastructure that is either planned or already in place.**

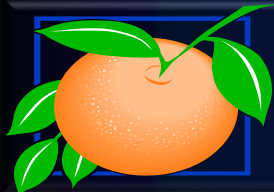


Community Meeting Summary

March 6, 2025

Riverdale Elementary School

- **Attendance – 9 Residents**
- **Concerns regarding:**
 - **The amount of student housing already developed or approved within the Quadrangle PD**
 - **Traffic and congestion on area roads**
 - **Noise**
 - **Potential incompatibility with nearby single-family residential neighborhoods**



Recommended Action

SS-25-02-074:

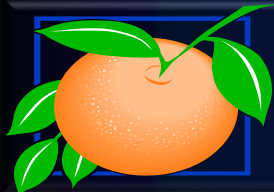
ADOPT

Ordinance:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and:**
 - **ADOPT the requested High Density Residential-Student Housing (HDR-Student Housing) Future Land Use Map designation and**
 - **APPROVE the associated Small Scale Development Ordinance**

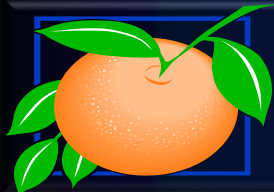


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May 6, 2025



Amendment SS-24-12-054

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

Future Land Use Map (FLUM) Request:

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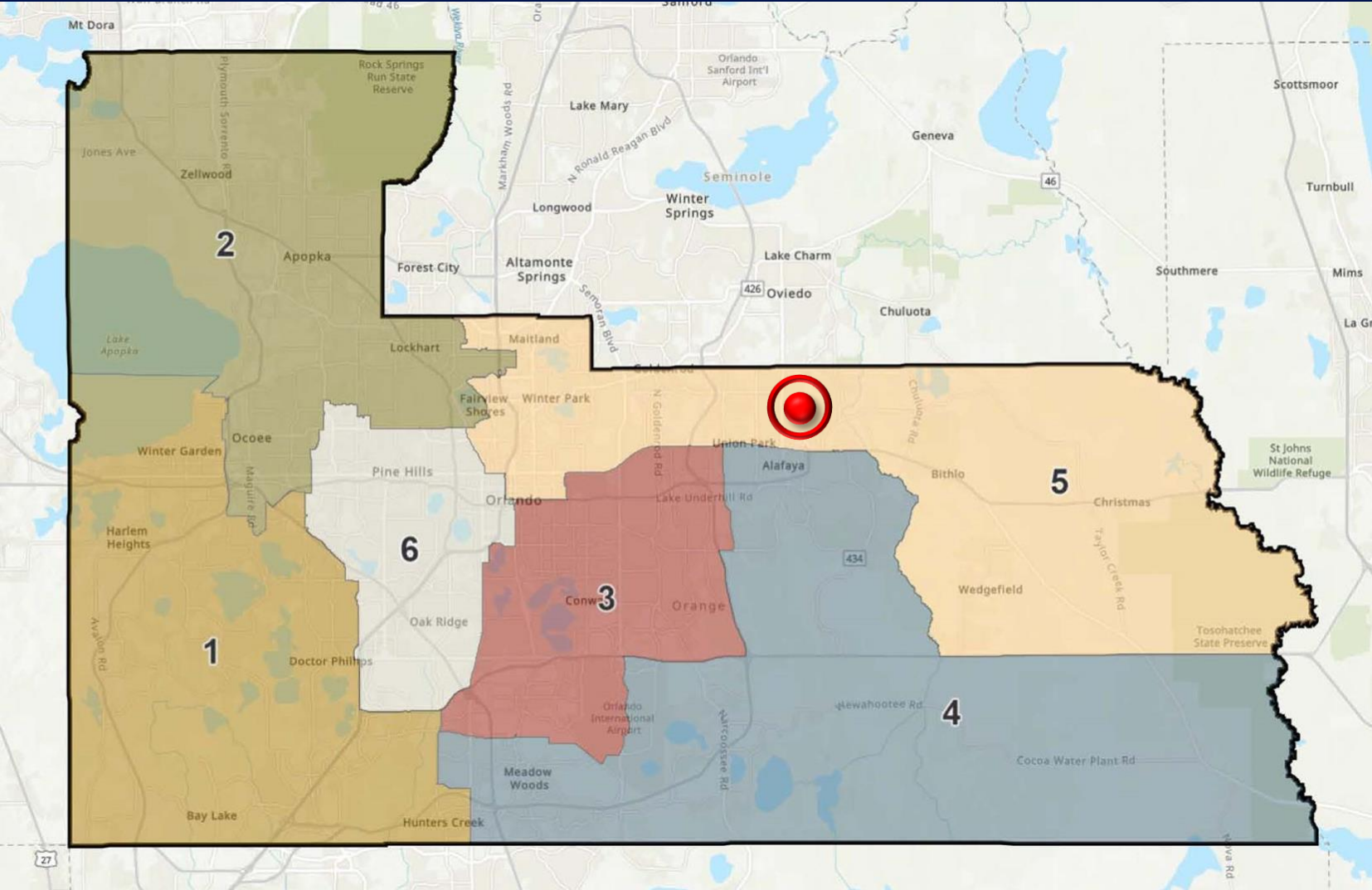
To: High Density Residential-Student Housing (HDR-Student Housing)

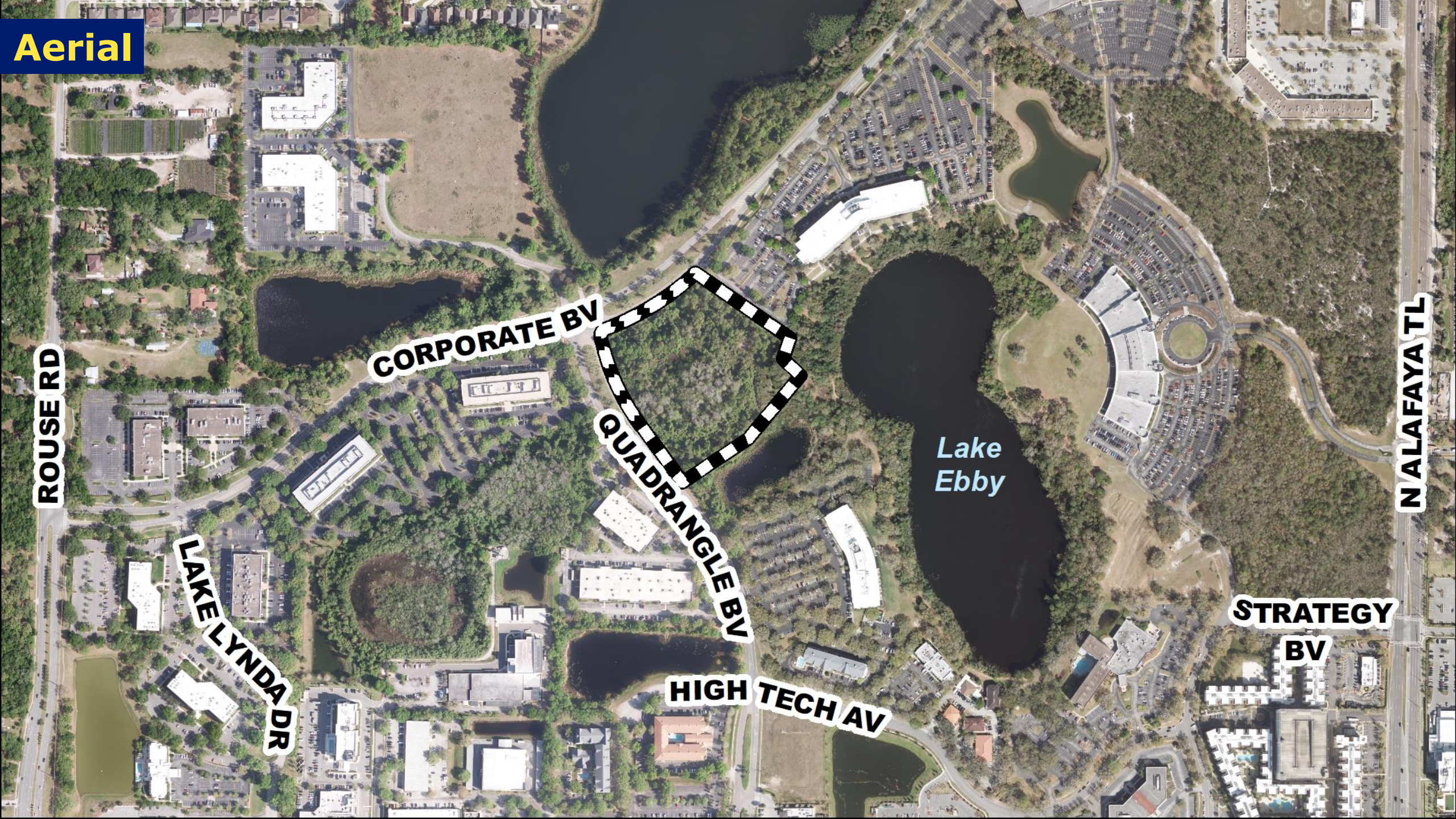
Location: 3775 Quadrangle Boulevard
Generally located east of Quadrangle Boulevard, south of Corporate Boulevard, west of Lake Ebby, and north of High Tech Avenue

Acreage: 8.56 gross acres/7.33 net developable acres

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

Location





Aerial

ROUSE RD

LAKE LYNDA DR

CORPORATE BV

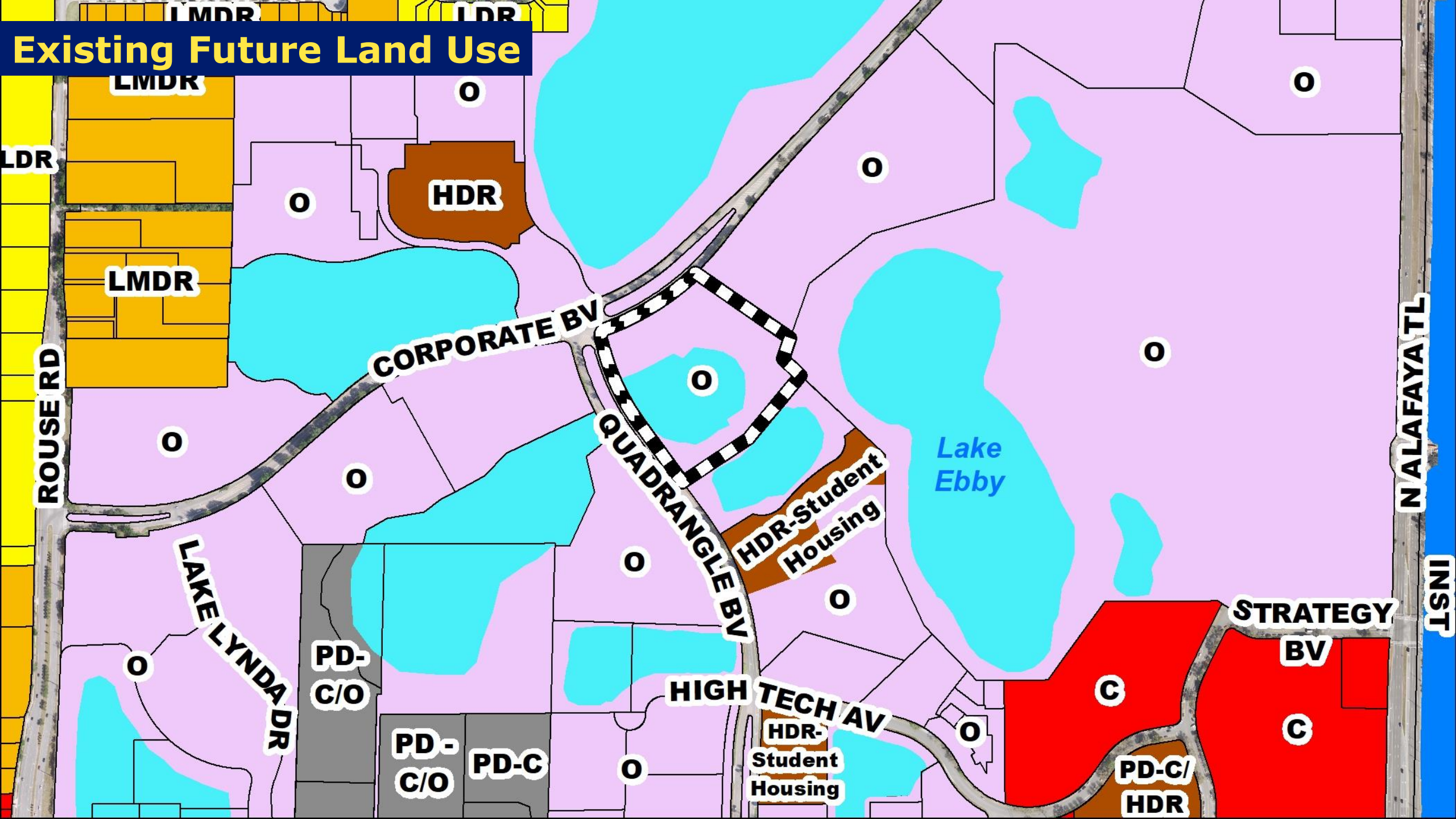
QUADRANGLE BV

HIGH TECH AV

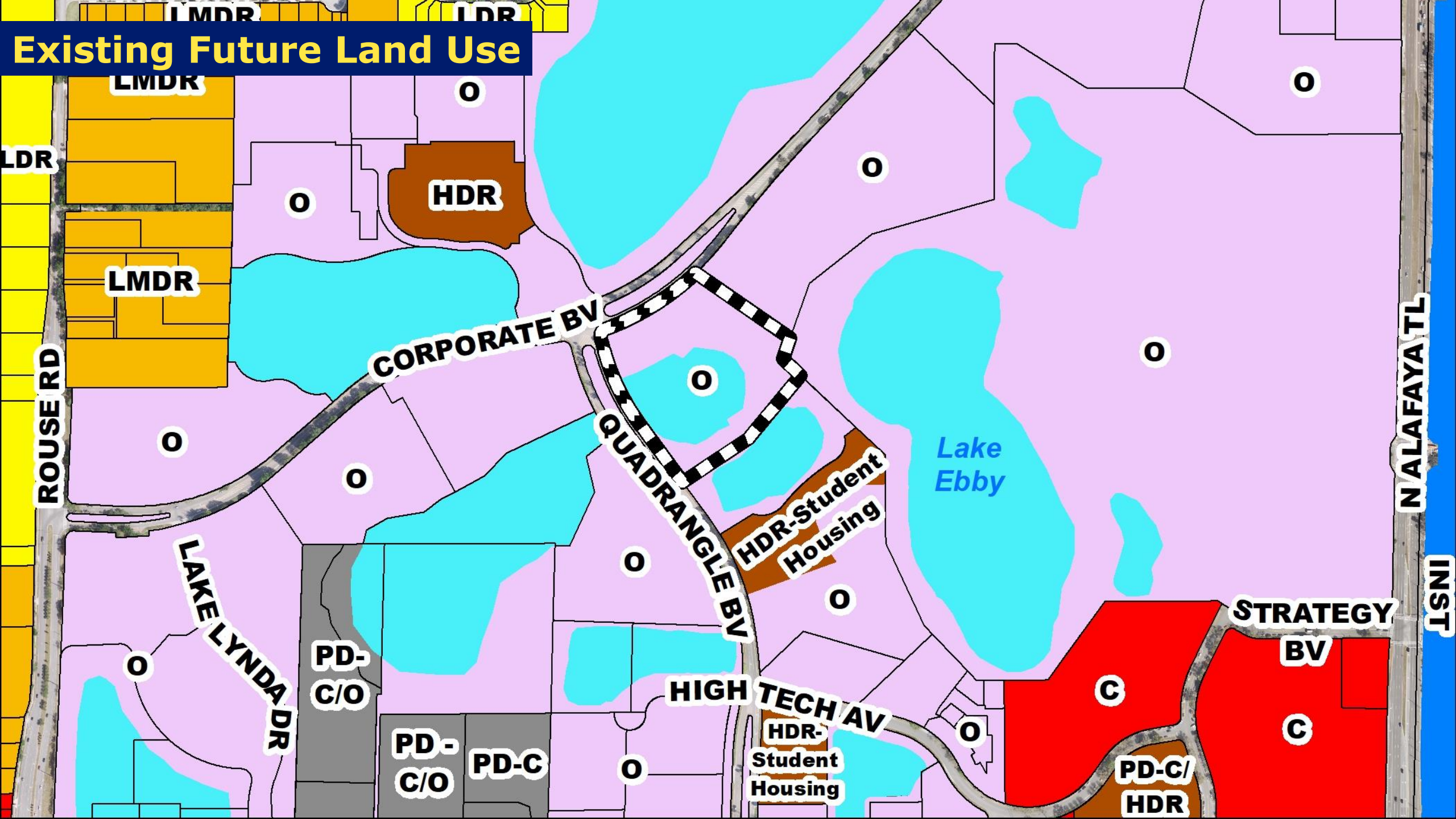
STRATEGY BV

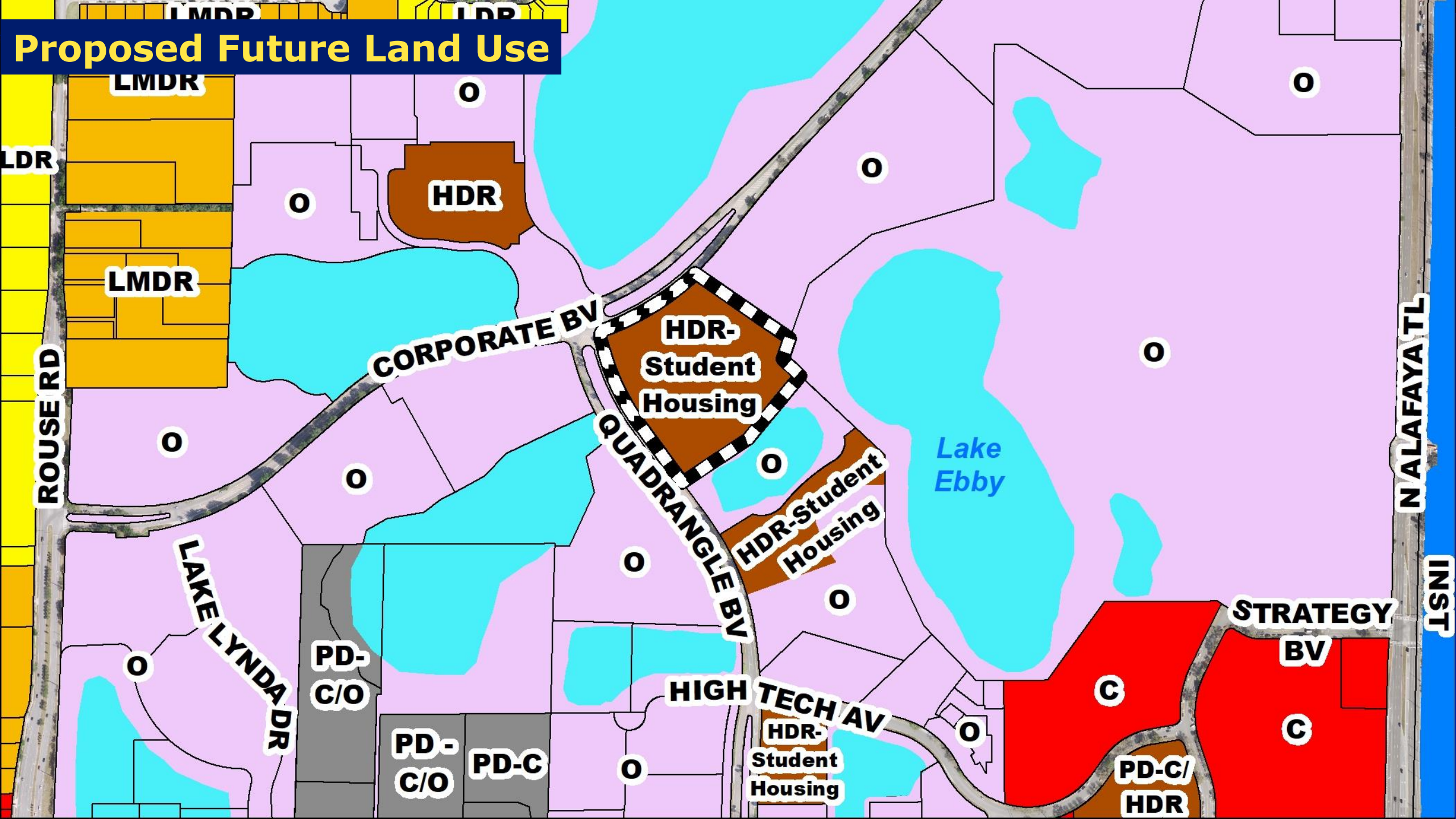
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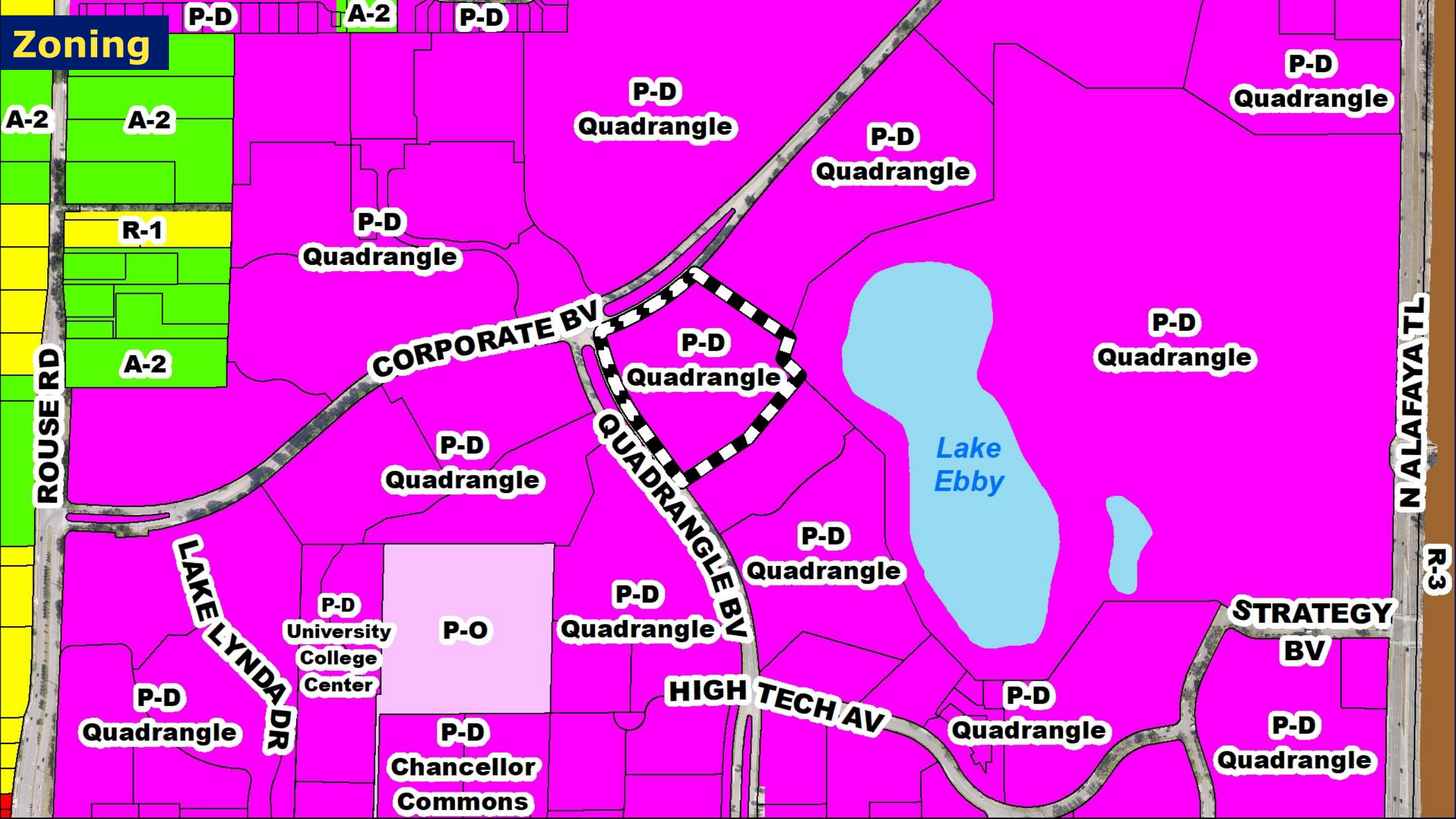
Lake Ebby



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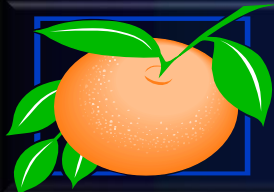


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Recommended Action

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Ordinance:

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