

Interoffice Memorandum

DATE: January 17, 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 the substantial change to The Quadrangle Planned Development (PD) / Tract 17 Preliminary Subdivision Plan (PSP) / Tract 17D – Student Housing Development Plan (DP) dated "Received January 9, 2025", subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 5.

PROJECT: The Quadrangle PD / Tract 17 PSP / Tract 17D - Student Housing DP (DP-24-06-147)

PURPOSE: The Quadrangle Planned Development contains 473.15 gross acres and was originally approved on October 15, 1984. The most recent change determination request was approved on August 27, 2024, which created Tract 17D by taking 3.62 acres out of the existing Tract 17C. In addition, 105,039 square feet of Office entitlements were converted into entitlements for 640 student housing beds. Through this request, the applicant is proposing to construct a 160 unit / 640 bed student housing project. The proposed development plan is in compliance with approved PD and all applicable development standards and conditions. The Code requires all student housing development plans to receive approval from the Board.

The proposal received a recommendation of approval from the Development Review Committee on January 8, 2025.

BUDGET: N/A

CASE # DP-24-06-147

Commission District # 5

1. GENERAL INFORMATION

Applicant:	Christopher Leppert Kimley-Horn & Associates, Inc.
Owner:	CL UCC, LLC / CL UCC, LP
Project Name:	The Quadrangle Planned Development (PD) / Tract 17 Preliminary Subdivision Plan (PSP) / Tract 17D - Student Housing Development Plan (DP)
Hearing Type:	Development Plan (DP)
Request:	To construct a 640-bed student housing project on 3.62 acres.

2. PROJECT INFORMATION

A. Overview:

The Quadrangle Planned Development contains 473.15 gross acres and was originally approved on October 15, 1984. A change determination was recently approved by the Board on August 27, 2024, which created Tract 17D by taking 3.62 acres out of the existing Tract 17C. Also, 105,039 square feet of Office entitlements were converted into entitlements for 640 student housing beds. In addition, two (2) waivers from Orange County Code were granted for Tract 17D to reduce the parking ratio and increase the maximum building height.

Through this development plan, the applicant is proposing to construct a 160 units / 640 bed student housing project. The proposed development plan is in compliance with approved PD and all applicable development standards and conditions. The Code requires all student housing development plans to receive approval from the Board of County Commissioners.

B. Location:

North of High Tech Avenue / South of
Corporate Boulevard

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: February 25, 2025

C. Parcel ID(s):	04-22-31-8718-00-173 (affected parcel)
D. Total Acres:	3.62 acres (affected area)
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:	160 units / 640 bed student housing
K. Site Data:	Maximum Building Height: Student housing Building - 6 stories / 75 feet Parking Garage - 7 levels / 85 feet Building Setbacks: Qaudrangle Blvd – 25' West: - 10' North – 10' East -10'
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. Eighty-three (83) notices were mailed to those property owners in the mailing area.
N. Community Meeting Summary:	A community meeting was held for the associated Comprehensive Plan and Planned Development amendments.
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.

Existing/Valid transportation concurrency entitlements not found. Development will require transportation capacity via a Capacity Encumbrance Letter (CEL) Application..

The developer of "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 construction plans approval, 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."

Based on the recently approved Standard Procedures Manual for Specific Transportation Analysis Methodology Plan (STAMP), published February 27, 2024 (Sec.30-562-2 of the Code of Ordinances), an operational traffic analysis study (intersection analysis) will be required at DP level for proposed developments projected to generate 50 or more net PM peak hour vehicle trips (not including pass-by and internal capture). The

operational traffic study will be based on the most updated STAMP.

P. Environmental Protection Division:

This site is located within a Pollution Reduction Plan (PRP) Area and must comply with the applicable requirements of Section 373.811 and Section 403.067, Florida Statutes, as amended; Within a BMAP Area, a RAP Area, or a PRP Area, the installation of new onsite sewage treatment and disposal systems (OSTDS) is prohibited where connection to a central wastewater system is available as defined in s. 381.0065(2)(a). On lots of one acre or less within a BMAP Area, a RAP Area, or a PRP Area where a central wastewater system is not available, the installation of enhanced nutrient-reducing OSTDS that achieve at least 65 percent overall nitrogen reduction is required. Contact the Florida Department of Health (FDOH) for individual determination and details of this enhanced OSTDS. Contact the utility provider regarding options to connect to sewer."

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

This site is located within the Econlockhatchee River Protection Ordinance area. Basin-wide regulations may apply. Reference OC Code Chapter 15, Article XI Econlockhatchee River Protection.

Q. Comprehensive Plan:

The subject property has a Future Land Use (FLUM) designation of High Density Residential – Student Housing (HDR-Student Housing) and is currently zoned Planned Development (P-D) which is consistent with the FLUM designation. The request is consistent with the comprehensive plan. The associated small-scale FLUM amendment,

SS-24-04-004, was approved by the Board on
August 27, 2024.

R. Zoning:

PD (Planned Development District)

3. REQUESTED ACTION:

Development Review Committee (DRC) Recommendation – (January 8, 2025)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to The Quadrangle PD / Tract 17 PSP / Tract 17D – Student Housing DP dated "Received January 9, 2025", subject to the following conditions:

1. Development shall conform to The Quadrangle Planned Development; Board approvals; Tract 17 Preliminary Subdivision Plan; Board approvals; Tract 17D - Student Housing Development Plan dated "Received January 9, 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. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received January 9, 2025," the condition of approval shall control to the extent of such conflict or inconsistency.
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. 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

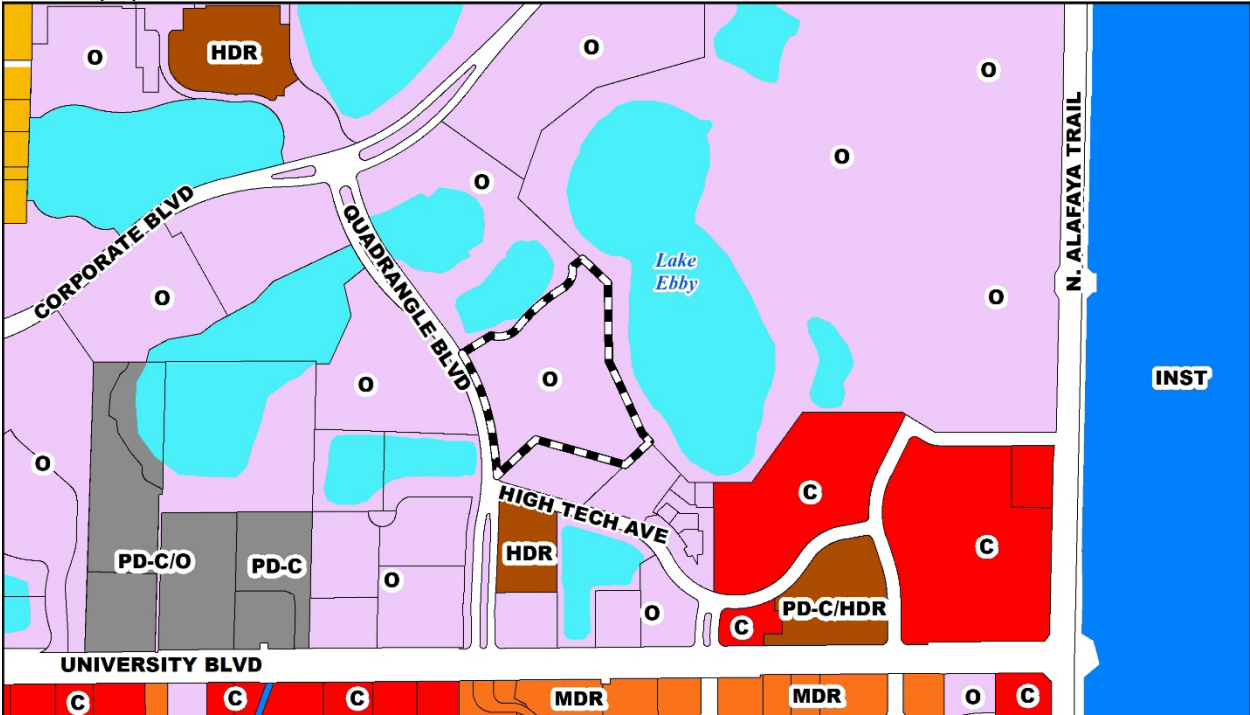
Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the Orange County Environmental Protection Division National Pollutant Discharge Elimination System (NPDES) Supervisor at NPDES@ocfl.net for details.

9. 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.
10. The developer of Tract 17D 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. At least 6-months prior to 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 "Tract 17D student housing development".
11. 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 (including hydraulically dependent development) within the PD.
12. For student housing on Tract 17D, 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.
13. All facades of the structured parking, including those portions that project above the residential units and above the parking garage, shall reflect the character, scale, massing and materiality of the principal structures surrounding them. These facades shall be architecturally treated to compliment the principal building, including but not limited to roof treatments, wall finishes, and color palette.

14. 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.
15. For student housing on Tract 17D, per Sec. 38-1259(a) of Orange County Code, a student housing development plan shall require approval through a public hearing before the Board of County Commissioners.
16. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.
17. 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. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.
18. Approval of this DP constitutes a lot split approval. Applicant shall submit to Orange County Property Appraiser for new parcel numbers prior to submitting for building permits.
19. Prior to vertical permit issuance for any structure associated with this Development Plan, a portion of the sidewalk easement area must be vacated.

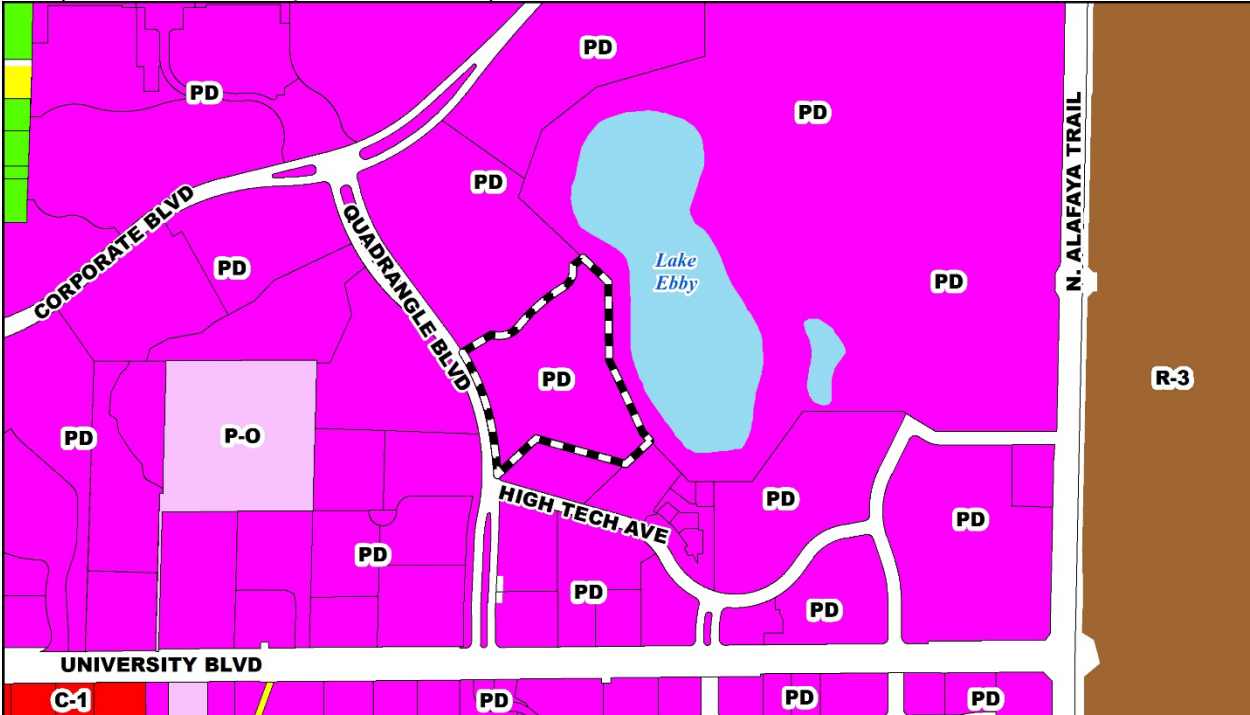
FUTURE LAND USE

Office (O)



ZONING

PD (Planned Development District)



Site Plan Sheet

Notification Map

