

# Board of County Commissioners

## Quadrangle PD/Land Use Plan

Case No. DO-21-11-347

CDR-21-06-189

Agenda Item VI.D.7

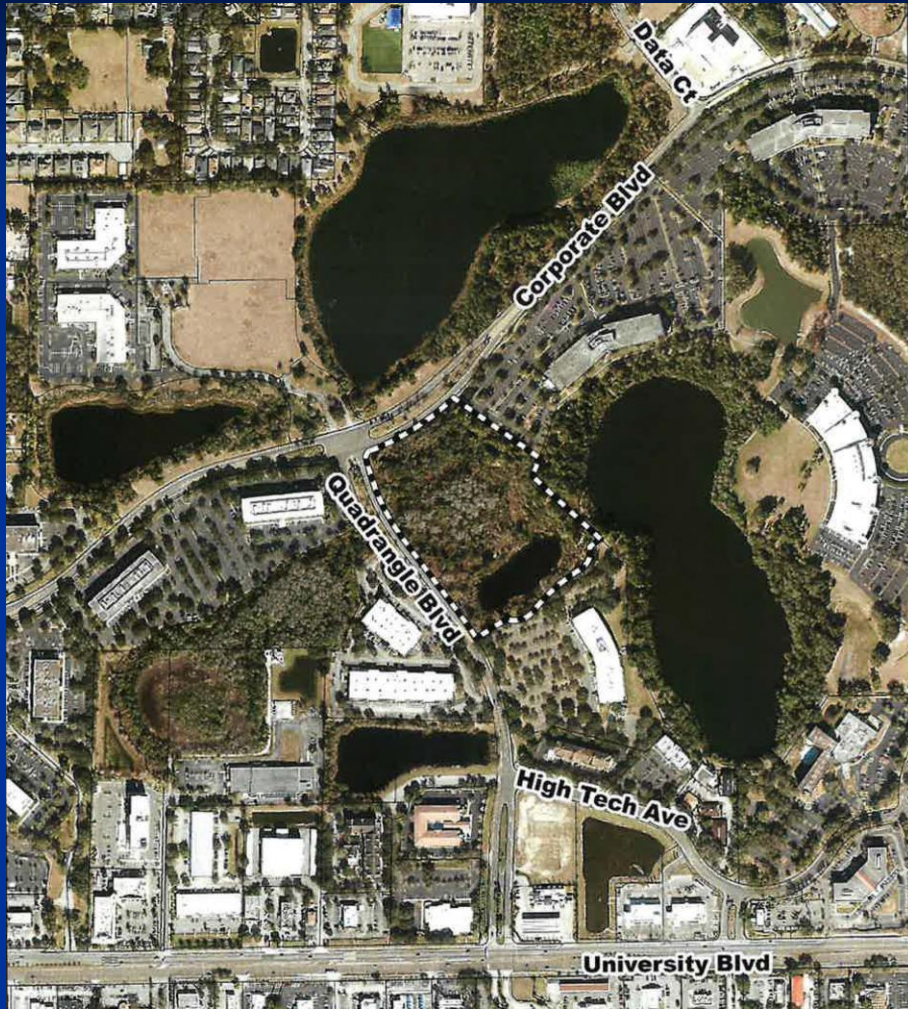
January 11, 2022

**S. Brent Spain, Esquire**

Board Certified Specialist by The Florida Bar  
in City, County & Local Government Law

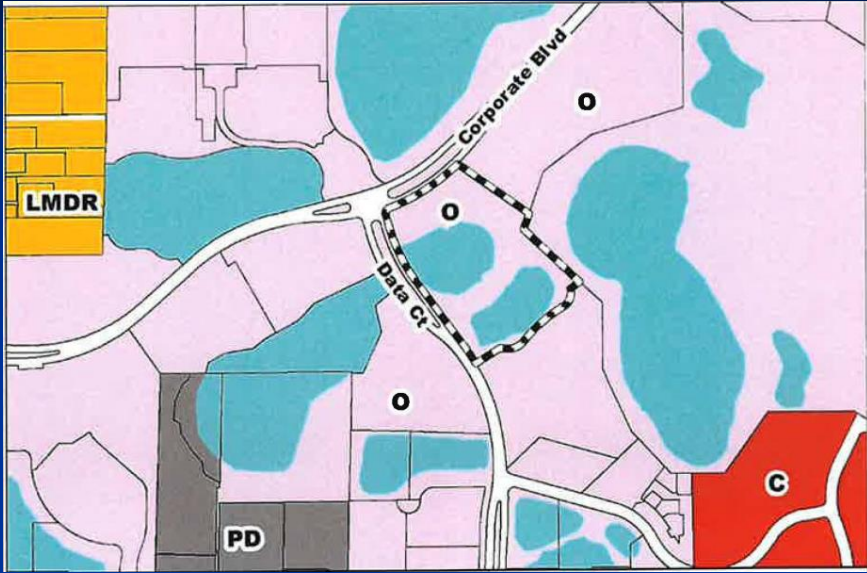


# Site Location





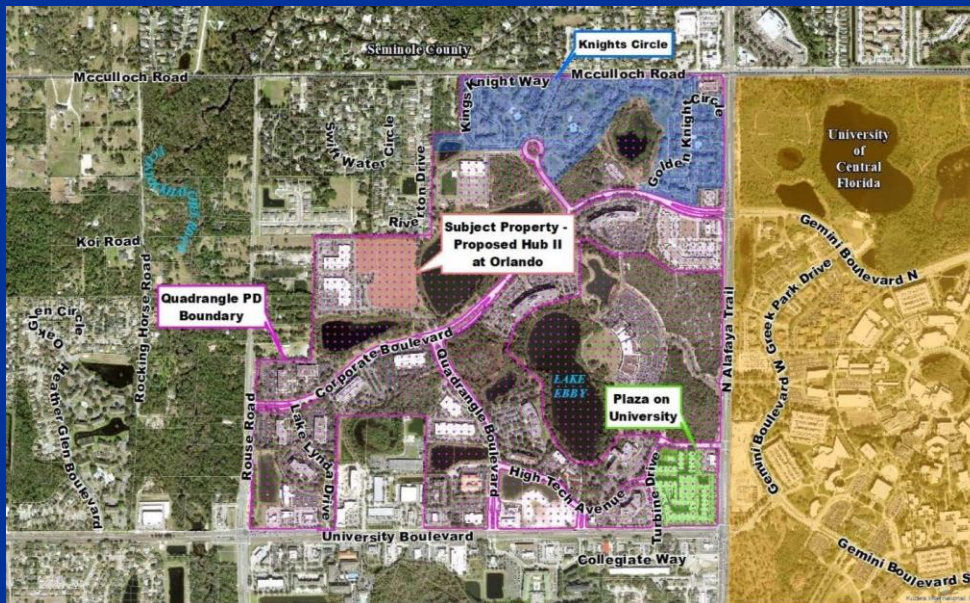
# Project Description – Tract 18A



- Seeking to amend the Quadrangle PD for Tract 18A to switch from “Office” to “Multi-Family” to allow the development of a 350-unit, 75-foot-tall multi-family apartment complex (given the proximity to UCF, will be a student apartment complex).
- Also seeking a waiver to reduce the required parking for the proposed multi-family/student apartment complex and to increase the maximum allowable height from 50 feet /4 stories to 75 feet/6 stories.
- Fourth multi-family/student housing complex proposed within the Quadrangle PD in the past 18 months. The others involved Tract 5B (approved), Tract 23A (approved), and Tract 7 (withdrawn after recommendation of denial).
- Our clients submits that: (1) the request to locate a multi-family/student apartment complex *internal* to the Quadrangle PD is incompatible with the adjacent and established office development and will be disruptive to these established uses; and (2) the requested waivers to reduce the minimum parking requirements and to increase the allowable height to 75-feet/6 stories are not justified or appropriate.



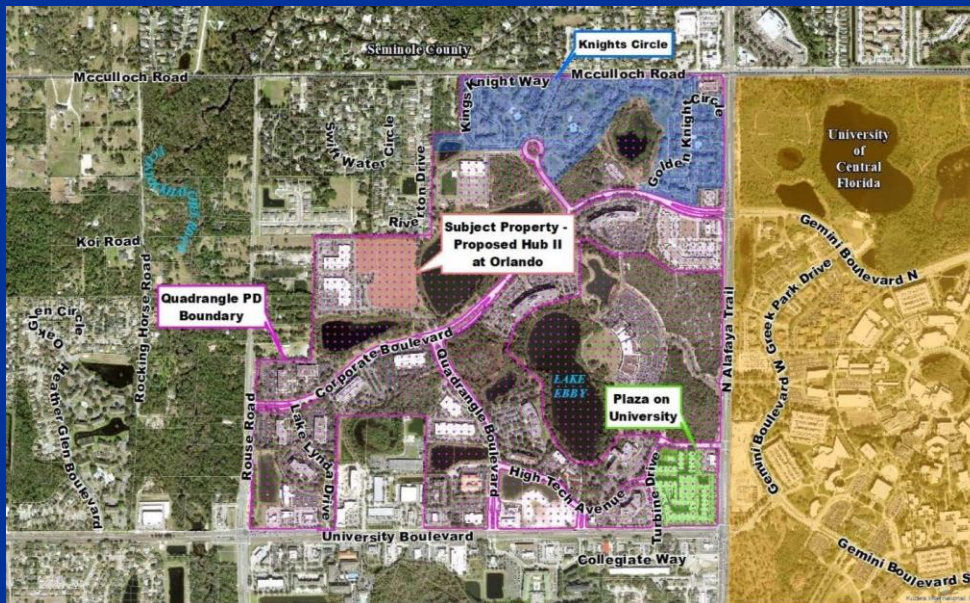
# Tract 7 – Proposed Student Housing (2020)



- 4-5 story student housing complex with 894 beds (i.e., 227 mf units per FLU Policy 1.1.2.E) – Staff recommended denial.
- “[T]he proposed 894-bed student housing complex would likely prove incompatible with and disruptive to the relatively quiet office park in which the property is located.”
- Other student housing projects “are located at the periphery of the Quadrangle PD, directly opposite the UCF campus and immediately adjacent to collector roads, on which sidewalks, bicycle lanes, and transit stops are present. The subject property, on the other hand, is internal to the PD and lies squarely within an office park . . . . In addition, the site lacks direct access to the shopping, dining, and personal service options that the residents at the other two complexes enjoy.”
- “Staff’s recommendation is to make a finding of inconsistency with the Comprehensive Plan” and that it was “incompatible with the development pattern of the surrounding community.”



# Tract 7 – Proposed Student Housing (2020)



- Proposed 4-5 story student housing complex vs. 75-feet/6 stories.
- 894 beds (227 mf units per FLU Policy 1.1.2.E) vs. 350 mf units.
- 11.20 gross acres vs. 8.56 gross acres.
- If the less intense student housing use on Tract 7 would be “incompatible with and disruptive to the relatively quiet office park,” it necessarily follows that the proposed, more intense project is as well.
- Given Tract 18A’s location internal to the Quadrangle PD, the proposed multi-family/student apartment complex suffers from the same deficiencies as the Tract 7 project – i.e., lack of direct access to shopping, dining, and personal service options and lack of direct access to a collector road on which sidewalks, bicycle lanes, and transit stops are present.