

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

CDR-22-10-317

June 6, 2023

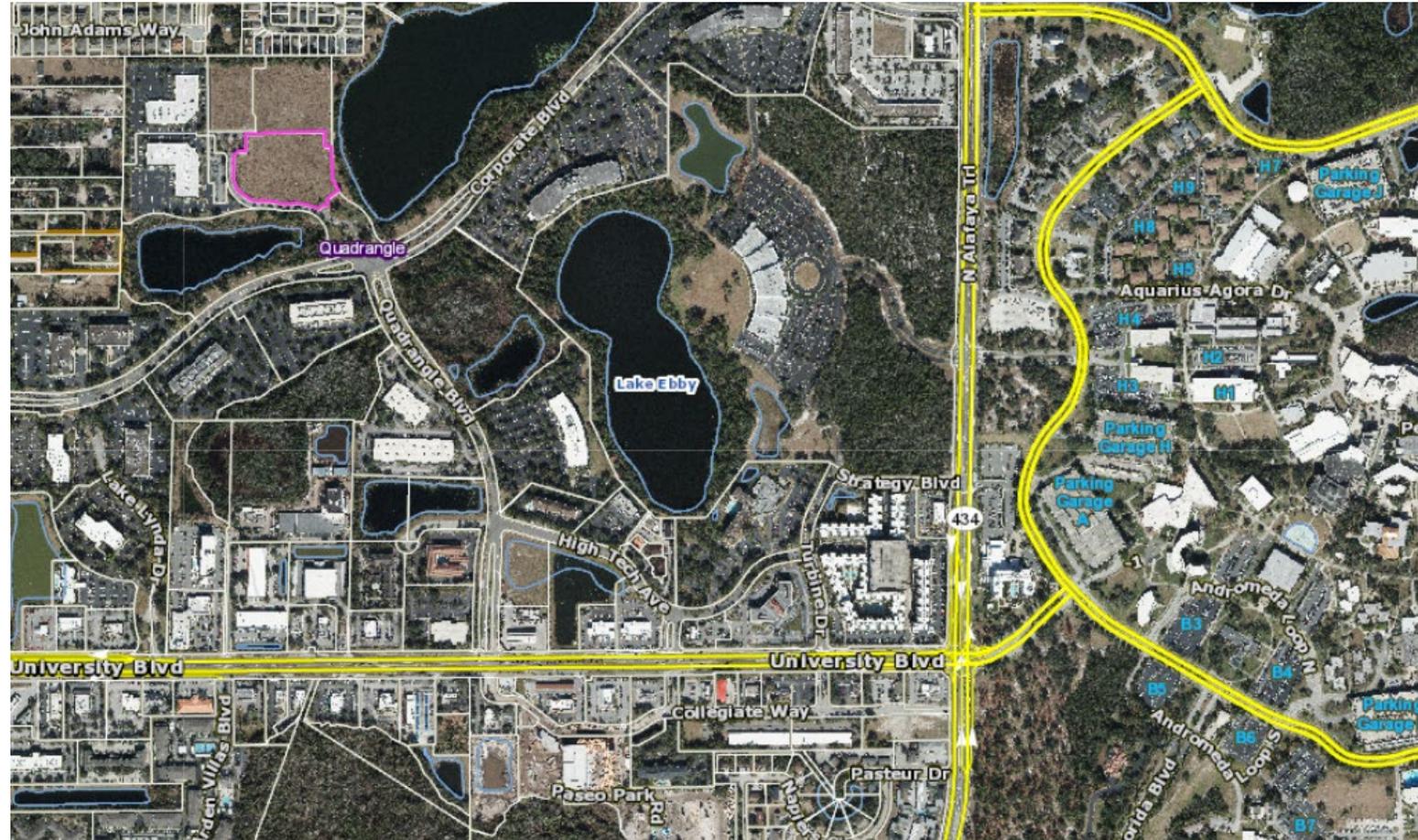
By: Rebecca Wilson

Shareholder

Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

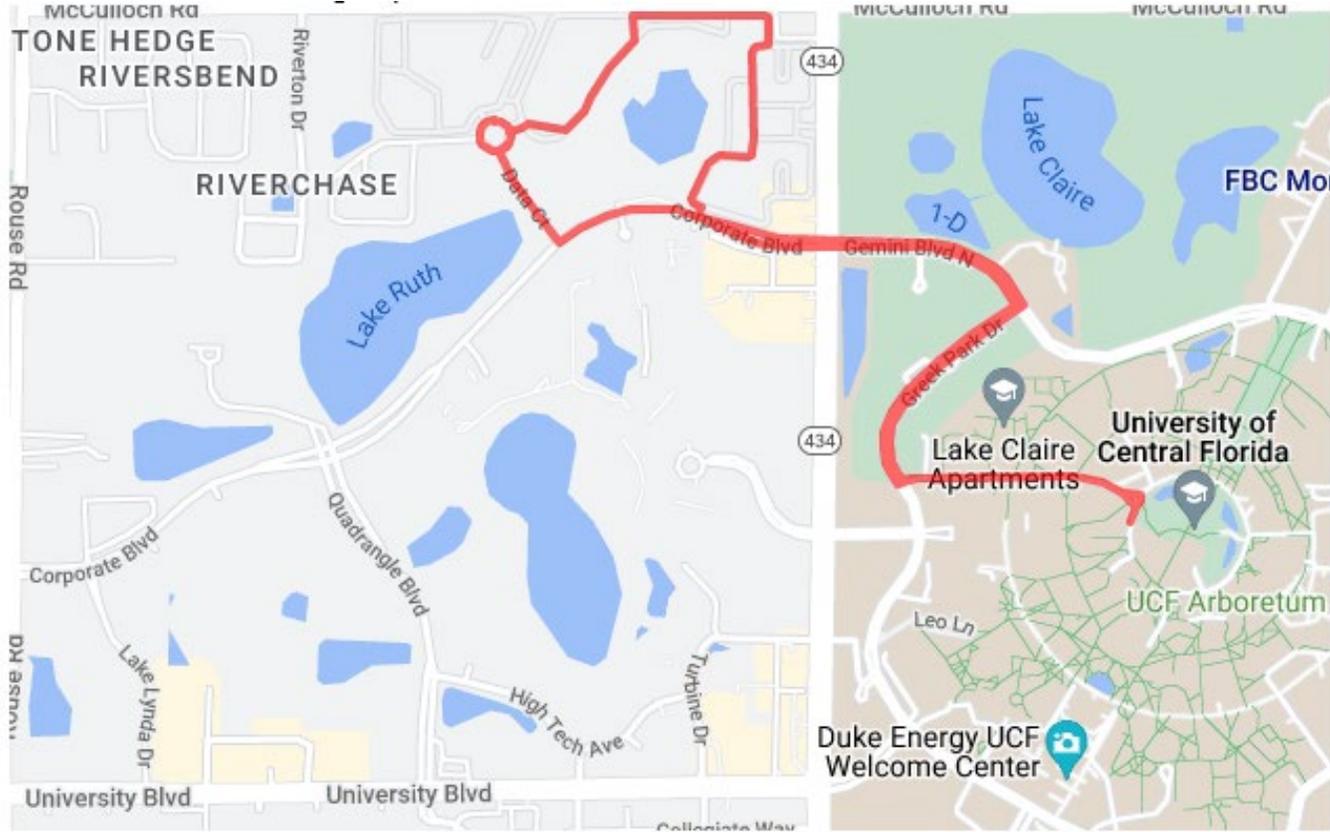
LOCATION

- 4.48 acres
- 0.7 miles from UCF
- Over 400 ft. from SFR (Sec. 38-159)
- No wetlands
- Across from MF to South
- Lake to East
- Office North and West

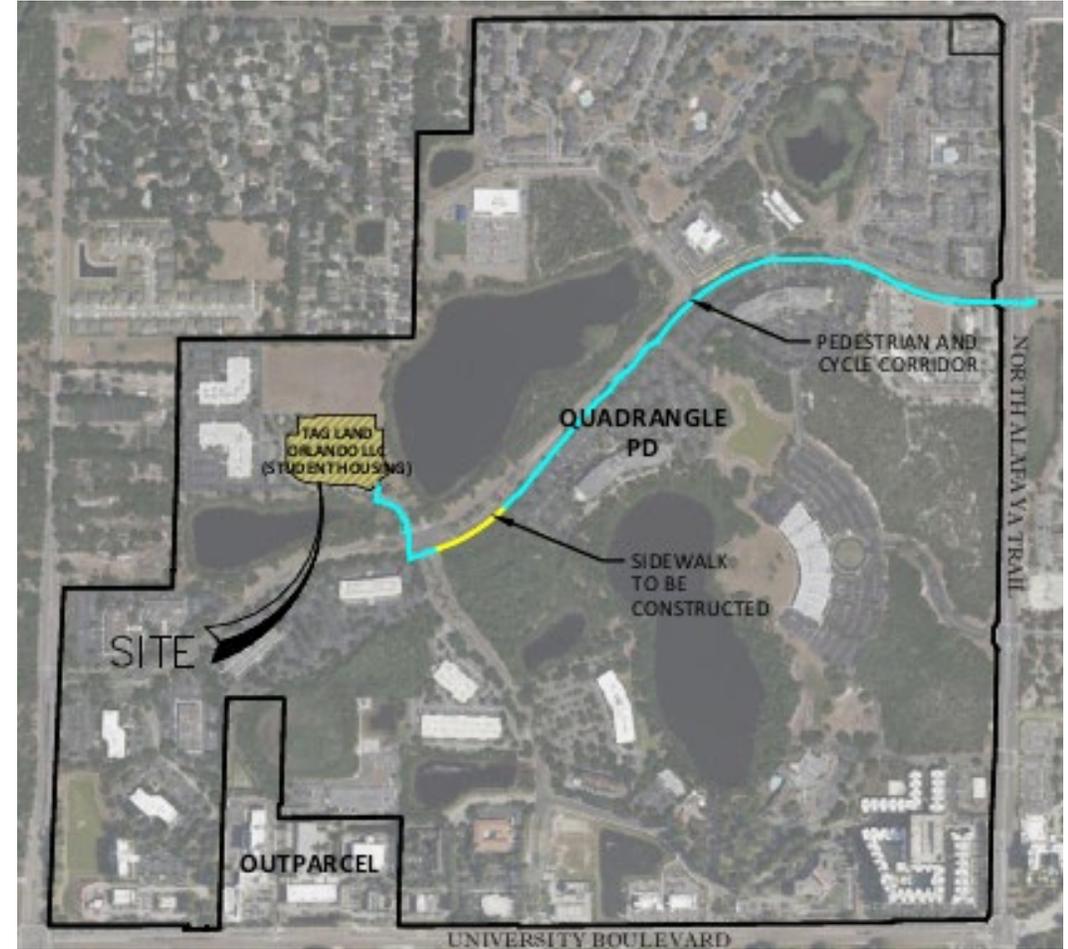


MULTIMODAL TRANSPORTATION

UCF off Campus Shuttle

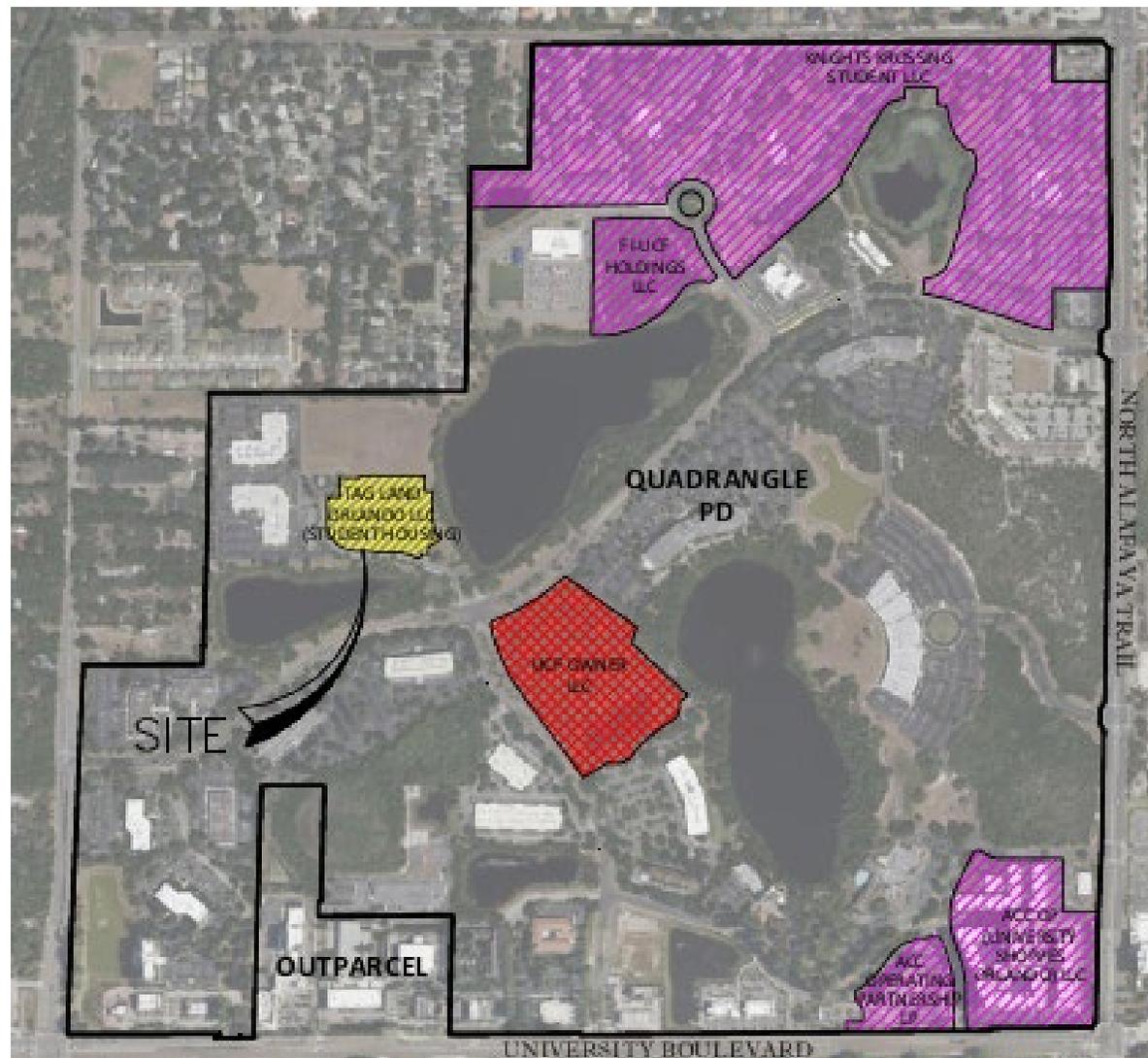


Bike & Pedestrian Access



COMPATIBILITY

- Quadrangle PD 1984 – included student housing
- PD – currently approves 3,088 student housing beds
- PD – currently approves 1,097 multifamily units
- Residential Acreage in Quad – 93.69



SURPLUS OF OFFICE

Marcus & Millichap
Lease Availability Report - Quadrangle

- 33% vacancy rate for office in Quadrangle PD
- 643,000 sf vacant in Quad PD
- Several undeveloped office parcels still available

#	Address	Total Sq Ft	Availability	% Occupie	% Vacant
1	4400 Alafaya Tr	255,677	0	100%	0%
2	11301 Corporate Blvd	64,634	20,847	68%	32%
3	11315 Corporate Blvd	64,448	7,420	88%	12%
4	11474 Corporate Blvd	103,386	0	100%	0%
5	11486 Corporate Blvd	105,612	5,124	95%	5%
6	11842 Corporate Blvd	226,400	226,400	0%	100%
7	11950 Corporate Blvd	226,400	226,400	0%	100%
8	12051 Corporate Blvd	19,555	0	100%	0%
9	4715 Data Ct	42,286	7,794	82%	18%
10	11825 High Tech Ave	19,000	4,620	76%	24%
11	11851 High Tech Ave	2,700	0	100%	0%
12	11869 High Tech Ave	3,869	660	83%	17%
13	11875 High Tech Ave	7,000	0	100%	0%
14	11883 High Tech Ave	5,932	0	100%	0%
15	12124 High Tech Ave	74,416	9,214	88%	12%
16	11873 High Tech Blvd	3,524	0	100%	0%
17	3452 Lake Lynda Dr	89,782	28,730	68%	32%
18	3504 Lake Lynda Dr	94,679	19,834	79%	21%
19	3505 Lake Lynda Dr	72,969	17,257	76%	24%
20	3400 Quadrangle Blvd	22,109	0	100%	0%
21	3500 Quadrangle Blvd	52,125	0	100%	0%
22	3501 Quadrangle Blvd	129,087	14,191	89%	11%
23	3626 Quadrangle Blvd	30,050	0	100%	0%
24	3630 Quadrangle Blvd	100,000	0	100%	0%
25	3850 Quadrangle Blvd	55,215	55,215	0%	100%
26	3862 Quadrangle Blvd	51,262	0	100%	0%
28	3503 Technological Ave	33,427	0	100%	0%
29	11500 University Blvd	13,234	0	100%	0%
		1,968,778	643,706	67%	33%

Source: Marcus & Millichap November 2022



NEED FOR STUDENT HOUSING

- UCF Enrollment: **70,406**
- UCF on Campus Housing: 10,537
- Existing Purpose Built Student Housing: 25,710
- Development Pipeline: 4,561
- Deficit: **53,467**
- Overall Occupancy Rate in Quad: 100%

Current Occupancy for UCF Student Housing Market

Arden Villas	635	100%
Campus Crossings	888	100%
College Station	300	100%
Hub On Campus	745	100%
Kights Circle	2,532	100%
Lark Central	995	100%
Mercury 3100	836	100%
Orion on Orpington	624	100%
Plaza on University	1,308	100%
Pointe at Central	1,224	100%
The Aves @ Twelve 100	1,527	100%
The Lofts	726	100%
The Retreat East	602	100%
The Retreat West	894	100%
The Station at Alafaya	750	100%
The Village at Science Dr	728	100%
Alvista West Vue	700	100%
Boardwalk at Alafaya Tr	480	100%
Riverwind at Alafaya Tr	436	100%
Tivoli Orlando	684	100%
Vale East	476	100%
Northgate Lakes	710	99%
UnionWest	641	99%
The Quad	384	98%
The Verge Orlando	930	98%
The Glenn	394	80%
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	21,149	

Source: College House Data November 2022

REQUEST

- Approve CDR with staff conditions of approval

LAYOUT OF STUDENT HOUSING



Conceptual Site Plan



QUADRANGLE LAND SITE I ORANGE COUNTY, FL

August 04, 2022

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COMP PLAN COMPATIBILITY

- 2022 Comp Plan vs. 1984 Planned Development
- Within Urban Service Area
 - FLU 1 “Orange County shall implement an urban planning framework . . .”
- Table 1.1.4A – Urban Non-Residential
 - “Office uses can be considered as a transitional use between two different types of land use on land use intensities.”
- FLU 1.1.5
 - “Orange County shall encourage mixed-use development, infill development, and transit-oriented development to promote compact urban form and the efficiently use 1 and infrastructure in the Urban Service Area.”
- FLU 2.2 “Orange County shall develop, adopt, and implement mixed-use strategies and incentives . . .”
 - 2.2.1 “Office and residential land uses shall be part of the balanced land use mixture . . .”

COMPATIBILITY

- Over 400' from SFR
- 2 office buildings between SFR
- Agreed to build 6' precast wall adjacent to SFR
- Office Height: 6 stories/78ft
- SH Height: 7 stories/100 ft

