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)

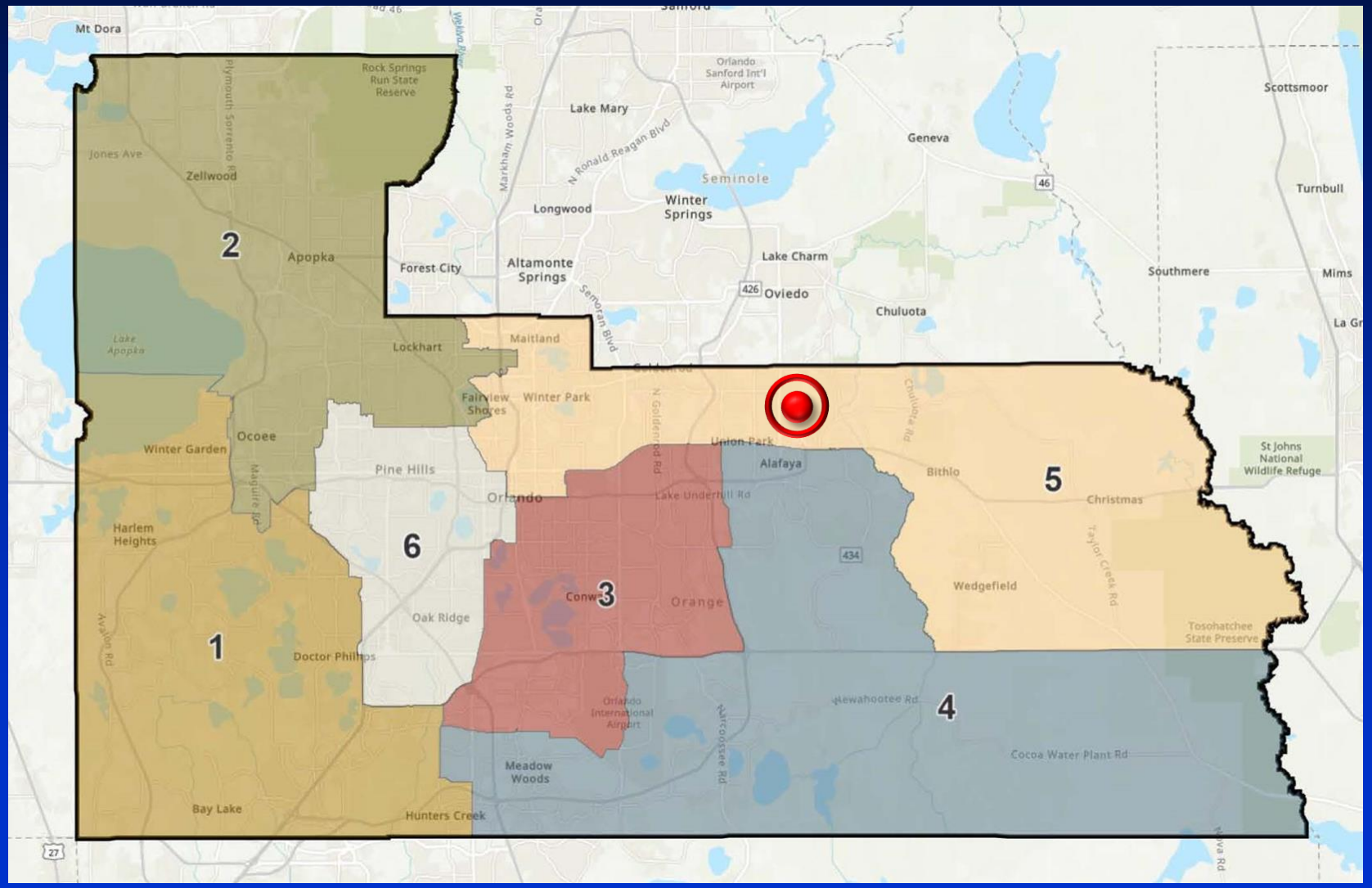
Location: 11486 Corporate Boulevard
Generally located south of Corporate Boulevard, west of Quadrangle Boulevard, and east of Rouse Road

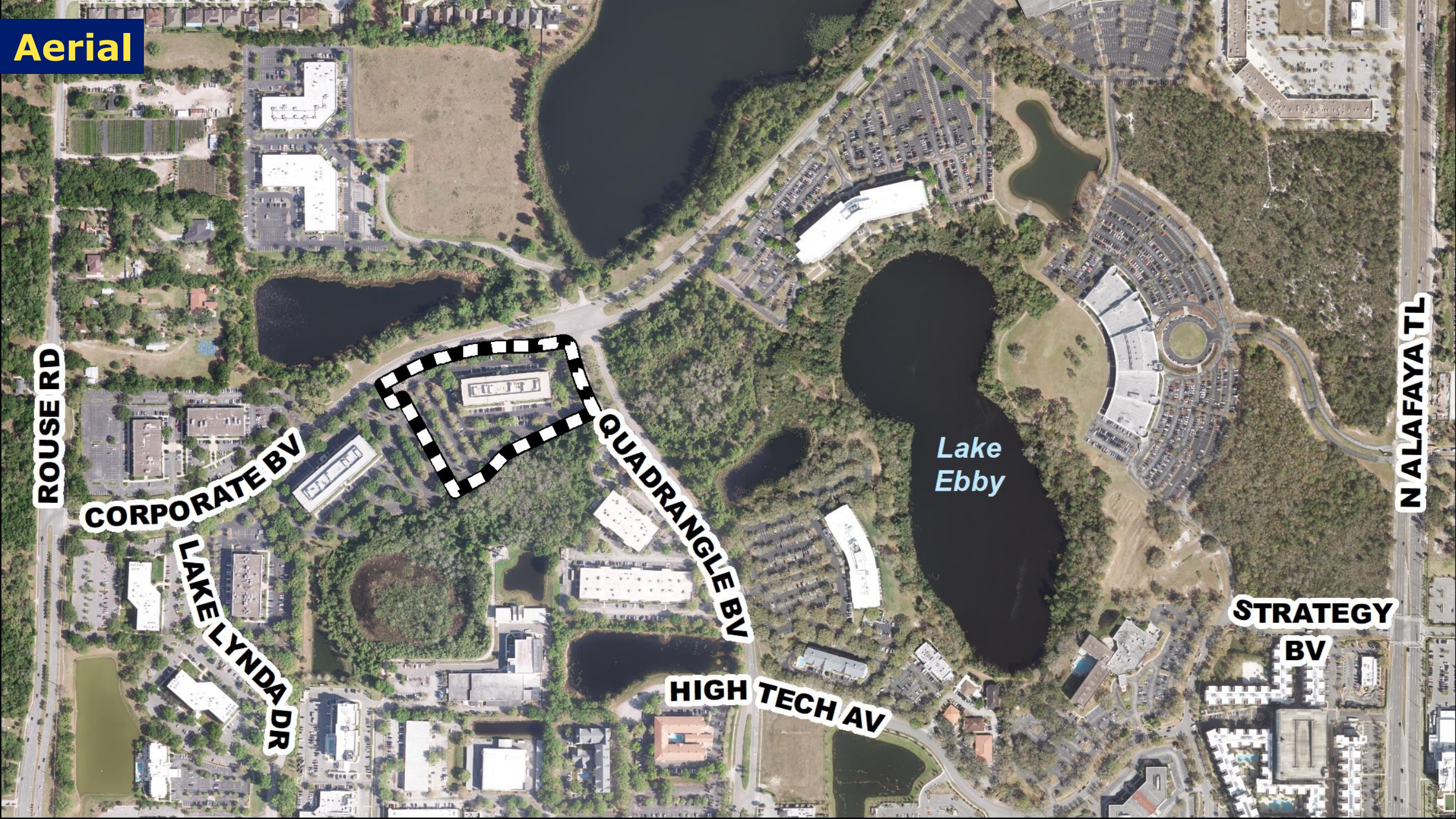
Acreage: 6.37 gross/net developable acres

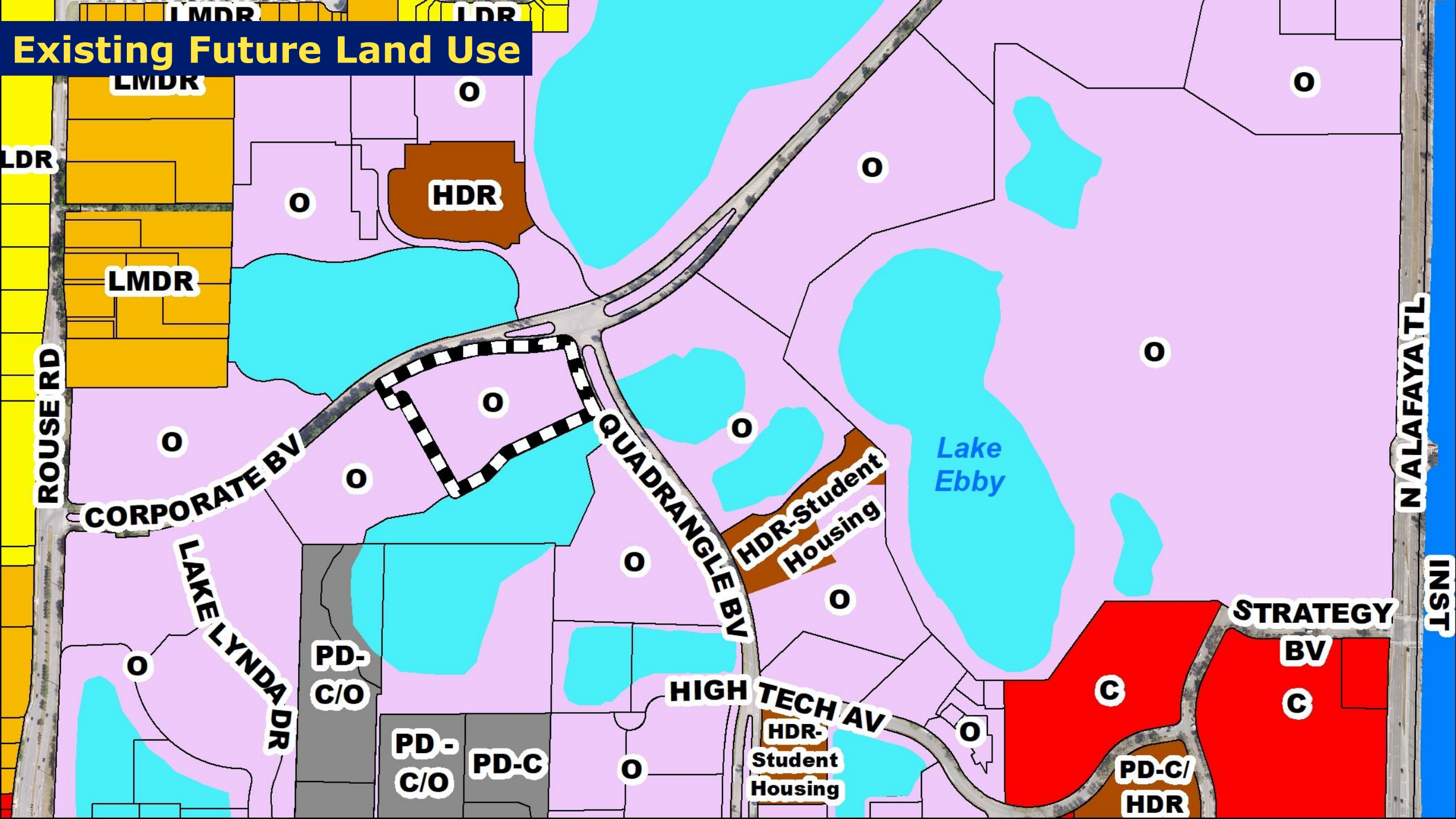
Proposal: Student housing community with 640-1,000 bedrooms, related amenities, and a parking garage. If this requested amendment is adopted, the bedroom count will be established during the subsequent Change Determination Review stage of the project.

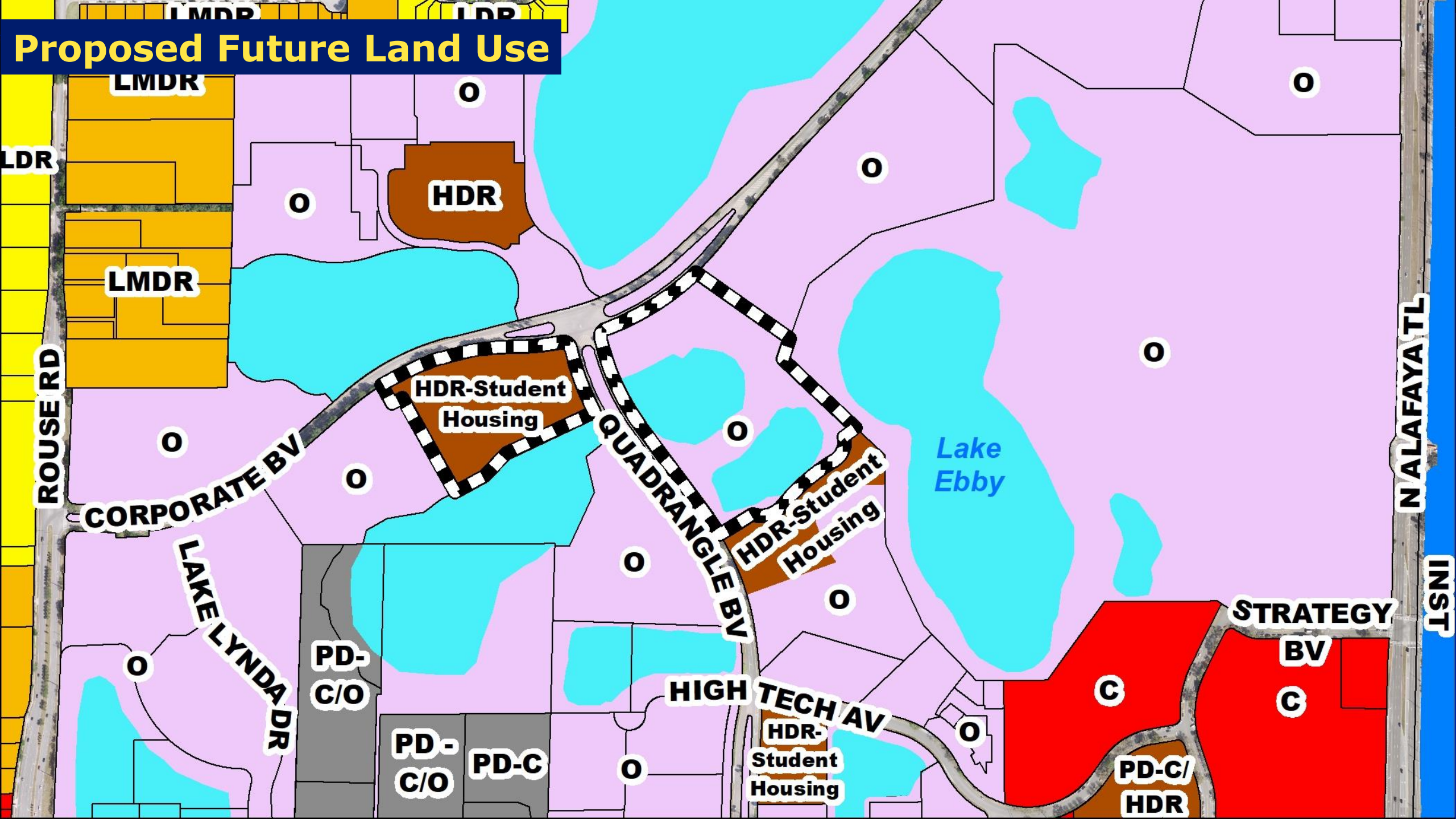
SS-25-02-074

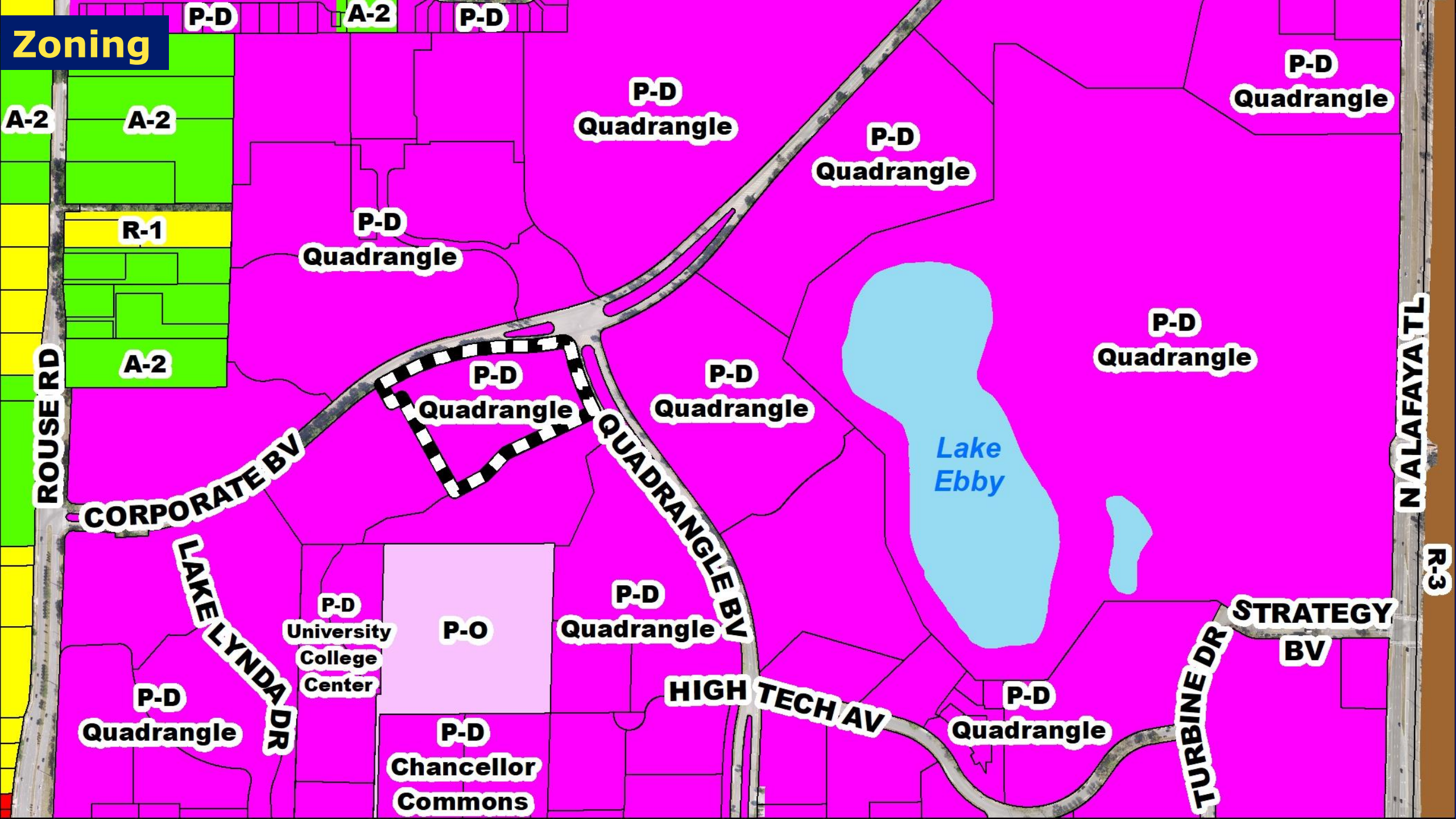
Location

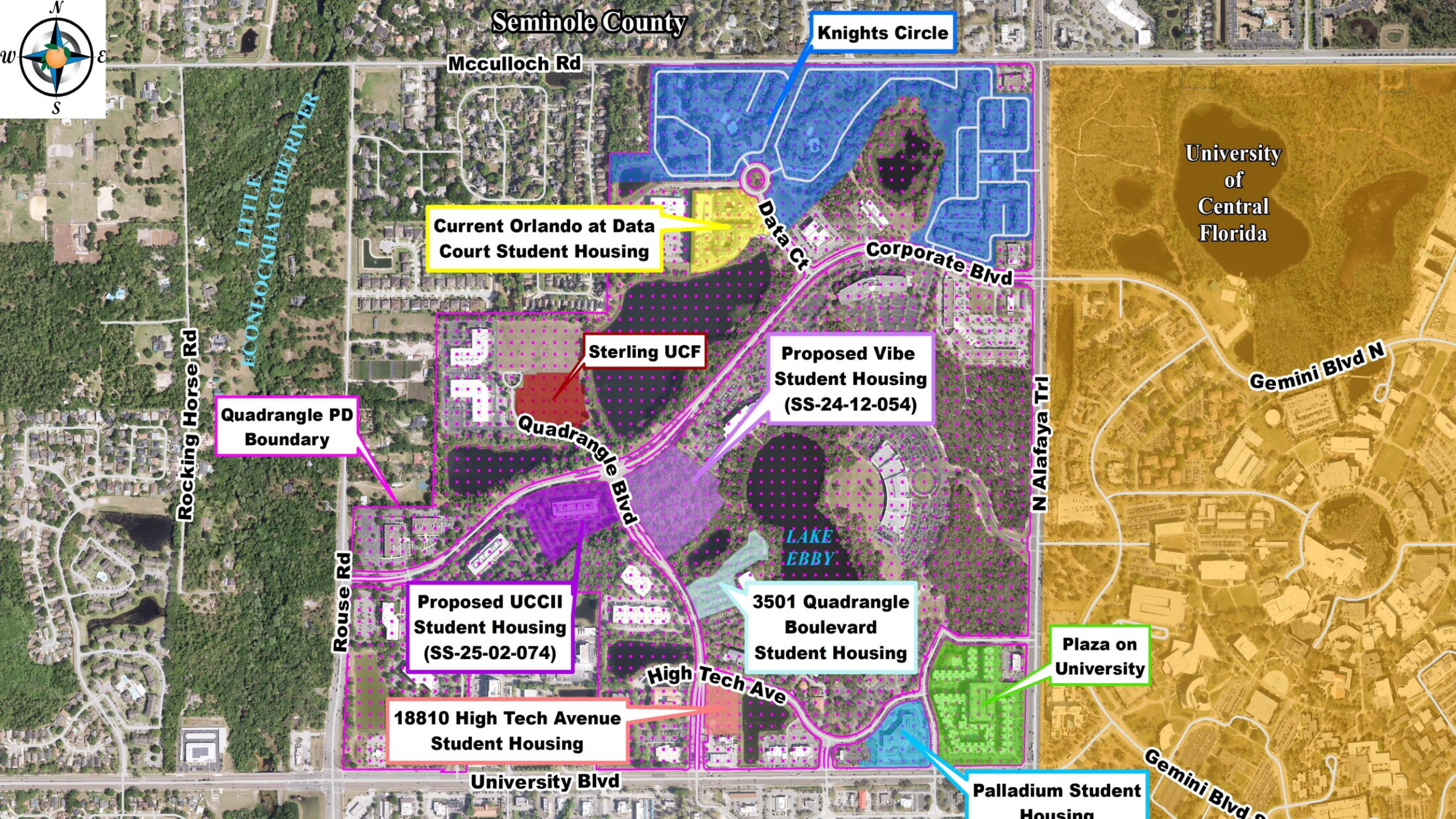



Aerial
ROUSE RD
CORPORATE BV
LAKE LYNDA DR
QUADRANGLE BV
Lake
Ebby
HIGH TECH AV
STRATEGY
BV
N ALAFAYA TL


Existing Future Land Use
LMDR
LDR
HDR
O
ROUSE RD
CORPORATE BV
LAKE LYNDA DR
QUADRANGLE BV
HDR-Student Housing
Lake Ebby
N ALAFAYA TL
INST
STRATEGY BV
C
HIGH TECH AV
PD-C/O
PD-C
PD-C/HDR


Proposed Future Land Use
LMDR
LDR
HDR
LMDR
O
HDR-Student Housing
ROUSE RD
CORPORATE BV
QUADRANGLE BV
LAKE LYNDA DR
Lake Ebby
HDR-Student Housing
HDR-Student Housing
NALAFAYA TL
INST
STRATEGY BV
HIGH TECH AV
PD-C/O
PD-C/O
PD-C
HDR-Student Housing
C
C
PD-C/HDR


Zoning
P-D
A-2
P-D
A-2
P-D
Quadrangle
P-D
Quadrangle
P-D
Quadrangle
A-2
A-2
R-1
P-D
Quadrangle
A-2
P-D
Quadrangle
P-D
Quadrangle
P-D
Quadrangle
P-D
Quadrangle
ROUSE RD
CORPORATE BV
QUADRANGLE BV
Lake
Ebby
N ALAFAYA TL
R-3
LAKE LYNDA DR
P-D
University
College
Center
P-O
P-D
Quadrangle
STRATEGY
BV
TURBINE DR
HIGH TECH AV
P-D
Quadrangle
P-D
Quadrangle
P-D
Chancellor
Commons


N
W
E
S
Seminole County
Knights Circle
Mcculloch Rd
LITTLE ECONLOCKHATCHEE RIVER
Current Orlando at Data Court Student Housing
Data Ct
Corporate Blvd
University of Central Florida
Sterling UCF
Proposed Vibe Student Housing (SS-24-12-054)
Gemini Blvd N
Rocking Horse Rd
Quadrangle PD Boundary
Quadrangle Blvd
N Alafaya Trl
LAKE EBBY
Rouse Rd
Proposed UCCII Student Housing (SS-25-02-074)
3501 Quadrangle Boulevard Student Housing
Plaza on University
High Tech Ave
18810 High Tech Avenue Student Housing
University Blvd
Palladium Student Housing
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

Board of County Commissioners

Small-Scale
Future Land Use Amendment

Adoption Public Hearing

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:

From: Office (O)

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

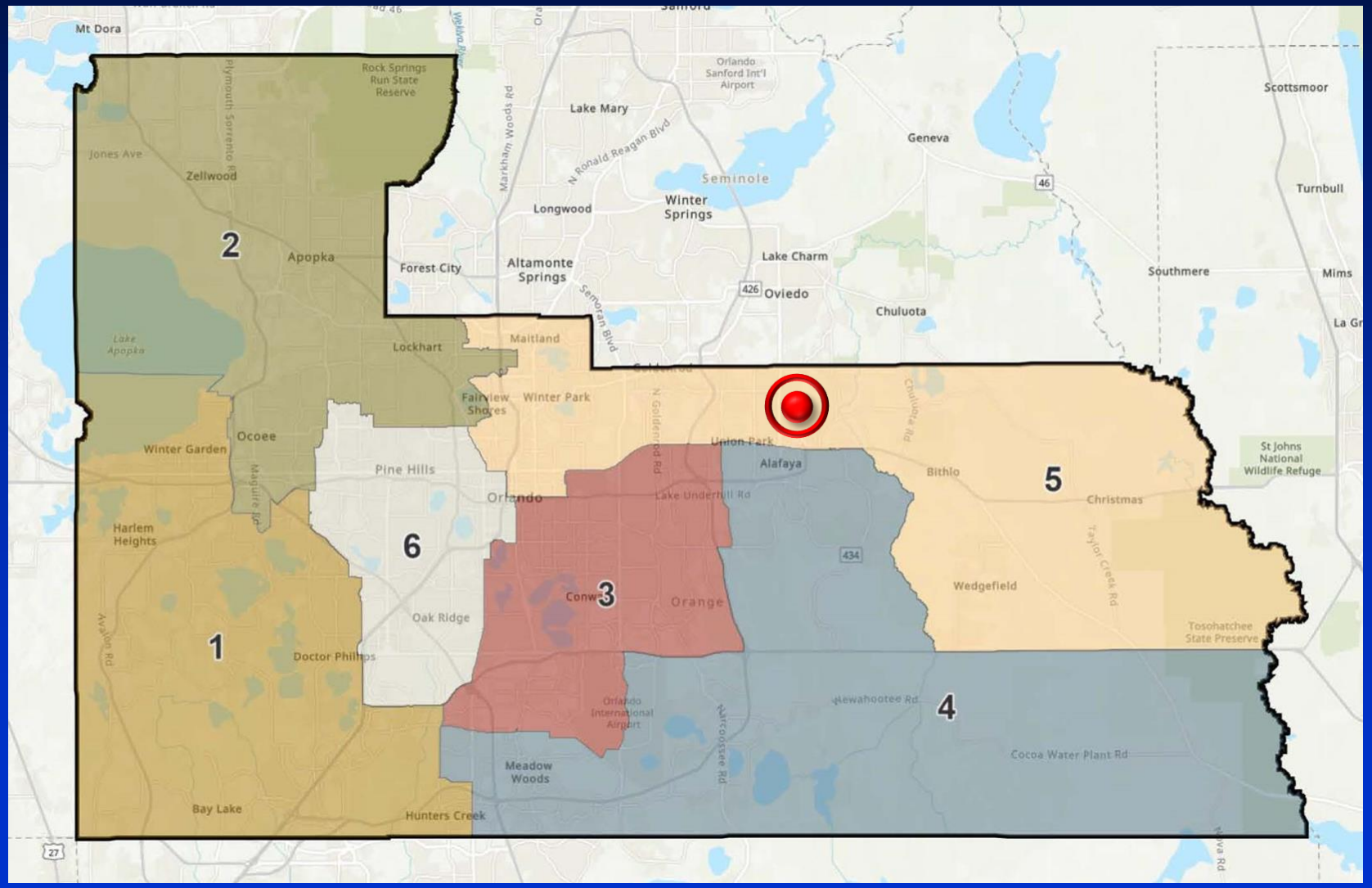
Location: 3775 Quadrangle Boulevard
Generally located east of Quadrangle Boulevard, south of Corporate Boulevard, west of Lake Ebby, and north of High Tech Avenue

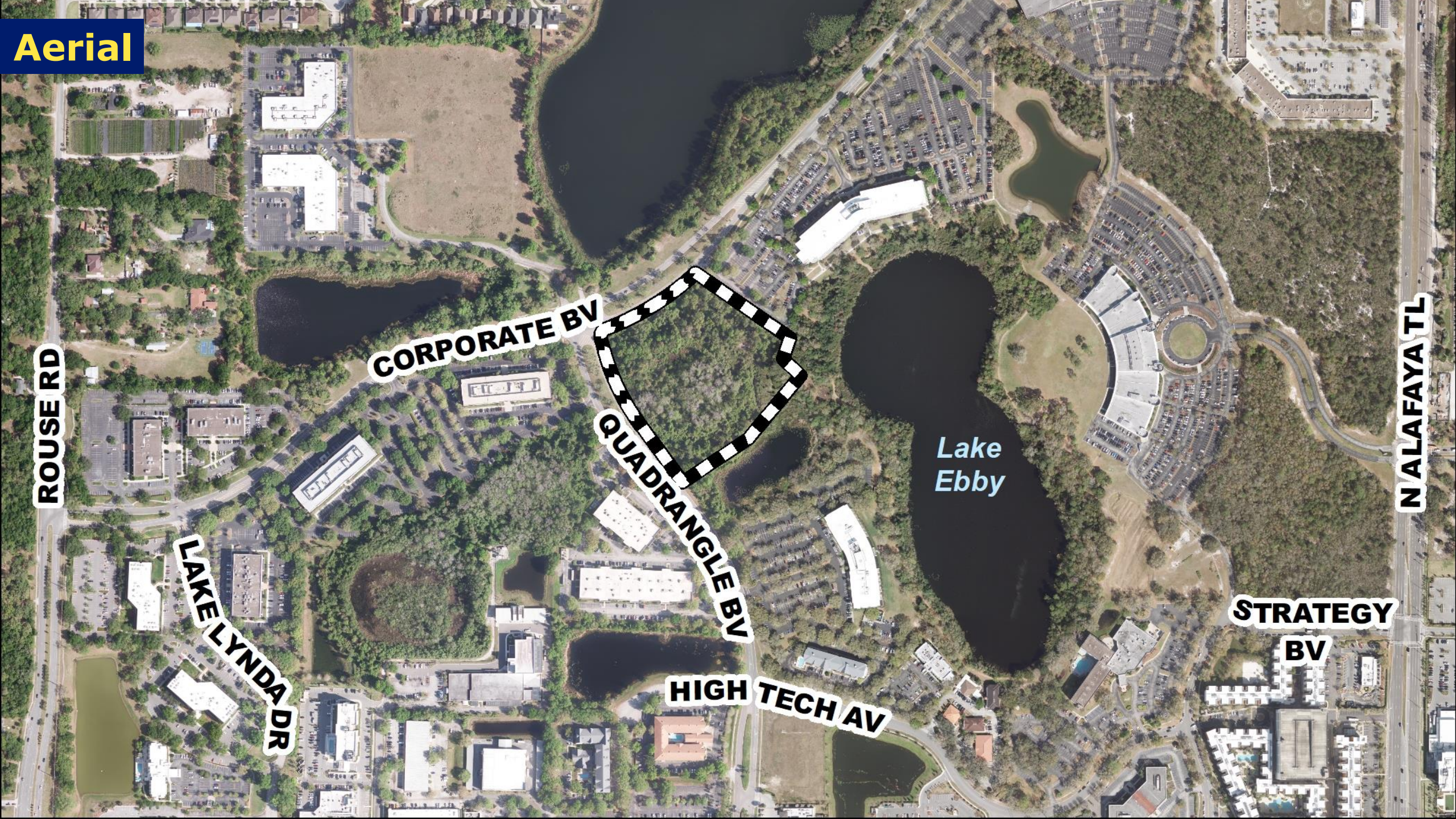
Acreage: 8.56 gross acres/7.33 net developable acres

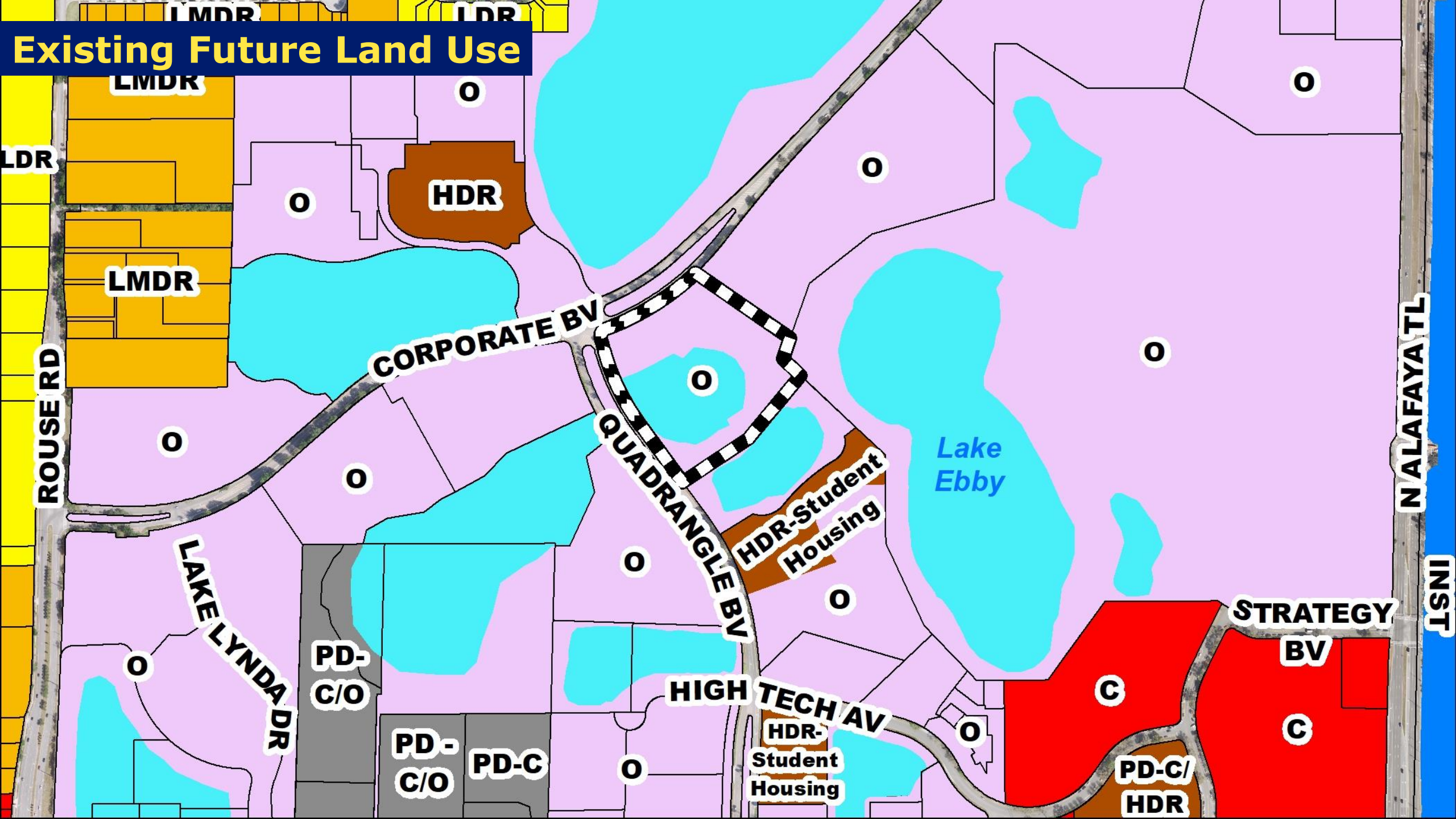
Proposal: Student housing community with up to 763 bedrooms, related amenities, and a parking garage

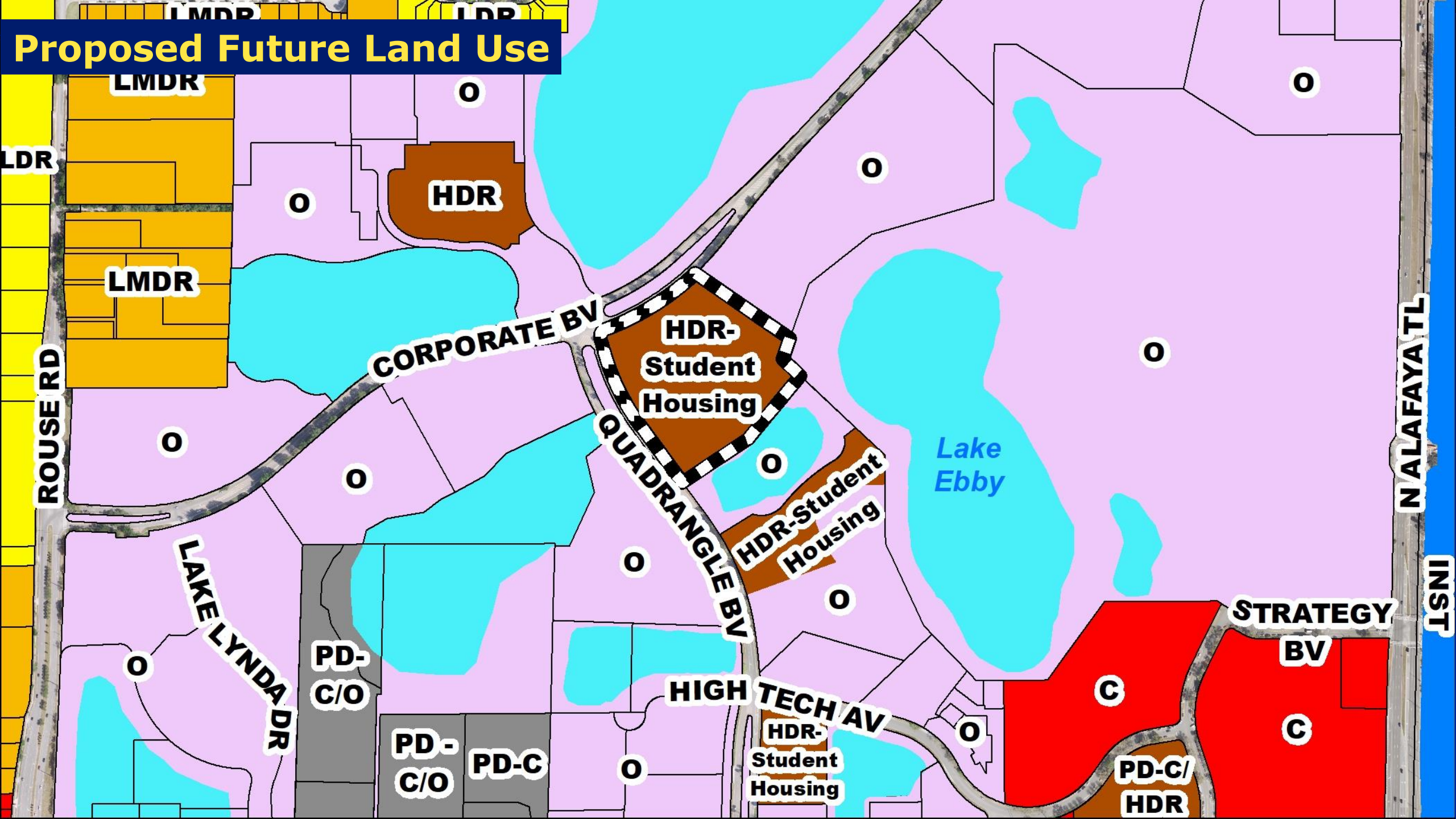
SS-24-12-054

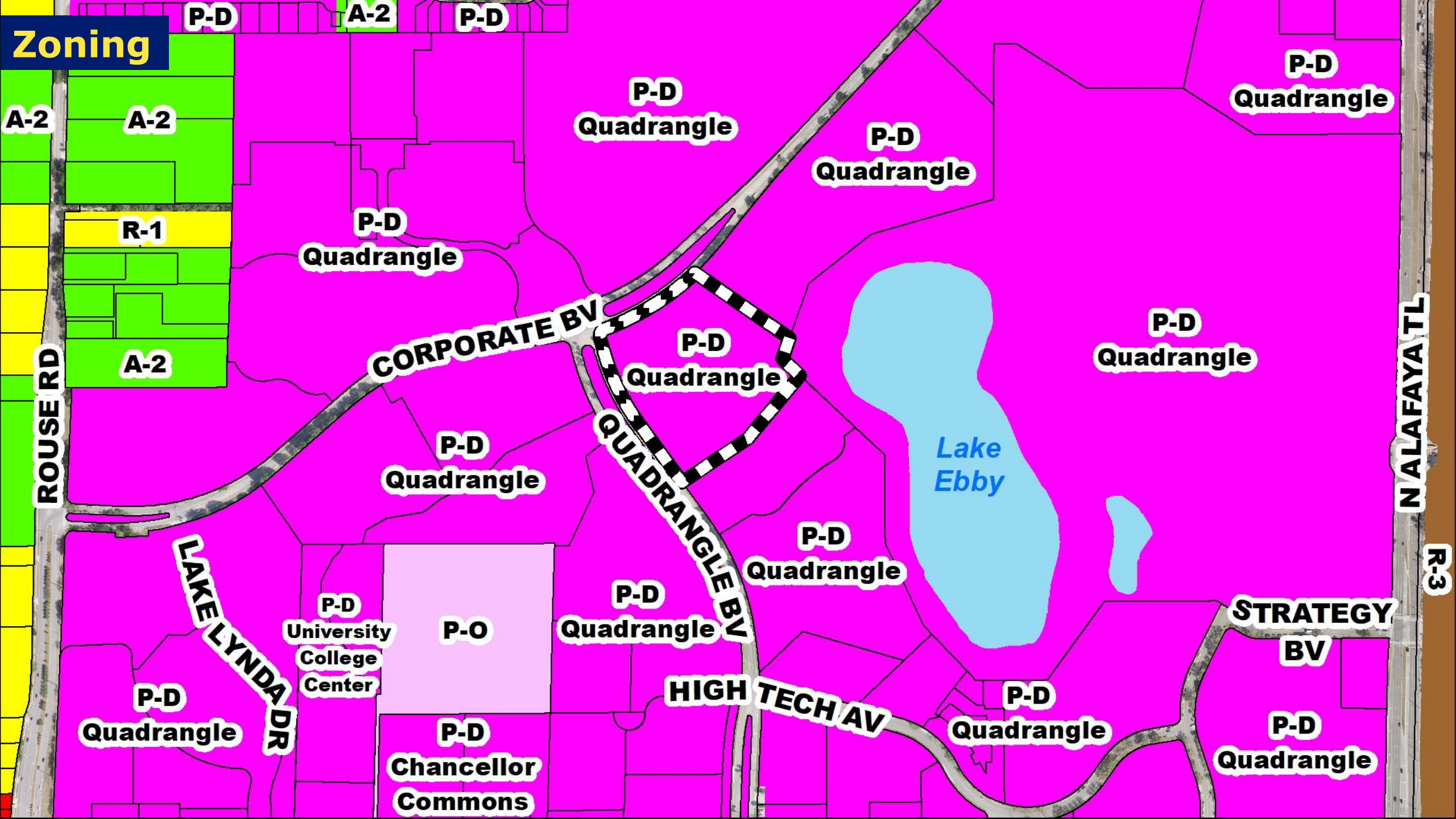
Location

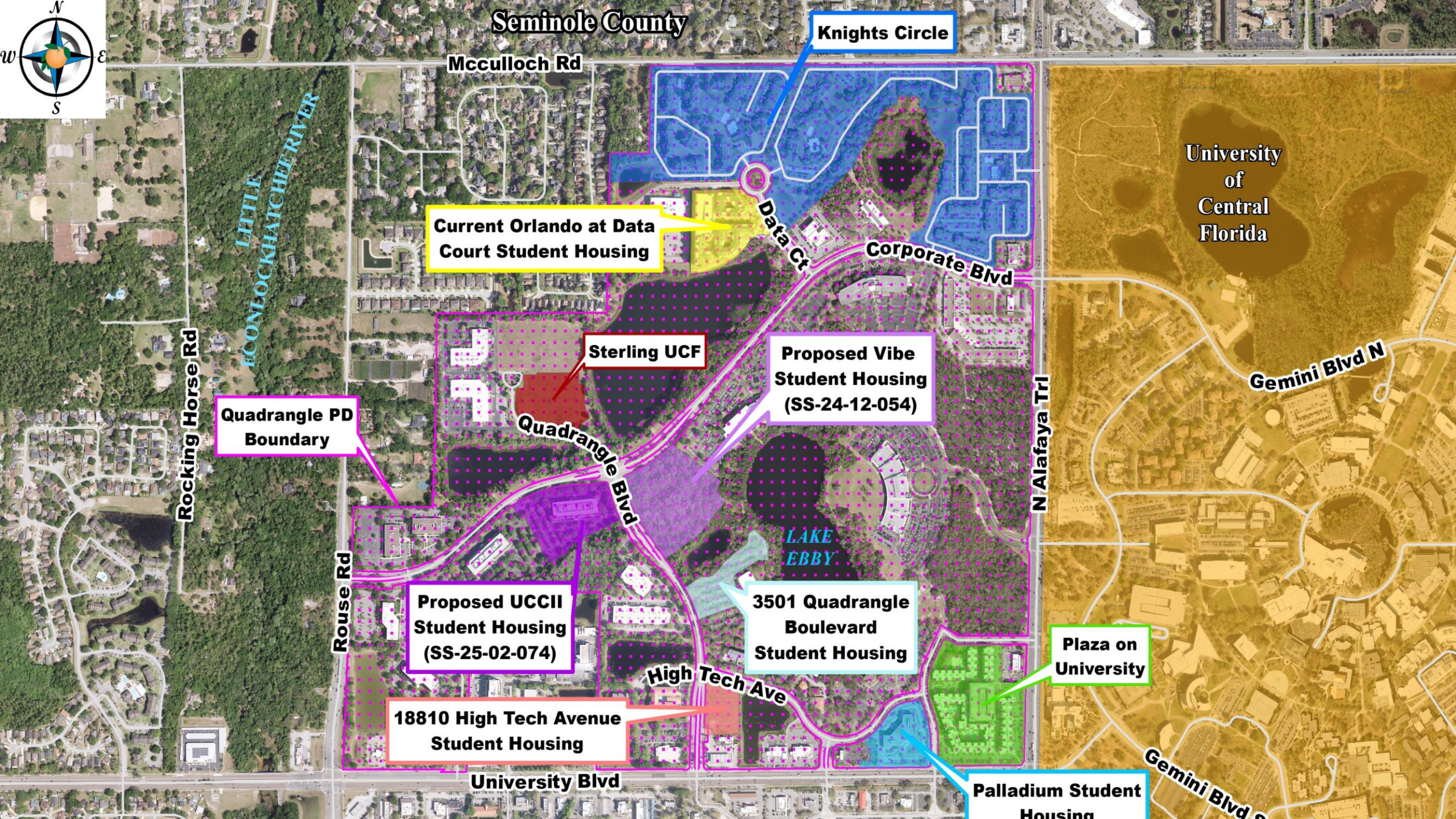



Aerial
CORPORATE BV
ROUSE RD
QUADRANGLE BV
Lake
Ebby
NALAFAYA TL
LAKE LYNDA DR
HIGH TECH AV
STRATEGY
BV


Existing Future Land Use
LMDR
LDR
HDR
O
LMDR
CORPORATE BV
ROUSE RD
QUADRANGLE BV
Lake Ebby
HDR-Student Housing
N ALAFAYA TL
INST
LAKE LYNDA DR
PD-C/O
PD - C/O
PD-C
HIGH TECH AV
HDR-Student Housing
C
STRATEGY BV
PD-C/ HDR


Proposed Future Land Use
LMDR
LDR
O
HDR
LMDR
CORPORATE BV
HDR-
Student
Housing
QUADRANGLE BV
ROUSE RD
Lake
Ebby
HDR-Student
Housing
LAKE LYNDA DR
PD-
C/O
PD -
C/O
PD-C
HIGH TECH AV
HDR-
Student
Housing
C
STRATEGY
BV
PD-C/
HDR
NALAFAYA TL
INST


Zoning
P-D
A-2
P-D
A-2
A-2
A-2
R-1
A-2
P-D
Quadrangle
P-D
Quadrangle
P-D
Quadrangle
P-D
Quadrangle
P-D
Quadrangle
CORPORATE BV
ROUSE RD
P-D
Quadrangle
QUADRANGLE BV
Lake
Ebby
P-D
Quadrangle
NALAFAYA TL
R-3
P-D
Quadrangle
P-D
Quadrangle
LAKE LYNDA DR
P-D
University
College
Center
P-O
P-D
Quadrangle
STRATEGY
BV
HIGH TECH AV
P-D
Quadrangle
P-D
Quadrangle
P-D
Quadrangle
P-D
Chancellor
Commons


N
W
E
S
Seminole County
Knights Circle
Mcculloch Rd
LITTLE ECONLOCKHATCHEE RIVER
Current Orlando at Data Court Student Housing
Data Ct
Corporate Blvd
University of Central Florida
Sterling UCF
Proposed Vibe Student Housing (SS-24-12-054)
Gemini Blvd N
Rocking Horse Rd
Quadrangle PD Boundary
Quadrangle Blvd
N Alafaya Trl
LAKE EBBY
Rouse Rd
Proposed UCCII Student Housing (SS-25-02-074)
3501 Quadrangle Boulevard Student Housing
Plaza on University
High Tech Ave
18810 High Tech Avenue Student Housing
University Blvd
Palladium Student Housing
Gemini Blvd S

Amendment SS-24-12-054

- 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; 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-24-12-054: **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

Board of County Commissioners

Small-Scale
Future Land Use Amendment

Adoption Public Hearing

May 6, 2025