

## **Interoffice Memorandum**

**DATE:** April 25, 2025

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** N/A

**FROM:** Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

**CONTACT:** Jim Resta, AICP, Chief Planner

**PHONE:** (407) 836-5624

**DIVISION:** Planning Division

**ACTION REQUESTED:**

Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment SS-25-02-074, amending the Future Land Use Map (FLUM) designation of the subject property from Office (O) to High Density Residential-Student Housing (HDR-Student Housing).

**PROJECT:** UCCII Student Housing – SS-25-02-074

**PURPOSE:** The applicant requests to change the Future Land Use Map (FLUM) designation of the 6.37-acre subject property, part of the Quadrangle Planned Development-Development of Regional Impact (PD-DRI), from Office (O) to High Density Residential-Student Housing (HDR-Student Housing). The property, located within the Urban Service Area (USA), is currently developed as University Corporate Center II, a 105,300-square-foot, three-story office building with associated ground-level parking.

This proposal received a recommendation of approval from the LPA on March 20, 2025.

**BUDGET:** N/A

Case Planner:  
Maria A. Cahill, AICP

**Small-Scale Amendment Staff Report**  
**Orange County Planning Division**  
**BCC Hearing Date: May 6, 2025**

**CASE # SS-25-02-074**

Commission District: #5

**GENERAL INFORMATION**

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

**OWNERS:** GPO UCC LLC

**HEARING TYPE:** Local Planning Agency

**REQUEST:** **Office (O) to High Density Residential (HDR) – Student Housing**

**PROJECT NAME:** **UCCII Student Housing**

**LOCATION:** 11486 Corporate Boulevard; Generally located south of Corporate Boulevard, west of Quadrangle Boulevard, and east of Rouse Road.

**PARCEL ID NUMBER:** 04-22-31-7280-00-120

**SIZE/ ACREAGE:** 6.37 gross/net developable acres

**PUBLIC NOTIFICATION:** The notification area for this public hearing was 1,400 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Three hundred sixteen (316) notices were mailed to those property owners in the surrounding area.

**COMMUNITY MEETING:** A community meeting was held for this application on March 6, 2025, and is summarized in this report.

**PROPOSED USE:** Student housing community with related amenities and a parking garage

**STAFF RECOMMENDATION**

**PLANNING**

Make a finding of consistency with the Comprehensive Plan and **ADOPT Amendment SS-25-02-074**, amending the Future Land Use Map (FLUM) designation of the subject property from **Office (O) to High Density Residential-Student Housing (HDR-Student Housing)**.

## **SUBJECT PROPERTY ANALYSIS**

### **Overview**

The applicant, Rebecca Wilson, is requesting to change the Future Land Use Map (FLUM) designation of the 6.37-acre subject property (Parcel 04-22-31-7280-00-120), the east portion of the 12.57-acre Tract 12 of the Quadrangle Planned Development-Development of Regional Impact (PD-DRI), from **Office (O)** to **High Density Residential-Student Housing (HDR-Student Housing)**. The property, located within the Urban Service Area (USA), is currently developed as University Corporate Center II, a 105,300-square-foot, three-story office building with associated ground-level parking. As stated in the justification statement included in the application package, only 33.3 percent of the first floor is presently leased, and the second and third floors are vacant. Upon the expiration of the remaining tenants' leases, the prospective developer proposes to demolish the office building and parking lot and redevelop the site for a student housing community with related indoor and outdoor amenities and a parking garage. The project is presently undergoing review as the UCCII Student Housing development.

Initially approved on October 15, 1984, the Quadrangle PD is entitled for a mix of commercial, office, hotel, conventional multi-family, and student housing uses. The subject parcel is located less than a mile from the main campus of the University of Central Florida (UCF), the nation's second-largest university, with an enrollment of approximately 69,818 undergraduate, graduate, and professional students for the 2024-25 academic year. The property is ideally situated for its redevelopment for student housing, as it 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, N Alafaya Trail, and McCulloch Road.

As shown on the aerial and future land use maps, the adjacent 6.20-acre Office-designated parcel to the west (Parcel 04-22-31-7280-00-121)—the remainder of Tract 12—is presently developed as University Corporate Center III, with 104,082 square feet of office space and related ground-level parking. No change to this parcel's Office FLUM designation or its existing office uses is contemplated at this time.

If this requested FLUM amendment is adopted, the applicant intends to submit a Change Determination Request (CDR) application to amend the current Quadrangle PD Land Use Plan (LUP) to allow for the division of Tract 12 into Tracts 12A (the University Corporate Center III site) and 12B (the subject property). The CDR petition is also expected to entail the conversion of the subject property's office entitlements to student housing bedrooms, the establishment of development standards for the student housing community, including its related amenities and parking garage, and the amendment of the Quadrangle PD's current Conditions of Approval.

The requested **HDR-Student Housing** FLUM designation allows for the consideration of student housing at a maximum density of fifty (50) dwelling units per net developable acre,

as stated in **Future Land Use Element Policies FLU1.1.2.A.** and **FLU1.1.2.E.** Approval of this FLUM designation would permit the development of up to 318 student housing units on the subject property's 6.37 acres, on which no wetlands or surface water are present. As set forth in **Future Land Use Element Policy FLU1.1.2.E(2)**, student housing density is calculated based on the number of bedrooms, with four (4) bedrooms equal to one (1) multi-family unit, providing for the potential development of up to 1,274 student housing bedrooms. However, as communicated by the applicant during the March 20, 2025, Local Planning Agency (LPA) adoption public hearing, the student housing community will likely contain 640 to 1,000 student housing bedrooms, with the bedroom and unit counts to be established during the subsequent Change Determination Review stage of the project. A summary of the site's existing and proposed development approvals is provided in **Table 1** below.

**Table 1 - Existing and Proposed Development**

	<b>Existing</b>	<b>Proposed</b>
<b>Future Land Use</b>	Office (O)	High Density Residential-Student Housing (HDR-Student Housing)
<b>Zoning</b>	PD (Planned Development District) (Quadrangle PD/LUP)	PD (Planned Development District) (Quadrangle PD/LUP)
<b>Maximum Density/Intensity</b>	1.25 FAR (floor area ratio)	50 dwelling units per net acre (up to 318 student housing units/1,274 bedrooms)
<b>Development Program</b>	105,300-square-foot office building with ground-level parking (University Corporate Center II)	640-1,000-bedroom student housing complex with related amenities and parking garage

Lastly, the property is subject to the original Development Order (DO) for the Quadrangle Development of Regional Impact (approved by the BCC on November 5, 1984, as "The Quadrangle Development Order" and recorded in Official Records Book 3575, Page 205 of the Public Records of Orange County), as modified by subsequent amendments. If this requested FLUM Amendment is adopted, staff expects that the BCC will consider an additional amendment to the DO in conjunction with the future CDR application.

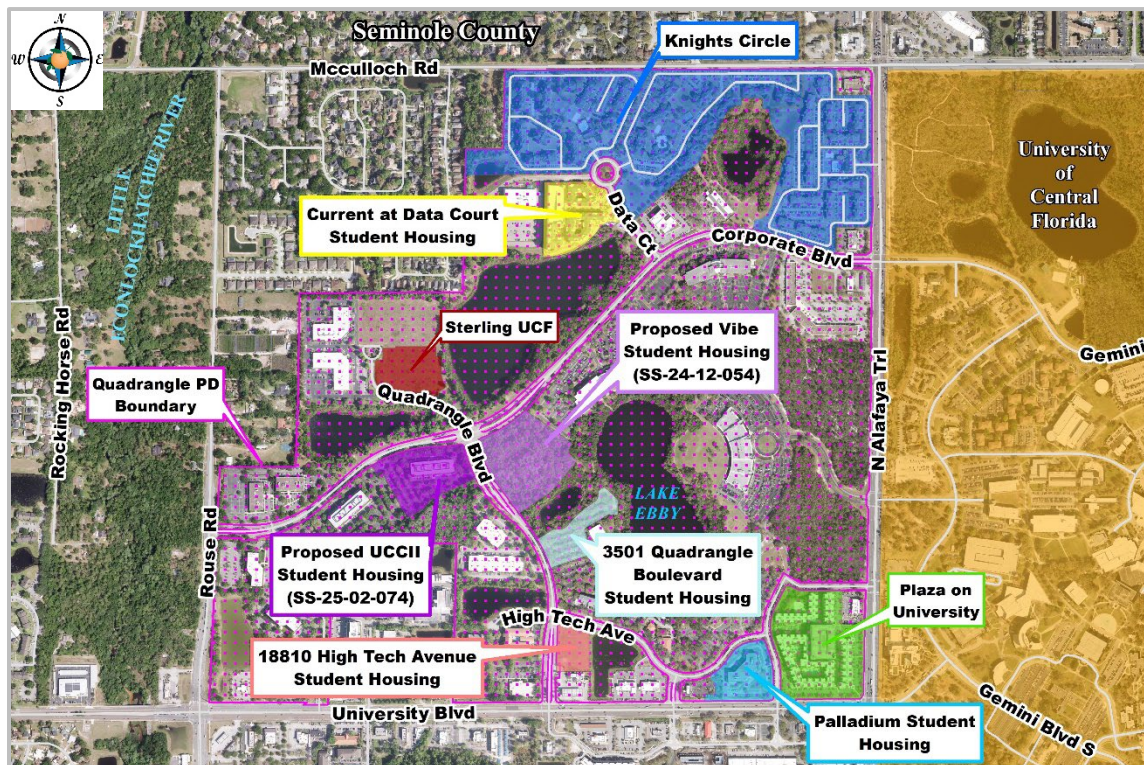
### **Land Use Compatibility**

The **HDR-Student Housing** FLUM designation, if approved, would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties. As stated above, the Quadrangle PD is entitled for a mix of commercial, office, hotel, conventional multi-family, and student housing uses. The subject property lies in close proximity to the UCF main campus, and abutting Corporate Boulevard and Quadrangle Boulevard provide convenient pedestrian and bicycle access

to the campus, the UCF shuttle service, and the shopping, dining, health care, and personal service uses along University Boulevard, N Alafaya Trail, and McCulloch Road that would serve the daily needs of the proposed community's residents. The construction of a student housing complex at this location would also help address UCF's student housing needs, while allowing for the repurposing of an underutilized parcel within the County's Urban Service Area.

**Figure 1** below depicts the requested and approved student housing sites within the Quadrangle PD. As stated previously, the subject property is the location of the proposed UCCII Student Housing community. As shown, the property to the east (Tract 18A) is also the subject of a requested FLUM Amendment, SS-24-12-054, for which a change from Office (O) to HDR-Student Housing is likewise being sought. A 275-unit conventional multi-family complex is presently under construction on this property. The developer is now proposing to utilize the complex—once completed—exclusively for student housing, necessitating the HDR-Student Housing FLUM designation. Through Amendment SS-25-12-054 and associated Change Determination Request CDR-24-12-288, the developer is seeking to convert entitlements for 275 multi-family units and 25,082 square feet of office space (to be obtained from the “bucket” of remaining entitlements in the Quadrangle PD) to 763 student housing beds. The project, Vibe Student Housing, is proposed to feature up to 763 student housing bedrooms, related amenities, and a parking garage.

**Figure 1 – Requested and Approved Student Housing within the Quadrangle PD**



As illustrated, three student housing developments have been approved and constructed within the Quadrangle PD boundary: the 747-unit Knights Circle community, the 188-unit/750-bedroom Current Orlando at Data Court complex, and the mixed-use Plaza on University development, entitled for 1,312 student housing bedrooms, 383 conventional multi-family dwelling units, and 65,609 square feet of commercial uses, with uses limited to those permitted in the C-1 (Retail Commercial) zoning district. Construction has commenced on the Sterling UCF community, located north of the subject property and approved for 217 units/896 student housing bedrooms.

Three other student housing developments have been approved within the Quadrangle PD boundary. Construction, however, has not yet begun on any of the three. Palladium Student Housing is approved for 250 units/898 student housing bedrooms, 11810 High Tech Avenue for 475 student housing bedrooms, and 3501 Quadrangle Boulevard for 640 student housing bedrooms.

Additional plan amendment approvals, not depicted on **Figure 1**, have been granted for student housing development outside, but in close proximity to, the Quadrangle PD. Verve Orlando at 3133 N Alafaya Trail is approved for 626 student housing bedrooms, and the Alafaya Trail Student Housing PD is approved for 150 units/600 student housing bedrooms.

### Site Analysis

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	UCF Study Area (The subject property lies within the Context Area delineated in the Memorandum of Understanding (MOU) entered into between Orange County and UCF on August 3, 2010. The MOU is intended to further intergovernmental cooperation and coordination of development and permitting activity within the Context Area and to ensure frequent communication and the exchange of mutually beneficial information relating to development and permitting activity within the Context Area.)
Overlay District Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Comprehensive Plan (CP) Consistency

The underlying Comprehensive Plan Future Land Use Map (FLUM) designation of the subject property is **Office (O)**. The proposed **HDR-Student Housing** FLUM designation is consistent with the development trend in the area to provide more student housing in the vicinity of UCF. As discussed previously, the parcel is part of a Planned Development-Development of Regional Impact that allows for office, commercial, hotel, multi-family, and student housing uses. The proposed amendment and the prospective developer's intent to redevelop the underutilized office site for a student housing community with related amenities and a parking garage is consistent with the following Comprehensive Plan provisions:

**Future Land Use Element**

**Goal FLU2 – URBAN STRATEGIES.** Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

**OBJ FLU2.1 INFILL.** Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

**OBJ FLU2.2 –** Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community.

**OBJ FLU8.2 –** Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies shall guide regulatory decisions that involve differing land uses.

**FLU1.1.1 –** Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

**FLU1.1.2.A.**

- A. The following are the residential densities permitted within the Urban Service Area for all new residential development or redevelopment. Future Land Use densities for the following categories shall be:

<b>Table 1.1.2.A – Urban Service Area – Urban Residential</b>		
<b>FLUM Designation</b>	<b>General Description</b>	<b>Density</b>
Low Density Residential (LDR)	Intended for new residential projects within the USA where urban services such as water and wastewater facilities are present or planned. This category generally includes suburban single family to small lot single-family development.	0 to 4 du/ac
Low-Medium Density Residential (LMDR)	Recognizes low- to medium-density residential development within the USA, including single family and multi-family residential development.	0 to 10 du/ac
Medium Density Residential (MDR)	Recognizes urban-style multifamily residential densities within the USA.	0 to 20 du/ac
Medium-High Density Residential (MHDR)	Recognizes a transition in density between highly urbanized areas and medium density residential development that support public transit and neighborhood serving amenities within a reasonable pedestrian walkshed.	0 to 35 du/ac
High Density Residential (HDR)	Recognizes high-intensity urban-style development within the USA.	0 to 50 du/ac
(Amended 8/92, Ord. 92-24, Policy 1.1.11-r; Amended 11/17, Ord. 2017-19)		

**FLU1.1.2.F.** – Student housing may be permitted only on property with a future land use designation of Medium Density Residential, Medium-High Density Residential, High Density Residential, or Planned Development (in which medium or high density student housing is included as a single use or part of a mix of uses). A Planned Development zoning classification shall be required for all student housing projects.

- (1) Student housing density shall be calculated based on the number of bedrooms, with four (4) bedrooms equal to one (1) multi-family unit. An alternative density calculation may be permitted upon the approval of the Board of County Commissioners, provided the developer has committed to a mobility plan to be implemented with the development of the student housing project, has demonstrated a need for the additional units, and/or has proposed a redevelopment project located within the area extending one (1) mile east and one (1) mile west of the Alafaya Trail corridor, between McCulloch Road and State Road 408.
- (2) Any conversion of student housing to unrestricted housing shall require a Comprehensive Plan amendment and/or the approval of a substantial change to the Planned Development-Land Use Plan (PD-LUP) by the Board of County Commissioners at a public hearing. If the Comprehensive Plan amendment and/or substantial change is approved, school impact fees in effect at the time shall be paid, and the project shall comply with any school capacity regulations in effect at that time.



**FLU1.1.5** – Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County’s desired urban framework. Infill is defined as development consistent with the *Infill Master Plan* (2008).

**FLU8.2.1** – Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

**Housing Element**

**GOAL H1** – Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

**OBJ H1.1** – The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

**SITE DATA**

**Existing Use**                      Office Building (University Corporate Center II)

<b>Adjacent</b>	<b>FLUM</b>	<b>Zoning</b>
<b>North</b>	Office (O) (1991) High Density Residential – Student Housing (HDR – Student Housing) (2023)	PD (Planned Development District) - Quadrangle (1984)
<b>South</b>	Office (O) (1991)	PD (Planned Development District) - Quadrangle (1984) P-O (Professional Office District) (2000)
<b>East</b>	Office (O) (1991)	PD (Planned Development District) - Quadrangle (1984)
<b>West</b>	Office (O) (1991)	PD (Planned Development District) - Quadrangle (1984)

**Adjacent Land Uses**      N: Stormwater pond and Sterling UCF student housing community (under construction)  
                                     E: Proposed Vibe Student Housing site (currently the site of a conventional multi-family community under construction) and stormwater retention pond

W: Office building (University Corporate Center III)  
S: Wetlands and office building (Siemens/Ocean Insight)

## **SPECIAL INFORMATION**

### **Staff Comments**

#### **Environmental**

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

Adjacent Conservation Area - This site is located adjacent to a conservation area. No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a wetland/surface water, or within an upland buffer, without first obtaining a Natural Resource Impact Permit (NRIP) approved by the County and obtaining other applicable jurisdictional agency permits. Submit a NRIP permit application to the Orange County Environmental Protection Division by mail or email to [wetlandpermitting@ocfl.net](mailto:wetlandpermitting@ocfl.net). Reference Orange County Code Chapter 15, Article X Wetland and Surface Water Protection.

Eagle Nest Buffer - The site is located within the 660-foot buffer zone of an FWC-identified eagle nest (Nest ID# OR127). 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 for determining the presence of these concerns and verifying and obtaining, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS).

Demolition - Prior to demolition or construction activities associated with existing structures, provide a Notice of Asbestos Renovation or Demolition form to the Orange County Environmental Protection Division (EPD). For more information, or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400 or [AsbestosInquiriesOrangeCounty@ocfl.net](mailto:AsbestosInquiriesOrangeCounty@ocfl.net). Reference Orange County Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 4 Asbestos requirements, Sec.108 Notification procedure and requirements, Subsection A(1).

#### **Transportation / Access**

The Applicant is requesting to change the Future Land Use Map designation of 6.37 acres within the Quadrangle PD from Office (O) to High Density Residential-Student Housing (HDR-Student Housing). Analysis of the project trips from the currently-approved future land use designation versus the proposed future land use designation

indicates that the proposed development will result in an increase of 94 pm peak trips and, therefore, will impact the area roadways. The subject property is located at 11486 Corporate Boulevard. Based on the Concurrency Management System (CMS) database dated January 8, 2025, University Boulevard from Dean Road to Rouse Road and Alafaya Trail from University Boulevard to Science Drive currently operate at Level of Service F, and capacity is not available to be encumbered. All other roadway segments within the project impact area operate at acceptable levels of service. This information is dated and is subject to change.

***Roadway Capacity Analysis:***

A Traffic Study was not submitted with the case for review and comment. Final permitting of any development on this site will be subject to review and approval under the capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Plan.

***Road Agreements:***

No Road Agreements are associated with this parcel.

***Planned and Programmed Roadway Improvements:***

No projects are associated with this parcel.

***Right-of-Way Requirements:***

No right-of-way needs are associated with this parcel.

**Schools**

Orange County Public Schools (OCPS) reviewed the application and had no comments on the proposed amendment.

As established in **Public Schools Element Policy PS6.3.7** of the County's adopted Comprehensive Plan and consistent with the 2011 *First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency*, as amended, referenced in **Policy PS5.1.10**, certain residential uses are exempt from the requirements of school concurrency, including group living facilities that do not generate public school students, such as residential dormitory-type facilities for post-secondary students.

**Parks and Recreation**

Orange County Parks and Recreation reviewed this application and had no comments on the proposed amendment.

**Community Meeting Summary**

A community meeting was held on March 6, 2025, at Riverdale Elementary School, with nine (9) members of the public in attendance. The case planner, Maria Cahill, gave an overview of the requested amendment and provided the scheduled dates of the adoption public hearings before the Local Planning Agency and Board of County Commissioners. The applicant, Rebecca Wilson, discussed the proposed student housing community and took questions from attendees.

Meeting participants voiced concerns about the amount of student housing that has already been developed or received County approval. They questioned whether a cap on student housing exists within the Quadrangle PD. Attendees also expressed concerns about traffic and congestion on area roadways and potential negative impacts on single-family residential development in the vicinity of the subject property.

**Utilities Service Area (Availability of services may vary.)**

Water: Orange County Utilities

Wastewater: Orange County Utilities

Reclaimed Water: Orange County Utilities

**Detailed Utility Information:**

This property is within Orange County Utilities' (OCU's) Water, Wastewater, and Reclaimed Water Service Areas. In accordance with Orange County Code Chapter 37, the following will apply:

Water: Development within this property will be required to connect to Orange County Utilities' potable water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Wastewater: Development within this property will be required to connect to Orange County Utilities' wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Reclaimed water: There are no reclaimed water mains in the vicinity of this property. Reclaimed water is considered not available. Connection, therefore, is not required.

**State of Florida Notice**

Pursuant to Section 125.022, Florida Statutes, 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 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.

**Specific Project Expenditure Report and Relationship Disclosure Form**

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

**ACTION REQUESTED**

**Local Planning Agency (LPA) Recommendation – March 20, 2025**

Make a finding of consistency with the Comprehensive Plan and recommend **Adoption of Amendment SS-25-02-074** amending the Future Land Use Map (FLUM) from **Office to High Density Residential – Student Housing (HDR) (Student Housing)**.

**PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS**

Chief Planner Jim Resta presented the staff report to the LPA with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend adoption of the requested High Density Residential-Student Housing (HDR-Student Housing) Future Land Use Map designation. The applicant, Rebecca Wilson, was present and agreed with the staff recommendation. Ms. Wilson clarified that the student housing community will likely contain 640 to 1,000 student housing bedrooms, with the bedroom and unit counts to be established during the subsequent Change Determination Review stage of the project.

During public comment, two members of the public appeared to speak in opposition to the requested amendment. The speakers noted that the Quadrangle PD was originally developed as a business and office park. They expressed concerns about traffic and congestion on area roads and about the loss of green space within the PD. The speakers also voiced concerns about the amount of existing, approved, and proposed student housing construction within the PD and about the disruption of abutting single-family residential neighborhoods by residents of the student housing complexes, particularly with respect to noise.

Commissioner Wiggins questioned whether the requested amendment is consistent with the purpose and intent of the UCF study area agreement (actually a Memorandum of Understanding [MOU] entered into between Orange County and UCF on August 3, 2010). Mr. Resta replied affirmatively. He further noted that the UCF Campus Master Plan addresses the construction of on-campus housing, but that the university is running out of developable acreage for additional housing, thus prompting the construction of privately-built off-site student housing. Mr. Resta noted that these off-campus communities should ideally be developed in close proximity to the university.

Although not discussed in detail the LPA adoption staff report, the subject property is situated within the Context Area delineated in the MOU. The MOU is intended to further intergovernmental cooperation and coordination of development and permitting activity within the Context Area and to ensure frequent communication and the exchange of mutually beneficial information relating to development and permitting activity within the Context Area.

The Commissioners' ensuing discussion centered on the need for additional housing to serve the UCF student population. Commissioner Gray expressed a preference for on-campus housing constructed by the university, rather than off-site privately-built housing. He noted that of the campus' approximately 1,400 acres, roughly 800 are dedicated to the preservation

of natural areas and the protection of wildlife. He questioned whether any of the 800 acres could instead be utilized for student housing. Commissioner Holt responded that the undeveloped acreage is ecologically unique. There is an area encompassing eight distinct ecological communities that are utilized as a teaching tool for students.

Commissioner Holt made a motion, seconded by Commissioner Arrington, to make a finding of consistency with the Comprehensive Plan and recommend **ADOPTION** of the requested High Density Residential-Student Housing (HDR-Student Housing) Future Land Use Map designation. The motion carried unanimously.

**Motion / Second**

*Marjorie Holt / Michael Arrington*

**Voting in Favor**

*George Wiggins, Camille Evans, Eric Gray, Michael Arrington, Nelson Pena, Marjorie Holt, Eddie Fernandez, Evelyn Cardenas*

**Voting in Opposition**

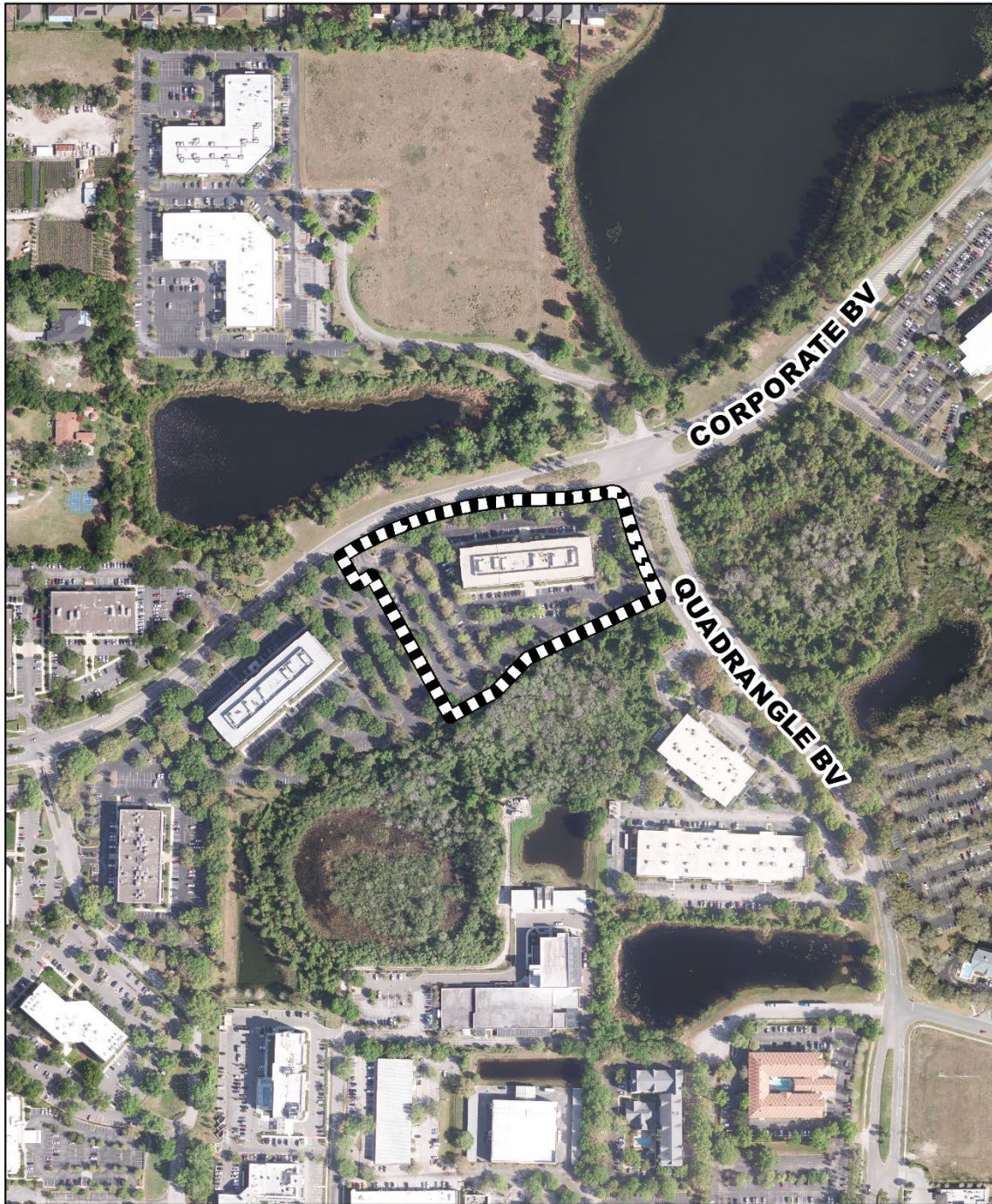
*None*

**Absent**

*David Boers*



**SS-25-02-074**



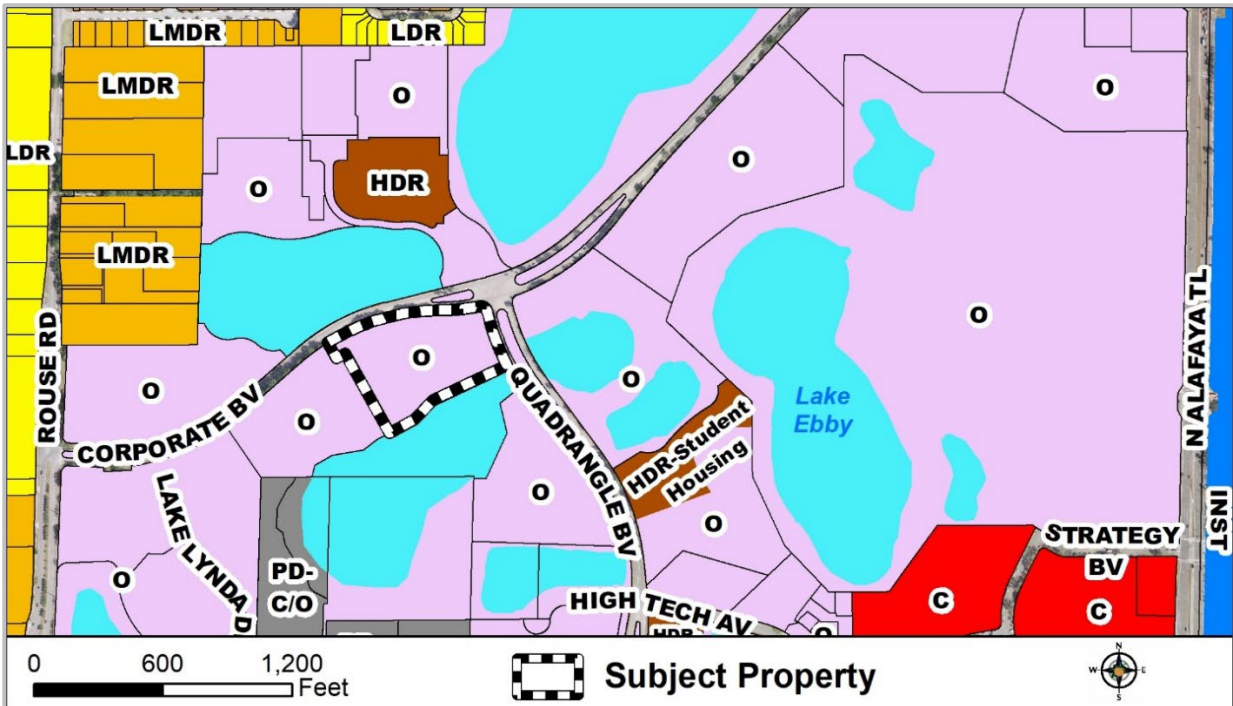
 **Subject Property**



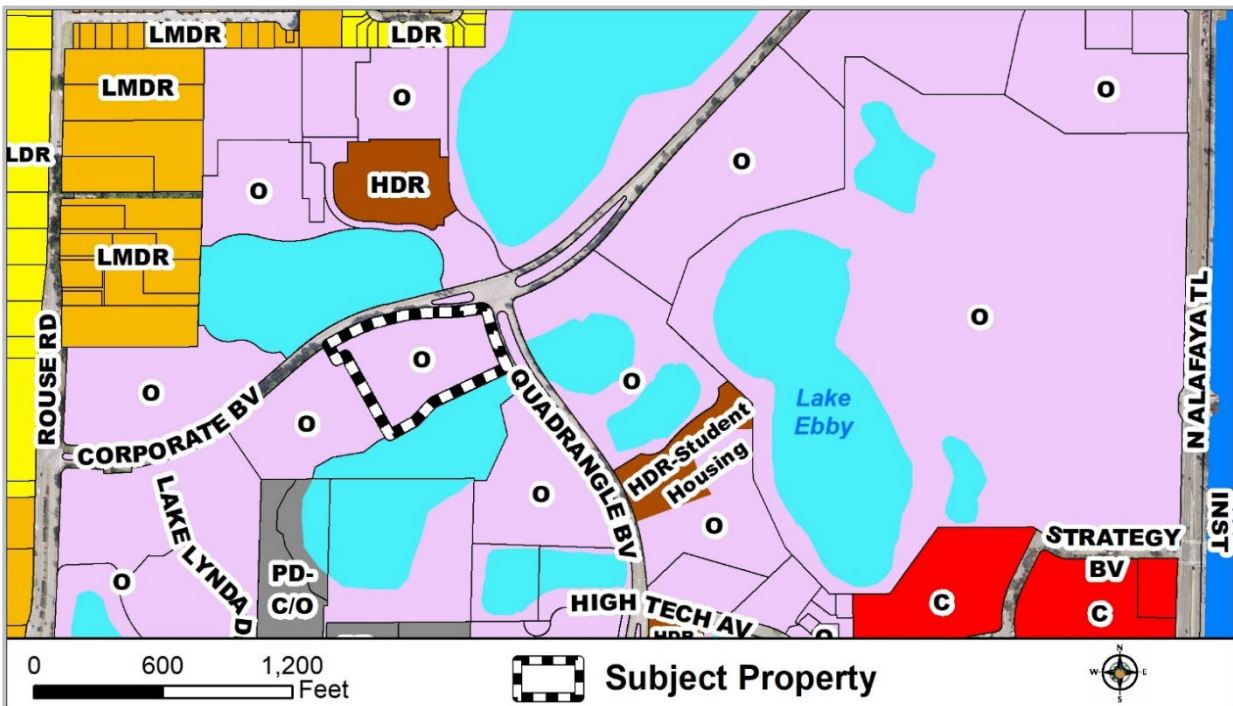
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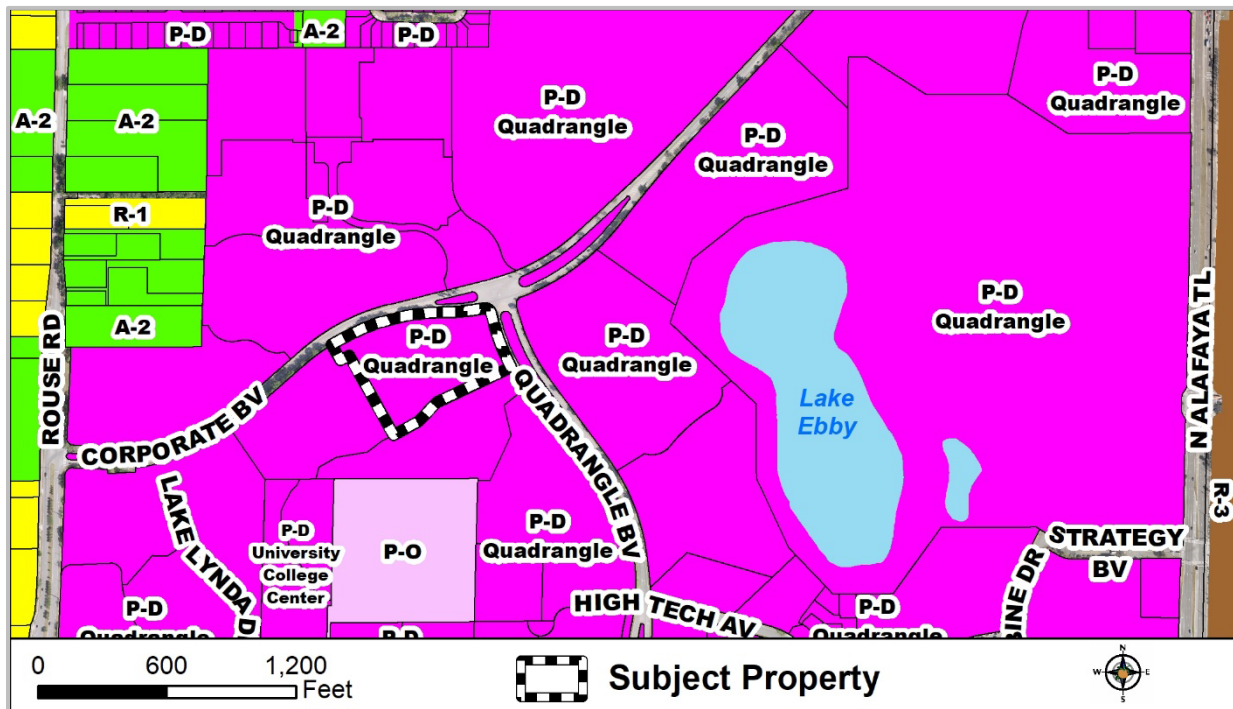
**FUTURE LAND USE – CURRENT**



**FUTURE LAND USE – PROPOSED**



**ZONING – CURRENT**



NOTIFICATION MAP

