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## New student housing apartment complex planned near UCF

**Project includes 191 units in two eight-story buildings**

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A Winter Park developer wants to build a new 191-unit student housing complex near the [University of Central Florida's](#) main campus.

Orange County commissioners gave final approval Oct. 27 for the College Suites at Woodbury LLC project, which includes two eight-story apartment buildings with 749 beds on 9.34 acres of vacant land at 12401 E. Colonial Drive.

The complex also will include a two-story, 6,310-square-foot clubhouse with space for retail on the second floor, a four-story, 749-space parking garage and a sand volleyball court. There are 176 four-bed units and 15 three-bedroom units.

The project's architect is [Slocum Platts](#) of Winter Park, and the engineer is [Florida Engineering Group of Orlando](#). Calls to Florida Engineering Group seeking comment were not returned.

The contractor hasn't been selected yet for the project, said Russel Goliath, director at Slocum Platts, who didn't have an estimate for the project's cost. It's unknown when construction will begin.

Shelton Granade, a senior vice president with [CB Richard Ellis](#) in Orlando, estimated construction costs would be about \$120,000 per unit, or \$22.9 million, for a 191-unit student housing complex in that area, excluding land and impact fees. The property was bought for \$2 million in 2008, said county records.

Owner and developer Udo Garbe, president of Park Avenue Development Corp. in Winter Park, declined to comment on the project.

Park Avenue Development is part of an international association of companies under the Garbe Group, with offices in Winter Park and Hamburg, Germany. The Garbe Group has more than 200 employees and \$500 million in revenue, said its Web site. The corporation specializes in student housing.

The number of students attending UCF has been growing steadily, creating more demand for housing. Earlier this month, UCF announced it was the third-largest U.S. university after enrolling a record 53,537 students this fall. "There are future plans to add beds at UCF," said school spokeswoman Christine Dellert, "and we eventually hope to house more students on campus."

There are 10,000 beds in UCF-affiliated complexes off-campus. The most recent housing project completed on campus was the 2,000-bed Towers at Knights Plaza in fall 2007.

Other student housing projects near UCF being built include the Villages at Camelot, which is approved for 781 units and 10,000 square feet of commercial space, said Susan Caswell, Orange County's planning manager. Developer Sterling-UCF LP has begun construction on the 12-story building on the west side of North Alafaya Trail. Phase 1 of Villages at Camelot, which includes 253 apartments, a 5,000-square-foot clubhouse and 745-space six-story parking garage, will cost \$60 million-\$70 million.

mazam@bizjournals.com | (407) 241-2895