



Interoffice Memorandum

AGENDA ITEM

DATE: December 20, 2021

TO: Mayor Jerry L. Demings
—AND—
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department

**CONTACT PERSON: Joe Kunkel, PE, DRC Chairman
Development Review Committee
Public Works Department
(407) 836-7971**

SUBJECT: January 11, 2022 — Consent Item
Non-Substantial Deviation Amendment to Development Order for
the Quadrangle Development of Regional Impact
Case #DO-21-11-347 / District 5
(Related to Change Determination Request CDR-21-06-189)

The Quadrangle Development of Regional Impact (DRI) and Development Order were originally approved by the Board on November 5, 1984, and the property is generally located south of McCulloch Road, west of North Alafaya Trail, north of University Boulevard, and east of Rouse Road. The DRI and associated Planned Development (PD) are currently approved for a mix of commercial, office, hotel, multi-family residential, and student housing entitlements.

Through this request, the applicant is seeking to amend the Development Order to convert parcel 18A within the PD from office to multi-family through an amendment to DRI Map "H". This request is associated with concurrent substantial change to the Quadrangle PD (CDR-21-06-189), which would allow for 350 multi-family units on parcel 18A.

The proposed amendment received a recommendation of approval from the Development Review Committee on November 17, 2021.

**ACTION REQUESTED: Approval and execution of Non-Substantial Deviation
Amendment to Development Order for the Quadrangle
Development of Regional Impact. District 5**

Attachment
JVW/JHS



OFFICE OF COMPTROLLER

**ORANGE
COUNTY
FLORIDA**

Phil Diamond, CPA
County Comptroller as
Clerk of the Board of County Commissioners
201 South Rosalind Avenue
Post Office Box 38
Orlando, FL 32802-0038
Telephone: (407) 836-7300
Fax: (407) 836-5359

DATE: January 13, 2022

TO: Ray Eubanks, Plan Processing Administrator
Department of Economic Opportunity, State of Florida

THRU: Phil Diamond, County Comptroller *ER for PD*
As Clerk of the Board of County Commissioners

FROM: Katie Smith, Deputy Clerk *ER for KS*

SUBJECT: Quadrangle DRI Development Order

Enclosed is a certified copy of the Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact, approved by the Board of County Commissioners at its regular meeting on January 11, 2022.

Please advise if you should need further information.

pd:ks:er
CERTIFIED MAIL 7001 2510 0004 8959 4261
RETURN RECEIPT REQUESTED

- c: Fred Milch, DRI Manager, East Central Florida Regional Planning Council, 455 North Garland Avenue, 4th Floor, Orlando, FL 32801. (w/enclosure)
Joe Kunkel, Director, Public Works Department, BCC (w/ enclosure)
Lonnie Bell, Director, Community and Family Services Department, BCC (w/enclosure)
Yolanda Martinez, Director, Health Services Department, BCC (w/enclosure)
Ed Torres, Director, Utilities Department, BCC (w/enclosure)
Jason Sorensen, Chief Planner, Planning, Environmental and Development Services Department, BCC (w/enclosure)
Jennifer Moreau, Manager, Zoning Division, BCC (w/enclosure)

BCC Mtg. Date: Jan. 11, 2022

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

M. Rebecca Wilson, Esq.
**LOWNDES, DROSDICK, DOSTER,
KANTOR & REED, P.A.**
215 N. Eola Drive
Orlando, FL 32801
(407) 418-6250

NON-SUBSTANTIAL DEVIATION
AMENDMENT TO DEVELOPMENT ORDER FOR THE QUADRANGLE
DEVELOPMENT OF REGIONAL IMPACT

1. The original Development of Regional Impact Development Order for The Quadrangle DRI was approved by the Board of County Commissioners on November 5, 1984 (the "Original Development Order") and recorded in Official Record Book 3575, Page 205, Public Records of Orange County, Florida.

2. The Original Development Order has been modified by the following amendments (the Original Development Order, as modified by the following amendments is hereinafter defined as the "Development Order"):

(a) Assignment and Assumption Agreement – Development Order recorded June 16, 1987 in Official Records Book 3895, Page 4016, Public Records of Orange County, Florida;

(b) Amendment to the Quadrangle Development Order recorded February 29, 1988 in Official Records Book 3964, Page 2999, Public Records of Orange County, Florida, as modified by that certain Settlement Agreement for The Quadrangle DRI recorded November 2, 1988 in Official Records Book 4028, Page 2999, Public Records of Orange County, Florida;

(c) Substantial Deviation Quadrangle Development Order recorded July 18, 1991 in Official Records Book 4307, Page 2774, Public Records of Orange County, Florida (the "Substantial Deviation");

(d) Non-Substantial Deviation Amendment to Development Order for The Quadrangle Development of Regional Impact, recorded on June 3, 1994 in Official Records Book 4750, Page 948, Public Records of Orange County, Florida;

(e) Non-Substantial Deviation Amendment to Development Order for The Quadrangle Development of Regional Impact recorded December 27, 1994 in Official Records Book 4836, Page 1116, Public Records of Orange County, Florida;

Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact

Prepared by: M. Rebecca Wilson, Esq.

(f) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded July 8, 1997 in Official Records Book 5286, Page 4556, as corrected by Corrective Affidavit recorded in Official Records Book 5291, Page 1243, Public Records of Orange County, Florida;

(g) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded November 18, 1998 in Official Records Book 5618, Page 3965, Public Records of Orange County, Florida;

(h) Final Order of the State of Florida Land and Water Adjudicatory Commission No. LW-00-009, dated November 19, 2000;

(i) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded March 12, 1999 in Official Records Book 5702, Page 3359, Public Records of Orange County, Florida;

(j) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded March 19, 1999 in Official Records Book 5708, Page 1211, Public Records of Orange County, Florida;

(k) Amended and Restated Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded August 30, 2001 in Official Records Book 6335, Page 3763, Public Records of Orange County, Florida;

(l) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded March 8, 2005 in Official Records Book 7863, Page 325, Public Records of Orange County, Florida, as re-recorded on July 12, 2005 in Official Records Book 8065, Page 4270, Public Records of Orange County, Florida;

(m) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded March 6, 2009 in Official Records Book 9839, Page 1720, Public Records of Orange County, Florida; and

(n) Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact dated received May 27, 2021 and recorded August 9, 2021 as Document #20210483864, Public Records of Orange County, Florida.

(o) Amendment to Development Order for the Quadrangle Development of Regional Impact recorded November 3, 2021 as Document #20210676310, Public Records of Orange County, Florida.

3. The Developer has proposed a further modification to its approved development program for the Quadrangle DRI and to the existing Development Order.

Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact

Prepared by: M. Rebecca Wilson, Esq.

ORDER

1. The foregoing recitals are true and correct and are hereby incorporated herein.
2. The Condition of Approval set forth in the first sentence of Paragraph II (1) of the Non-Substantial Deviation is hereby amended to read as follows:

Development shall conform to The Quadrangle Planned Development, BCC approvals, and Land Use Plan Amendment dated received November 5, 2021 and to the herein contained Conditions of Approval. Development based on these approvals shall comply with all other applicable federal, state and county laws, ordinances and regulations, which are incorporated herein by reference, except to the extent the applicable laws, ordinances and regulations are expressly waived or modified by these Conditions or by action of the Orange County Board of County Commissioners.

3. The development quantities and land uses set forth and described in the Development Order are further amended as described and stated on the Amended Land Use Plan, attached hereto and incorporated herein as Exhibit "A".

4. The current approved Map H for the Quadrangle DRI, conforming to the Amended Land Use Plan, is attached hereto and incorporated herein as Exhibit "B".

5. The recording of this document does not constitute a lien, cloud, or encumbrance of the Property or actual or constructive notice of any such lien, cloud or encumbrance.

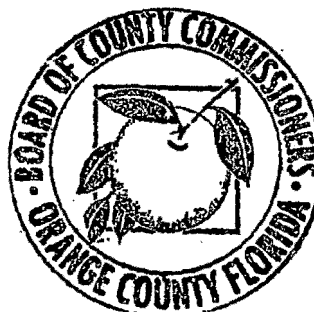
6. Except as modified herein, all of the terms and conditions of the Development Order remain in full force and effect.

ADOPTED this 11th day of January, 2022.

ORANGE COUNTY, FLORIDA

ATTEST: Phil Diamond, CPA, County By: *Ryan M. B. B. B.*
Comptroller, as Clerk of the Board of County Commissioners for Jerry L. Denings,
Orange County Mayor

By: *Katie Smith*
Deputy Clerk



Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development
of Regional Impact

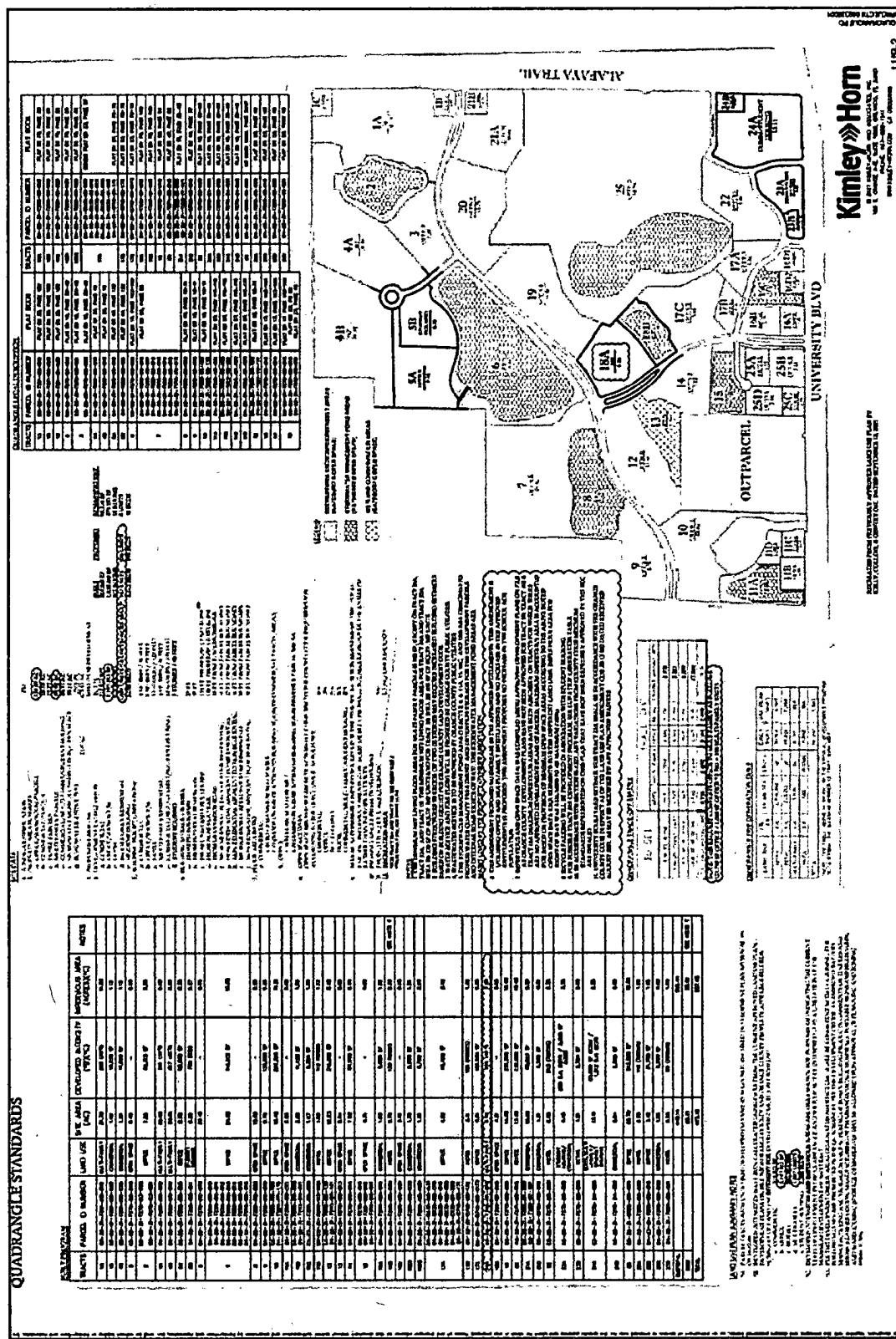
Prepared by: M. Rebecca Wilson, Esq.

EXHIBIT "A"

AMENDED LAND USE PLAN

Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact

Prepared by: M. Rebecca Wilson, Esq.



Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development
of Regional Impact

Prepared by: M. Rebecca Wilson, Esq.

EXHIBIT "B"
AMENDED MAP "H"

