



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-832, **Version:** 1

Interoffice Memorandum

DATE: May 20, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

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

CONTACT: Nicolas Thalmueller, AICP, DRC Chairman

PHONE: (407) 836-5523

DIVISION: Development Review Committee

ACTION REQUESTED:

Approval and execution of Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact. District 5. (Development Review Committee)

PROJECT: Development Order (Related to Change Determination Request CDR-24-12-288)

PURPOSE: The Quadrangle Development of Regional Impact (DRI) and Development Order (DO) were originally approved by the Board on November 5, 1984, and the property is generally located north of High Tech Avenue, east of Quadrangle Boulevard, south of Corporate Boulevard, and west of North Alafaya Trail. 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 update the DO to reflect the conversion of entitlements for 275 multi-family units and 25,082 square feet of office to 763 student housing bedrooms to be constructed on Tract 18A consistent with the Quadrangle PD amendment case CDR-24-12-288. This change determination to the Quadrangle PD (CDR-24-12-288) was recommended for approval by the Development Review Committee (DRC) on April 30, 2025. This proposed agreement received a recommendation of approval from DRC on April 30, 2025.

BUDGET: N/A



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: June 18, 2025

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

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

FROM: David Rooney, Manager *MF for DR*

SUBJECT: The Quadrangle Development of Regional Impact Development Order

Enclosed is a certified copy of the Development Order for 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 June 17, 2025.

Please advise if you should need further information.

pd:dr:mf
CERTIFIED MAIL 7001 2510 0004 8959 4315
RETURN RECEIPT REQUESTED

- c: Ken Storey, Attn: Comp Plan Review, 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)
Venerria L. Thomas, Director, Community and Family Services Department, BCC (w/enclosure)
Raul Pino, Director, Health Services Department, BCC (w/enclosure)
Ed Torres, Director, Utilities Department, BCC (w/enclosure)
Jennifer Moreau, Manager, Zoning Division, BCC (w/enclosure)
Nicolas Thalmueller, Planning Administrator, Planning Division, BCC (w/enclosure)

BCC Mtg. Date: June 17, 2025

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 (“BCC”) 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 March 14, 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

(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 July 15, 1997 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) Amendment to Development Order for the Quadrangle Development of Regional Impact 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.

(p) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded August 15, 2022, as Document # 20220497812, Public Records of Orange County, Florida.

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

(q) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded June 2, 2023 as Document # 20230309485, Public Records of Orange County, Florida.

(r) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded February 22, 2024 as Document #20240105486, Public Records of Orange County, Florida.

(s) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded September 3, 2024 as Document #20240508664, Public Records of Orange County, Florida.

(t) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded March 17, 2025 as Document #20250156732, 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.

4. The development impacts from Developer's proposed further modification do not exceed development impacts previously approved and vested pursuant to the Development Order such that the proposed modification does not represent a substantial deviation from the approved development program.

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 Development Order is hereby deleted in its entirety and recreated to read as follows:

Development shall conform to all BCC approvals for The Quadrangle Planned Development comprising the Development Order, including the Quadrangle PD Land Use Plan approved by the BCC on June 17, 2025 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 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.

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

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

ADOPTED this 17 day of June, 2025.

ORANGE COUNTY, FLORIDA

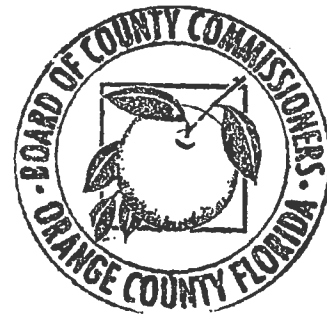
ATTEST: Phil Diamond, CPA, County
Comptroller, as Clerk of the Board of County
Commissioners

By: *Jerry L. Demings*
for Jerry L. Demings,
Orange County Mayor

By: *Jennifer Lara-Klimetz*
Deputy Clerk

Dated: June 17, 2025

Printed Name: Jennifer Lara-Klimetz



Plotted By: Foster, Christy Sheet Set: LUP Layout: LUP-02.dwg K:\ORL\Civil\049336001-Quadrangle Tract 18 Multi-Family CADD\LUP\PlanSheets\LUP-02.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

QUADRANGLE STANDARDS

BUILT PROGRAM

TRACTS	PARCEL ID NUMBER	LAND USE	SITE AREA (AC)	DEVELOPED INTENSITY (*B)(*C)	IMPERVIOUS AREA (ACRES)(*C)	NOTES
1A	03-22-31-7291-00-010	MULTI-FAMILY	21.35	289 UNITS	11.55	
1B	03-22-31-7291-00-020	COMMERCIAL	1.40	10,200 SF	1.12	
1C	03-22-31-7291-00-030	COMMERCIAL	1.36	11,000 SF	1.15	
2	03-22-31-7270-02-000	OPEN SPACE	9.49	-	0.00	
3	03-22-31-7270-03-000	OFFICE	7.50	65,318 SF	5.59	
4A	04-22-31-7289-00-010	MULTI-FAMILY	20.00	241 UNITS	9.03	
4B	04-22-31-7290-00-010	MULTI-FAMILY	20.01	217 UNITS	8.99	
5A	04-22-31-7292-00-010	OFFICE	9.76	68,000 SF	8.30	
5B	04-22-31-7292-00-011	STUDENT HOUSING	6.20	750 BEDS	5.27	
6	04-22-31-7278-00-006	OPEN SPACE	33.18	-	0.00	
7A	04-22-31-7250-00-010	OFFICE	4.77	51,431 SF	13.53	
	04-22-31-7250-00-011	OFFICE	5.12	57,698 SF		
	04-22-31-7250-00-012					
	04-22-31-7250-00-013					
	04-22-31-7250-00-015					
7B	04-22-31-7250-00-014	STUDENT HOUSING	4.48	896 BEDS	3.36	
8	04-22-31-7280-00-080	OPEN SPACE	10.82	-	0.00	
9	04-22-31-7280-00-090	OFFICE	8.75	136,000 SF	6.06	
10	04-22-31-7280-00-100	OFFICE	18.42	237,250 SF	11.21	
11A	04-22-31-7293-00-001	OPEN SPACE	6.08	-	0.00	
11B	04-22-31-7293-00-000	COMMERCIAL	2.00	11,420 SF	1.50	
11C	04-22-31-7293-02-000	COMMERCIAL	1.47	5,394 SF	1.08	
11D	04-22-31-7293-03-000	HOTEL	1.53	112 ROOMS	1.22	
12	04-22-31-7280-00-120	OFFICE	12.63	210,000 SF	9.45	
13	04-22-31-7278-00-013	OPEN SPACE	5.54	-	0.00	
14	04-22-31-7278-00-014	OFFICE	7.53	87,000 SF	5.54	
15	04-22-31-7278-00-015	OPEN SPACE	6.71	-	0.00	
16A	04-22-31-7299-00-010	COMMERCIAL	1.53	5,928 SF	1.22	
16B	04-22-31-7299-00-020	STUDENT HOUSING	2.78	475 BEDS	2.22	SEE NOTE 7
16C	04-22-31-7299-00-020	OPEN SPACE	3.15	-	0.00	
16D1	04-22-31-7299-00-030	COMMERCIAL	1.79	8,998 SF	1.24	
16D2	04-22-31-7299-00-020	COMMERCIAL	1.15	8,792 SF	0.90	
17A	04-22-31-8935-02-030				3.42	
	04-22-31-8935-02-010					
	04-22-31-8935-01-010					
	04-22-31-8935-02-020					
	04-22-31-8935-01-020					
17B	04-22-31-8718-00-172	HOTEL	2.11	105 (ROOMS)	1.38	
17C	04-22-31-8718-00-173	OFFICE	5.94	129,920 SF	4.04	
17D	04-22-31-8718-00-173	STUDENT HOUSING	3.67	640 BEDS	2.20	
18A	04-22-31-7300-01-000	STUDENT HOUSING	8.56	763 BEDROOMS	7.28	
18B	04-22-31-7300-01-000	OPEN SPACE	4.31	-	0.00	
19	04-22-31-7272-00-010	OFFICE	14.06	232,000 SF	10.48	
20	03-22-31-7271-00-010	OFFICE	13.26	232,000 SF	10.43	
21A	03-22-31-7288-01-000	COMMERCIAL	10.06	70,803 SF	8.05	
21B	03-22-31-0790-00-010	COMMERCIAL	1.31	4,500 SF	0.51	
22	03-22-31-7270-22-000	HOTEL	9.00	243 (ROOMS)	6.30	
23A	03-22-31-7270-23-000	STUDENT HOUSING / COMMERCIAL	4.46	950 S.H. BEDS / 3,000 SF COMM	3.35	
23B	03-22-31-7270-23-000	COMMERCIAL	1.01	2,304 SF	0.65	
24A	03-22-31-7270-24-000	COMM/MULTI-FAMILY / STUDENT HOUSING	13.11	65,609 SF COMM / 1,312 S.H. BEDS	9.85	
24B	03-22-31-7270-24-003	COMMERCIAL	0.94	6,000 SF	0.69	
25	03-22-31-0000-00-004	OFFICE	95.70	243,500 SF	18.56	
25A	04-22-31-7269-00-020	HOTEL	2.55	110 (ROOMS)	1.98	
25B	04-22-31-7269-00-010	OFFICE	3.18	21,750 SF	1.96	
25C	04-22-31-7269-00-030	COMMERCIAL	1.56	5,500 SF	0.93	
25D	04-22-31-7269-00-031	HOTEL	2.58	99 (ROOMS)	1.60	
SUBTOTAL			448.14		202.44	
ROW			25.01		25.01	SEE NOTE 7
TOTAL			473.15		227.45	

LAND USE PLAN SUMMARY NOTES

*A. PARCEL TRACTS WITH UNDEFINED DEVELOPED INTENSITIES HAVE NOT RECEIVED DEVELOPMENT PLAN APPROVAL AS OF 10-17-08.

*B. DEVELOPED INTENSITIES HAVE BEEN CALCULATED USING DATA FROM THE CURRENT APPROVED LAND USE PLAN, DEVELOPMENT PLANS ON FILE WITH ORANGE COUNTY AND ORANGE COUNTY PROPERTY APPRAISER RECORDS. SUMMARY OF LAND USE INTENSITY FOR DEVELOPED PARCELS BY LAND USE:

- a. COMMERCIAL: 219,448 SF
b. OFFICE: 1,818,292 SF
c. HOTEL: 820
d. MULTIFAMILY: 747 UNITS
e. STUDENT HOUSING: 4,548 BEDROOMS

*C. DEVELOPED INTENSITIES AND IMPERVIOUS AREAS ARE ONLY SHOWN FOR PURPOSES OF INDICATING THE CURRENT LEVEL OF DEVELOPMENT IN THE QUADRANGLE AND SHOULD NOT BE INTERPRETED AS A LIMITATION OF THE MAXIMUM DEVELOPMENT OF ANY TRACT.

*D. PER THE DEVELOPMENT ORDER, AREAS DESIGNATED AS OFFICE USE SHALL BE CONSISTENT WITH I-1A ZONING. THE FOLLOWING USES ARE PROHIBITED IN THE QUADRANGLE PER THE DEVELOPMENT ORDER, AS AMENDED: BATTERY MANUFACTURING AND STORAGE; MANUFACTURING OF BOATS, BUILDING PRODUCTS, GARMENTS OR TEXTILES AND SHOES (LEATHER GOODS); MANUFACTURING OF PHARMACEUTICALS; HOSPITALS; PORTABLE SIGNS AND BILLBOARDS; AND WAREHOUSING (STORAGE OF MATERIALS MAY BE ALLOWED UPON APPROVAL OF PLANNING AND ZONING DIRECTORS).

RECREATED FROM PREVIOUSLY APPROVED LAND USE PLAN BY KELLY, COLLINS & GENTRY, INC. DATED JANUARY 29, 2025.

EXHIBIT "A" - AMENDED LAND USE PLAN

SITE DATA

1. ZONING CLASSIFICATION PD
2. PROPERTY AREA SUMMARY
a. OFFICE/SHOWROOM PARCELS 225.57 AC
b. COMMERCIAL PARCELS 26.58 AC
c. HOTEL PARCELS 17.77 AC
d. MULTI-FAMILY PARCELS 61.36 AC
e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING 37.75 AC
f. STORMWATER MGMT./CONSERVATION/OPEN SPACE 79.11 AC
g. ROADWAY RIGHTS OF WAY 35.01 AC
TOTAL 473.15 AC

3. PROPOSED LAND USE MIXED USE DEVELOPMENT
4. DEVELOPMENT ENTITLEMENTS
a. COMMERCIAL 315,822 SF*
b. OFFICE/SHOWROOM 1,818,292 SF
c. HOTEL 820 ROOMS
d. MULTI-FAMILY RESIDENTIAL 747 UNITS (18 UNITS/ACRE MAX)
e. STUDENT HOUSING 4,548 BEDROOMS
5. BUILDING HEIGHT LIMITATIONS
a. COMMERCIAL 4 STORIES / 50 FEET
b. OFFICE/SHOWROOM 6 STORIES / 78 FEET
c. HOTEL 10 STORIES / 120 FEET
d. MULTI-FAMILY RESIDENTIAL 4 STORIES / 50 FEET
e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING 10 STORIES / 120 FEET
f. STUDENT HOUSING 3 STORIES / 40 FEET

6. BUILDING SETBACK CRITERIA
a. FROM PD BOUNDARY 25 FT.
b. FROM INTERNAL ROADWAYS 25 FT.
c. FROM UNIVERSITY BOULEVARD 114 FT. FROM R/W CENTERLINE
d. FROM ALAFAYA TRAIL 110 FT. FROM R/W CENTERLINE
e. FROM MCCULLOCH ROAD 55 FT. FROM R/W CENTERLINE
f. MF RESIDENTIAL ADJACENT TO MF RESIDENTIAL 10 FT. FROM PARCEL BOUNDARY
g. NON-RESIDENTIAL ADJACENT TO MF RESIDENTIAL 25 FT. FROM PARCEL BOUNDARY
h. NON-RESIDENTIAL ADJACENT TO NON RESIDENTIAL 10 FT. FROM PARCEL BOUNDARY
i. MF RESIDENTIAL ADJACENT TO SF RESIDENTIAL 35 FT. FROM PARCEL BOUNDARY
j. NON-RESIDENTIAL ADJACENT TO SF RESIDENTIAL 50 FT. FROM PARCEL BOUNDARY

7. FLOOR AREA RATIO
a. COMMERCIAL 0.10 TO 1.0 MAXIMUM ALLOWABLE
0.15 (BASED ON GROSS APPROVED BUILDING SF/GROSS COMMERCIAL PARCEL AREAS)
b. OFFICE 0.36 MAXIMUM ALLOWABLE
0.19 (BASED ON GROSS APPROVED BUILDING SF/GROSS OFFICE PARCEL AREAS)
8. OPEN SPACE DATA
OPEN SPACE AREAS FOR PARCEL TRACTS SHALL CONFORM TO THE COUNTY CODE REQUIREMENTS ACCORDING TO THE TRACT USAGE AS FOLLOWS:
COMMERCIAL: 20%
OFFICE: 15%
MULTI-FAMILY: 25%
HOTEL: 20%
COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING: 25%
9. MAXIMUM PERMISSIBLE IMPERVIOUS AREA FOR THE PD IS 70% AS OF THIS AMENDMENT. THE TOTAL EXISTING IMPERVIOUS AREA IS 227.60 ACRES OR 48.1% ESR SHALL BE CALCULATED OVER THE ENTIRE PD RATHER THAN INDIVIDUAL TRACTS.
10. PHASING: SINGLE PHASE DEVELOPMENT
11. PROJECTED SCHOOL AGE CHILDREN 350
12. RECREATION AREA 2.5 AC/1,000 RESIDENTS*

NOTES

1. THE MINIMUM NET LIVING FLOOR AREA FOR MULTI-FAMILY PARCELS IS 500 SF, EXCEPT ON TRACT 24A, TRACT 23A, AND TRACT 5B. THE NET LIVING FLOOR AREA FOR TRACT 24A AND TRACT 23A WILL BE 250 SF OF EQUIV. MF UNITS, AND FOR TRACT 5B WILL BE 400 SF OF EQUIV. MF UNITS.
2. BUILDING STRUCTURES IN EXCESS OF TWO (2) STORIES MAY REQUIRE INCREASED BUILDING SETBACKS BASED ON THE BUILDING HEIGHT PER ORANGE COUNTY LAND DEVELOPMENT CODE.
3. WATER SERVICE AND FIRE FLOWS WILL BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.
4. WASTEWATER SERVICE IS TO BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.
5. THE STORMWATER MANAGEMENT POND AREA (TRACTS 2, 6, 8, 11A, 15, 16C AND 18B) ARE DESIGNED TO PROVIDE WATER QUALITY TREATMENT AND DETENTION STORAGE FOR THE DEVELOPMENT PARCELS AND INTERNAL ROAD RIGHTS OF WAY. THE STORMWATER MANAGEMENT POND AREAS ARE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
6. THIS AMENDMENT PROPOSED NO INCREASE IN THE APPROVED ENTITLEMENTS. THIS AMENDMENT IS UTILIZING OFFICE AND HOTEL ENTITLEMENTS AND NO INCREASE IN THE APPROVED ENTITLEMENTS IS PROPOSED. THIS AMENDMENT PROPOSES NO INCREASE IN THE SCHOOL AGE POPULATION.
7. IMPERVIOUS AND OPEN SPACE DATA WAS COMPILED USING APPROVED DEVELOPMENT PLANS ON FILE AT ORANGE COUNTY. DEVELOPMENT PLANS HAVE NOT BEEN APPROVED FOR TRACT 16B (MAXIMUM IMPERVIOUS AREA HAS BEEN ASSUMED). ON TRACTS FOR WHICH THERE ARE NO APPROVED DEVELOPMENT PLANS OF RECORD, MAXIMUM IMPERVIOUS AREA IS ACCOUNTED FOR BASED ON PROVISION OF MINIMUM OPEN SPACE AREAS ACCORDING TO THE ABOVE NOTED OPEN SPACE DATA REQUIREMENTS FOR THE DIFFERENT LAND USES. IMPERVIOUS AREA FOR RIGHT-OF-WAY WAS ASSUMED TO BE MAXIMUM (100%). THE PREVIOUSLY APPROVED 2.22 AC OF IMPERVIOUS REMAINS FOR THIS PARCEL.
8. BICYCLE PARKING WILL BE PROVIDED IN ASSOCIATION WITH STUDENT HOUSING.
9. FOR POSSIBLE TRACT 24A DEVELOPMENT PROGRAM, SEE C-3 TRIP GENERATION TABLE.
10. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
11. UNIVERSITY BOULEVARD SETBACK FOR TRACT 23A SHALL BE IN ACCORDANCE WITH THE ORANGE COUNTY CODE IN EFFECT AS OF THE LAND USE PLAN AMENDMENT CDR-20-12-340 DATED RECEIVED AUGUST 2021, AS MAY BE MODIFIED BY ANY APPROVED WAIVERS.
12. PRIOR TO CONSTRUCTION PLAN APPROVAL, ALL EXISTING ORANGE COUNTY EASEMENTS WILL BE DEPICTED ON ALL SUBMITTED PLANS FOR DEVELOPMENT OF THE SITE(S) IN ACCORDANCE WITH ORANGE COUNTY CODE.

QUADRANGLE TRADE-OFF MATRIX

TO GET	TRADE-OFF				
	HOTEL	MULTI-FAMILY	OFFICE	RETAIL	STUDENT HOUSING BEDROOMS
1 HOTEL ROOM	N/A	1.339	0.489	0.174	2.975
1 MULTI-FAMILY UNIT	0.747	N/A	0.365	0.130	2.221
1,000 SF OF OFFICE	2.047	2.741	N/A	0.356	6.089
1,000 SF OF RETAIL	5.745	7.694	2.807	N/A	17.094
1 STUDENT HOUSING BEDROOM	0.336	0.450	0.164	0.059	N/A

NOTE: THIS REQUEST CONVERTS 275 MULTI-FAMILY UNITS AND 25,082 SF OF OFFICE TO STUDENT HOUSING BEDROOMS AS FOLLOWS:
25,082 SF OF OFFICE / 1,000 SF X 6.089 + 275 MULTI-FAMILY UNITS X 2.221 = 763 STUDENT HOUSING BEDROOMS

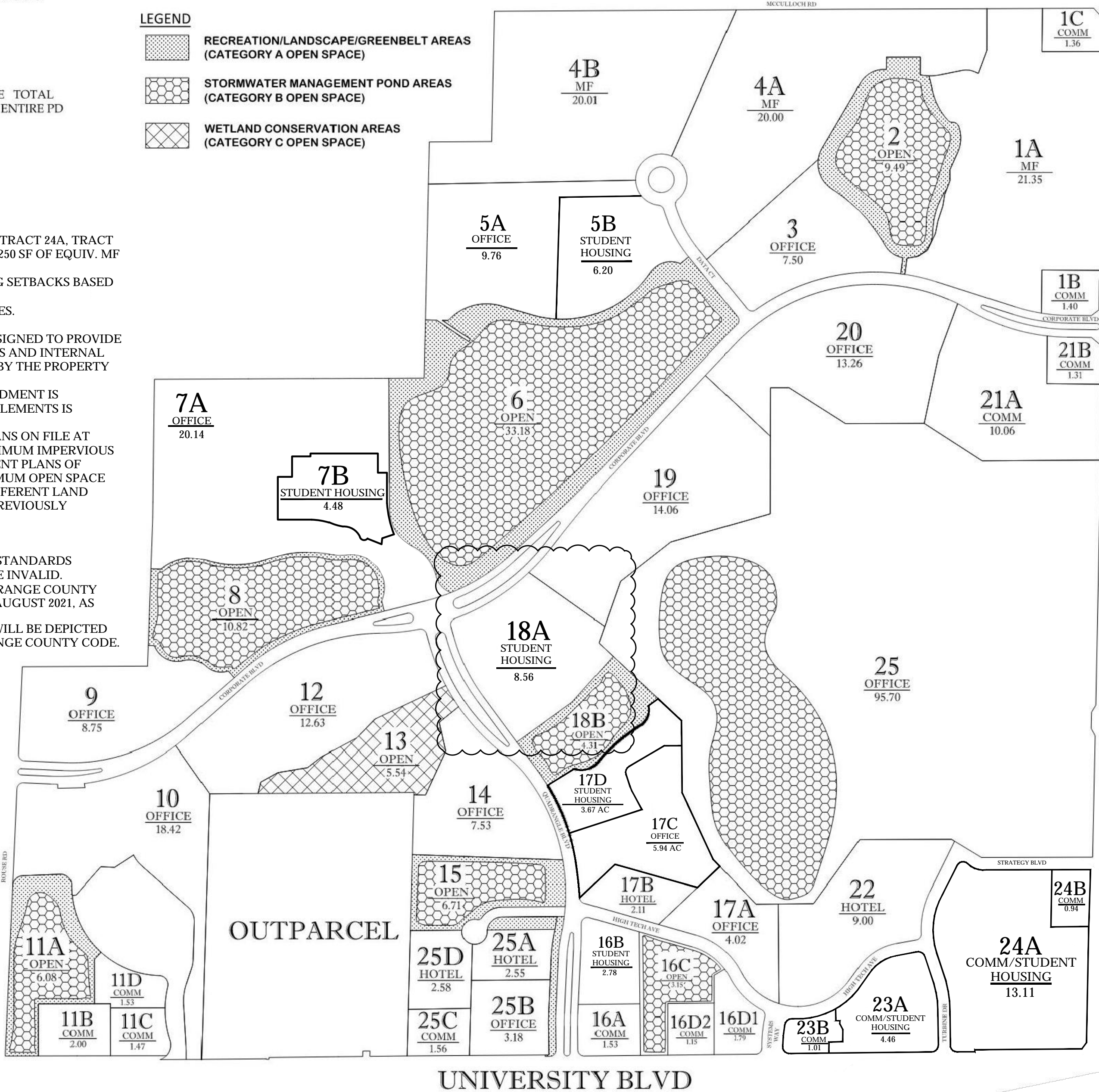
QUADRANGLE TRIP GENERATION TABLE

LAND USE	ITE CODE	QUANTITY	UNITS	DAILY TRIPS	PM PEAK TRIPS
OFFICE	710	2,700,000	SF	30,510	4,097
RETAIL	820	323,312	SF	14,825	1,389
MULTI-FAMILY	220	1,109	DU	6,765	617
HOTEL	310	588	ROOMS	4,892	390
TOTAL				56,992	6,493

*NOTE: THE TABLE ABOVE IS BASED ON THE ORIGINAL DEVELOPMENT PROGRAM TO DETERMINE THE MAXIMUM NUMBER OF TRIPS AVAILABLE.

QUADRANGLE LEGAL DESCRIPTION

TRACTS	PARCEL ID NUMBER	PLAT BOOK	TRACTS	PARCEL ID NUMBER	PLAT BOOK
1A	03-22-31-7291-00-010	PLAT BK 38, PAGE 150	16A	04-22-31-7299-00-010	PLAT BK 75, PAGE 38
1B	03-22-31-7291-00-020	PLAT BK 38, PAGE 150	16B	04-22-31-7299-00-020	PLAT BK 75, PAGE 38
1C	03-22-31-7291-00-030	PLAT BK 38, PAGE 150	16C	04-22-31-7299-00-020	PLAT BK 75, PAGE 38
2	03-22-31-7270-02-000	PLAT BK 16, PAGE 39-40	16D1	04-22-31-7299-00-030	PLAT BK 75, PAGE 38
3	03-22-31-7270-03-001	PLAT BK 16, PAGE 39-40	16D2	04-22-31-7299-00-020	PLAT BK 75, PAGE 38
4A	04-22-31-7289-00-010	PLAT BK 35, PAGE 19	17A	04-22-31-8935-02-030	CONDO PLAT BK 23, PAGE 67
4B	04-22-31-7290-00-010	PLAT BK 35, PAGE 19		04-22-31-8935-02-010	
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1530 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: 386-271-0282
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

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