

THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:

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**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

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 \_\_\_\_\_ 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.

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

*[SIGNATURES ON NEXT PAGE]*

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

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**ORANGE COUNTY, FLORIDA**

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

By: \_\_\_\_\_  
Jerry L. Demings,  
Orange County Mayor

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Deputy Clerk

Printed Name: \_\_\_\_\_

QUADRANGLE STANDARDS

BUILT PROGRAM

Table with columns: TRACTS, PARCEL ID NUMBER, LAND USE, SITE AREA (AC), DEVELOPED INTENSITY (\*B)(\*C), IMPERVIOUS AREA (ACRES)(\*C), NOTES. Contains 45 rows of tract and parcel data.

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 69.92 AC
e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING 29.19 AC
f. STORMWATER MGMT./CONSERVATION/OPEN SPACE 79.11 AC
g. ROADWAY RIGHTS OF WAY 25.01 AC
TOTAL 473.15 AC

- 3. PROPOSED LAND USE MIXED USE DEVELOPMENT
4. DEVELOPMENT ENTITLEMENTS
a. COMMERCIAL 315,822 SF\*
b. OFFICE/SHOWROOM 1,972,699 SF
c. HOTEL 820 ROOMS
d. MULTI-FAMILY RESIDENTIAL 1,022 UNITS (18 UNITS/ACRE MAX)\*\*
e. STUDENT HOUSING 4,624 BEDS

- 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
b. OFFICE 0.15 (BASED ON GROSS APPROVED BUILDING SF/GROSS COMMERCIAL PARCEL AREAS)
c. MULTI-FAMILY 0.36 MAXIMUM ALLOWABLE
d. HOTEL 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: 25%
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% IFR 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\*

\*FOR TRACT 24A AND TRACT 24B, SEE SHEET LUP-3
\*\*FOR TRACT 23A, SEE SHEET LUP-5

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 SEWER 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 OWNERS ASSOCIATION.

6. THIS AMENDMENT PROPOSED NO INCREASE IN THE APPROVED ENTITLEMENTS. THIS AMENDMENT IS UTILIZING OFFICE 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 AREAS HAVE 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%).

8. BICYCLE PARKING WILL BE PROVIDED IN ASSOCIATION WITH STUDENT HOUSING.

9. FOR POSSIBLE TRACT 24A DEVELOPMENT PROGRAM, SEE LUP-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.

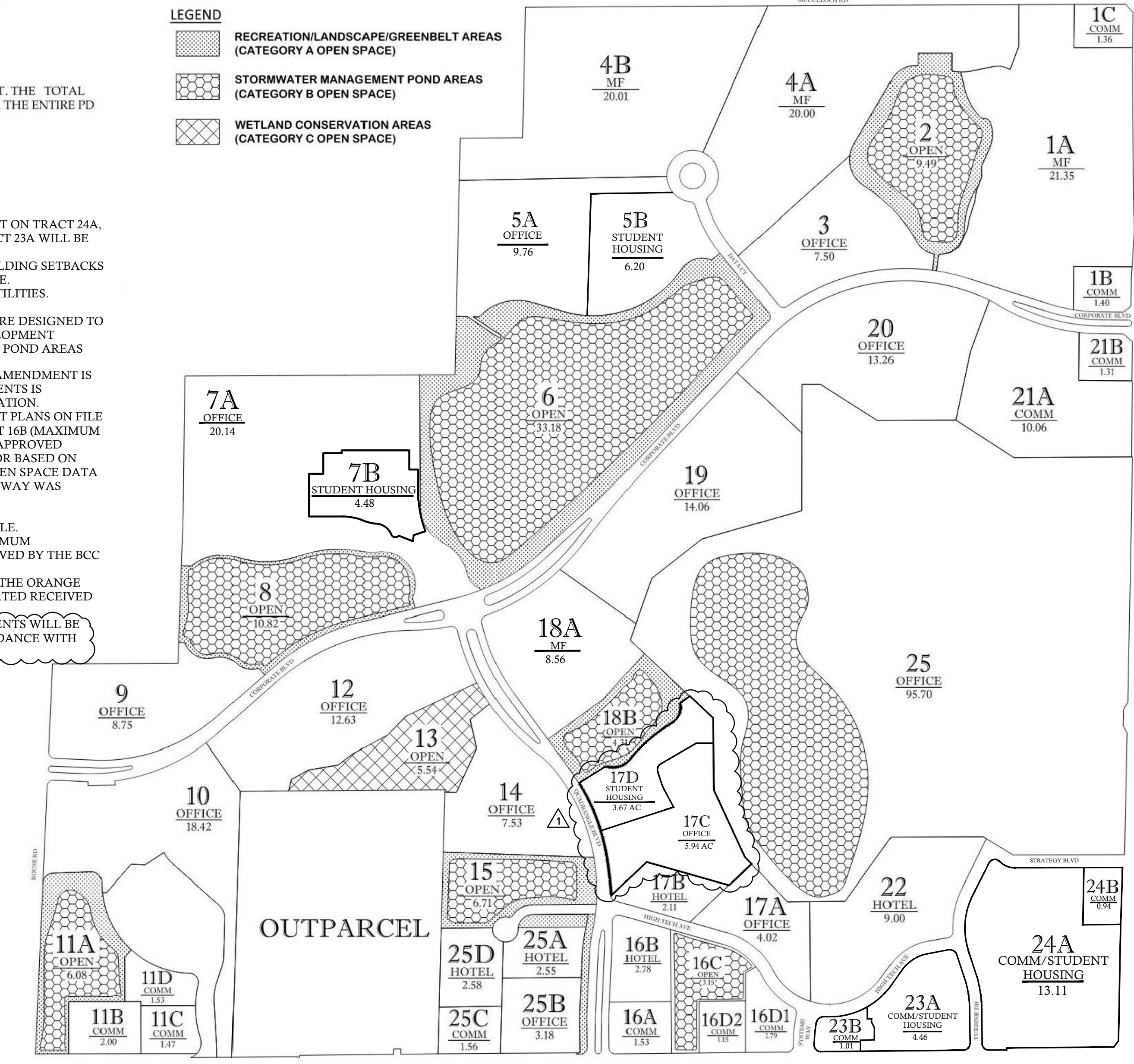
12. PRIOR TO CONSTRUCTION PLAN APPROVAL, ALL EXISTING ORANGE COUNTY EASEMENTS WILL BE DEPICTED ON ALL SUBMITTED PLANS FOR DEVELOPMENT OF THE SITE(S) IN ACCORDANCE WITH ORANGE COUNTY CODE.

QUADRANGLE LEGAL DESCRIPTION

Table with columns: TRACTS, PARCEL ID NUMBER, PLAT BOOK, TRACTS, PARCEL ID NUMBER, PLAT BOOK. Contains 30 rows of tract and parcel legal descriptions.

LEGEND

- RECREATION/LANDSCAPE/GREENBELT AREAS (CATEGORY A OPEN SPACE)
STORMWATER MANAGEMENT POND AREAS (CATEGORY B OPEN SPACE)
WETLAND CONSERVATION AREAS (CATEGORY C OPEN SPACE)



QUADRANGLE TRADE-OFF MATRIX

Table with columns: TO GET, HOTEL, MULTI-FAMILY, OFFICE, RETAIL, STUDENT HOUSING BEDS. Rows show trade-off for 1 hotel room, 1 multi-family unit, 1,000 SF of office, and 1,000 SF of retail.

NOTE: THIS REQUEST CONVERTS OFFICE TO STUDENT HOUSING BEDS AS FOLLOWS: 105,108 SF OF OFFICE/1,000 SF X 6.089 = 640 STUDENT HOUSING BEDS

QUADRANGLE TRIP GENERATION TABLE

Table with columns: LAND USE, ITE CODE, QUANTITY, UNITS, DAILY TRIPS, PM PEAK TRIPS. Rows for OFFICE, RETAIL, MULTI-FAMILY, HOTEL, and TOTAL.

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

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. RETAIL: 820 ROOMS
d. MULTIFAMILY: 1,022 UNITS
e. STUDENT HOUSING: 3,908 BEDS
\*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).



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