

## Interoffice Memorandum

**DATE:** February 11, 2025

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

**THROUGH:** N/A

*U.S. TW*

**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:**

Make a finding of consistency with the Comprehensive Plan and approve an amendment to the Quadrangle Planned Development (PD) dated "January 29, 2025", subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 5.

**PROJECT:** The Quadrangle PD (CDR-24-08-194)

**PURPOSE:** This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of January 22, 2025, to approve an amendment to the Quadrangle Planned Development. The subject property is north of University Boulevard, east of Quadrangle Boulevard, south of High Tech Avenue, and west of Systems Way. The PD currently allows commercial, office/showroom, hotels, multi-family units, and student housing. The request is to convert entitlements for 133 hotel rooms and 13,120 square feet of office uses to entitlements for 475 student housing beds to be constructed on Tract 16B. In addition, the following three waivers from Orange County Code are requested: a waiver from Section 38-1476 to allow parking for student housing at a ratio of 0.9 spaces per bedroom in lieu of 1.0 space per bedroom; a waiver from Section 38-1258(2) to allow a maximum building height of 7 stories (90 feet) in lieu of 3 stories (40 feet) for student housing; and a waiver from Section 38-1405(a) to allow a balcony projection to extend five feet into the required setback, in lieu of three feet. There is also a consent item (DO-24-09-219) to amend the Quadrangle Development or Regional Impact (DRC) Development Order (DO) consistent with this PD change.

The required Specific Project Expenditure Report and Relationship Disclosure Forms

**CASE # CDR-24-08-194**

Commission District: # 5

**GENERAL INFORMATION**

**APPLICANT** John Webb, Tramell Webb Partners, Inc.

**OWNER** Quadrangle Hospitality, LLC

**PROJECT NAME** The Quadrangle PD

**PARCEL ID NUMBER(S)** 04-22-31-7299-00-020

**TRACT SIZE** 2.78 acres (affected area)

**LOCATION** North of University Boulevard / East of Quadrangle Boulevard / South of High Tech Avenue/ West of Systems Way

**REQUEST** To convert entitlements for 133 hotel rooms and 13,120 square feet of office uses to entitlements for 475 student housing beds to be constructed on Tract 16B.

The following waivers from Orange County Code are being requested for Planned Development Tract 16B:

1. A waiver from Section 38-1476 to allow parking for student housing at a ratio of 0.9 spaces per bedroom in lieu of 1.0 space per bedroom.

***Applicant Justification:*** Based on the parking study conducted for this site conducted by tmc a 10% reduction from code required parking is sufficient for the development to function properly.

2. A waiver from Section 38-1258(2) to allow a maximum building height of 7-stories (90-feet) in lieu of 3-stories (40-feet) for student housing.

***Applicant Justification:*** In order to meet the demand for student housing with the site constraints on-site, increased vertical construction is needed.

3. A waiver from Section 38-1405(a) to allow a balcony projection to extend five (5) feet into the required setback, in lieu of three (3) feet.

***Applicant Justification:** In order to provide for an effective exterior space, the waiver will allow for a five foot balcony. The shape of the site and the minimal site width make it difficult to fit a minimal number of units on the site.*

**PUBLIC NOTIFICATION** The notification area for this public hearing extended beyond 1,000 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Fifty-eight (58) notices were mailed to those property owners in the mailing area.

## **IMPACT ANALYSIS**

### **Project Overview**

The Quadrangle PD contains 473.15 gross acres and was originally approved on October 15, 1984. The existing development program allows for 315,822 square feet of Commercial; 2,325,333 square feet (sf) of Office / Showroom; 820 Hotel Rooms; 747 multi-family Units, and 3,088 student housing beds. Several recent amendments have converted existing office entitlements to student housing and multi-family units.

Through this change determination request, the applicant is seeking to convert entitlements for 133 hotel rooms and 13,120 square feet of office uses to entitlements for 475 student housing beds to be constructed on Parcel 16B. In addition, three (3) waivers from Orange County Code are requested for parking, building height, and building projections into required yards.

### **Land Use Compatibility**

The subject property has a Future Land Use Map (FLUM) designation of High Density Residential – Student Housing (HDR-Student Housing). The property is zoned PD (Planned Development District) and the requested change is consistent with the Comprehensive Plan.

### **Comprehensive Plan (CP) Consistency**

The FLUM designation is HDR - student housing and the property is zoned PD. The request is consistent with the comprehensive plan.

### **Overlay Ordinance**

The subject property is not located within an Overlay District.

### **Rural Settlement**

The subject property is not located within a Rural Settlement.

### **Joint Planning Area (JPA)**

The subject property is located within the UCF Study Area, Joint Planning Area.

### **Environmental**

Environmental Protection Division (EPD) staff has reviewed the proposed request and did not identify any issues or concerns.

### **Transportation Planning**

Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

As required by Section 38-1259(e), Orange County Code, for all student housing projects, a Mobility Plan shall be submitted with the DP to the Transportation Planning Division. The student housing mobility plan shall describe and depict pedestrian and bicycle systems and facility needs consistent with this section, transit service and facility needs, university and County coordination measures that will be implemented by the developer to manage transportation demand and promote pedestrian and bicycle safety, and designation of appropriate space within the development for carsharing, bike sharing, and electric car charging stations, as they may be implemented within the university area. The student housing mobility plan also shall describe and depict the pedestrian and bicycle safety features cross-sections, marked and stamped crosswalks, safety beacons, traffic signal modifications, pedestrian scale lighting, and other pedestrian and bicycle safety features (with associated funding and maintenance responsibilities) that will be provided and are needed (and warranted, as applicable) to ensure safe pedestrian and bicycle access to adjacent land uses and across major roadways to commercial land uses and transit facilities. Improvements identified by the plans shall be constructed or implemented prior to issuance of a certificate of occupancy and shall be consistent with the most recent editions of Florida Department of Transportation standards.

The developer of "student housing development" shall provide a shuttle service to and from UCF. The shuttle service shall operate five (5) days per week during the academic year. The developer shall enter into a formal agreement with UCF or other operator/management company regarding the operation, maintenance, and funding for the shuttle service. Prior to construction plans approval, the developer shall provide documentation to Orange County confirming the execution of such agreement. The County reserves the right to verify compliance with the condition, periodically during the operation of the "student housing development."

Based on the Concurrency Management database (CMS) dated 8/29/2024, there are multiple failing roadway segments within the project's impact area. Alafaya Tr, from University Blvd to Colonial Dr (2 segments) and University Blvd, from Dean Rd to Rouse Rd (1 segment). This information is dated and subject to change..]

**Community Meeting Summary**

A community meeting was not required for this request.

**Schools**

Orange County Public Schools (OCPS) staff has reviewed the proposed request and did not identify any issues or concerns.

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

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

**ACTION REQUESTED**

**Development Review Committee (DRC) Recommendation – (January 22, 2025)**

**Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Quadrangle PD dated "Received January 29, 2025", subject to the following conditions:**

1. Development shall conform to The Quadrangle Planned Development (PD) dated "Received January 29, 2025," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received January 29, 2025," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or

postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, as may be amended, 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, or any other development order, 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.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.

7. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
8. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.
9. The following conditions are applicable to the student housing development on Tract 16B only:
  - a. As required by Section 38-1259(e), Orange County Code, for all student housing projects, a Mobility Plan shall be submitted with the DP to the Transportation Planning Division. The student housing mobility plan shall describe and depict pedestrian and bicycle systems and facility needs consistent with this section, transit service and facility needs, university and County coordination measures that will be implemented by the developer to manage transportation demand and promote pedestrian and bicycle safety, and designation of appropriate space within the development for carsharing, bike sharing, and electric car charging stations, as they may be implemented within the university area.

The student housing mobility plan also shall describe and depict the pedestrian and bicycle safety features cross-sections, marked and stamped crosswalks, safety beacons, traffic signal modifications, pedestrian scale lighting, and other pedestrian and bicycle safety features (with associated funding and maintenance responsibilities) that will be provided and are needed (and warranted, as applicable) to ensure safe pedestrian and bicycle access to adjacent land uses and across major roadways to commercial land uses and transit facilities. Improvements identified by the plans shall be constructed or implemented prior to issuance of a certificate of occupancy and shall be consistent with the most recent editions of Florida Department of Transportation standards.

As required by Section 38-1259(e), Orange County Code, for all student housing projects, a community/site design plan for crime prevention through environmental controls shall be submitted with the DP to the Planning Division and must be consistent with the Crime Prevention through Environmental Design ("CPTED") Manual used by the International CPTED Association and Florida CPTED Network.

Developer/Applicant shall also provide a traffic operational and safety analysis on University Blvd and Systems Way intersection. The University Blvd/Systems Way intersection analysis may be provided as part of any studies or analyses related to the student housing mobility plan, but shall be provided prior or concurrent with the development plan submittal and accepted by the County Engineer prior to the Development Plan approval.

Any recommendations contained within the University Blvd/Systems Way intersection safety analysis must be incorporated into the site plan prior to approval. The intersection safety analysis shall use a 5-year post opening date projected traffic generation and will identify operational, and safety improvements required to address safe and adequate access. Improvements related to the intersection safety analysis may include but are not limited to signing, pavement markings, traffic control such as signalization, roundabouts, or other roadway improvements.

- b. The developer of Tract 16B "student housing development" shall provide a shuttle service to and from UCF. The shuttle service shall operate five (5) days per week during the academic year. The developer shall enter into a formal agreement with UCF or other operator/management company regarding the operation, maintenance, and funding for the shuttle service. Prior to Certificate of Occupancy issuance, the developer shall provide documentation to Orange County confirming the execution of such agreement. The County reserves the right to verify compliance with the condition, periodically during the operation of the "student housing development."
- c. All exterior facing facades of the structured parking, particularly those not screened by residential units and including those portions that project above the residential units, shall reflect the character, scale, massing and materiality of the principal structures surrounding them. These facades shall be architecturally treated to complement the principal building, including but not limited to roof treatments, wall finishes and color palette.
- d. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
- e. Per Section 38-1259(a) of Orange County Code, a student housing development plan shall require approval through a public hearing before the Board of County Commissioners.



- f. The owner of the student housing complex shall provide a security service twenty-four-seven through the property management staff. Also, the owner shall provide additional security for known special events, including during annual move in and football game days.
- 10. The following waivers from Orange County Code are granted for Tract 16B only:
  - a. A waiver from Section 38-1476 to allow parking for student housing at a ratio of 0.9 spaces per bedroom in lieu of 1.0 space per bedroom.
  - b. A waiver from Section 38-1258(2) to allow a maximum building height of 7-stories (90-feet) in lieu of 3-stories (40-feet) for student housing.
  - c. A waiver from Section 38-1405(a) to allow a balcony projection to extend five (5) feet into the required setback, in lieu of three (3) feet.
- 11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 27, 2024 shall apply:
  - a. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.
  - b. Within multifamily developments, short-term rental shall be prohibited. Length of stay shall be for a minimum of 180 consecutive days.
  - c. A traffic study must be submitted to, and accepted by, Orange County prior to approval of the first Development Plan and/or Preliminary Subdivision Plan associated with this Planned Development. Should the need for improvements result from the study, it must be submitted as an E-Plan, constructed and installed, and any necessary right-of-way conveyed, all at no cost to Orange County. There shall be no Certificate of Occupancy for any multi-family or single-family structure until a Certificate of Completion has been issued for the improvements.
  - d. The owner of the student housing complex shall provide a security service twenty-four-seven through the property management staff. Also, the owner shall provide additional security for known special events, including during annual move in and football game days.

- e. The developer of "Tract 17D student housing development" as identified on the plan dated "Received July 15, 2024" shall provide a shuttle service to and from UCF. The shuttle service shall operate five (5) days per week during the academic year. The developer shall enter into a formal agreement with UCF or other operator/management company regarding the operation, maintenance, and funding for the shuttle service. At least 6-months prior to Certificate of Occupancy, the developer shall provide documentation to Orange County confirming the execution of such agreement. The County reserves the right to verify compliance with the condition, periodically during the operation of the "Tract 17D student housing development" as identified on the plan dated "Received July 15, 2024".
  - f. All facades of the structured parking, including those portions that project above the residential units, shall reflect the character, scale, massing and materiality of the principal structures surrounding them. These facades shall be architecturally treated to compliment the principal building, including but not limited to roof treatments, wall finishes, and color palette.
  - g. The following waivers from Orange County Code are granted:
    - i) A waiver from Section 38-1476(a) to allow a parking ratio of 1 space per 250 square feet of floor area used for office purposes, in lieu of 1 space per 200 square feet for Tract 17C only.
    - ii) A waiver from Section 38-1476(a) to allow 0.80 parking spaces per bedroom, in lieu of one (1) space per bedroom for Tract 17D only.
    - iii) A waiver from Section 38-1254(d)(2) to allow a building height up to eighty-five (85) feet, in lieu of forty (40) feet for Tract 17D only.
12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 6, 2023, shall apply:
- a. As allowed for by Chapter 38-1205(5), a traffic study for operational analysis and signal requirements must be completed and accepted by Orange County prior to any subsequent Development Plan and/or Preliminary Subdivision Plan approval.
  - b. The following waivers from Orange County Code are granted for PD Parcel 7B only:
    - i) A waiver from Orange County Code Section 38-1476 to allow parking for student housing at a ratio of 0.9 spaces per bedroom in lieu of 1.0 space per bedroom.

- ii) A waiver from Orange County Code Section 38-1259(d) to allow no masonry wall in lieu of a six-foot masonry wall along the right-of-way.
    - iii) A waiver from Orange County Code Section 38-1501 to allow a minimum unit size of 400 square feet in lieu of 500 square feet.
    - iv) A waiver from Orange County Code Section 38-1259(k) to allow a maximum building height of 7 stories (100 feet) in lieu of 3 stories (40 feet) for student housing.
    - v) A waiver from Orange County Code Section 38-1259(c) to allow a maximum of 896 bedrooms in lieu of a maximum of 750 bedrooms.
    - vi) A waiver from Orange County Code Section 38-1251 to allow 55 percent lot coverage versus the maximum 30 percent per code.
  - c. A shuttle with transportation to and from UCF shall be provided to residents of the student housing complex.
  - d. The owner of the student housing complex shall provide a security service twenty-four-seven through the property management staff. Also, the owner shall provide additional security for known special events, including during annual move in and football game days.
  - e. An agreement by the applicant to construct a six foot pre-cast wall along the northern boundary of the office property prior to vertical construction.
13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 11, 2022, shall apply:
- a. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
  - b. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water and wastewater systems have been designed to support all development within the PD.
  - c. The following waivers from Orange County Code are granted for Tract 18A only:
    - i) A waiver from orange county code section 38-1476 to allow a parking ratio of 1.35 spaces per one-bedroom apartment unit in lieu of 1.50 spaces per unit and 1.80 spaces per two- and three-bedroom apartment units in lieu of 2 spaces per unit.

- ii) A waiver is requested from orange county code section 38-1258(d) to allow a maximum building height of 75' and six stories in lieu of 50' and four stories.
  - d. Developer voluntarily agrees to restrict 10% of the approved units for rental to households whose annual incomes are between 80% - 110% of the area median income, as published annually by the U.S. Department of Housing.
- 14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 26, 2021, shall apply:
  - a. The required road right-of-way and or/easements shall be conveyed to the County via separate instrument prior to Construction Plan Approval
  - b. This property is located within the UCF Pedestrian Safety project limits. There is an overall requirement for an 8' wide sidewalk. Sidewalk easements and /or row shall be provided to ensure that the minimum of 8' can be achieved prior to Development Plan approval.
  - c. In order to qualify as student housing, all units must comply at all times with the definition of student housing in Section 38-1, Orange County Code, as such definition exists as of the date of approval of this development plan. Failure to comply with such definition may subject the project to code enforcement and/or increased impact fees, as well as any applicable concurrency requirements.
  - d. Prior to development plan approval, a shared parking agreement shall be recorded on the applicable property, to run with the land, for all off-site parking.
  - e. The following waivers from Orange County Code are granted for Tract 23A only:
    - i) A waiver from Orange County Code Section 38-1259(c) to allow a maximum of 950 bedrooms in lieu of a maximum of 750 bedrooms.
    - ii) A waiver from Orange County Code Section 38-1259(d) to allow no masonry wall in lieu of a six-foot masonry wall along right of way.
    - iii) A waiver from Orange County Code Section 38-1259(k) to allow a maximum building height of 10 stories / 135-feet in lieu of 3 stories / 40-feet.
    - iv) A waiver from Orange County Code Section 38-1259(j) to allow a density calculation of 4.261 bedrooms equals 1 multi-family unit in lieu of 4 bedrooms equals 1 multi-family unit.

- v) A waiver from Orange County Code Section 38-1477 to allow offsite parking to be provided within 1,300 feet from the principal entrance in lieu of 300 feet.
  - vi) A waiver from Orange County Code Section 38-1254 to allow a 20-foot building setback from the right of way line of Turbine Drive and High Tech Avenue in lieu of 25-feet.
  - vii) A waiver from Orange County Code Section 38-1254 to allow a 35-foot building setback from the right of way line of University Boulevard in lieu of 50-feet; and in lieu of the prior centerline setback requirement of 114-feet and the current 70-feet setback from the centerline for a building or structure.
  - viii) A waiver from Orange County Code Section 38-1501 to allow a minimum unit size of 250 square feet in lieu of 500 square feet.
15. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated July 13, 2021, shall apply:
- a. The owner of the student housing complex shall maintain a security service that is present 24 hrs. a day 7 days a week.
  - b. The following waivers from Orange County Code are granted for Tract 5B only:
    - i) A waiver from Section 38-1476 to allow parking for student housing at a ratio of 0.9 spaces per bedroom in lieu of 1.0 spaces per bedroom.
    - ii) A waiver from Section 38-1259(d) to allow no masonry wall in lieu of a six (6) foot masonry wall along the right-of-way.
    - iii) A waiver from Section 38-1258(j) to allow buildings to have twenty-five feet (25') separation in lieu of thirty feet (30') for two-story buildings, forty feet (40') for three-story buildings, fifty feet (50') for four-story buildings, sixty feet (60') for five-story buildings, seventy feet (70') for six-story buildings, and eighty feet (80') for seven-story buildings.
    - iv) A waiver from Section 38-1501 to allow a minimum studio and 1-bedroom unit size of 400 square feet in lieu of 500 square feet.
    - v) A waiver from Section 38-1259(k) to allow a maximum building height of 75' (7-stories) in lieu of 40' (3-stories).
16. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 20, 2018, shall apply:

- a. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
  - b. Outside sales, storage, and display shall be prohibited.
  - c. A waiver from Orange County Code Section 38-1476 for Tract 23 only is granted to allow 3.5 parking spaces per 1,000 square feet, in lieu of 4.0 spaces per 1,000 square feet of net office space.
- 17. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 26, 2013, shall apply:
  - a. Car rental is approved as an ancillary use within PD Tract 22 only, including 14 parking spaces to be used exclusively for rental cars.
- 18. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 3, 2009, shall apply:
  - a. As specifically applicable to Tracts 16 & 18, all acreages regarding conservation areas and buffers are considered approximate until finalized by Conservation Area Determination and Conservation Area Impact Permits. Approval of this plan does not permit any proposed conservation impacts.
- 19. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 4, 2005, shall apply:
  - a. As applicable to the entire PD:
    - i) Prior to construction plan approval, certification with supporting calculations shall be submitted, which states that this project is consistent with approved master utility and stormwater plans for this Planned Development.
    - ii) This project shall comply with Lighting Ordinance 2003-08.
    - iii) This project shall comply with the Commercial Design Standards Ordinance.
    - iv) The developer shall obtain wastewater and water service from Orange County subject to County rate resolutions and ordinances.
    - v) This project shall comply with the drainage requirements of the Orange County Subdivision Regulations.
  - b. As specifically applicable to Tract 11:

- i) A Developer's Agreement for right-of-way shall be required with the approval of the rezoning.
- ii) Prior to issuance of a building permit, the property shall be replatted.
- iii) There shall be no direct access to Rouse Road.
- iv) Commercial restaurants shall not have outdoor speakers or music.
- v) The following Student Housing waivers are granted and are consistent with previous Board approvals for student housing:
  - 1) A waiver is granted from Section 38-1476 to allow parking spaces for student housing at a ratio of 1.0 spaces per unit in lieu of 1.25 spaces per bedroom.
  - 2) A waiver is granted from Section 38-1259(d) to eliminate the requirement of a six-foot masonry wall along University Boulevard.
  - 3) A waiver is granted from Section 38-1259(d) to eliminate the requirement of a six-foot masonry wall along Alafaya Trail.
  - 4) A waiver is granted from Section 38-1259(h) to allow a maximum building height of 10 stories/120 feet in lieu of 3 stories/40 feet.
  - 5) A waiver is granted from Section 38-1253 to eliminate the requirement of providing recreational facilities at the rate of 2.5 acres per 1,000 population.
  - 6) A waiver is granted from Section 38-1259(c) to allow 2,063 bedrooms in lieu of the maximum 750 permitted.
  - 7) A waiver is granted from Section 38-1259(g) to allow for one unit to equal 3.427 bedrooms instead of 2 bedrooms. This is based upon an ITE rate provided by Orange County.
- vi) Because the location of Tract 24 merits an intense development style due to the proximity of the UCF campus, the following waivers are granted from the suburban standards of the Land Development Code:
  - 1) A waiver is granted from Section 38-1254 to allow parcels within Tract 24 to have a 0 foot building setback in lieu of 10 foot building setback between internal parcels.

- 2) A waiver is granted from Section 38-1254 to allow a 25 foot setback from the right-of-way line of University Blvd in lieu of 60 foot from the centerline for parking structures.
  - 3) A waiver is granted from Section 38-1258(d) to allow a maximum building height of 10 stories/120 feet in lieu of 3 stories/40 feet for the student housing and multi-family (senior housing).
  - 4) A waiver is granted from 38-1258(j) to eliminate the spatial separation of buildings.
  - vii) The following multi-family waivers are granted:
    - 1) A waiver is granted from Section 38-1501 to allow a minimum unit size of 250 square feet in lieu of 500 square feet to allow for dorm-style units.
    - 2) A waiver is requested from Section 38-1258(h) to eliminate the requirement of providing recreation areas at the rate of 2.5 acres per 1,000 residents. One acre shall be provided for the multi-family development.
  - viii) A waiver is granted from Section 38-1476 to allow commercial parking at a ratio of 3 spaces per 1,000 square feet in lieu of 5 spaces per 1,000 square feet.
  - ix) Senior Housing will be segregated from student housing in a separate structure and the buildings will not touch.
  - x) No permanent school-aged children that will impact the Orange County Public School system shall be generated as a result of student housing and/or senior housing on Tract 24. Any proposal to add permanent school-aged children on Tract 24 will be deemed a substantial change and shall require BCC approval, and will be subject to school concurrency.
20. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 4, 2005, shall apply:
- a. Commercial restaurants shall not have outdoor speakers or music.
21. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 24, 1997, shall apply:
- a. Prior to approval of any development plan for multi-family uses in Tracts 5 and 7 a neighborhood meeting shall be held. The adjacent property owners shall be notified of the Development Review Committee meeting to consider such uses. Under the Orange County Code, the decision of the DRC may be appealed to the Board of County Commissioners.



22. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated May 10, 1994, shall apply:
- a. Prior to submittal of any Development Plan, revised drainage calculations shall be submitted for approval verifying that the hydraulics of the Master Drainage system will not be impacted by the requested changes.
  - b. Those residential and nonresidential uses along the PD boundary of Parcels 4-B, 5, 7, and 12 shall be limited to 35 feet in height within 100 feet of the PD boundary.
  - c. Setbacks from McCulloch Road shall be 35 feet from the right-of-way line for Parcels 4-A and 4-Bi and 40 feet from the right-of-way line for Parcel 1 per the PD regulations.
23. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated July 10, 1989, shall apply:
- a. On-site water or wastewater facilities shall be prohibited.
  - b. The following uses shall be prohibited:
    - i) Battery manufacturing and storage;
    - ii) The manufacturing of boats, building products, garments or textiles, pharmaceuticals and shoes/goods;
    - iii) Hospitals;
    - iv) Portable signs and billboards; and
    - v) Warehousing (storage of materials may be allowed, provided sufficient performance standards are submitted by the applicant and approved by the Planning and Zoning Directors).
  - c. Freestanding commercial uses shall be limited to Parcels 25 (pursuant to PD conditions of approval with respect to Parcel 25), #17 and #17A.
  - d. The developer shall be responsible for constructing the following road improvements which are required prior to the initiation of the development phase:

Phase 4A (First Phase of Substantial Deviation)

Four (4) lanes of Alafaya Trail from State Road 50 to the Seminole County line MUST be in place before the project can go forward. The Developer will have the specific responsibility to fund and construct the missing section from University Boulevard north to the Orange/Seminole County line, subject to an impact fee credit assessment, in accordance with the then existing regulations.

Phase 4B

Four (4) lanes of Rouse Road from Corporate Boulevard to State Road 50 MUST be in place prior to the initiation of Phase 4B and the Developer must advance the greater of its pro rata share of the cost of such improvement or the transportation impact fees anticipated.

Phase 4C

An alternative improvement to provide a capacity equivalent of an additional two through-lanes on University Boulevard from Rouse Road to Dean Road (i.e., the equivalent mitigation which would have been accomplished had University Boulevard been eight lanes).

A Developer's Agreement will be executed in conjunction with the approval of the Development Order that addresses the following issues:

- i) Transportation impact fee credits;
  - ii) Right of applicant to submit a traffic study that proves a specific improvement is not needed;
  - iii) Waiving of any of the roadway improvement requirements if a governmental entity or another developer constructs the facility; and
  - iv) Ability to cease development activity until needed improvements are in place.
- e. The following mass transit conditions shall apply:
- i) Bicycle lanes, bicycle lockers, transit passenger shelters and transit parking bays should be constructed where necessary to augment and facilitate the operation of off-site transit and bicycle facilities. Furthermore, the applicant shall make known to tenants that the Orlando area has an existing ride-sharing program operated by the Tri-County Transit Authority and the City of Orlando, and the applicant shall encourage the use of said facility. The applicant shall also designate at least one(1) employee to coordinate a ride-share program in conjunction with the Tri-County Transit. In addition, the applicant shall encourage the individual building owners or tenants to allow promoters of a ride-sharing program to have access to employees for the purposes of promoting ride-sharing programs. The level of participation shall be included in the annual monitoring report in two ways:
    - 1) A list of companies which allow access to employees to promote ride-sharing, and a list of companies which prohibit such access, along with the reasons for the prohibition,

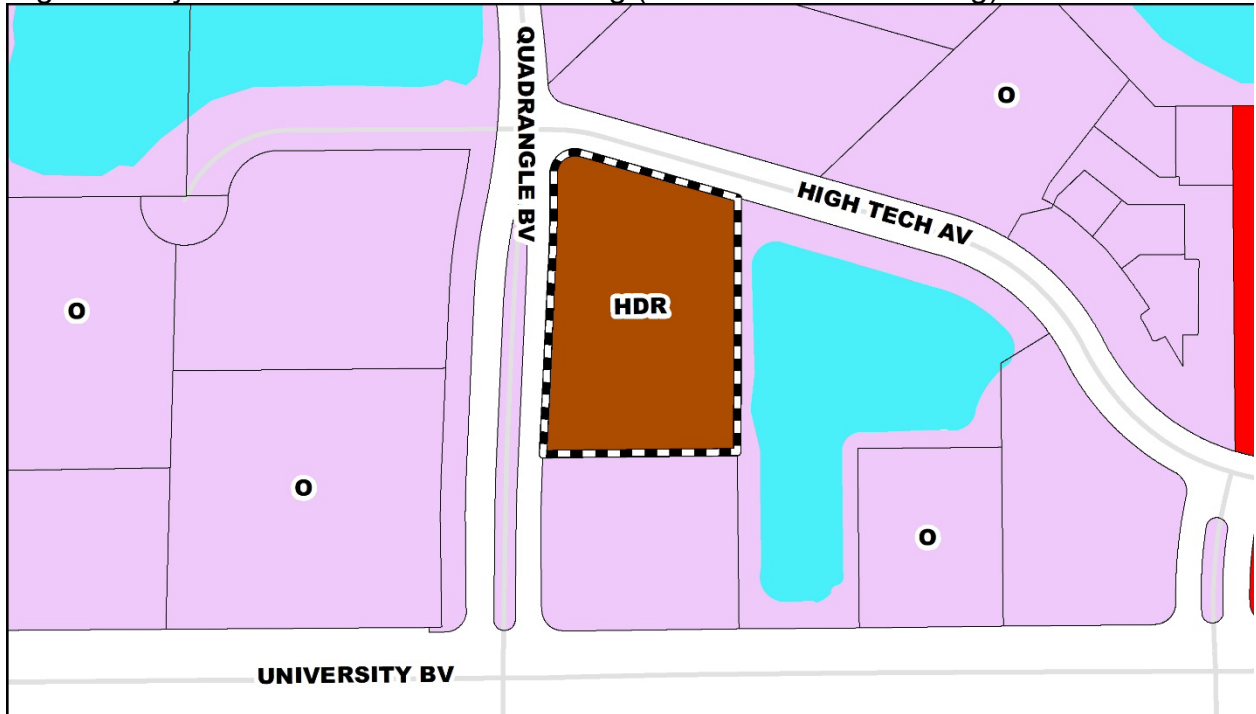
- 2) An estimate of the level of participation in the program measured in percentage reduction of single-occupant vehicles.
  - f. The applicant shall conduct a feasibility study to assess the viability of a shuttle system to serve the Quadrangle and the immediate vicinity. This study may be in conjunction with the University of Central Florida, the Central Florida Research Park, or other interested parties. If a shuttle system is implemented, the applicant shall make a fair share contribution toward its implementation and operation.
  - g. The applicant shall dedicate up to one hundred thousand (100,000) square feet of land to the Tri-county Transit Authority (at a mutually acceptable location) for a transfer or circulation facility as needed by the Transit Authority. The dedication shall be coupled with an appropriate reverted if such a facility is not constructed and used by the Transit Authority within five (5) years from the date of donation.
  - h. The applicant shall include in the covenants and restrictions applicable to the Quadrangle a requirement whereunder tenants shall be encouraged to stagger work hours so as to mitigate peak hour traffic impacts.
  - i. The applicant shall reserve a location for a day care center within the project. The applicant shall take the lead in establishing a Transportation Management Association ("TMA"), inviting participation by the major landowners in the area, including but not limited to Westinghouse, the University of Central Florida, the Research Park and the Tri-County Transit Authority.
24. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 15, 1988, shall apply:
- a. Amend existing Quadrangle Development Order to provide:
    - i) Subject to the conditions described in Paragraph b., the 9.2 acres, as approved under proposed amended P-D, are added to the existing Quadrangle DRI.
    - ii) Development impacts for total amended Quadrangle DRI (including added 9.2 acre parcel) shall not exceed development impacts previously approved and vested pursuant to prior development order.
    - iii) Made a finding that because of the impact limitations imposed pursuant to Paragraph b. above, the addition of 9.2 acres is a "Non-substantial Deviation" to existing DRI Development Order.
    - iv) As development permits are processed for the 9.2 acre parcel, the developer (subject to County review and approval) will reduce

development intensity on the balance of the Quadrangle P-D/DRI  
so as to assure compliance with sub-paragraph b. above.

- b. Development shall be in accordance with the Conditions of Approval, as established for the currently applicable approved Quadrangle DRI.
  - c. Any commercial-type uses permitted are intended to serve the employees on-site. There shall be no free-standing commercial structures, and the commercial use shall not exceed ten percent (10%) of the total square footage and no more than twenty percent (20%) of anyone structure being created.
  - d. Landscaping along University Boulevard shall be compatible with the Orange County Commission's landscape design for the roadway.
  - e. A 50-foot landscape buffer shall be provided along any adjacent residentially zoned district. A plan identifying specific language materials shall be submitted for the affected area.
25. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 17, 1986, shall apply:
- a. Approval, subject to development per:
    - 1) The Development Order of November 5, 1984.

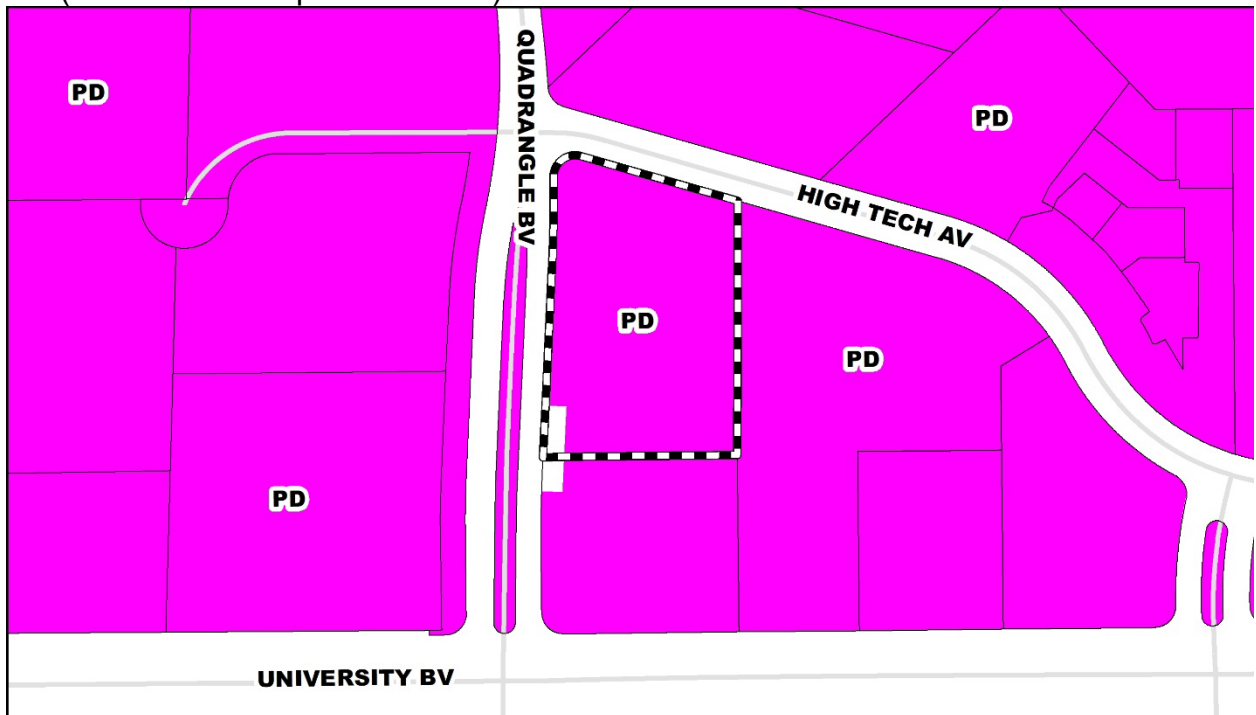
**FUTURE LAND USE**

High Denisty Residential – Student Housing (HDR – Student Housing)

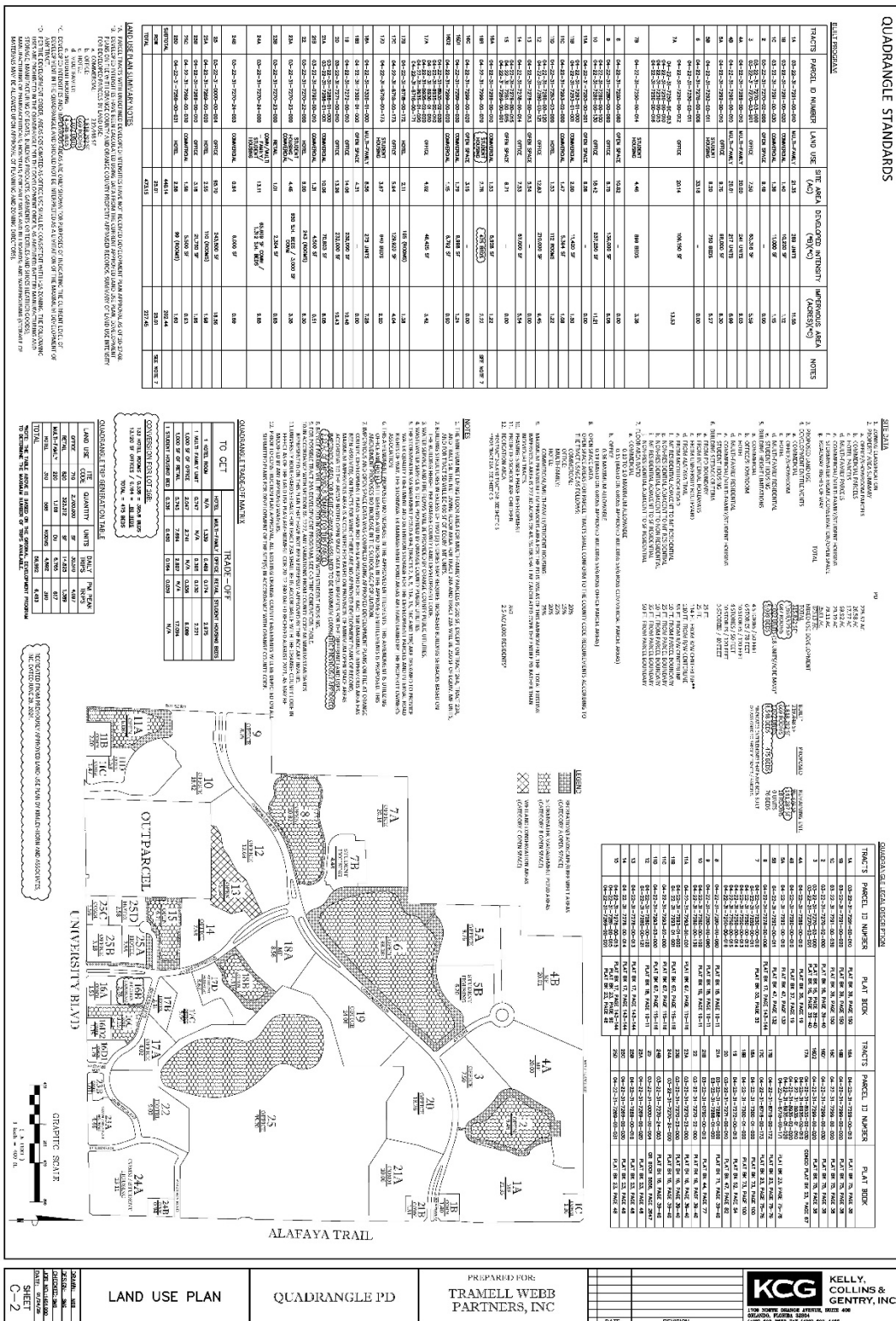


**ZONING**

PD (Planned Development District)



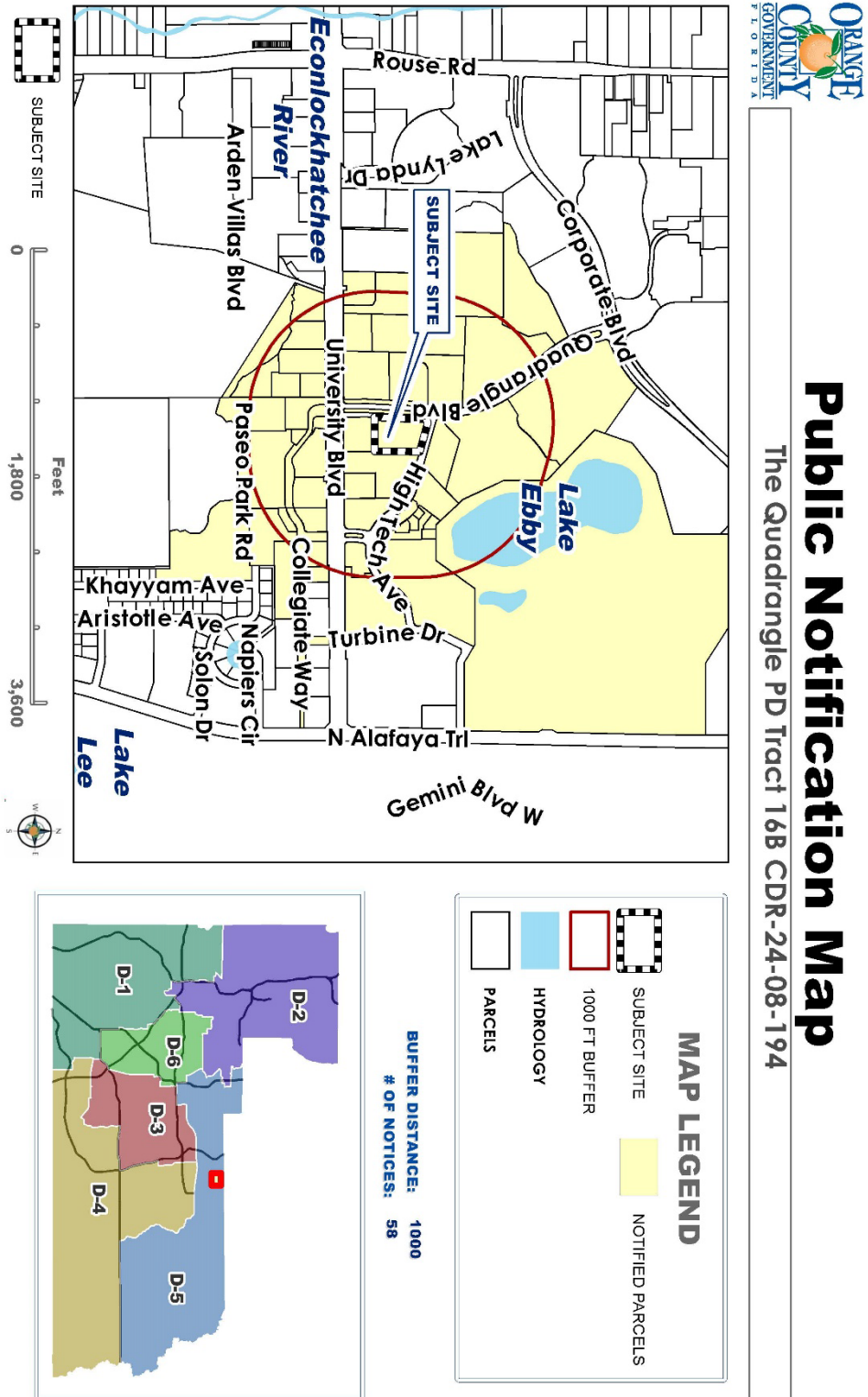
Site Plan Sheet #1



## Site Plan Sheet #2

[illegible]

## Notification Map



S:\Business Systems\Board Administration\5\_SUBSTANTIAL CHANGE\2025\DRC\The Quadrangle PD Tract 16B CDR-24-08-194\The Quadrangle