



Interoffice Memorandum

AGENDA ITEM

DATE: September 30, 2021

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

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

**CONTACT PERSON: Eric Raasch, DRC Chairman  
Development Review Committee  
Planning Division  
(407) 836-5523**

SUBJECT: October 26, 2021 — Consent Item  
Amendment to Development Order for the Quadrangle  
Development of Regional Impact  
Case #DO-21-03-067 / District 5  
(Related to Small-Scale Amendment SS-21-01-090 and Change  
Determination Request CDR-20-12-340)

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 23A within the PD from Office to Commercial / Student Housing through an amendment to DRI Map "H". This request is associated with concurrent Future Land Use Map Amendment (SS-21-01-090) and a PD Substantial Change to the Quadrangle PD (CDR-20-12-340), which would allow for 3,000 square feet of retail commercial uses and 950 student housing beds on PD Parcel 23A.

The proposed amendment received a recommendation of approval from the Development Review Committee on September 8, 2021.

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

Attachments  
JVW/JHS/jsh



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: October 28, 2021

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

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

FROM: Katie Smith, Deputy Clerk *XP for ICS*

SUBJECT: Quadrangle DRI Development Order

Enclosed is a certified copy of the Amendment to Development Order for the Quadrangle Development of Regional Impact, approved by the Board of County Commissioners at its regular meeting on October 26, 2021.

Please advise if you should need further information.

pd:ks:np  
CERTIFIED MAIL 7001 2510 0004 8959 4278  
RETURN RECEIPT REQUESTED

- c: Fred Milch, DRI Manager, East Central Florida Regional Planning Council, 455 North Garland Avenue, 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)  
Jennifer Moreau, Manager, Zoning Division, BCC (w/enclosure)  
Eric Raasch, Chief Planner, Planning Division, BCC (w/enclosure)

BCC Mtg. Date: October 26, 2021

**THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:**

Alison Yurko, Esq.  
**ALISON YURKO, PA**  
Post Office Box 2286  
Winter Park, FL 32790  
(407) 340-7043

**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;

(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.

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

#### **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 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 August \_\_, 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.

7. University Boulevard setbacks 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.

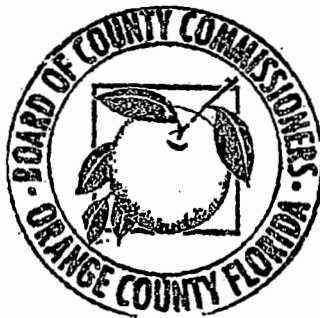
ADOPTED this 26th day of October, 2021.

ORANGE COUNTY, FLORIDA

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

By Kate Smith  
Deputy Clerk

By: Jerry L. Demings  
for Jerry L. Demings, Mayor



**EXHIBIT "A"**

**AMENDED LAND USE PLAN**

# EXHIBIT A LAND USE PLAN

## QUADRANGLE STANDARDS

### BUILT PROGRAM

TRACTS	PARCEL ID NUMBER	LAND USE	SITE AREA (AC)	DEVELOPED INTENSITY (%)(1)(C)	IMPERVIOUS AREA (ACRES)(1)(C)	NOTES
1A	04-22-31-7281-00-010	MULTI-FAMILY	21.33	288 UNITS	11.55	
1B	04-22-31-7281-00-020	COMMERCIAL	1.40	10,200 SF	1.12	
1C	04-22-31-7281-00-030	COMMERCIAL	1.36	11,000 SF	1.15	
2	04-22-31-7282-00-000	OFFICE	8.48	-	0.00	
3	04-22-31-7282-00-010	OFFICE	7.50	63,318 SF	5.18	
4A	04-22-31-7282-00-010	MULTI-FAMILY	20.00	241 UNITS	8.03	
4B	04-22-31-7282-00-010	MULTI-FAMILY	20.01	241 UNITS	8.09	
5A	04-22-31-7282-00-010	OFFICE	6.78	68,000 SF	6.30	
5B	04-22-31-7282-00-010	STUDENT HOUSING	7.50	750 BEDS	5.27	
6	04-22-31-7282-00-000	-	33.18	-	0.00	
7	04-22-31-7282-00-010	OFFICE	24.82	113,238 SF	18.88	
8	04-22-31-7282-00-080	OFFICE	10.82	-	0.00	
9	04-22-31-7282-00-090	OFFICE	8.75	136,000 SF	6.06	
10	04-22-31-7282-00-100	OFFICE	18.42	237,330 SF	11.21	
11A	04-22-31-7282-00-010	OFFICE	6.08	-	0.00	
11B	04-22-31-7282-00-010	COMMERCIAL	2.00	11,420 SF	1.50	
11C	04-22-31-7282-00-010	COMMERCIAL	1.47	3,394 SF	1.08	
12	04-22-31-7282-00-010	OFFICE	12.83	210,000 SF	8.45	
13	04-22-31-7282-00-010	OFFICE	2.34	-	0.00	
14	04-22-31-7282-00-014	OFFICE	7.53	87,000 SF	5.34	
15	04-22-31-7282-00-015	OFFICE	6.71	-	0.00	
16A	04-22-31-7282-00-016	COMMERCIAL	1.33	5,818 SF	1.22	
16B	04-22-31-7282-00-016	OFFICE	2.33	123 ROOMS	2.22	SEE NOTE 7
16C	04-22-31-7282-00-016	OFFICE	4.19	-	0.00	
17A	04-22-31-7282-00-017	COMMERCIAL	1.19	8,598 SF	1.24	
17B	04-22-31-7282-00-017	COMMERCIAL	1.15	8,792 SF	0.90	
17A	04-22-31-7282-00-017	OFFICE	4.02	48,423 SF	3.42	
17B	04-22-31-7282-00-017	OFFICE	2.11	100 (ROOMS)	1.38	
17C	04-22-31-7282-00-017	OFFICE	0.81	126,820 SF	0.25	
18A	04-22-31-7300-00-000	OFFICE	6.58	(14)	7.26	SEE NOTE 7
18B	04-22-31-7300-00-000	OFFICE	4.31	-	0.00	
19	04-22-31-7312-00-010	OFFICE	14.06	232,000 SF	10.48	
20	04-22-31-7312-00-010	OFFICE	13.26	239,000 SF	10.43	
21A	04-22-31-7312-00-010	COMMERCIAL	10.06	70,803 SF	6.05	
21B	04-22-31-7312-00-010	COMMERCIAL	1.31	4,500 SF	0.51	
22	04-22-31-7312-00-010	OFFICE	6.00	243 (ROOMS)	6.30	
23A	04-22-31-7312-00-010	STUDENT HOUSING / COMMERCIAL	4.48	830 S.H. ROOMS / 1,000 SF COMM	3.33	
23B	04-22-31-7312-00-010	RETAIL	1.01	2,304 SF	0.63	
24A	04-22-31-7312-00-010	COMM/MULTI-FAMILY / STUDENT HOUSING	13.11	83,609 SF COMM / 1,718 S.H. ROOMS	0.63	
24B	04-22-31-7312-00-010	COMMERCIAL	0.84	8,000 SF	0.68	
25	04-22-31-7312-00-010	OFFICE	93.70	243,500 SF	18.56	
25A	04-22-31-7312-00-010	OFFICE	2.59	119 (ROOMS)	1.88	
25B	04-22-31-7312-00-010	OFFICE	3.18	21,750 SF	1.88	
25C	04-22-31-7312-00-010	COMMERCIAL	1.16	3,300 SF	0.63	
25D	04-22-31-7312-00-010	OFFICE	2.50	99 (ROOMS)	1.80	
SUBTOTAL			448.14		255.44	
ROW			25.01		35.01	SEE NOTE 7
TOTAL			473.15		290.45	

### LAND USE PLAN SUMMARY NOTES

- PARCEL TRACTS WITH UNDEVELOPED INTENSITIES HAVE NOT RECEIVED DEVELOPMENT PLAN APPROVAL AS OF 10/15/08.
- 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:
  - COMMERCIAL: 215,823 SF
  - OFFICE: 2,320,000 SF
  - STUDENT HOUSING: 750 UNITS
  - MULTI-FAMILY: 70 UNITS
- 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.
- 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, MANUFACTURING OF TEXTILES AND SHOES (LEATHER GOODS), MANUFACTURING OF PHARMACEUTICALS, HORTICULTURE, PORTABLE SIGNS AND BILLBOARDS, AND WAREHOUSING OF STORAGE OF MATERIALS MAY BE ALLOWED UPON APPROVAL OF PLANNING AND ZONING DIRECTORS.

### SITE DATA

- ZONING CLASSIFICATION: PD
- PROPERTY AREA SUMMARY:
  - OFFICE/STUDENT HOUSING PARCELS: 238.41 AC
  - COMMERCIAL PARCELS: 24.34 AC
  - MULTI-FAMILY PARCELS: 41.36 AC
  - STUDENT HOUSING PARCELS: 24.34 AC
  - STUDENT HOUSING, CONSERVATION OPEN SPACE: 79.11 AC
  - ROADWAY RIGHTS OF WAY: 25.01 AC
  - TOTAL: 453.97 AC
- PROPOSED LAND USE:
  - DEVELOPMENT ENTITLEMENTS:
    - COMMERCIAL: 453,970 SF
    - OFFICE/STUDENT HOUSING: 453,970 SF
    - MULTI-FAMILY RESIDENTIAL: 453,970 SF
    - STUDENT HOUSING: 453,970 SF
  - BUILDING HEIGHT LIMITATIONS:
    - COMMERCIAL: 453,970 SF
    - OFFICE/STUDENT HOUSING: 453,970 SF
    - MULTI-FAMILY RESIDENTIAL: 453,970 SF
    - STUDENT HOUSING: 453,970 SF
- BUILDING SETBACK CRITERIA:
  - FROM PD BOUNDARY: 25 FT.
  - FROM INTERNAL ROADWAYS: 25 FT.
  - FROM UNIVERSITY BOULEVARD: 114 FT. FROM R/W CENTERLINE
  - FROM ALAFAYA TRAIL: 110 FT. FROM R/W CENTERLINE
  - FROM ACCULCUL ROAD: 50 FT. FROM R/W CENTERLINE
  - FROM PARCEL BOUNDARY: 10 FT. FROM PARCEL BOUNDARY
  - FROM PARCEL BOUNDARY: 25 FT. FROM PARCEL BOUNDARY
  - FROM PARCEL BOUNDARY: 35 FT. FROM PARCEL BOUNDARY
  - FROM PARCEL BOUNDARY: 50 FT. FROM PARCEL BOUNDARY
- FLOOR AREA RATIO:
  - COMMERCIAL: 0.10 TO 0.15 MAXIMUM ALLOWABLE
  - OFFICE: 0.15 TO 0.20 MAXIMUM ALLOWABLE
  - STUDENT HOUSING: 0.15 TO 0.20 MAXIMUM ALLOWABLE
- 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: 15%
    - STUDENT HOUSING: 15%
    - COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING: 20%
- MAXIMUM PERMISSIBLE IMPERVIOUS AREA FOR THE PD IS 70% AS OF THIS AMENDMENT. THE TOTAL EXISTING IMPERVIOUS AREA IS 227.45 ACRES OR 41% OF THE PD SHALL BE CALCULATED OVER THE ENTIRE PD RATHER THAN INDIVIDUAL TRACTS.
- PHASING SINGLE PHASE DEVELOPMENT
- PREDICTED SCHOOL AGE CHILDREN: 230
- REGULATION AREA: 23.33 AC / 1,000 RESIDENTS

### NOTES

- THE MINIMUM NET LIVING FLOOR AREA FOR MULTI-FAMILY PARCELS IS 500 SF, EXCEPT ON TRACT 24A, TRACT 24B, AND TRACT 24C. THE NET LIVING FLOOR AREA FOR TRACT 24A AND TRACT 24B WILL BE 300 SF OF TOLL UP UNITS, AND FOR TRACT 24C WILL BE 400 SF OF TOLL UP UNITS.
- BUILDING STRUCTURES IN EXCESS OF TWO STORIES MAY REQUIRE INCREASED BUILDING SETBACKS BASED ON THE BUILDING HEIGHT PER ORANGE COUNTY LAND DEVELOPMENT CODE.
- WATER SERVICE AND FIRE FLOWS WILL BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.
- WASTEWATER SERVICE TO BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.
- THE STORMWATER MANAGEMENT FOR PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 25A, 25B, 25C, 25D, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 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811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269,

**EXHIBIT “B”**

**AMENDED MAP “H”**



EXHIBIT B  
MAP "H"



**APPROVED DEVELOPMENT PROGRAM**

LAND USE	APPROVED
OFFICE/SHOWROOM (S.F.)	2,325,333 SF
COMMERCIAL (S.F.)	315,822
HOTEL (ROOMS)	820
MULTI-FAMILY RESIDENTIAL (UNITS)	747
STUDENT HOUSING (BEDS)	3,088

**LEGEND**

[White Box]	MULTI-FAMILY RESIDENTIAL
[Solid Black Box]	COMMERCIAL/STUDENT HOUSING
[Diagonal Lines Box]	STUDENT HOUSING
[Cross-Hatch Box]	COMMERCIAL
[White Box with Black Border]	HOTEL
[White Box with Black Border]	OFFICE
[Dotted Box]	LAKES/RETENTION
[Dotted Box with Black Border]	OPEN SPACE
[Cross-Hatch Box with Black Border]	CONSERVATION

**THE QUADRANGLE**  
ORANGE COUNTY, FL  
MAP-H