

This instrument prepared by and return to:

BORRON J. OWEN, JR., ESQ.
GrayRobinson, P.A.
301 East Pine Street, Suite 1400
Orlando, Florida 32801
(407) 843-8880

**NON-SUBSTANTIAL DEVIATION SECOND AMENDMENT TO
THIRTEENTH AMENDED DEVELOPMENT ORDER FOR
SOUTHCHASE DEVELOPMENT OF REGIONAL IMPACT**

WHEREAS, On July 20, 1987, Orange County adopted that certain Development Order for the Southchase Development of Regional Impact (“DRI”), as recorded at Official Records Book 3908, Page 4380, of the Public Records of Orange County, Florida, and approved a Land Use Plan for the Southchase Planned Development (“PD”) on property located in Orange County, Florida;

WHEREAS, the Development Order was amended and restated on numerous prior occasions, through and including the Thirteenth Amended Development Order for Southchase Development of Regional Impact, approved on February 7, 2023 and recorded as Document #20230079986, Official Records of Orange County, Florida, as amended by that certain Non-Substantial Deviation First Amendment to Thirteenth Amended Development Order for Southchase Development of Regional Impact (the “First Amendment”), approved on January 9, 2024 and recorded as Document #20240025066, Official Records of Orange County, Florida (together, the “Thirteenth Amended DO”).

WHEREAS, the purpose of this Non-Substantial Deviation Second Amendment to Thirteenth Amended Development Order for Southchase Development of Regional Impact (this “Amendment”) is to add a helipad/vertiport as a permitted use on Parcel 44;

WHEREAS, the addition of a helipad/vertiport as a permitted use on Parcel 44 does not constitute a substantial deviation to the DRI under the Thirteenth Amended DO or section 380.06, *Florida Statutes*; and

WHEREAS, this Amendment amends only those provisions of the Thirteenth Amended DO set forth herein;

ORDER

NOW, THEREFORE, IT IS HERBY ORDERED AND RESOLVED by the Board of County Commissioners of Orange County, Florida (“BCC”) that this Amendment is approved pursuant to Section 380.06, *Florida Statutes*, subject to the following:

1. The foregoing recitals are true and correct and are hereby incorporated herein.
2. The Thirteenth Amended DO is hereby amended to allow the following additional use on Parcel 44:

a. Helipad/vertiport.

3. A copy of the Master Development Plan/Land Use Plan (Map H) is attached hereto as Exhibit A.

4. The Condition of Approval as set forth in Paragraph 5. of the First Amendment is hereby deleted in its entirety and recreated to read as follows:

Development shall conform to that certain Development Order for the Southchase Development of Regional Impact, as recorded at Official Records Book 3908, Page 4380, of the Public Records of Orange County, Florida, as subsequently updated and amended, including all BCC approvals for Southchase PD Development of Regional Impact reflected in the revised Land Use Plan dated "Received _____" 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 BCC.

5. The recording of this document does not constitute a lien, cloud, or encumbrance of 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 Thirteenth Amended DO remain in full force and effect.

ADOPTED this ____ day of _____, 2026.

ATTEST: PHIL DIAMOND, CPA
County Comptroller, as Clerk of the
Board of County Commissioners

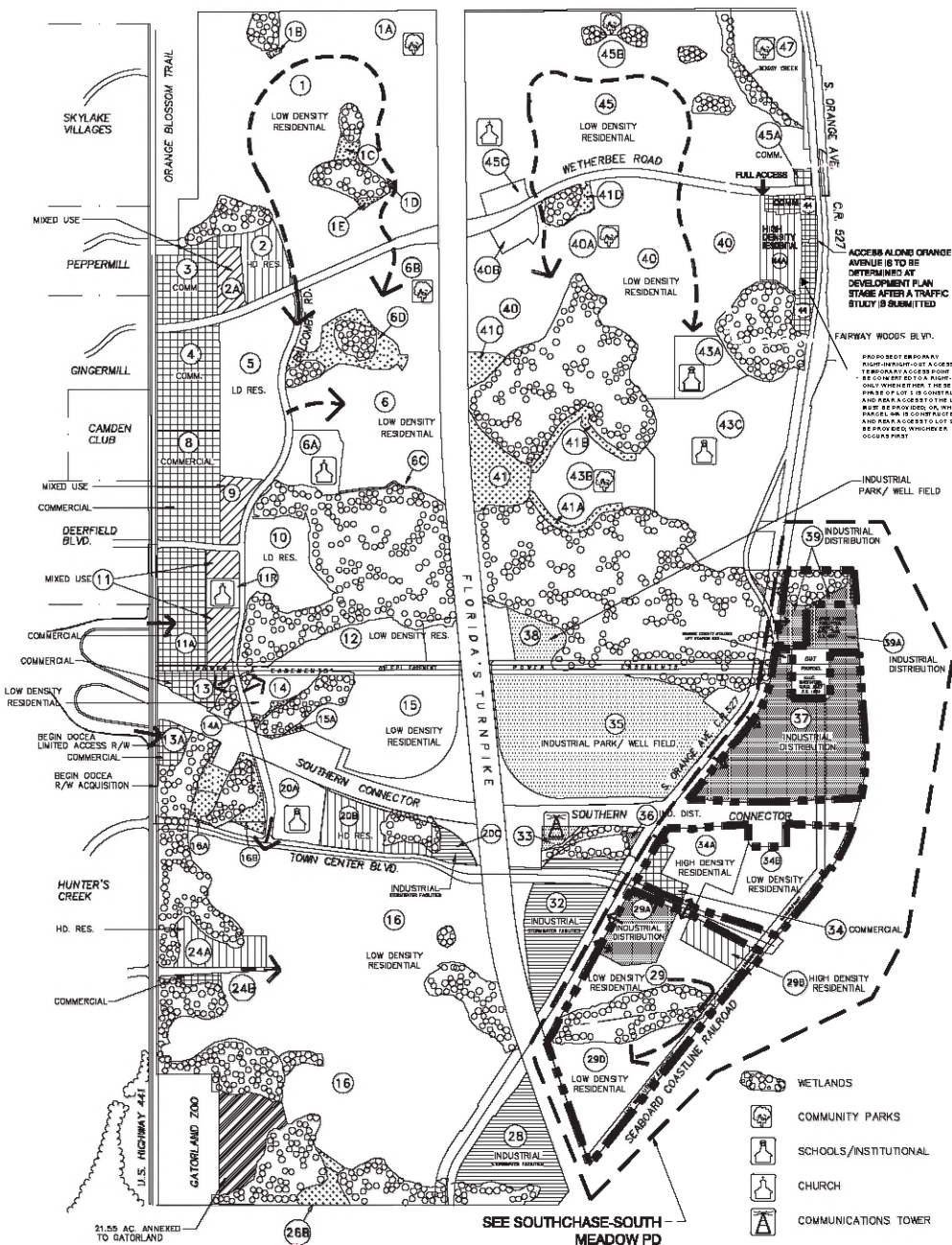
By: _____
Deputy Clerk

Print name: _____

ORANGE COUNTY, FLORIDA

By: _____
Jerry L. Demings
Orange County Mayor

EXHIBIT A



PARCEL	ACREAGE	LAND USE
1A	0.30	Park
1B	0.30	Mitigation
1C	2.10	Mitigation
1D	0.20	Mitigation
1E	0.90	Mitigation
2	15.00	High Density Residential
2A	7.70	Mixed Use
3	22.70	Commercial
4	29.20	Commercial
5	49.90	High Density Residential
6	109.70	Low Density Residential
6A	15.30	Church
6B	7.10	Park
6C	0.70	Mitigation
6D	12.50	Mitigation
6E	32.30	Commercial
9	8.80	Mixed Use
10	29.80	High Density Residential
11	13.00	Mixed Use
11A	19.30	Commercial
11B	4.10	Church
12	29.80	Low Density Residential
13	8.80	Commercial
13A	5.30	Commercial
14	9.80	Low Density Residential
14A	1.00	Mitigation
15	57.70	Low Density Residential
15A	0.50	Mitigation
16	352.40	Low Density Residential
16A	6.00	Mitigation
18B	3.20	Mitigation
20A	15.80	School
20B	16.40	High Density Residential
20C	4.40	Industrial/Stormwater
24A	13.20	High Density Residential
24B	1.00	Commercial
26B	6.00	Industrial/Stormwater
28	34.30	Low Density Residential
28A	31.40	Low Density Residential
28B	17.30	Industrial Distribution
28C	8.40	High Density Residential
28D	44.80	Low Density Residential
32	32.70	Industrial/Stormwater
33	2.70	Industrial Park/Communication
34	6.80	Commercial
34A	19.30	High Density Residential
34B	43.10	Low Density Residential
35	119.50	Industrial Park/Well Field
36	0.80	Industrial Distribution
37	73.00	Industrial Distribution
38	9.70	Industrial Park/Well Field
38	12.70	Industrial Distribution
38A	11.30	Industrial Distribution
40	174.50	Low Density Residential
40A	3.00	Park
40B	5.90	Low Density Residential
41	16.80	Mitigation
41A	3.80	Mitigation
41B	5.40	Mitigation
41C	2.30	Mitigation
41D	1.90	Mitigation
42A	15.80	School
42B	38.80	Park
42C	92.70	School
44	12.30	Commercial
44A	14.50	High Density Residential
45	321.90	Low Density Residential
45A	1.30	Commercial
45B	4.60	Park
46C	8.00	Church
47	28.40	Park

- Notes:
- Churches are a permitted use in Low Density Residential land use designation.
 - Church location will be determined at the time of Preliminary Subdivision Plan submission.
 - Helps developments are a permitted use in Commercial land use designation within Parcel 44.

PARCEL 44A SITE DATA

EXISTING ZONING: PD (COMMERCIAL)
 PROPOSED ZONING: PD (HIGH DENSITY RESIDENTIAL)
 PARCEL AREA: 14.50 ACRES
 PROPOSED DEVELOPABLE AREA: 11.188 AC (*)
 PROPOSED DEVELOPMENT: 280 DU MULTI-FAMILY APARTMENT COMPLEX
 MAXIMUM DENSITY: 80 DU/AC
 PROPOSED DENSITY: 25.35 DU/AC
 MINIMUM LOT SIZE: 6,000 SF
 MINIMUM LIVING AREA: 800 SF
 MAXIMUM BUILDING HEIGHT: 50' OR 4 STORIES (**)
 OPEN SPACE REQUIRED: 25%
 SETBACKS: (***)
 FRONT: 25'
 SIDE: 20'
 REAR: 20'

ADJACENT TO SINGLE-FAMILY: >150' FROM SINGLE FAMILY RESIDENTIAL PROPERTY FOR BUILDINGS 40' OR 4 STORIES IN HEIGHT, SEE NOTE (***) BELOW.
 SCHOOL AGE POPULATION: 280 * 0.286 = 80 STUDENTS

(*) INCLUDES 9.95 LOT AREA PLUS 1.183 AC. PROPORTIONATE SHARE OF SHARED STORMWATER MANAGEMENT AREA.

(**) A SINGLE-STORY 50' HEIGHT LIMITATION SHALL APPLY WHERE ADJACENT TO AND WITHIN 100' OF SINGLE-FAMILY ZONED PROPERTY.

(***) NOTE: DETACHED GARAGE SETBACKS SHALL COMPLY WITH SECTION 38-1428 (A)(3)(B)(4).

LAND USE PLAN MODIFICATION FOR PARCELS 11 AND 11A

We are requesting to modify the existing Southchase Planned Development Land Use Plan to add a retail permitting Parcel 11 & 11A (currently developed as a Home Depot Big Box Store and Stormwater Management area) to allow limited C-2 uses which are typical to the operation of a Home Depot Big Box retail store with garden center and rental department:

- Outdoor storage and display of equipment, products and merchandise;
- Equipment rental & leasing with outdoor storage;
- Truck rental & leasing;

and to add C-3 use of: Temporary overnight parking of dual rear wheel vehicles.

The dual rear wheel vehicles would be limited to the rear of the building for unloading and/or storage.

The existing parking lot was designed to provide 1 space per 5,000 sq ft in 1998. Big Box code minimum currently require 1 space per 4,000 sq ft.

As currently built, the approved PD DP from 1999 exceeds Big Box Code Minimum by 187 parking spaces. After this LUP Modification Request is approved, we plan to apply for a DP Change Determination to convert some of the existing parking spaces into approved green for the outdoor storage and display of products, merchandise, and rental.



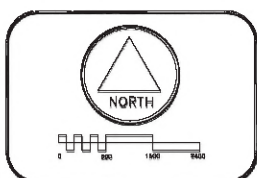
6127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
 Phone: 407-825-0324
 Fax: 407-825-0326
 www.feg-inc.us

NOTES: REVISIONS MADE BY FEG ON NOVEMBER 5, 2021 TO THE PROJECT MASTER DEVELOPMENT PLAN / LAND USE PLAN

DATE: 11/05/21 SCALE: N.T.S. DESIGNED: 21.00% CHECKED: 2.00% REVISED TO ADD MULTI-FAMILY USES ON PARCEL 44A

- DEANNEXATION
- COMMERCIAL
- OFFICE
- INDUSTRIAL (STORMWATER)
- INDUSTRIAL PARK

- INDUSTRIAL DISTRIBUTION
- RESIDENTIAL / LOW (40 DU/AC)
- RESIDENTIAL / HIGH (20 DU/AC)
- MITIGATION AREA
- MIXED USE



SOUTHCCHASE

MASTER DEVELOPMENT PLAN / LAND USE PLAN

ENGINEERS / PLANNERS

B&S ENGINEERING CONSULTANTS, LLC

LEGAL CONSULTANTS

Lowndes, Drosdick, Doster, Kantor, and Reed

11/05/2021

PREPARED FOR:

MEADOW WOODS ACQUISITION LLC - CDR-21-11-337 - PID 23-24-29-8238-00-050, 23-24-29-8238-02-000

SHEET 2 OF 5