

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

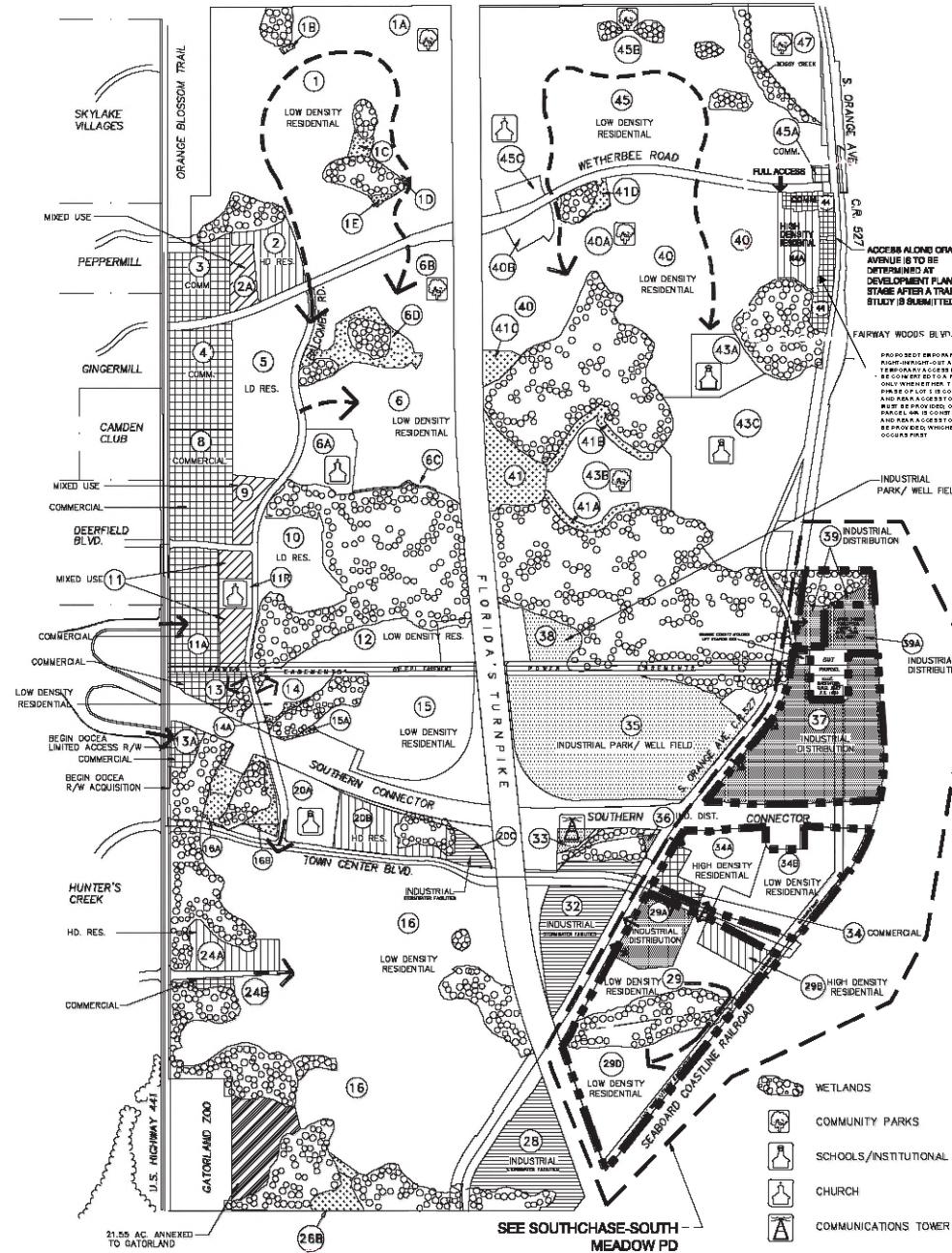
By: _____
Deputy Clerk

Print name: _____

ORANGE COUNTY, FLORIDA

By: _____
Jerry L. Demings
Orange County Mayor

EXHIBIT A



PARCEL 44A SITE DATA

EXISTING ZONING: PD (COMMERCIAL)
PROPOSED ZONING: PD (HIGH DENSITY RESIDENTIAL)

PARCEL AREA: 14.30 ACRES

PROPOSED DEVELOPABLE AREA: 11.88 AC (*)

PROPOSED DEVELOPMENT: 280 UNITS MULTI-FAMILY APARTMENT COMPLEX

MAXIMUM DENSITY: 30 DU/AC

PROPOSED DENSITY: 25.35 DU/AC

MINIMUM LOT SIZE: 8,000 SF

MINIMUM LIVING AREA: 500 SF

MAXIMUM BUILDING HEIGHT: 50' OR 4 STORIES (**)

OPEN SPACE REQUIRED: 25%

SETBACKS: (***)

FRONT: 25'

BIDE: 25'

REAR: 25'

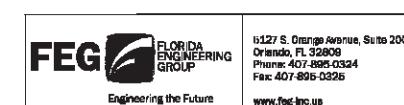
ADJACENT TO SINGLE FAMILY: >150' FROM SINGLE FAMILY RESIDENTIAL PROPERTY FOR BUILDINGS NO. OR STORES IN HEIGHT, SEE NOTE (**) BELOW.

SCHOOLAGE POPULATION: 230+0.286 = 80 STUDENTS

(*) INCLUDES 0.95 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 BARNS/BETTERIES SHALL COMPLY WITH SECTION 38-1426 (N) (3)(b)(4).



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

DATES: 11/05/21 ROLE: NTS ID NUMBER: 23-0299 PAGE: 2 OF 5 REVISED TO ADD MULTI-FAMILY USES ON PARCEL 44A

Summary of Parcel Land Uses and Acreages		
PARCEL	ACREAGE	LAND USE
1	224.30	Low Density Residential
1A	6.50	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	12.60	Mitigation
6E	32.00	Commercial
6F	8.60	Mixed Use
6G	29.80	High Density Residential
6H	13.00	Mixed Use
6I	19.30	Commercial
6J	4.10	Church
6K	29.00	Low Density Residential
6L	8.90	Commercial
6M	5.30	Commercial
6N	9.80	Low Density Residential
6O	1.00	Mitigation
6P	57.70	Low Density Residential
6Q	0.50	Mitigation
6R	152.40	Low Density Residential
6S	6.00	Mitigation
6T	3.20	Mitigation
6U	15.80	School
6V	16.40	High Density Residential
6W	4.40	Industrial/Stormwater
6X	13.20	High Density Residential
6Y	1.00	Commercial
6Z	6.90	Mitigation
6AA	34.30	Industrial/Stormwater
6AB	31.40	Low Density Residential
6AC	17.50	Industrial Distribution
6AD	8.40	High Density Residential
6AE	44.80	Low Density Residential
6AF	32.70	Industrial/Stormwater
6AG	2.70	Industrial Park/Communication
6AH	6.60	Commercial
6AI	19.30	High Density Residential
6AJ	43.10	Low Density Residential
6AK	119.50	Industrial Park/Well Field
6AL	0.60	Industrial Distribution
6AM	73.00	Industrial Distribution
6AN	9.70	Industrial Park/Well Field
6AO	12.70	Industrial Distribution
6AP	11.30	Industrial Distribution
6AQ	174.50	Low Density Residential
6AR	3.00	Park
6AS	5.90	Low Density Residential
6AT	16.80	Mitigation
6AU	3.80	Mitigation
6AV	5.40	Mitigation
6AW	2.30	Mitigation
6AX	1.90	Mitigation
6AY	15.80	School
6AZ	36.80	Park
6BZ	92.70	School
6CZ	12.30	Commercial
6DZ	14.50	High Density Residential
6EZ	223.90	Low Density Residential
6FZ	4.60	Commercial
6GZ	8.00	Park
6HZ	28.40	Park

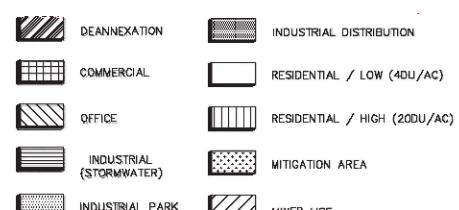
Notes:

1. Churches are a permitted use in Low Density Residential and Industrial areas.
2. Church location will be determined at the time of Preliminary Subdivision Plan submittal and staff review.

3. Hotels/Hotels are a permitted use in Commercial land use designations within Parcels 44A

HISTORICAL PERMITS
THE HISTORICAL ENVIRONMENTAL PERMIT CDR-078 IS ASSOCIATED WITH THIS PD. THIS PLAN SHALL COMPLY WITH ALL HISTORICAL PERMIT CONDITIONS.

NOTE: IN ACCORDANCE WITH SECTION 38-227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BOG ARE INVALID.



SOUTHCHASE

MASTER DEVELOPMENT PLAN / LAND USE PLAN

PREPARED FOR:

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

ENGINEERS / PLANNERS

B&S / ENGINEERING CONSULTANTS, LLC

LEGAL CONSULTANTS
Lowndes, Drosdick, Doster, Kantor, and Reed

11/05/2021

SHEET 2 OF 5