




Interoffice Memorandum

AGENDA ITEM

DATE: June 18, 2019

TO: Mayor Jerry L. Demings  
—AND—  
Board of 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: July 2, 2019 — Consent Item  
Meadow Woods Development of Regional Impact (DRI) Second  
Amendment to the Amended and Restated Development Order  
(Ninth Amendment)  
Case # DO-19-02-055 (Related to Case # CDR-18-10-335)

The Meadow Woods Development of Regional Impact (DRI) is generally located north of the Orange/Osceola County line, south of Wetherbee Road and east of Orange Avenue. Through a pending Planned Development substantial change request (#CDR-18-10-335), the Meadow Woods Planned Development / Land Use Plan is being amended to change the use on Parcels 2.1 and 3.2 from Open Space and Fire / Police to Community Commercial.

This requested amendment to the Meadow Woods DRI / Development Order (DO) is consistent with the proposed PD substantial change.

Both the substantial change request (#CDR-18-10-335) and the DRI amendment (#DO-19-02-055) received a recommendation of approval from the Development Review Committee on March 13, 2019.

**ACTION REQUESTED: Approval and execution of Second Amendment to Amended and Restated Development Order (Ninth Amendment) Meadow Woods Development of Regional Impact. District 4**

Attachment  
JVW/EPR/nt

**SECOND AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT  
ORDER (NINTH AMENDMENT)  
MEADOW WOODS DEVELOPMENT OF REGIONAL IMPACT**

This Second Amendment to Amended and Restated Development Order (Seventh Amendment) Meadow Woods Development of Regional Impact is entered into between ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida (the "County") and LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation (hereinafter referred to as "LDC" or "Developer"), as successor in interest to COMMUNITY DEVELOPERS OF ORANGE COUNTY, INC., a Florida Corporation ("CDOC") whose address is 550 Biltmore Way Ste 1110, Coral Gables, Florida 33134-5721.

**RECITALS:**

A. The original Development of Regional Impact Development Order for the Meadow Woods Development of Regional Impact (the "Meadow Woods DRI") was approved by the Board of County Commissioners on January 19, 1981.

B. The original Development Order was amended by an Amendment to Development Order, dated January 10, 1983, for the Meadow Woods DRI.

C. The Development Order was further amended by the Amended Development Order, dated November 20, 1989, for the Meadow Woods DRI which was recorded in Official Records Book 4139, Page 1169, Public Records of Orange County, Florida (the "Amended Development Order"). The Amended Development Order by its terms and conditions superseded all previous development orders.

D. The Amended Development Order was subsequently amended by the First Amendment to Amended Development Order for the Meadow Woods DRI (the "First Amendment"), dated May 21, 1991.

E. The Amended Development Order was subsequently amended by the Second Amendment to the Amended Development Order for the Meadow Woods DRI (the "Second Amendment"), dated January 7, 1992.

F. On December 23, 1992, CDOC quit claimed its interest in the Meadow Woods DRI to LDC. LDC is the successor in interest to CDOC. A copy of the Quit Claim Deed has been recorded in Official Records Book 4505, Page 868, Orange County, Florida.

G. The Amended Development Order was subsequently amended by the Third Amendment to the Amended Development Order for the Meadow Woods DRI (the "Third Amendment"), dated January 26, 1993.

H. The Amended Development Order was subsequently amended by the Fourth Amendment to the Amended Development Order for the Meadow Woods DRI (the "Fourth Amendment"), dated April 12, 1994.

I. The Amended Development Order was subsequently amended by the Fifth Amendment to the Amended Development Order for the Meadow Woods DRI (the “Fifth Amendment”), dated December 19, 1995.

J. The Fifth Amendment was subsequently amended by the Sixth Amendment to the Amended Development Order to the Meadow Woods DRI (the “Sixth Amendment”) dated January 30, 2001.

K. The Sixth Amendment was subsequently amended by the Seventh Amendment to the Amended Development Order to the Meadow Woods DRI (the “Seventh Amendment”) dated September 23, 2003.

L. The County also approved a Nonsubstantial Amendment to Development Order for Meadow Woods Development of Regional Impact dated January 6, 2004 (the “First Nonsubstantial Amendment”).

M. The Seventh Amendment was subsequently amended and restated by the First Amendment to Amended and Restated Development Order for Meadow Woods Development of Regional Impact (Eighth Amendment) (the “Eighth Amendment”) dated August 4, 2015.

N. LDC wishes to revise its Land Use Plan (Map H) so that it is consistent with the approved Planned Development Land Use Plan. The County has concluded that these changes do not constitute a substantial deviation.

NOW THEREFORE, for consideration of the above-stated premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and LDC agree as follows:

1. The phrase “Map H” contained in Part I Section 8 is deleted in its entirety and replaced with the following:

Map H (Revised)

2. The last sentence of Part II Section 18 is deleted in its entirety and replaced with the following:

That portion of the two (2) lane roadway project that runs through the Meadow Woods PD will be subject to the road alignment configuration depicted as Town Center Boulevard on the Meadow Woods Land Use Plan Amendment (Map H (Revised)) dated December, 19 2018 and attached as Exhibit “B,” to this Amended and Restated Development Order as approved by the Developer and Orange County.

3. Exhibit B to Amended and Restated Development Order Meadow Woods DRI Land Use Plan Map H is deleted in its entirety and replaced with the attached Exhibit B to Amended and Restated Development Order Meadow Woods DRI Land Use Plan Map H (Revised)

ADOPTED AND AGREED TO AS OF THIS \_\_\_\_ DAY OF \_\_\_\_

ORANGE COUNTY, FLORIDA

By: \_\_\_\_\_  
Mayor, Board of County Commissioners

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

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

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2019, by \_\_\_\_\_, as ORANGE COUNTY COMPTROLLER of  
the ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS. He (She)  is personally  
known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

WITNESSES:

“THE DEVELOPER”

LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation

Michele Ray  
Print Name: Michele Ray

By: David Serviansky  
Name: David Serviansky  
Its: Vice President

Clara L. Diaz  
Print Name: Clara L. Diaz

Date: April 15, 2019

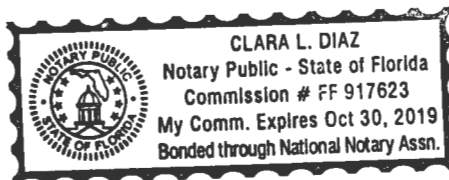
STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 2019, by David Serviansky as VicePresident of LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation, on behalf of the corporation. He (She)  is personally known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

Clara L. Diaz  
Notary Public Signature

(Name typed, printed or stamped)



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**EXHIBIT B**  
**TO**  
**AMENDED AND RESTATED DEVELOPMENT ORDER**

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**MEADOW WOODS DRI**  
**LAND USE PLAN MAP H (REVISED)**

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LAND USE	MEADOW WOODS DEVELOPMENT PROGRAM		APPROXIMATE TOTAL 2007	ACRES
	PHASE 1 1987 - 2002	PHASE 2 2003 - 2007		
	AGRICULTURE	0		
RESIDENTIAL				
Low Density	2,295 DU	192 DU	2,487 DU	776.7
Medium Density	2,805 DU	867 DU	3,672 DU	1080.3
High Density	957 DU	1,461 DU	2,418 DU	138.4
TOTALS	6,057 DU	2,520 DU	8,577 DU	1995.4
COMMERCIAL				
Neighborhood	21,377 GSF	134,957 GSF	156,334 GSF	19.6
Community	67,173 GSF	480,430 GSF	547,603 GSF	139.8
TOTALS	88,550 GSF	615,387 GSF	703,937 GSF	159.4
OFFICE				
Business Park	0 GSF	100,000 GSF	100,000 GSF	62.3
INSTITUTIONAL				
Elementary School	2	1	3	49.0
Middle School	1		1	25.0
TOTALS	3	1	4	74.0
RECREATION				
Parks	1	-	1	17.2
Golf Course	1	-	1	112.7
				139.6

TOTAL SITE ACREAGE: 3324.78 ACRES

PARCEL	APPROXIMATE ACREAGE	LAND USE	PARCEL	APPROXIMATE ACREAGE	LAND USE
1	40.5	LDR	27	5.0	HDR
1.1	2.4	LDR	28	22.8	MDR
1.2	18.9	MDR	29	24.5	MDR
2	23.9	LDR	30	15.3	CC/BP
2.1	2.4	CC	30.1	39.7	CC/MDR
3	58.0	LDR	30.2	6.7	MDR
3.1	13.3	MDR	31	12.3	HDR
3.2	3.0	CC	31.1	15.0	MDR
4	85.0	LDR	31.2	12.0	HDR
4.1	8.4	MDR	32	61.9	MDR
4.2	4.6	MDR	33.1	34.2	MDR
5	49.4	LDR	33.2	18.8	MDR
5.1	5.6	NC	34	21.1	LDR
5.2	7.7	MDR	36	32.8	LDR
6	33.6	LDR	37	14.5	MDR
6.1	6.6	MDR	38	40.7	MDR
6.2	2.5	MDR	39	26.3	MDR
7	91.4	LDR	39.1	10.3	LDR
8	33.7	LDR	40	16.0	SCHOOL
9	50.9	LDR	41	54.8	MDR
10	44.5	LDR	41.1	9.0	MDR
11	31.8	MDR	42	2.2	NC
12	11.4	NC/HDR	43	16.9	MDR
12.1	12.9	CC/BP	44	43.7	LDR
12.2	8.4	RP	44.1	31.4	MDR
12.3	-	RP	45	42.0	MDR
13	10.4	HDR	46	78.0	LDR
13.1	16.2	CHURCH/SCHOOL	48	6.8	NC
14	2.4	WTP	49A	53.5	MDR
15	4.3	CC/BP	50	28.9	HDR/CC/BP
15.1	2.8	CC/BP	51	18.1	HDR
15.2	5.0	CC	51.1A	48.5	MDR
16	15.1	SCHOOL	51.1B	27.9	MDR
17	14.2	HDR	52	127.0	MDR
18	40.2	MDR	53	24.4	MDR
19	18.0	WWTP	54	14.0	MDR
19.1	17.2	PARK	55	39.6	MDR
20	25.0	SCHOOL	56	27.1	MDR
21	15.0	HDR	57	18.6	MDR
22	27.4	MDR	58	19.7	SCHOOL
23	18.6	MDR	59	25.6	MDR
23.1	12.2	MDR	60	24.0	MDR
24	10.9	HDR	61	21.2	MDR
24.1	18.0	MDR	62	41.7	MDR
25	15.5	HDR	63	29.9	MDR
26	17.3	HDR			

- LEGEND**
- 12.1 PARCEL NUMBERS
  - A AGRICULTURAL
  - LDR LOW DENSITY RESIDENTIAL  
MAXIMUM 7.4 DU / GROSS AC.
  - MDR MEDIUM DENSITY RESIDENTIAL  
MAXIMUM 14.9 DU / GROSS AC.
  - HDR HIGH DENSITY RESIDENTIAL  
MAXIMUM 28.1 DU / GROSS AC.
  - NC NEIGHBORHOOD COMMERCIAL
  - CC COMMUNITY COMMERCIAL
  - BP BUSINESS PARK
  - O/S OPEN SPACE
  - F/P FIRE / POLICE
  - GC GOLF COURSE
  - WTP WATER TREATMENT PLANT
  - WWTP WASTE WATER TREATMENT PLANT
  - SCHOOLS
  - ⊕ SCHOOL AGE POPULATION - 5 AND UNDER
  - ⊕ PARKS
  - ▭ RETENTION PONDS
  - ▭ CONSERVATION LIMITS
  - ↔ FUTURE ACCESS
  - ↙ RIGHT-IN ONLY
  - ↘ RIGHT-IN/RIGHT-OUT ONLY
  - POTENTIAL CROSS ACCESS

Map H (Revised) - Master Development Plan

## Meadow Woods

CDR-18-10-335

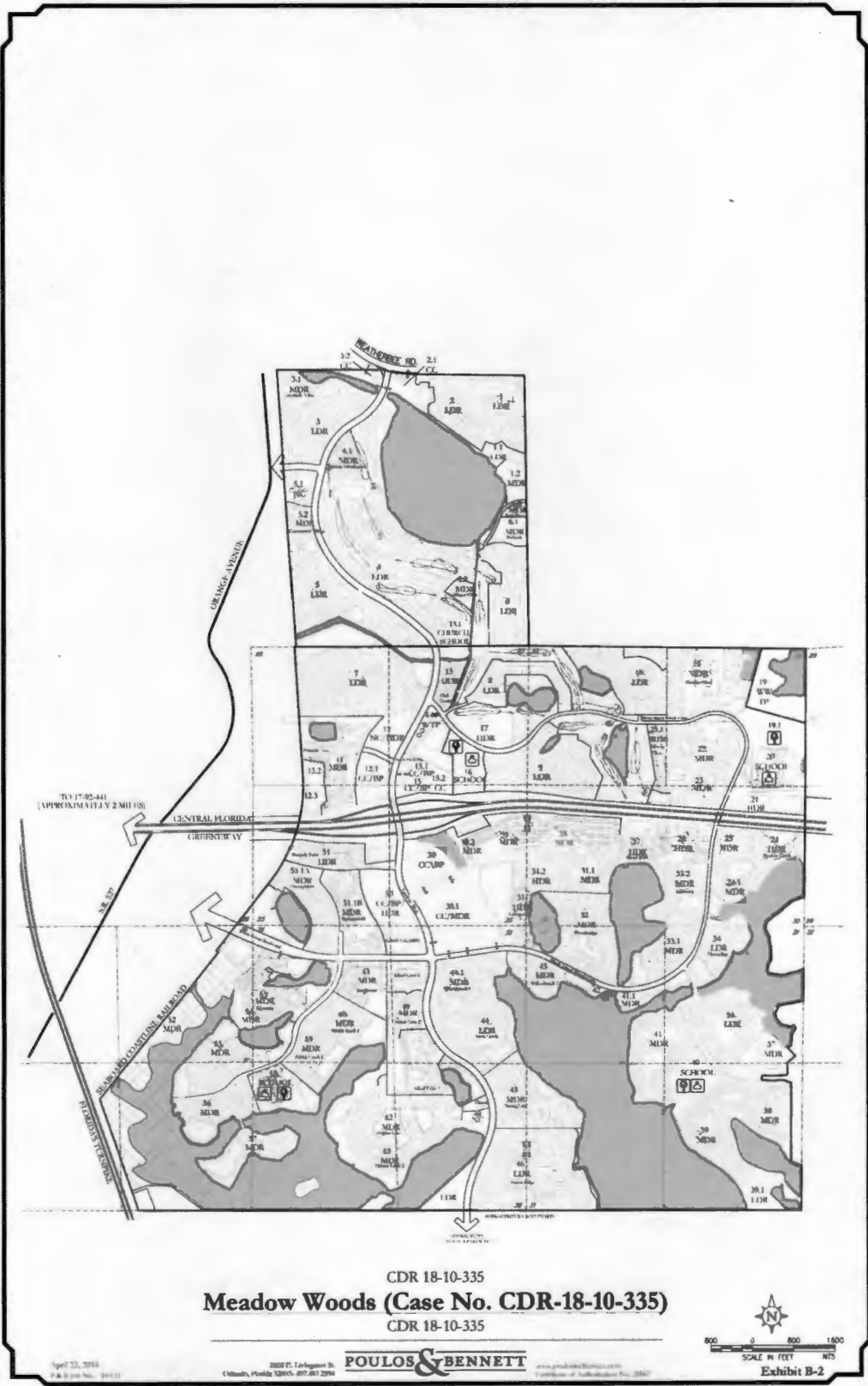
**POULOS & BENNETT**

April 23, 2009  
P & B File No. 08-03

3000 Ft. Livingston St.  
Orlando, Florida 32819-497-822-2099

www.poulosandbennett.com  
Certificate of Professional Registration No. 29687





CDR 18-10-335  
**Meadow Woods (Case No. CDR-18-10-335)**  
 CDR 18-10-335

**POULOS & BENNETT**

April 23, 2018

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 Citrus, Florida 32615-4977-2094

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