



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32802-1393

## Legislation Text

---

**File #:** 25-011, **Version:** 1

---

### Interoffice Memorandum

**DATE:** December 5, 2024

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

**THROUGH:** N/A

**FROM:** Tanya Wilson, AICP, Director - Planning, Environmental and Development Services Department

**CONTACT:** Joseph C. Kunkel, P.E., DRC Chairman

**PHONE:** (407) 836-7971

**DIVISION:** Development Review Committee

**ACTION REQUESTED:**

Approval and execution of Fifth Amendment to the Eighth Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact. District 1. (Development Review Committee)

**PROJECT:** Fifth Amendment to the Eighth Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact

**PURPOSE:** The Orange Lake Country Club Development of Regional Impact (DRI) and the Development Order (DO) were originally approved by the Board on November 26, 1991. The DO has since undergone 11 amendments, with the most recent approval granted on November 15, 2016. The 1,443-acre DRI is located north of W. Irlo Bronson Memorial Highway and the Orange County/Osceola County line, east and west of State Road 429, and south of Hartzog Road.

Through this request, the applicant is seeking to update the DO to reflect the changes to the Planned Development (PD) converting 40,000 square feet of Office to 23,200 square feet of Retail and converting 37 Hotel Rooms to 100,000 square feet of Self Storage, consistent with Orange Lake Country Club PD amendment case CDR-23-09-274. This non-substantial Change Determination Request (CDR-23-09-274) was approved by the Development Review Committee (DRC) on November 20, 2024.

This DO amendment received a recommendation of approval from the DRC on November 20, 2024.

**BUDGET:** N/A



## 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: January 17, 2025

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

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

FROM: David Rooney, Manager *RE for DR*

SUBJECT: Fifth Amendment to the Eighth Restated and Amended Development Order

Enclosed is a certified copy of the Fifth Amendment to the Eighth Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, approved by the Board of County Commissioners at its regular meeting on January 7, 2025.

Please advise if you should need further information.

pd:dr:re  
CERTIFIED MAIL 9589 0710 5270 0709 4016 00  
RETURN RECEIPT REQUESTED

c: Ken Storey, Attn: Comp Plan Review, East Central Florida Regional Planning Council, 455 North Garland Avenue, 4th Floor, Orlando, FL 32801. (w/enclosure)  
Joe Kunkel, Director, Public Works Department, BCC (w/ enclosure)  
Venerria L. Thomas, Director, Community and Family Services Department, BCC (w/enclosure)  
Raul Pino, Director, Health Services Department, BCC (w/enclosure)  
Ed Torres, Director, Utilities Department, BCC (w/enclosure)  
Jennifer Moreau, Manager, Zoning Division, BCC (w/enclosure)  
Nicolas Thalmueller, Chief Planner, Planning Division, BCC (w/enclosure)

BCC Mtg. Date: January 7, 2025

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

Gregory D. Lee, Esq.  
**Baker & Hostetler, LLP**  
200 South Orange Avenue, Suite 2300  
Orlando, FL 32801-3432  
407-649-4000

**FIFTH AMENDMENT TO THE EIGHTH RESTATED AND AMENDED  
DEVELOPMENT ORDER FOR ORANGE LAKE COUNTRY CLUB  
DEVELOPMENT OF REGIONAL IMPACT**

THIS FIFTH AMENDMENT TO THE EIGHTH RESTATED AND AMENDED DEVELOPMENT ORDER FOR ORANGE LAKE COUNTRY CLUB DEVELOPMENT OF REGIONAL IMPACT (this "Fifth Amendment to the Eighth Restated and Amended Development Order") is made effective as of the date of adoption by The Board of County Commissioners.

**RECITALS:**

1. The original development order for The Orange Lake Country Club East Development of Regional Impact was approved by the Board of County Commissioners on November 26, 1991 (the "Original Development Order"). Notwithstanding the original name under which this Development Order (as defined below) was filed, for purposes of this Fifth Amendment to the Eighth Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact (the "Amendment"), the project shall hereinafter be referred to as the "Orange Lake Country Club DRI" (the "DRI"). Capitalized terms used but not defined herein shall have the same meaning as in the Eighth Restated and Amended Development Order as modified by the First Amendment to the Eighth Restated and Amended Development Order (defined below), the Second Amendment to the Eighth Restated and Amended Development Order (defined below), and the Third Amendment to the Eighth Restated and Amended Development Order (defined below).

2. The Original Development Order has been modified by the following amendments (the Original Development Order, as modified by the following amendments is hereinafter referred to as the "Development Order"):

(a) Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, which was recorded on June 25, 1992, as Instrument Number 19924129036 in Official Records Book 4427, Page 2164, Public Records of Orange County, Florida incorporating the terms of that certain Settlement Agreement between the Florida Department of Community Affairs, the County, and the Developer;

(b) Second Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, which was recorded on December 20, 1993, as Instrument Number 19934706990 in Official Records Book 4669, Page 3743, and re-recorded on February 23, 1994, as Instrument Number 19944782557 in Official Records Book 4702, Page 2725, all in the Public Records of Orange County, Florida;

Fifth Amendment to the Eighth Restated and Amended  
Development Order for Orange Lake County Club, 2025

(c) Third Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, which was recorded on January 30, 1996, as Instrument Number 19965496591 in Official Records Book 5005, Page 4980, Public Records of Orange County, Florida;

(d) Fourth Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, which was recorded on April 11, 1996, as Instrument Number 19965574369 in Official Records Book 5039, Page 4409, Public Records of Orange County, Florida;

(e) Fifth Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, which was recorded on July 14, 1997, as Instrument Number 19970251304 in Official Records Book 5290, Page 3142, Public Records of Orange County, Florida;

(f) Sixth Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, which was recorded January 23, 2001, as Instrument Number 20010035378 in Official Records Book 6177, Page 4463, Public Records of Orange County, Florida;

(g) Seventh Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, which was recorded December 1, 2004, as Instrument Number 20040770141 in Official Records Book 7720, Page 2679, Public Records of Orange County, Florida;

(h) Eighth Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, which was recorded January 24, 2006, as Instrument Number 20060055850 in Official Records Book 8443, Page 4334, Public Records of Orange County, Florida;

(i) Amendment to Eighth Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, which was recorded May 26, 2009, as Instrument Number 20090296123 in Official Records Book 9877, Page 1064, (the “First Amendment to the Eighth Restated and Amended Development Order”);

(j) Second Amendment to the Eighth Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, which was recorded December 9, 2014, as Instrument Number 20140621784 in Official Records Book 10845, Page 6775, (the “Second Amendment to the Eighth Restated and Amended Development Order”);

(k) Third Amendment to the Eighth Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, which was recorded March 27, 2017, as Instrument Number 20170162806 (the “Third Amendment to the Eighth Restated and Amended Development Order”); and

Fifth Amendment to the Eighth Restated and Amended  
Development Order for Orange Lake County Club, 2025

(l) Fourth Amendment to the Eighth Restated and Amended Development Order for Orange Lake Country Club Development of Regional Impact, which was recorded December 19, 2023, as Instrument Number 20230728121 (the “Fourth Amendment to the Eighth Restated and Amended Development Order”).

3. Developer was granted Concurrency Vested Rights Certificate #92-000151 via letter transmittal on November 3, 1992, as amended by that certain First Amendment to Concurrency Vested Rights Certificate #92-000151 (the “Vested Rights Certificate”).

**ORDER**

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by this reference.

2. **Amendment.** The Development Order is hereby amended as indicated in paragraphs 3 through 7 below, with new language being shown by underlining and deleted language being struck through.

3. Section I, paragraph 20.B of the Development Order is hereby amended as follows:

“B. Land Uses:

	<u>OLCC West Village</u> (vested)	<u>OLCC Town Center,</u> <u>East, North and</u> <u>Northwest Villages</u>	<u>Total</u>
Hotel	-0- units	200 <u>163</u> units	200 <u>163</u> units
Retail	-0- sq. ft.	<del>158,066</del> <u>181,266</u> sq. ft.	<del>158,066</del> <u>181,266</u> sq. ft.
Office	-0- sq. ft.	<del>121,300</del> <u>81,300</u> sq. ft.	<del>121,300</del> <u>81,300</u> sq. ft.
Timeshare / Short-term Rental	1,212 units	1,938 units	3,150 units
Single-family Residential: Conventional	-0-	240 units	240 units
Single-family Residential: Age- Restricted	-0-	500 units	500 units
Multi-family	-0-	824 units	824 units
Restaurant	-0-	-0-	-0-

Fifth Amendment to the Eighth Restated and Amended  
Development Order for Orange Lake County Club, 2025

Golf	27 holes	27 holes	54 holes
<u>Self-Storage</u>	<u>-0-</u>	<u>100,000 sq. ft.</u>	<u>100,000 sq. ft.</u>
Amenities	(1)	(2)	(2)

(1) Recreational complex includes pool, tennis, racquetball, multi-use clubhouses, golf maintenance, and housekeeping/maintenance facilities.

(2) In addition to the specific land uses listed in the program, the following uses are permitted as ancillary timeshare uses: conference/meeting facilities, support services, administrative offices, food and beverage, limited retail, housekeeping services, bus fleet maintenance and service facilities, sales-related facilities, guest and employee parking, stormwater retention and detention facilities, recreation amenities, (including, but not limited to, pools, parks, tennis and court facilities, ball fields, playgrounds, putting greens/miniature golf, and other similar resort amenities), multi-use clubhouses, information centers, and guest check in/reception areas.

The Project shall consist of a total of 3,150 timeshare/short-term rental units, ~~200~~ 163 resort hotel units, 240 single-family residential conventional units, 500 age-restricted single-family residential units, 824 multi-family units, ~~158,066~~ 181,266 square feet of retail space, ~~121,300~~ 81,300 square feet of office space, 100,000 square feet of self-storage, and 54 holes of golf with customary support facilities on 1443.516 ± acres.”

4. The “Master Land Use Plan” set forth in **Exhibit “C”** of the Development Order, as referenced in Section I, paragraph 26 of the Development Order, is hereby deleted in its entirety and replaced with the updated “Master Land Use Plan” attached hereto as Schedule “1” and incorporated herein by this reference.

5. Section III, paragraph 9.B of the Development Order is hereby amended as follows:

“B. Land Uses:

	<u>OLCC West Village</u> (vested)	<u>OLCC Town Center,</u> <u>East, North and</u> <u>Northwest Villages</u>	<u>Total</u>
Hotel	-0- units	<del>200</del> <u>163</u> units	<del>200</del> <u>163</u> units
Retail	-0- sq. ft.	<del>158,066</del> <u>181,266</u> sq. ft.	<del>158,066</del> <u>181,266</u> sq. ft.

Fifth Amendment to the Eighth Restated and Amended  
Development Order for Orange Lake County Club, 2025

Office	-0- sq. ft	<del>121,300</del> <u>81,300</u> sq. ft.	<del>121,300</del> <u>81,300</u> sq. ft.
Timeshare / Short-term Rental	1,212 units	1,938 units	3,150 units
Single-family Residential: Conventional	-0-	240 units	240 units
Single-family Residential: Age- Restricted	-0-	500 units	500 units
Multi-family	-0-	824 units	824 units
Restaurant	-0-	-0-	-0-
Golf	27 holes	27 holes	54 holes
<u>Self-Storage</u>	<u>-0-</u>	<u>100,000 sq. ft.</u>	<u>100,000 sq. ft.</u>
Amenities	(1)	(2)	(2)

(1) Recreational complex includes pool, tennis, racquetball, multi-use clubhouses, golf maintenance, and housekeeping/maintenance facilities.

(2) In addition to the specific land uses listed in the program, the following uses are permitted as ancillary timeshare uses: conference/meeting facilities, support services, administrative offices, food and beverage, limited retail, housekeeping services, bus fleet maintenance and service facilities, sales-related facilities, guest and employee parking, stormwater retention and detention facilities, recreation amenities, (including, but not limited to, pools, parks, tennis and court facilities, ball fields, playgrounds, putting greens/miniature golf and other similar resort amenities), multi-use clubhouses, information centers, and guest check in/reception areas.

The Project shall consist of a total of 3,150 timeshare/short-term rental units, ~~200~~ 163 resort hotel units, 240 single-family residential conventional units, 500 age-restricted single-family residential units, 824 multi-family units, ~~158,066~~ 181,266 square feet of retail space, ~~121,300~~ 81,300 square feet of office space, 100,000 square feet of self-storage, and 54 holes of golf with customary support facilities on 1443.516 ± acres.”

Fifth Amendment to the Eighth Restated and Amended  
Development Order for Orange Lake County Club, 2025

6. The “Land Use Exchange Matrix” set forth in **Exhibit “D”** of the Development Order, as referenced in Section III, paragraph 9.C of the Development Order is hereby deleted in its entirety and replaced with the updated Land Use Exchange Matrix attached hereto as Schedule “2” and incorporated herein by this reference.

7. The chart in Section III, paragraph 51 of the Development Order is hereby amended as follows:

USE	PHASE 1 1993-1995	PHASE 2 1996-2002	PHASE 3 2003-2028	PHASE 4 2029-2038
<b>WEST</b>				
Timeshare / Short- term Rental	1,212			
Golf	27 Holes			
<b>EAST, NORTH, NORTHWEST &amp; TOWN CENTER VILLAGES</b>				
Timeshare / Short-term Rental		1,000 Units	438 Units	500 UNITS
Single-Family Conventional			240 Units	
Single-Family Residential Age Restricted			500 Units	
Multi-family			824 Units	
Resort Hotel			<del>200</del> 163 Rooms	
Retail	56,000 SF	1,500 SF	<del>72,566</del> 95,766 SF	28,000 SF
Office		60,279 SF	<del>61,021</del> 75,094 SF <sup>1</sup>	
Golf		27 Holes		
<u>Self-Storage</u>			<u>100,000 sq. ft.</u>	
Amenities	(1)	(2)	(2)	(2)

8. Except as modified in paragraphs 3 through 7 above, all of the terms and conditions of the Development Order, as amended, remain in full force and effect.

<sup>1</sup> Built office SF has been reduced in Phase 3 as compared to Phase 2 as a substantial portion of office SF was demolished during Phase 3. Accordingly, as of the date of this Fifth Amendment to the Eighth Restated and Amended Development Order, 6,206 SF of office is built, with 75,094 SF remaining.



Fifth Amendment to the Eighth Restated and Amended  
Development Order for Orange Lake County Club, 2025

9. Notice of the adoption of this Fifth Amendment to the Eighth Restated and Amended Development Order for Orange Lake Country Club shall be recorded by the Developer in accordance with Section 28.222, Florida Statutes, with the Clerk of the Circuit Court for Orange County, Florida, at the Developer's expense, immediately after the effective date of this Fifth Amendment to the Eighth Restated and Amended Development Order for Orange Lake Country Club in compliance with Section 380.06(15)(f), Florida Statutes. The recording of this notice shall not constitute a lien, cloud, or encumbrance on the property, or actual or constructive notice of any such lien, cloud, or encumbrance on the property, or actual or constructive notice of any such lien, cloud or encumbrance.

10. **Effective Date.** This Fifth Amendment to the Eighth Restated and Amended Development Order shall take effect upon transmittal by first class U.S. Mail to the East Central Florida Regional Planning Council and the Florida Department of Commerce, Division of Community Development.

*[Rest of Page Intentionally Left Blank]*

Fifth Amendment to the Eighth Restated and Amended  
Development Order for Orange Lake County Club, 2025

ADOPTED THIS 7 DAY OF January, 2025



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: *Russell B. Brown*  
for Jerry Demings,  
Orange County Mayor

Date: January 7, 2025

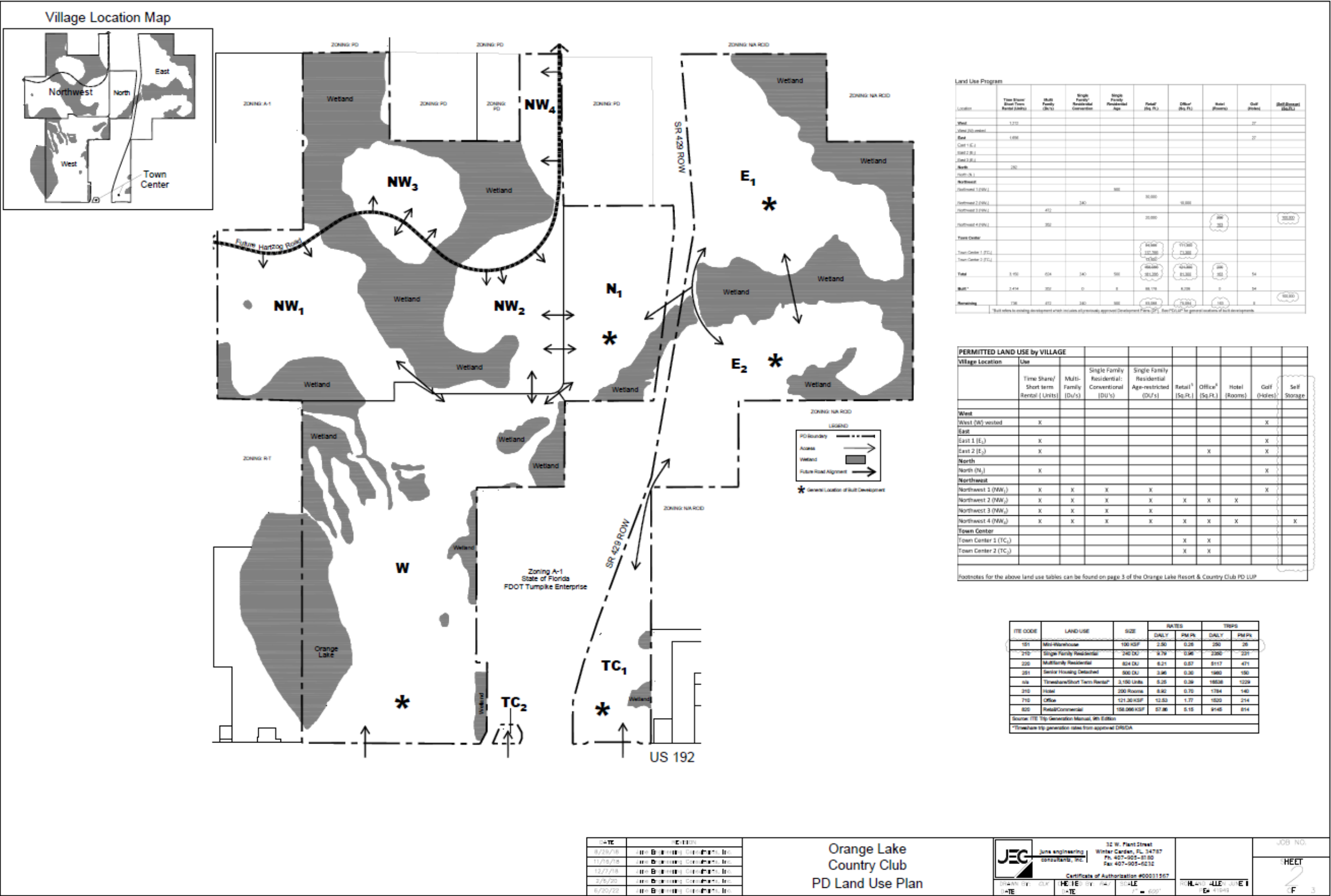
ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

By: *Jennifer Ann-Kline*  
Deputy Clerk

**SCHEDULE “1”**  
**Updated Exhibit “C” to Development Order**  
**Master Land Use Plan**

(see attached)

Fifth Amendment to the Eighth Restated and Amended  
Development Order for Orange Lake County Club, 2025



Fifth Amendment to the Eighth Restated and Amended  
Development Order for Orange Lake County Club, 2025

**SCHEDULE “2”**  
**Updated Exhibit “D” to Development Order**  
**Land Use Exchange Matrix**

LAND USE Exchange Matrix

From Timeshare/Short Term Rental (DU)	To Timeshare/ Short Term Rental (DU)	Hotel (Room)	Golf (Holes)	Single Family (DU)	Multifamily (DU)	Age Restricted Residential (DU)	Office (KSF)	Self Storage (KSF)	Retail (0-49 KSF)	Retail (50-99 KSF)	Retail (100-199 KSF)	PM PK Directional Rate*
Timeshare/Short Term Rental (DU)		0.58	0.14	0.34	0.57	0.95	0.13	1.62	0.04	0.06	0.08	0.21
Hotel (Room)	1.71		0.24	0.58	0.97	1.64	0.23	2.77	0.07	0.10	0.13	0.36
Golf (Holes)	7.10	4.14		2.40	4.03	6.77	0.94	11.46	0.30	0.43	0.55	1.49
Single Family (DU)	2.95	1.72	0.42		1.68	2.82	0.39	4.77	0.13	0.18	0.23	0.62
Multifamily (DU)	1.76	1.03	0.25	0.60		1.68	0.23	2.85	0.08	0.11	0.14	0.37
Age Restricted Residential (DU)	1.05	0.61	0.15	0.35	0.59		0.14	1.69	0.04	0.06	0.08	0.22
Office (KSF)	7.52	4.39	1.06	2.55	4.27	7.18		12.15	0.32	0.46	0.58	1.58
Self Storage (KSF)	0.62	0.36	0.09	0.21	0.35	0.59	0.08		0.03	0.04	0.05	0.13
Retail (0-49 KSF)	23.43	13.67	3.30	7.94	13.30	22.36	3.11	37.85				4.92
Retail (50-99 KSF)	16.33	9.53	2.30	5.53	9.27	15.59	2.17	26.38				3.43
Retail (100-199 KSF)	13.00	7.58	1.83	4.40	7.38	12.41	1.73	21.00				2.73

Note: Timeshare trip rates are approved study for OLCC. All other rates are from ITE Trip Generation Manual, 9th Edition.  
\* All land use conversions are based on PM peak hour directional trip rates.