

THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:

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**FOURTH AMENDMENT TO FIRST AMENDED AND RESTATED**  
**DEVELOPMENT ORDER FOR MOSS PARK**  
**DEVELOPMENT OF REGIONAL IMPACT**

1. On May 9, 1995 the Orange County Board of County Commissioners (the “County”) approved the Development Order for Campus Crusade for Christ World Center, which later became a part of the Moss Park Development of Regional Impact (the “Project”).
2. On November 14, 2000 the County approved the “Development Order for Moss Park Development of Regional Impact”, which was recorded on January 3, 2001 in Official Records Book 6163, Page 782, of the Public Records of Orange County, Florida (the “Development Order”). The Development Order enlarged the Project and increased densities and intensities.
3. On December 2, 2003 the County approved a “First Amended and Restated Development Order for Moss Park Development of Regional Impact”, which was recorded on December 17, 2003 in Official Records Book 7235, Page 422, of the Public Records of Orange County, Florida (the “Restated Development Order”). The Restated Development Order added additional property but no additional density or intensity to the Project.
4. On December 16, 2008 the County approved an “Amendment to First Amended and Restated Development Order for Moss Park Development of Regional Impact”, which was recorded on January 12, 2009 in Official Records Book 9813, Page 5754, of the Public Records of Orange County, Florida (the “First Restated Development Order Amendment”). This First Restated Development Order Amendment modified the Restated Development Order development program matrix by shifting uses between Phase 2 and 3 of the development program.
5. On August 28, 2012 the County approved a “Second Amendment to First Amended and Restated Development Order for Moss Park Development of Regional Impact”, which was recorded on August 30, 2012, in Official Records Book 10434, Page 1391, of the Public Records of Orange County, Florida (the “Second Restated Development Order Amendment”). This Second Restated Development Order Amendment modified the Restated Development Order development program matrix by moving a portion of the development program from Phase 3 to Phase 2, changing the land use mix on Parcel P, and extending the phase end dates, protection against downzoning date, termination date, and buildout date set forth in the Restated Development Order, as amended by the First Restated Development Order.
6. On September 23, 2014 the County approved a “Third Amendment to First Amended and Restated Development Order for Moss Park Development of Regional Impact”, which was recorded on October 29, 2014, in Official Records Book 10827, Page 2044, of the Public Records

of Orange County, Florida (the “Third Restated Development Order Amendment”). This Third Restated Development Order Amendment modified the development program matrix, relocated certain preserved wildlife habitats, updated traffic phase thresholds, and extended phase end dates for protection against downzoning, termination and buildout as set forth in the Restated Development Order, as amended.

7. The purpose of this Fourth Amendment to First Amended and Restated Development Order for Moss Park DRI is to add the uses of “Public / Institutional” to existing Office entitlements for Parcel C2 to the Land Use Development Program matrix and remove “one chapel” from Conditions of Approval, Condition 2.

8. Other than amended in Sections 3 and 4 below, the remainder of the Complete Development Order shall remain in full force and effect.

## **ORDER**

**SECTION 1.** The foregoing recitals are true and correct and are hereby incorporated herein.

**SECTION 2.** The Restated Development Order, First Restated Development Order Amendment, Second Restated Development Order Amendment and Third Restated Development Order Amendment (collectively referred to as the “Complete Development Order”) are hereby amended through this non-substantial deviation as indicated in Sections 3 and 4 below, with the new language being shown by underlining and the deleted language being struck through.

**SECTION 3.** Finding No. 24, Section I, of the Complete Development Order is hereby amended as follows:

“24. The proposed development of the Moss Park DI consists of a 1,572.3+/- acre parcel as set forth in the Moss Park DRI Master Plan which is incorporated into the Development Order as Exhibit B. A revised Map H is substituted for the 2024 Map H ~~2012 Map H~~ and is attached to this Development Order for Moss Park Development of Regional Impact as Exhibit “B”.

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## LAND USE PLAN DEVELOPMENT PROGRAM AND PHASING

Parcel	Land Use	Net Developable Acreage	Phase 1 Approved		Non-Residential		Residential			
			Non-Residential	Residential	Square Feet/Rooms		Single Family		Multi-Family	
					Phase 2	Phase 3	Phase 2	Phase 3	Phase 2	Phase 3
A	Retail	16.5			56,000	50,000				
B	Residential	24.4					91			
C (C1 & C2)	Office /Public/Institutional				50,000	130,000				
	Retail	15.7			25,000					
	Bed & Breakfast				0					
	Residential	21.7					200	31		
E	Residential	124.4		280			244			
F	Office	30.1			200,000	100,000				
	Lodge House	25.1			350	250				
G	Office/Institutional	57.7	250,000		350,000					
H	Residential	32.8					75		250	
I	Residential	49.3						275		100
J	School	15.0								
	Park *	5.0								
	Public/Institutional	3.3								
	Public/Institutional	14.8								
K	Office/Institutional	34.5			60,000	80,000				
L	Residential	57.0					66			
M	Residential/Conservation	49.7					26			
N (N1 & N2)	Residential	113.8					670			
O	Open Space/Conservation	35.8								
P	Volunteer Center				10,000					
	Office/Storage Facility	20.0			15,000					
	RV Campground				78					
Q	Residential/Public/Institutional	91.1					216			
<b>Subtotal (Residential)</b>				<b>280</b>			<b>1,588</b>	<b>306</b>	<b>250</b>	<b>100</b>
<b>Total</b>							<b>1,894</b>		<b>350</b>	

### Project Notes:

- Per the 2003 D.O., the total residential units shall not exceed 2,650.
- The Feb 2010 changes to the development program were as follows:  
Parcel P: Add 15,000 SF of Ancillary Office/Storage Facility uses. Reduced the number of RV sites from 100 to 78.
- The April 2011 Non Substantial change revised the Parcel G acreage from 56.7 ac to 57.7 ac and the Parcel H acreage from 33.8 ac to 32.8 ac.
- April 2014 Revisions:  
Parcel C: Reduced B&B from 100 to 0; increased PH2 Residential from 86 to 200; reduced PH 3 Residential from 39 to 31.  
Transferred 56,000 sf retail to Parcel A; Reduced Parcel C Office by 20,000 sf and reduced retail by 75,000 sf;  
Changed Parcel C1 uses to Residential  
Parcel N: increased Single Family from 515 to 670; Reduced Multi-family from 225 to 0; Modified acreage due to IWS alignment  
Parcel O: Changed land use from Industrial to Open Space/Conservation; Modified Parcel O acreage due to IWS alignment  
Parcel E: Decreased Ph 2 Residential units from 279 to 244 Residential units  
Parcel A: Added 56,000 sf of retail (transferred from Parcel C).

### Other Revisions: April 2014

- Parcels C-1 and N-2: See sheet 9 for requested waivers to the Development Standards and sheet 13 for proposed revisions

Revision: August 2025

Parcel C.2: Adding the use of Public/Institutional to the existing office entitlements. Modified DO Condition 2 to strike the language "one chapel."

\* In addition to the 5 acres of park, an additional 4 acres of park area will be conveyed to Orange County pursuant to PD Conditions of Approval.

**SECTION 4.** Section IV, “Conditions of Approval”, Condition 2 of the Complete Development Order is hereby amended to read as follows:

“2. The Project shall consist of no more than a total of 450 multi-family units, 2200 single family units, 150,000 sq. ft. of commercial, 1,255,000 sq. ft. of Office, 600 lodging rooms, 100-site RV campground, two visitor’s centers, ~~one chapel~~, two training centers, and wellness/fitness center, one 10,000 sq. ft. volunteer center, a cemetery, and one school on 1572.3 acres. Subject to local zoning procedures as contemplated in the Conditions of Approval to the Moss Park Planned Development Land Use Plan, the mix of uses may be changed or converted as a non-substantial deviation using the Equivalency Matrix attached as Exhibit “C” and as described in Condition I.24 of this development order.”

**SECTION 5.** Other than as amended in Sections 3 and 4 above, the remainder of the Complete Development Order shall remain in full force and effect.

**SECTION 6.** Notice of the adoption of this Fourth Amendment to the First Amended and Restated Development Order for Moss Park Development of Regional Impact (or of any subsequent modification to the Complete Development Order) 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 Fourth Amendment to First Amended and Restated Development Order for Moss Park Development of Regional Impact (or of subsequent modifications of the Complete Development Order) in compliance with Section 380.06, 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, or encumbrance on the property, or actual or constructive notice of any lien, cloud or encumbrance.

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ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the Board of County Commissioners of Orange County, Florida.

ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

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

By: \_\_\_\_\_  
Jerry L. Demings,  
Orange County Mayor

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

EXHIBIT “B”  
Revised Map H

