



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

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Tuesday, January 9, 2024

2:00 PM

County Commission Chambers

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24-003

Case # CDR-23-05-167

Ben Johnson, Kimley-Horn and Associates, Southchase Planned Development/Land Use Plan (PD/LUP), amend plan; District 4

**Consideration:** A PD substantial change to allow limited C-2 uses to PD Parcel 11 & 11A, which is developed as a Home Depot. The new uses include: (1) outdoor storage and display of equipment, products and merchandise. (2) Equipment rental & leasing with outdoor storage, (3) Truck rental & leasing. Also, add a C-3 use of temporary overnight parking of dual rear wheel vehicles (to be limited to the rear of the building for unloading shipments); pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 4; property located at 13121 South Orange Blossom Trail, Orlando, FL 32837; East of South Orange Blossom Trail, north State Road 417 and west of the Florida Turnpike; Orange County, Florida (legal property description on file in Planning Division)

The site plan was updated by the applicant to indicate the four locations where the "No Loitering / No Soliciting" signs will be posted.

New Condition of Approval # 11:

11. Applicant shall post "No Loitering / No Soliciting" signs in the four (4) locations agreed upon, at the January 9, 2024 BCC hearing for CDR-23-05-167, prior to using the site for any C-2 or C-3 uses.

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; further, approve the substantial change request subject to the ten (10) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated December 8, 2023; further, approve new Condition of Approval #11; and further, approve and execute the Non-substantial Deviation First Amendment to Thirteenth Amended Development Order for Southchase Development of Regional Impact. The motion carried by the following vote:

**Aye :** 5 - Mayor Demings, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Scott

**Absent:** 2 - Commissioner Wilson and Commissioner Bonilla



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 22ND DAY OF JANUARY 2024.

*[Handwritten Signature]*  
FC DEPUTY CLERK  
BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

*Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.*

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