

CASE # CDR-25-06-146

Commission District: # 4

GENERAL INFORMATION

APPLICANT	Carlos Perero, Kimley-Horn and Associates
OWNER	Adventist Health System / Sunbelt Inc.
PROJECT NAME	Southchase Planned Development (PD)
PARCEL ID NUMBER(S)	23-24-29-8238-00-030 (affected parcel)
TRACT SIZE	3.79 acres (affected area) 82.18 acres (overall PD)
LOCATION	South of W. Wetherbee Road / East of Florida's Turnpike / West of S. Orange Avenue / North of State Road 417
REQUEST	To add a helipad / vertiport use to Parcel 44. The proposed helipad would be an ancillary use to an AdventHealth stand-alone Emergency Room, for which a development plan (DP) (DP-24-03-083) has already been approved.
PUBLIC NOTIFICATION	The notification area for this public hearing extended beyond one mile. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Four thousand five hundred and ninety-nine (4,199) notices were mailed to those property owners in the mailing area.

IMPACT ANALYSIS

Project Overview

The subject property is located south of W. Wetherbee Road and west of S. Orange Avenue within the Southchase Planned Development (PD). The subject property has a Future Land Use Map (FLUM) designation of Commercial (C) on the Future Land Use Map. The Southchase PD was originally approved in 1987, prior to the adoption of the Comprehensive Plan. The PD includes uses such as low and high density residential, commercial, office and industrial. The permitted uses in commercial parcels, such as Parcel 44, are currently those permitted in the C-1 zoning district, as well as a list of several special exception uses which have been specifically listed and approved in the PD Land Use Plan and in the Development Order (DO) for the Southchase Development of Regional Impact (DRI).

Through this request the applicant is seeking to add a helipad / vertiport as a permitted use within Parcel 44. The proposed helipad would be an ancillary use to an AdventHealth stand-alone Emergency Room, for which a development plan (DP) (DP-24-03-083) has already been approved. There is also currently an application in review (CDR-25-09-233)

to add the proposed helipad to the approved AdventHealth DP. Directly to the northwest of the subject property, there is an approved DP for a 280-unit multifamily development.

Land Use Compatibility

The proposed development program is compatible with existing development in the area and would not adversely affect any adjacent properties.

Comprehensive Plan (CP) Consistency

The subject property has a Future Land Use Map (FLUM) designation of Commercial (C) on the Future Land Use Map and is currently zoned Planned Development (PD). The Southchase PD was originally approved in 1987, prior to the adoption of the Comprehensive Plan, and allows for up to 5,413 residential units, 1,241,373 sq. feet of commercial/mixed use, 58,360 sq. feet of office, 1,327,000 sq. feet of industrial/distribution and 92,112 sq. feet for institutional (church). The proposed change is consistent with the designation and appears to be consistent with the Comprehensive Plan.

Overlay Ordinance

The subject property is not located within an overlay district.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

Environmental Protection Division (EPD) staff has reviewed the proposed request and did not identify any issues or concerns.

Transportation Planning

This project will not be subject to a transportation concurrency review. The project is considered an Ancillary/Accessory Structure(s) to the existing property (AdventHealth Meadow Woods OSER).

Based on the Concurrency Management database (CMS) dated 7/24/2025, capacity exists within the project's impact area. This information is dated and subject to change.

Community Meeting Summary

A community meeting was not required for this request.

Schools

Orange County Public Schools has reviewed this plan and did not identify any outstanding issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (November 5, 2025)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Southchase PD dated "Received September 23, 2025", subject to the following conditions:

1. Development shall conform to the Southchase Planned Development (PD) dated "Received September 23, 2025," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received September 23, 2025," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, as may be amended, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section

125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in

the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

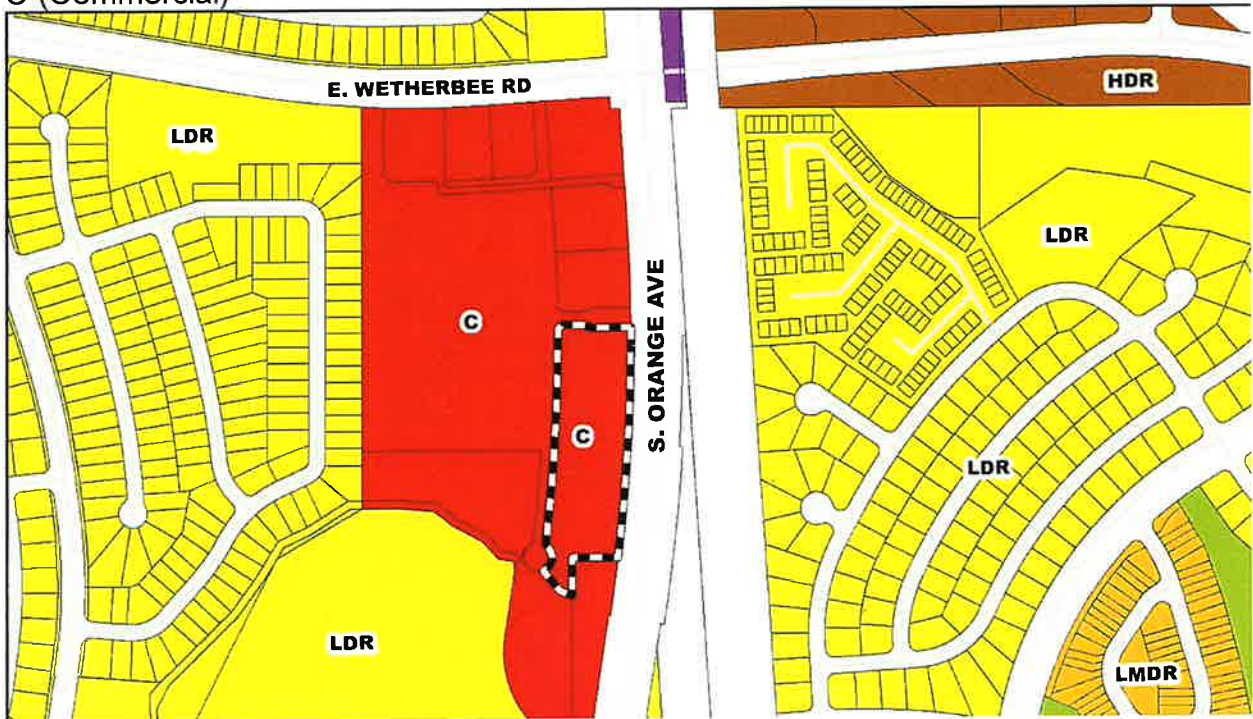
8. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 8, 2024, shall apply:
 - a. The Temporary Access Point shall be converted to a right-in only when either: the second phase of Lot 3 is constructed and rear access to the lot must be provided; or when Parcel 44A is constructed and rear access to Lot 3 must be provided; whichever occurs first.
9. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 9, 2024, shall apply:
 - a. The proposed areas for outdoor storage and display, equipment rental and leasing with outdoor storage, and truck rental and leasing shall generally be located as shown on Sheet C0.06 in the provided concept plan for CDR-23-05-167. Temporary overnight parking of dual rear wheel vehicles, for unloading shipments only, shall be limited to the rear (east side) of the building.
 - b. 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.
10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 7, 2023, shall apply:
 - a. New pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
 - b. Short term / transient rental is prohibited on Parcel 44A. Length of stay shall be for 180 consecutive days or greater.
 - c. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
 - d. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.

- e. A 6 ft. high wall and enhanced landscaping shall be provided along the entire length of the western property line. This enhanced buffer shall consist of 2 parallel rows, planted 25 ft. on center, staggered, with alternating canopy shade and understory trees. The canopy trees will be 4-inch caliper.
 - f. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
 - g. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
 - h. The Development Plan for parcel 44A shall be reviewed by the Board of County Commissioners at a Public Hearing.
 - i. A waiver from Section 38-1258(d) for Parcel 44A to allow the multi-family residential buildings, to have a maximum building height of four (4) stories, fifty (50) feet with the buildings to be located minimum 150 feet from the residential property in lieu of the maximum three (3) stories or forty (40) feet subject to approval by the Board of County Commissioners.
11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 20, 2013 shall apply:
- a. A waiver from Orange County Code Section 31.5-68(e) is granted to allow three (3) pole signs in lieu of two (2) pole signs within PD Parcels 8 and 9 only.
12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated April 2, 2002 shall apply:
- a. Prior to construction plan approval, a Master Stormwater Management Plan and a drainage study to establish the 100-year flood elevation shall be submitted to the County Development Engineering Division for review and approval.
 - b. All commercial development shall comply with the Commercial Design Standards Ordinance. All industrial development along Orange Avenue shall comply with the design standards established in the Commercial Design Standards Ordinance. All development shall comply with the lighting standards established in the Commercial Design Standards Ordinance.

- c. Outdoor storage and display (in Industrial tracts) shall not be permitted within 100 feet of Orange Avenue or within 100 feet of residential areas.
- d. Prior to the approval of the first development plan or preliminary subdivision plan, access to the Kissimmee Utility Authority's easement shall be addressed.

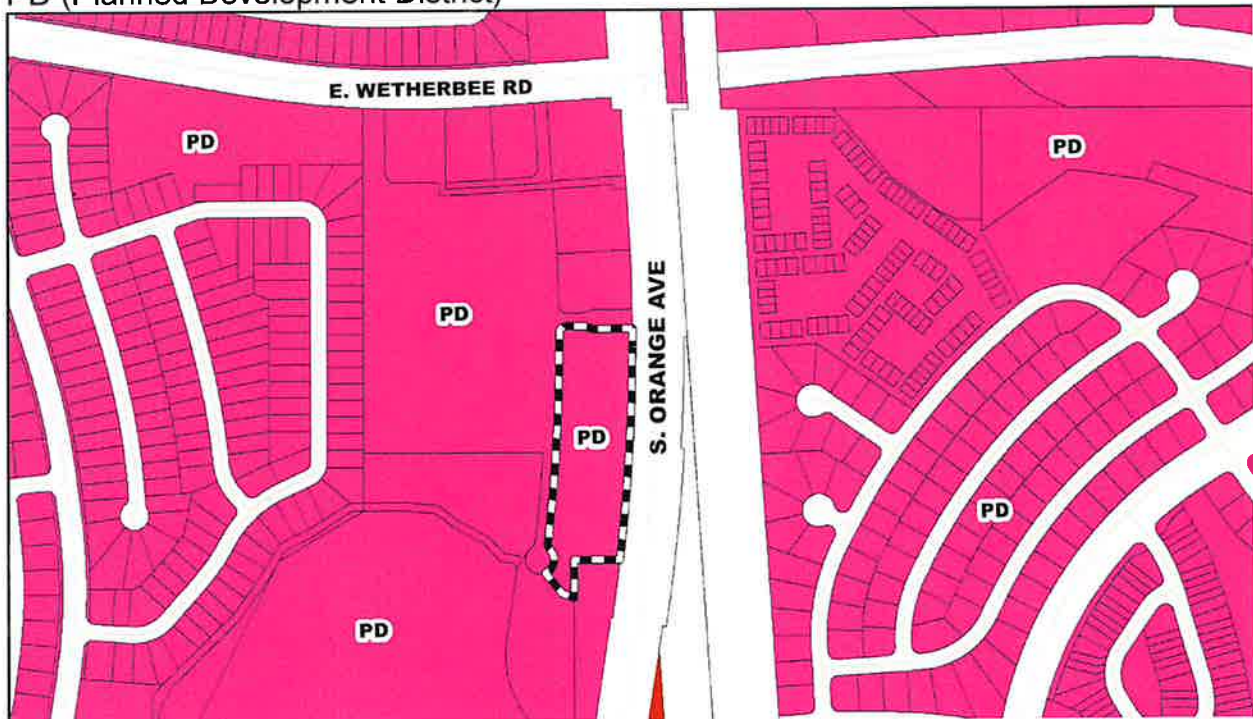
FUTURE LAND USE

C (Commercial)



ZONING

PD (Planned Development District)



Southchase PD (Cover Sheet)

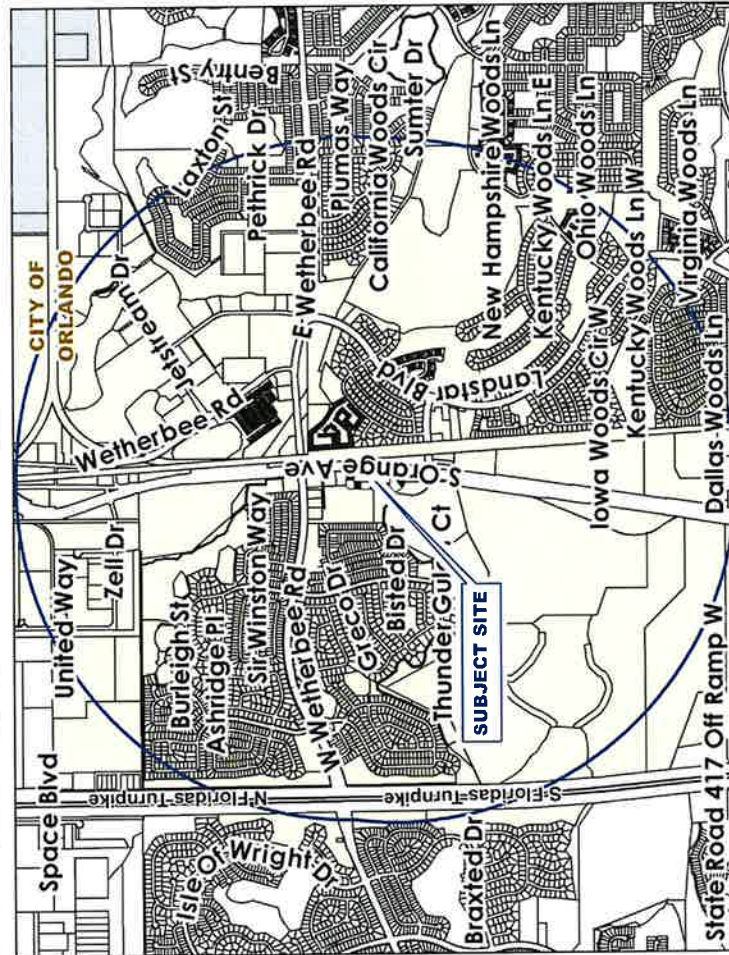
[illegible]

Notification Map

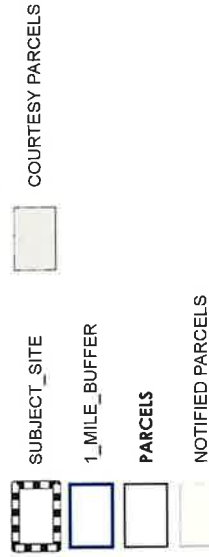
S:\Business Systems\Board Administrations\SUBSTANTIAL CHANGE\2025\DR\Southchase PD_CDR-25-06-146\Southchase PD_CDR-25-06-1

Public Notification Map

Southchase PD_CDR-25-06-146



MAP LEGEND



BUFFER DISTANCE: 1 MILE
OF NOTICES: 4,199

