

CASE # CDR-24-02-034
Commission District: # 4

GENERAL INFORMATION

APPLICANT	Brandon Sansaricq, Kimley Horn & Associates, Inc.
OWNER	Innovation Way Self Storage, LLC
PROJECT NAME	Redditt Property Planned Development (PD)
PARCEL ID NUMBER(S)	12-23-31-0000-00-016 (affected parcel)
TRACT SIZE	12.55 (affected acreage)
LOCATION	East of Innovation Way / West of Alafaya Trail
REQUEST	A request to increase the development program from 110,647 square feet of industrial uses to 346,300 square feet and to allow for the development of 316,000 square feet of light industrial uses on Tract 2.
PUBLIC NOTIFICATION	The notification area for this public hearing extended beyond 1,500 feet. 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. Three hundred and seventy-eight (378) notices were mailed to those property owners in the mailing area.

IMPACT ANALYSIS

Project Overview

The subject property is located south of Innovation Way and west of Alafaya Trail. The property is part of the Redditt Property Planned Development (PD). The property is designated Planned Development (PD-MDR/IND/C/CONS) on the Future Land Use Map (FLUM) with an approved development program consisting of up to 600,000 square feet of industrial uses and 60,000 square feet of commercial uses. The property is zoned Planned Development (PD) District as the Reddit PD and is currently undeveloped. The PD was originally approved for certain commercial industrial as identified by the allowed/prohibited uses table on the PD Land Use Plan which is included on page 2 of this staff report.

Through FLUM and PD amendments in 2019, the PD currently allows for 110,647 square feet of industrial uses and 350 multi-family residential units. Specifically, PD Tract 1 (Parcel 12-23-31-0000-00-002) which borders the north and east edges of the PD are assigned 30,300 square feet of industrial uses and 350 multi-family units. With this request the applicant is seeking to increase the entitlements assigned to PD Tract 2 from 80,347 to 316,000 square feet of industrial uses. The previously approved list of allowed/prohibited uses is not requested to be changed.

ALLOWED USES

All industrial uses per Land Development Code Table 38-77 for the I-1/I-5 zoning district that are permitted shall be allowed within Tract 2, with the exception of specific prohibited uses listed below.

PROHIBITED USES

- Yard trash processing facility
- Adult entertainment establishments
- Chimneys, water and fire towers, cooling towers, elevator bulkheads, smoke stacks
- Washing and packaging of fruit
- Open air sale of agricultural or farm products
- Commercial kennels
- Veterinary kennels
- Animal shelters, boarding kennels, dog pounds, training of pets
- Meat storage, cutting and distribution, animal slaughtering
- Dairy products manufacturing
- Ice cream manufacturing
- Citrus processing plants
- Bakery products manufacturing, bakery plants
- Tallow, grease and lard manufacturing
- Tobacco, cigarettes, cigar manufacturing
- Steam-gas, hydraulic engines manufacturing
- Manufacturing of farm machinery
- Concrete manufacturing, paving and mixing, temporary asphalt plants
- Avionics testing, aircraft maintenance and manufacturing
- Parking and storage of ~~dual~~ rear vehicles
- Truck terminals, truck stops, bus, cab, truck repair, storage and terminal, parking and/or storage of trucks
- Metal storage containers
- Airports, airport landing facilities, aircraft maintenance
- Helicopter landing facility, vertiport, airship/blimp hangar facility
- Underground or aboveground pipeline transportation of petroleum and other commodities
- Lattice communication towers
- Guyed communication towers
- Monopole communication towers exceeding 50' in height
- Commercial firewood sales and storage
- Outdoor storage and display of equipment, products and merchandise
- Mobile home dealers
- Fuel oil dealers, propane gas dealers
- Open air markets
- Laundry plants, processing of laundry and dry-cleaning, dry-cleaning plants
- Dyeing, dry-cleaning plants
- Carpet and rug cleaning
- Crematories (animal or human)
- Rental and storage of heavy construction equipment (i.e. bulldozers and cranes, etc.)
- Dog racing, horse racing, race car racing
- Amusement parks
- Indoor gun ranges, indoor clubs, shooting galleries and ranges
- Crises center, juvenile correction home, training facilities/schools for delinquents, drug rehabilitation centers and juvenile group homes
- Privately run adult correctional facilities and prisons
- Zoos
- Uses of National Defense
- Any other manner of manufacturing, storage, or other industrial use that causes nuisance odors, or noise or involve the use of discharge of, incidental or otherwise, in any form, whether it be solid, liquid, or vaporous gas, any chemical, fuel, gas, propane, oil, paint, creosote, dry-cleaning agents, pesticides, industrial cleaning products or similar regulated or non-regulated pollutants, that may be permitted in the I-1 or I-5 zoning districts of the Orange County Code in the event of amendments thereto occurring subsequent to the date of the execution of this agreement.

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 an underlying Future Land Use Map (FLUM) designation of Planned Development- Medium Density Residential / Industrial / Commercial / Conservation (PD-IND/C/CONS) on the Future Land Use Map and is zoned Planned Development (PD). The request appears 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

Based on historical records and observations, portions of this property were used for cattle grazing including a potential cattle vat, backfilling of borrow pit areas with Type 2 clean debris waste material, a yard trash recycling facility, and operation of one or more wood waste incinerators that resulted in ash disposal on the site. A Limited Environmental Assessment Report, by Universal Engineering Services dated September 3, 2014, indicated exceedances of certain Soil Cleanup Target Levels and Groundwater Cleanup Target Levels. Approval of any type of residential use on this site requires removal of any regulated solid waste, and any contaminated soils that exceed residential Soil Cleanup Target Levels (SCTL's). Post removal sampling verification adjacent to such residential uses is required and shall be coordinated with FDEP and Orange County EPD.

This property is the subject of a "Site Assessment Status Report" and "Limited Scope Remedial Action Plan" (LSRAP) dated July 25, 2016, as approved by FDEP on September 22, 2016. Subsequent sampling events occurred, and the most recent LSRAP extension was authorized on September 28, 2020, by the Florida Department of Environmental Protection (FDEP), through January 23, 2021. A portion of the property, Parcel 12-23-31-0000-00-016 also labeled as Tract 2, is the subject of an a separate updated Site Assessment Report and Remedial Action Plan, dated January 2025, as approved by FDEP on January 27, 2025. No residential uses are proposed for Tract 2. This latest FDEP approved RAP uses construction of engineering controls (ECs) which include placement of clean fill and/or impervious caps. Additionally Natural Attenuation Monitoring (NAM) is to be conducted following completion of the ECs, and institutional controls are to be established to restrict disturbance below the cap. Redevelopment of the subject property shall be consistent with the conditions herein of this CDR, and the latest FDEP approved Remedial Action Plan that is consistent with the conditions herein of this CDR. [FDEP Waste Cleanup ID ERIC_12822; f.k.a. COM_332944]

Removal of solid waste shall be subject to review and approval by FDEP and the Orange County Environmental Protection Division (EPD), and consistent with the latest edition of FDEP's "Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida" (FDEP Guidelines).

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: January 13, 2026

No activity shall be permitted on the site that may disturb, influence, or otherwise interfere with areas of soil or groundwater contamination or any remediation activities within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

The wetlands and surface waters on Tract 2 (Parcel 12-23-31-0000-00-016) were delineated in Orange County Conservation Area Determination CAD-24-05-085.

An Orange County Natural Resource Impact Permit (NRIP) SP-25-04-004 was approved on October 31, 2025, for impacts to 0.37 acres of wetlands and surface waters. This plan shall comply with all related permit conditions of approval.

The project site is located within the Econlockhatchee River Protection Ordinance area. Basin-wide regulations may apply. Reference OC Code Chapter 15, Article XI Econlockhatchee River Protection.

The project site is located within the Orange County Board of County Commissioners Resolution approved on December 1, 2015, regarding designating certain land as the Gene: ROCC (Redeveloping Orange County Communities) and as a Brownfield Area for the purpose of environmental remediation, rehabilitation and economic development pursuant to Section 376.80(2)(c), Florida Statutes. Individual parcels within may choose to pursue an FDEP Brownfields Site Rehabilitation Agreement.

Orange County EPD's environmental review only addresses Orange County environmental regulatory code, however, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to: the Army Corps of Engineers, the Florida Department of Environmental Protection, and the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it. It is imperative that this proposed plan be addressed on a multi-agency basis. The permittee must comply with the most stringent requirements.

Transportation Planning

Existing/Valid transportation capacity entitlements not found. This development will require transportation capacity via a Capacity Encumbrance Letter (CEL) Application. NOTE: Should this project be located near failing roadways then a traffic study will be required with the CEL application. Please contact the Concurrency Management Office at 407-836-6110 for more information.

A Right-of-Way Agreement between Cecil and Ann Redditt and Orange County was approved by the BCC on May 22, 2001, and recorded at OR Book/Page 6273/2406. The Owners agree to dedicate the necessary right-of-way for Alafaya Trail Extension (Innovation way) by special warranty deed. In return for right-of-way dedication and contribution to the design of the road widening, the Redditt's are vested for roadway concurrency purposes with regard to the section of Alafaya Trail from the Beeline

Expressway north to its connection at Alafaya Trail for the Land Uses and intensity based upon the original 2001 PD Land Use Plan. A warranty deed for the conveyance of right-of-way was recorded in the Official Records at OR Book/Page 8887/3330. However, Transportation Planning was unable to locate records regarding compliance with Section 3 of the Agreement.

Based on the Concurrency Management database (CMS) dated 02/16/2023, capacity exists within the project's impact area. This information is dated and subject to change.

Community Meeting Summary

A community meeting was held April 11, 2024 at Stone Lakes Elementary School. One resident was in attendance for informational purposes only and did not oppose the request.

Schools

Orange County Public Schools (OCPS) staff has reviewed the proposed request but did not identify any 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 19, 2025)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Redditt Property Planned Development (PD) dated "Received November 3, 2025", subject to the following conditions:

1. Development shall conform to the Redditt Property Planned Development (PD) dated "Received November 3, 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 November 3, 2025," the condition of approval shall control to the extent of such conflict or inconsistency.

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: January 13, 2026

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

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: January 13, 2026

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. 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.
9. In compliance with FEMA regulations, property owner/engineer may be required to provide a series of FEMA Letter of Map Change (LOMC). For development within the 1% annual chance flood (100-year flood) floodplain without established Base Flood Elevations (BFE), depicted as Zone A, the owner/engineer shall perform a study to establish the BFE and obtain FEMA approval prior to construction plan review and approval. For modifications to determined BFE (Zone AE), floodway, or flood hazard area boundaries on the Flood Insurance Rate Maps (FIRMs), a Conditional Letter of Map Revision (CLOMR) shall be submitted by the owner/engineer to FEMA for approval. A subsequent Letter of Map Revision (LOMR) reflecting final construction will be required. The LOMR application shall be submitted to FEMA by the owner/engineer within 30-days of the project completion for FEMA approval. Compensation Storage for all projects within the 1% annual chance flood (100-year flood) floodplain shall be provided on a "cup for cup" basis in accordance with Chapter 19.
10. All acreages identified as wetlands, surface waters and upland buffers are considered approximate until finalized by a Wetland Determination (WD) and/or a Natural Resource Impact Permit (NRIP). Approval of this plan does not authorize any direct or indirect wetland/surface water impacts.

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: January 13, 2026

11. The project site is located within a Brownfield Area subject to Resolution No. 2015-M-42, approved by the Orange County Board of County Commissioners on December 1, 2015. The resolution designates certain land, Parcel 12-23-31-0000-00-002 (later split and now also 12-23-31-0000-00-016), as the Gene: ROCC (Redeveloping Orange County Communities) for the purpose of environmental remediation, rehabilitation, and economic development pursuant to Section 376.80(2)(c), Florida Statutes. If the applicant/owner chooses to pursue the conditional benefits associated with the "Brownfields Redevelopment Act" (Sections 376.77-376.85 Florida Statutes), redevelopment shall be consistent with the latest Brownfield Area Resolution, the conditions of approval herein, a Brownfield Site Rehabilitation Agreement (BSRA) executed with the FDEP [FDEP Brownfields Site ID: BF481501001], and any other requirements of the Brownfields Redevelopment Act. Any party intending to use the Brownfield Area benefits shall contact FDEP Central District to obtain a new Brownfield Site Rehabilitation Agreement.
12. Prior to any dewatering activities occurring on site, the applicant shall obtain appropriate permits and approval of the dewatering plans as required from the local Water Management District and the Florida Department of Environmental Protection. Dewatering sampling conducted according to accepted procedures must confirm compliance with standards prior to release offsite. Such activity may also require a right-of-way use permit or approval for disposal into the sanitary sewer system.
13. Approval of this plan does not convey any vested rights or any exclusive privileges; nor does it authorize any injury to public or private property, any invasion of personal rights, or any infringement of federal, state, or local laws or regulations.
14. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: January 13, 2026

15. Based on historical records and observations, portions of this property were used for cattle grazing including a potential cattle vat, backfilling of borrow pit areas with Type 2 clean debris waste material, a yard trash recycling facility, and operation of one or more wood waste incinerators that resulted in ash disposal on the site. A Limited Environmental Assessment Report, by Universal Engineering Services dated September 3, 2014, indicated exceedances of certain Soil Cleanup Target Levels and Groundwater Cleanup Target Levels. a. Approval of any type of residential use on this site requires removal of any regulated solid waste, and any contaminated soils that exceed residential Soil Cleanup Target Levels (SCTL's). Post removal sampling verification adjacent to such residential uses is required and shall be coordinated with FDEP and Orange County EPD. b. This property is the subject of a "Site Assessment Status Report" and "Limited Scope Remedial Action Plan" (LSRAP) dated July 25, 2016, as approved by FDEP on September 22, 2016. Subsequent sampling events occurred, and the most recent LSRAP extension was authorized on September 28, 2020, by the Florida Department of Environmental Protection (FDEP), through January 23, 2021. A portion of the property, Parcel 12-23-31-0000-00-016, is the subject of an updated Site Assessment Report and Remedial Action Plan, dated January 2025, as approved by FDEP on January 27, 2025. Redevelopment of the subject property shall be consistent with the conditions herein, and the latest FDEP approved Remedial Action Plan that is consistent with the conditions herein. [FDEP Waste Cleanup ID ERIC 12822; f.k.a. COM 332944] Removal of solid waste shall be subject to review and approval by FDEP and the Orange County Environmental Protection Division (EPD), and consistent with the latest edition of FDEP's "Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida" (FDEP Guidelines). c. The Orange County EPD Manager shall be notified 7 calendar days prior to initiation of any remediation and/or waste removal. d. If any additional areas of buried waste are encountered during clearing, excavation, grading and/or construction that are outside the identified on-site buried waste areas, these areas shall be excavated and removed from the site in accordance with the FDEP Guidelines, subject to review and approval by FDEP and Orange County EPD.

16. The applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable of: a. the prior use of the property as a potential source of contamination; that past soil and groundwater samples exceeded one or more FDEP Cleanup Target Levels; that remediation of contaminated soils has been completed in accordance with an FDEP Site Rehabilitation Completion Order (SRCO) or equivalent; and that remediation of contaminated groundwater is ongoing in accordance with an approved Remedial Action Plan or has been completed in accordance with an FDEP SRCO or equivalent. b. the proximity of the Curtis Stanton Energy Plant boundary located 0.5 miles south of this site; c. the prohibition that neither potable wells nor irrigation wells using local groundwater will be allowed on site, and the requirement that all site work shall preserve any existing monitoring wells as may be required in coordination with the FDEP

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: January 13, 2026

17. No activity shall be permitted on the site that may disturb, influence, or otherwise interfere with areas of soil or groundwater contamination or any remediation activities within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.
18. A No Further Action letter, a Site Rehabilitation Completion Order, or other documentation of specific permission from FDEP shall be submitted to the Orange County EPD prior to construction plan approval in a soil or groundwater contaminated area. Exceptions include activities required for the site remediation and waste removal in accordance with the latest FDEP approved Remedial Action Plan or equivalent, and concurrent activities approved pursuant to a mass grading permit.
19. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 28, 2020, shall apply:
 - a. The following Education Condition of Approval shall apply:
 - i. Developer shall comply with all provisions of the Capacity Enhancement Agreement approved by the Orange County School Board on 04/09/2019 (CEA OC-19-003).
 - ii. Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the 0 residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.
 - iii. Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.
 - iv. Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County

Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.

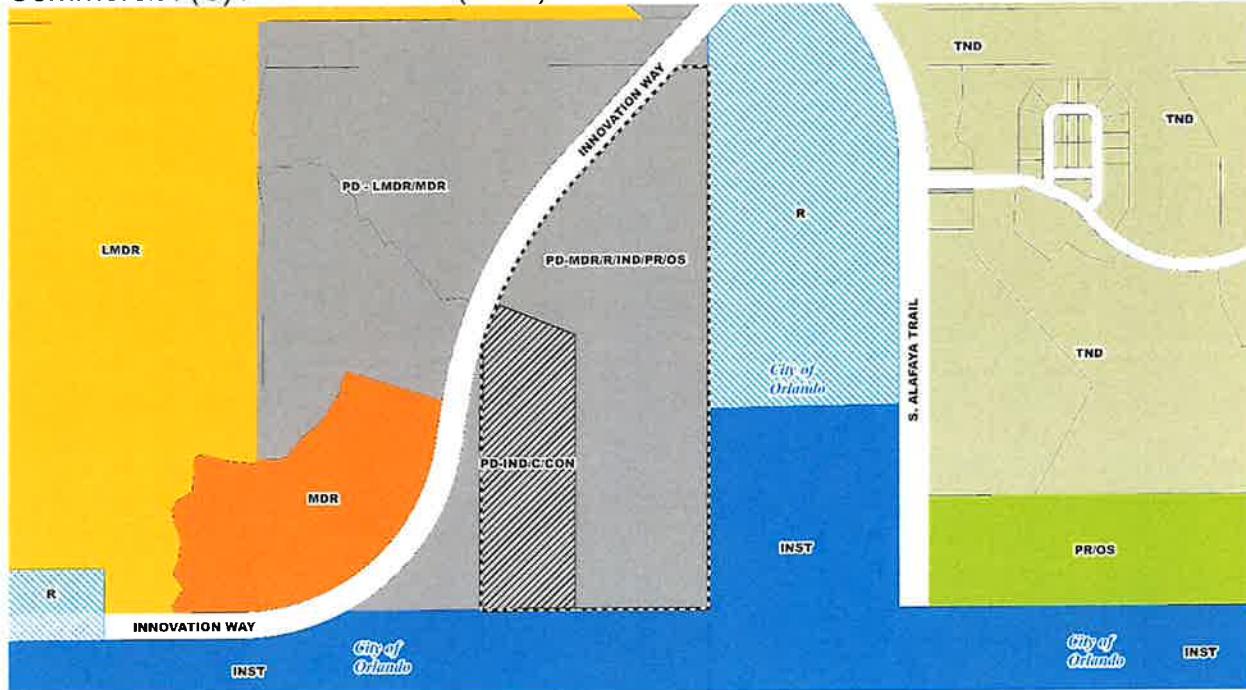
- v. Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.
- b. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable of:
 - i. The proximity of the Orange County solid waste disposal facility, the boundary of which is located 1 mile to the west / southwest and the active portion of which is located 1.5 miles to the west / southwest;
- 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. The applicant is responsible to comply with any state or federal regulations of design features due to proximity of residential or commercial/industrial uses to high voltage electrical transmission lines that exist adjacent to the eastern property boundary and an electrical substation approximately 700 feet to the southeast of the property.
- e. Mass grading, excavation and fill activities on this site shall comply with the permit conditions of approval in the Orange County Mass Grading Permit 17-MG-0112. These include but are not limited to: haul routes of the removed material and fill material, operating hours and notification to the Orange County Development Engineering Inspection twenty-four (24) hours prior to commencement of operations.
- f. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water, wastewater, and reclaimed water systems have been designed to support all development within the PD.
- g. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
- h. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
- i. Short term/transient rental is prohibited within the multi-family residential portion of the Planned Development; length of stay shall be for 180 consecutive days or greater.

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: January 13, 2026

- j. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and / or Development Plan (DP) approval for any streets and / or tracts anticipated to be dedicated to the County and / or to the perpetual use of the public.
- k. Any miscellaneous garbage, waste and construction debris or demolition debris, or waste material found outside of the delineated waste disposal areas during clearing and grading shall be properly disposed of off-site according to the solid waste and hazardous waste regulations.
- l. Prior the issuance of a building permit, Orange County will determine if the property owner shall be required to record, in the official records of Orange County, an Indemnification/Hold Harmless Agreement which indemnifies Orange County from any damages caused by issues of structural integrity on this site; such agreement, if necessary, will be drafted by the Orange County Attorney's Office.
- m. Approval of this plan does not substitute for the geotechnical analysis or other technical studies that any owner or builder should conduct for structural integrity, public safety and welfare prior to vertical construction on sites that have buried material, or have had buried material removed, that could affect the construction techniques required and stability of the structures.
- n. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
- o. The Developer shall establish a Property Owner's Association (POA) for the maintenance of the joint use pond.

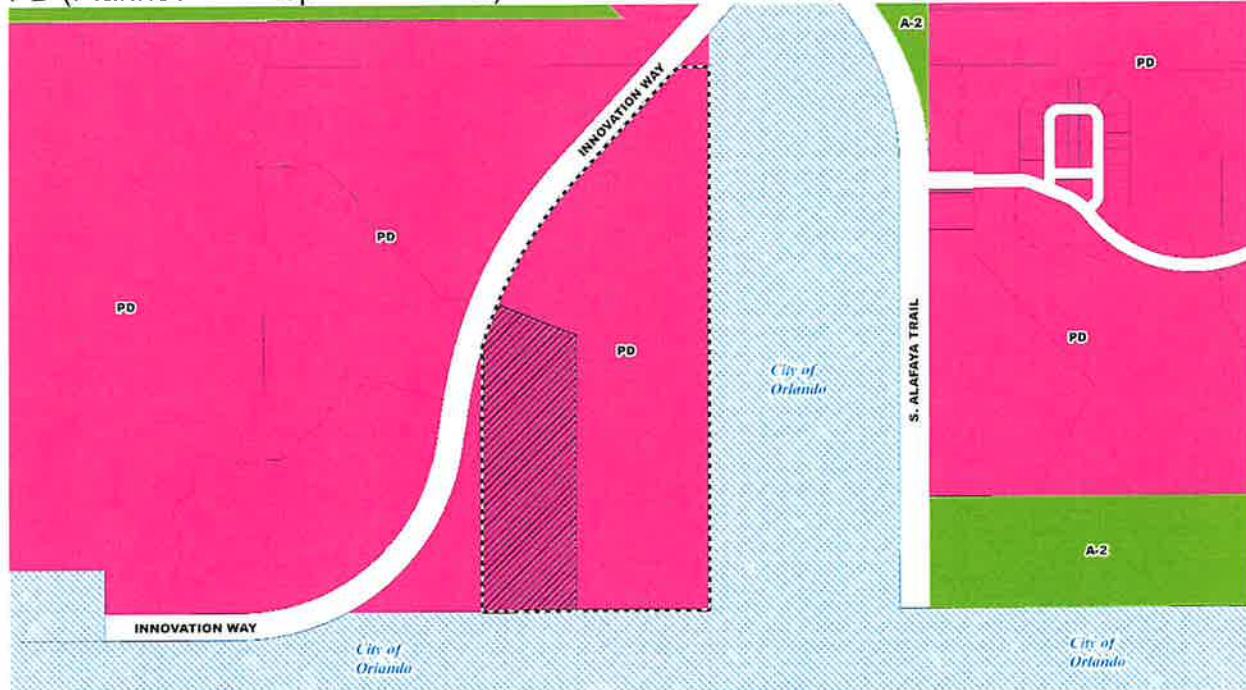
FUTURE LAND USE

Planned Development (PD) - Medium Density Residential (MDR) / Industrial (I) / Commercial (C) / Conservation (CON)



ZONING

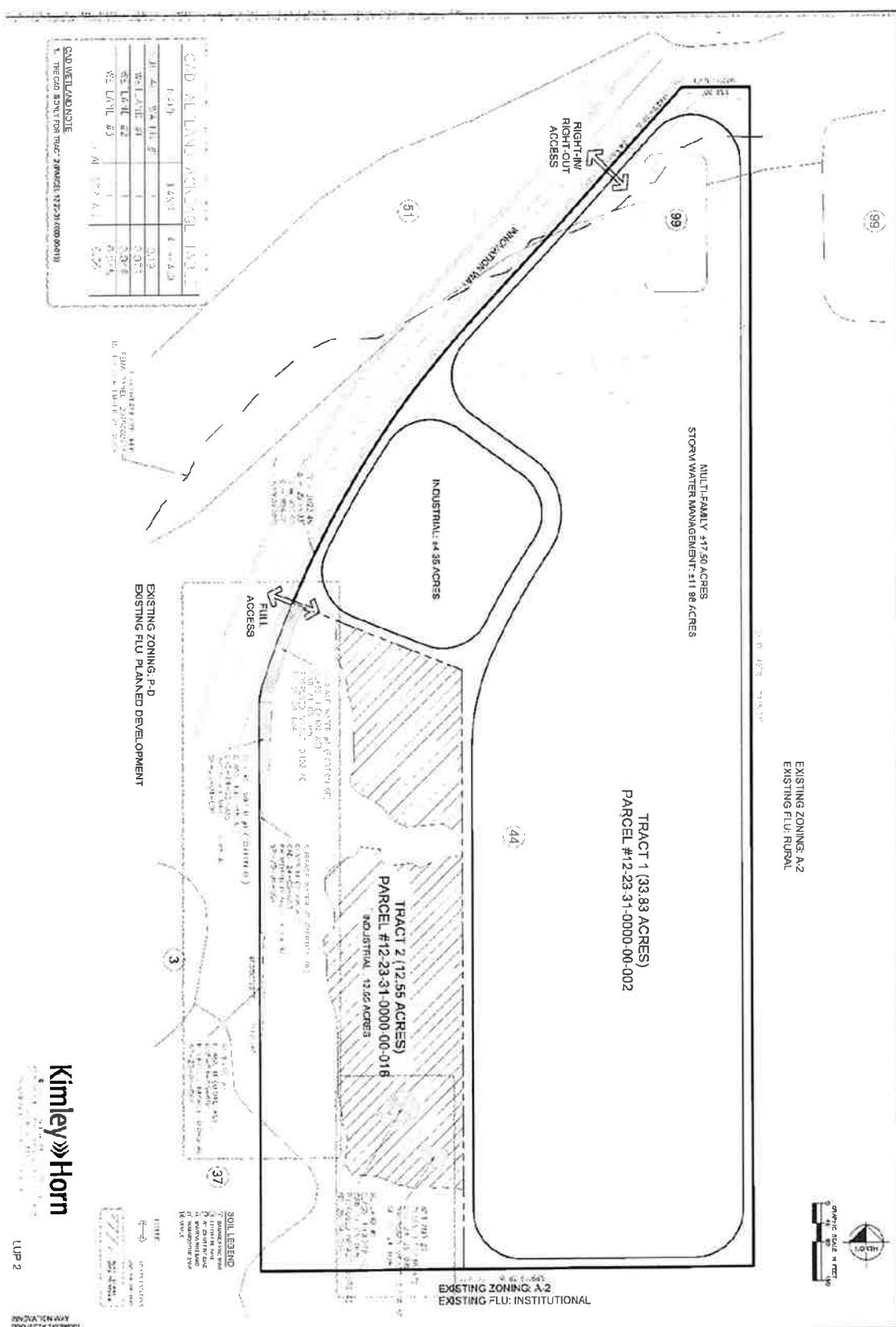
PD (Planned Development District)



Redditt Property PD / LUP (Cover Sheet)

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: January 13, 2026

Reddit Property PD / LUP



Public Notification Map

CDR-24-02-034

