



Legislation Text

File #: 26-0087, **Version:** 1

Interoffice Memorandum

DATE: December 22, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

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

CONTACT: Nicolas Thalmueller, AICP, DRC Chairman

PHONE: 407-836-5523

DIVISION: Development Review Committee

ACTION REQUESTED:

Approval and execution of Non-Substantial Deviation Second Amendment to Thirteenth Amended and Restated Development Order for Southchase Development of Regional Impact (DO-25-08-189). District 4. (Development Review Committee)

PROJECT: Development Order (Related to Change Determination Request CDR-25-06-146)

PURPOSE: The Southchase Development of Regional Impact (DRI) Development Order (DO) was originally approved by the Board in 1987. The most recent amendment to the DO, the First Amendment to Thirteenth Amended DO, was approved on January 9, 2024. Generally located south of W. Wetherbee Road, east of Florida's Turnpike, west of S. Orange Avenue, and north of State Road 417, the DRI and associated Planned Development (PD) are currently approved for a mix of uses such as low and high density residential, commercial, office, and industrial. Commercial parcels, such as Parcel 44, currently allow uses which are 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 DO for the Southchase DRI.

Through this request, the applicant is seeking to amend the Thirteenth Amended DO for Southchase DRI to allow a helipad / vertiport use on Parcel 44 consistent with the Southchase PD amendment case (CDR-25-06-146).

Both the substantial change determination request to the Southchase PD (CDR-25-06-146) and the DRI amendment (DO-25-08-189) received a recommendation of approval from the Development

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Review Committee on November 5, 2025.

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 15, 2026

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

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

FROM: Jennifer Lara-Kllimetz, Manager *NP for JLK*

SUBJECT: Non-Substantial Deviation Second Amendment to Thirteenth Amended and Restated Development Order for Southchase Development of Regional Impact Development Order

Enclosed is a certified copy of the Development Order for the Southchase Development of Regional Impact, approved by the Board of County Commissioners at its regular meeting on January 13, 2026.

Please advise if you should need further information.

pd:jlk:np
CERTIFIED MAIL 9589071052700709402218
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, Planning Administrator, Planning Division, BCC (w/enclosure)

BCC Mtg. Date: January 13, 2026

This instrument prepared by and return to:

BORRON J. OWEN, JR., ESQ.
GrayRobinson, P.A.
301 East Pine Street, Suite 1400
Orlando, Florida 32801
(407) 843-8880

**NON-SUBSTANTIAL DEVIATION SECOND AMENDMENT TO
THIRTEENTH AMENDED DEVELOPMENT ORDER FOR
SOUTHCHASE DEVELOPMENT OF REGIONAL IMPACT**

WHEREAS, On July 20, 1987, Orange County adopted that certain Development Order for the Southchase Development of Regional Impact (“DRI”), as recorded at Official Records Book 3908, Page 4380, of the Public Records of Orange County, Florida, and approved a Land Use Plan for the Southchase Planned Development (“PD”) on property located in Orange County, Florida;

WHEREAS, the Development Order was amended and restated on numerous prior occasions, through and including the Thirteenth Amended Development Order for Southchase Development of Regional Impact, approved on February 7, 2023 and recorded as Document #20230079986, Official Records of Orange County, Florida, as amended by that certain Non-Substantial Deviation First Amendment to Thirteenth Amended Development Order for Southchase Development of Regional Impact (the “First Amendment”), approved on January 9, 2024 and recorded as Document #20240025066, Official Records of Orange County, Florida (together, the “Thirteenth Amended DO”).

WHEREAS, the purpose of this Non-Substantial Deviation Second Amendment to Thirteenth Amended Development Order for Southchase Development of Regional Impact (this “Amendment”) is to add a helipad/vertiport as a permitted use on Parcel 44;

WHEREAS, the addition of a helipad/vertiport as a permitted use on Parcel 44 does not constitute a substantial deviation to the DRI under the Thirteenth Amended DO or section 380.06, *Florida Statutes*; and

WHEREAS, this Amendment amends only those provisions of the Thirteenth Amended DO set forth herein;

ORDER

NOW, THEREFORE, IT IS HERBY ORDERED AND RESOLVED by the Board of County Commissioners of Orange County, Florida (“BCC”) that this Amendment is approved pursuant to Section 380.06, *Florida Statutes*, subject to the following:

1. The foregoing recitals are true and correct and are hereby incorporated herein.
2. The Thirteenth Amended DO is hereby amended to allow the following additional use on Parcel 44:

a. Helipad/vertiport.

3. A copy of the Master Development Plan/Land Use Plan (Map H) is attached hereto as Exhibit A.

4. The Condition of Approval as set forth in Paragraph 5. of the First Amendment is hereby deleted in its entirety and recreated to read as follows:

Development shall conform to that certain Development Order for the Southchase Development of Regional Impact, as recorded at Official Records Book 3908, Page 4380, of the Public Records of Orange County, Florida, as subsequently updated and amended, including all BCC approvals for Southchase PD Development of Regional Impact reflected in the revised Land Use Plan dated "Received January 13, 2026 " and to the herein contained Conditions of Approval. Development based on these approvals shall comply with all other applicable federal, state and county laws, ordinances and regulations, which are incorporated herein by reference, except to the extent the applicable laws, ordinances and regulations are expressly waived or modified by these Conditions or by action of the BCC.

5. The recording of this document does not constitute a lien, cloud, or encumbrance of property or actual or constructive notice of any such lien, cloud or encumbrance.

6. Except as modified herein, all of the terms and conditions of the Thirteenth Amended DO remain in full force and effect.

ADOPTED this 13 day of January, 2026.

ATTEST: PHIL DIAMOND, CPA
County Comptroller, as Clerk of the
Board of County Commissioners

By: Jennifer Lara-Klimetz
Deputy Clerk

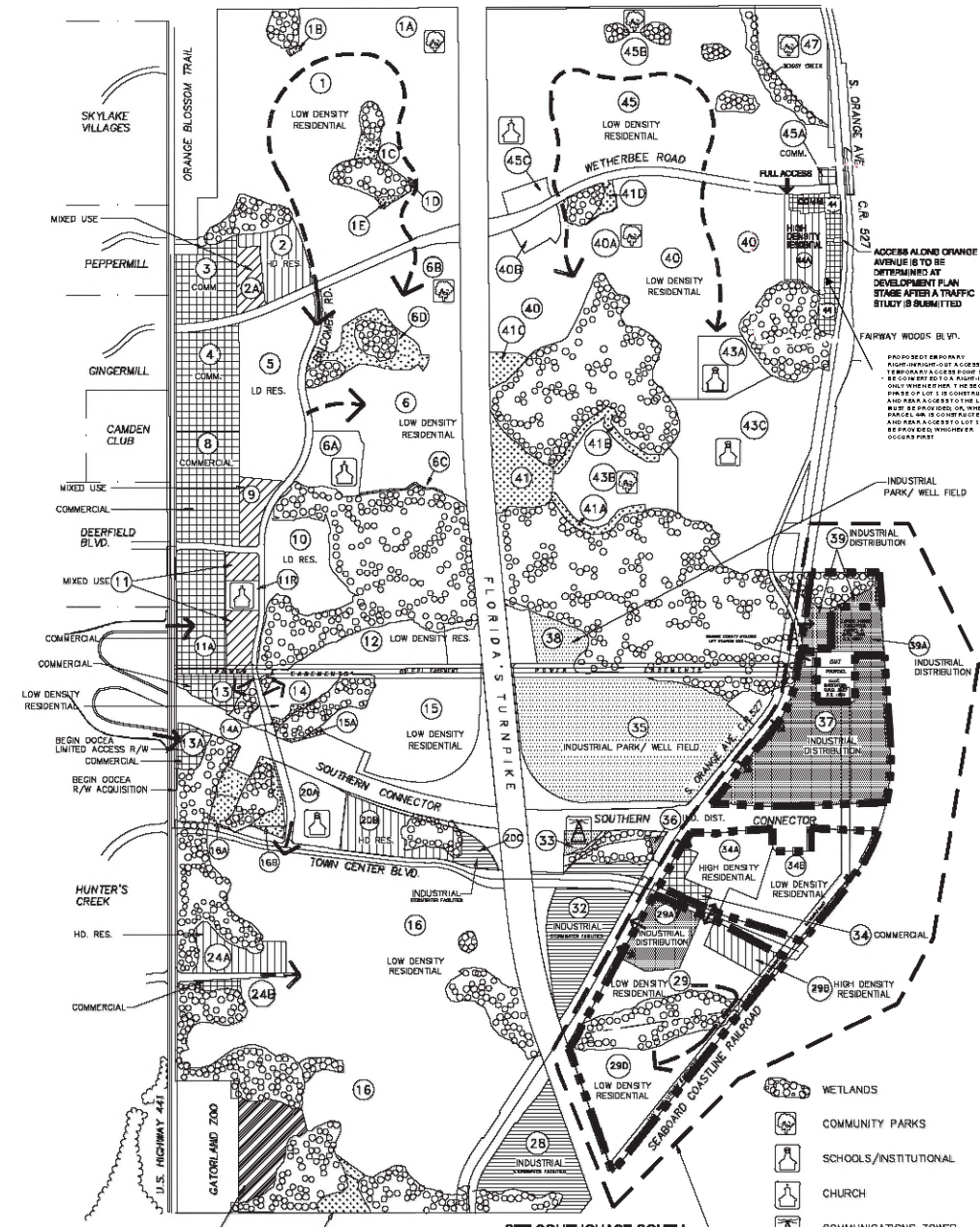
Print name: Jennifer Lara-Klimetz

ORANGE COUNTY, FLORIDA

By: Jerry L. Demings
for Jerry L. Demings
Orange County Mayor



EXHIBIT A



PARCEL	ACREAGE	LAND USE
1A	224.50	Low Density Residential
1B	6.20	Park
1C	0.30	Mitigation
1D	2.10	Mitigation
1E	0.20	Mitigation
1F	0.90	Mitigation
2	15.00	High Density Residential
2A	7.70	Mixed Use
3	22.70	Commercial
4	20.20	Commercial
5	49.90	High Density Residential
6	109.70	Low Density Residential
6A	15.30	Church
6B	7.10	Park
6C	0.70	Mitigation
6D	12.50	Mitigation
6E	32.00	Commercial
6F	8.60	Mixed Use
7	29.80	High Density Residential
7A	13.00	Mixed Use
7B	19.30	Commercial
7C	4.10	Church
7D	20.00	Low Density Residential
7E	8.50	Commercial
7F	5.30	Commercial
7G	9.80	Low Density Residential
7H	1.00	Mitigation
7I	57.70	Low Density Residential
7J	0.50	Mitigation
7K	352.40	Low Density Residential
7L	6.00	Mitigation
7M	3.20	Mitigation
7N	15.80	School
7O	16.40	High Density Residential
7P	4.40	Industrial/Stormwater
7Q	13.20	High Density Residential
7R	1.00	Commercial
7S	6.00	Mitigation
7T	34.30	Industrial/Stormwater
7U	31.40	Low Density Residential
7V	17.30	Industrial Distribution
7W	8.40	High Density Residential
7X	44.80	Low Density Residential
7Y	32.70	Industrial/Stormwater
7Z	2.70	Industrial Park/Communication
7AA	4.80	Commercial
7AB	19.30	High Density Residential
7AC	43.10	Low Density Residential
7AD	110.50	Industrial Park/Well Field
7AE	0.60	Industrial Distribution
7AF	73.00	Industrial Distribution
7AG	9.70	Industrial Park/Well Field
7AH	12.70	Industrial Distribution
7AI	11.30	Industrial Distribution
7AJ	174.50	Low Density Residential
7AK	3.00	Park
7AL	5.90	Low Density Residential
7AM	16.80	Mitigation
7AN	3.80	Mitigation
7AO	5.40	Mitigation
7AP	2.20	Mitigation
7AQ	1.90	Mitigation
7AR	15.80	School
7AS	38.80	Park
7AT	92.70	School
7AU	12.30	Commercial
7AV	14.50	High Density Residential
7AW	321.90	Low Density Residential
7AX	1.30	Commercial
7AY	4.60	Park
7AZ	8.00	Church
7BA	28.40	Park

PARCEL 44A SITE DATA

EXISTING ZONING: PD (COMMERCIAL)

PROPOSED ZONING: PD (HIGH DENSITY RESIDENTIAL)

PARCEL AREA: 14.50 ACRES

PROPOSED DEVELOPABLE AREA: 11.188 AC (*)

PROPOSED DEVELOPMENT: 280 DU MULTI-FAMILY APARTMENT COMPLEX

MAXIMUM DENSITY: 80 DU/AC

PROPOSED DENSITY: 25.35 DU/AC

MINIMUM LOT SIZE: 6,000 SF

MINIMUM LIVING AREA: 800 SF

MAXIMUM BUILDING HEIGHT: 50 OR 4 STORIES (**)

OPEN SPACE REQUIRED: 25%

SETBACKS: (***)

FRONT: 35'

SIDE: 20'

REAR: 20'

ADJACENT TO SINGLE-FAMILY: >150' FROM SINGLE FAMILY RESIDENTIAL PROPERTY FOR BUILDING OR 40' STORIES IN HEIGHT, SEE NOTE (**) BELOW.

SCHOOL AGE POPULATION: 280 TO 286 = 80 STUDENTS

(*) INCLUDES 9.98 LOT AREA PLUS 1.183 AC. PROPORTIONATE SHARE OF SHARED STORMWATER MANAGEMENT AREA

(**) A SINGLE-STORY 30' HEIGHT LIMITATION SHALL APPLY WHERE ADJACENT TO AND WITHIN 100' OF SINGLE-FAMILY ZONED PROPERTY.

(***) NOTE: DETACHED GARAGE SETBACKS SHALL COMPLY WITH SECTION 36-1426 (03/06/04).

LAND USE PLAN MODIFICATION FOR PARCELS 11 AND 11A

We are requesting to modify the existing Southchase Planned Development Land Use Plan to add a retail permitting Parcel 11 & 11a (currently developed as a Home Depot Big Box Store and Stormwater Management area) to allow limited C-2 uses which are typical to the operation of a Home Depot big box retail store with garden center and rental department:

- 1- Outdoor storage and display of equipment, products and merchandise;
- 2- Equipment rental & leasing with outdoor storage;
- 3- Truck rental & leasing;

and to add C-3 use of: Temporary overnight parking of dual rear wheel vehicles

- The dual rear wheel vehicles would be limited to the rear of the building for unloading and/or parts

- The existing parking lot was designed to provide 1 space per 5,000 sq ft in 1998. Big Box code minimum currently require 1 space per 4,000 sq ft

- As currently built, (its approved PD DP from 1998 exceeds Big Box Code Minimum by 137 parking spaces. After this LUP Modification Request is approved, we plan to apply for a DP Change Determination to convert some of the existing parking spaces into approved green for the outdoor storage and display of products, merchandise, and trailers.

FEG
FLORIDA ENGINEERING GROUP
Engineering the Future

6127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0326
www.feg-inc.us

NOTES: REVISIONS MADE BY FEG ON NOVEMBER 5, 2021 TO THE PROJECT MASTER DEVELOPMENT PLAN / LAND USE PLAN

DATE	REVISED BY	REVISED FOR	REVISION
11/05/21	N.T.S.	21,029	2 OF 3

REVISOR TO ADD MULTI-FAMILY USES ON PARCEL 44A

Notes:

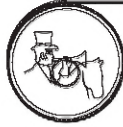
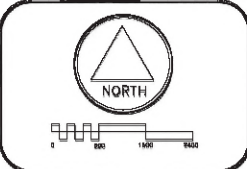
1. Churches are a permitted use in Low Density Residential land use designation.
2. Church location will be determined at the time of Preliminary Subdivision Plan submitted to the City of Southchase.
3. Helps & Entails are a permitted use in Commercial land use designation on parcel 44.

HISTORICAL PERMITS

THE HISTORICAL ENVIRONMENTAL PERMIT CDR00-078 IS ASSOCIATED WITH THIS PD. THIS PLAN SHALL COMPLY WITH ALL HISTORICAL PERMIT CONDITIONS.

NOTE: IN ACCORDANCE WITH SECTION 36-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BOC ARE INVALID.

- DEANNEXATION
- COMMERCIAL
- OFFICE
- INDUSTRIAL (STORMWATER)
- INDUSTRIAL PARK
- INDUSTRIAL DISTRIBUTION
- RESIDENTIAL / LOW (40U/AC)
- RESIDENTIAL / HIGH (20DU/AC)
- MITIGATION AREA
- MIXED USE



SOUTHCHASE

MASTER DEVELOPMENT PLAN / LAND USE PLAN

ENGINEERS / PLANNERS
B&S ENGINEERING CONSULTANTS, LLC
LEGAL CONSULTANTS
Lowndes, Drosdick, Doster, Kantor, and Reed

PREPARED FOR:
MEADOW WOODS ACQUISITION LLC - CDR-21-11-337 - PID 23-24-29-8238-00-050, 23-24-29-8238-02-000

11/05/2021
SHEET 2 OF 5