



**Interoffice Memorandum**

Revised Request Received on November 18, 2025  
Deadline: December 16, 2025  
Publish: December 21, 2025

November 18, 2025

**TO:** Jennifer Lara Klimetz, Assistant Manager,  
Clerk of the Board of County Commissioners,  
County Comptroller's Office

**THROUGH:** Cheryl Gillespie, Supervisor,  
Agenda Development Office

**FROM:** Nicolas Thalmueller, AICP, Planning Administrator  
Planning Division, DRC Office

**CONTACT PERSON:** **Michael Rosso**   
**Assistant Project Manager**  
**Planning Division 407-836-5616**  
[Michael.Rosso@ocfl.net](mailto:Michael.Rosso@ocfl.net)

**SUBJECT:** Request for Board of County Commissioners  
Public Hearing

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**Project Name:** Southchase Planned Development (PD)  
Case # CDR-25-06-146

**Type of Hearing:** Substantial Change

**Applicant(s):** Carlos Perero  
Kimley-Horn and Associates  
200 S Orange Avenue Suite 600  
Orlando, Florida 32801

**Commission District:** 4

**General Location:** South of W. Wetherbee Road / East of  
Florida's Turnpike / West of S. Orange Avenue  
/ North of State Road 417

**Parcel ID #(s)** 23-24-29-8238-00-030 (affected parcel)

**Size / Acreage:** 3.79 acres (affected area)

BCC Public Hearing  
Required by:

Orange County Code, Chapter 38, Article VIII,  
Division 1, Section 38-1207

Clerk's Advertising  
Requirements:

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held.

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person:

Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

**Advertising Language:**

A PD substantial change 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.

**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*)

***Special Instructions to Clerk (if any):***

Please schedule this public hearing for the next available BCC hearing. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Michael Rosso and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map)

For any questions regarding this map,  
please contact the Planning Division  
at 407-836-5600

Location Map

CDR-25-06-146

