

Interoffice Memorandum

DATE: November 13, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A



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

CONTACT: Nicolas Thalmueller, AICP, DRC Chairman

PHONE: (407) 836-5523

DIVISION: Development Review Committee

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and approve an amendment to the Southchase Planned Development (PD) received September 23, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 4.

PROJECT: Southchase Planned Development (PD) (CDR-25-06-146)

PURPOSE: The subject property is located south of W. Wetherbee Road, east of Florida's Turnpike, west of S. Orange Avenue, and north of State Road 417. The property is designated Commercial (C) on the Future Land Use Map and is zoned PD. 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 those allowed in the C-1 zoning district, as well as a list of several special exception uses which have been specifically approved in the PD Land Use Plan and in 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 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.

This proposal, and the associated DRI amendment (DO-25-08-189) to reflect the new use, received a recommendation of approval from the DRC on November 5, 2025.

BUDGET: N/A