



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32801-1393

## Decision Letter

### Board of County Commissioners

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Tuesday, January 13, 2026

2:00 PM

County Commission Chambers

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**26-0011**

√Case # CDR-25-06-146

Carlos Perero, Kimley-Horn and Associates, Southchase Planned Development (PD), amend plan; District 4

**Consideration:** 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; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

**Location:** District 4; property generally located South of W. Wetherbee Road / East of Florida's Turnpike / West of S. Orange Avenue / North of State Road 417; Orange County, Florida (legal property description on file in Planning Division)

New Condition of Approval #8:

8. The proposed helipad use on Parcel 44 shall only be allowed to operate as an ancillary use to an operating stand-alone emergency room on the site.

Previous Conditions of Approval #8, #9, #10, #11, and #12 are renumbered to Conditions of Approval #9, #10, #11, #12, and #13.

§ 9. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 8, 2024, shall apply: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.

§ 10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 9, 2024, shall apply: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~~ 11. 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~~ 12. 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.

~~42~~ 13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated April 2, 2002 shall apply:

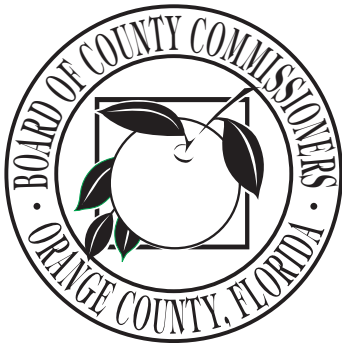
- a. Prior to construction plan approval, a Master Stormwater Management Plan and a drainage study to establish the 100-year flood elevation shall be submitted to the County Development Engineering Division for review and approval.
- b. All commercial development shall comply with the Commercial Design 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.

County Staff clarified that the correct title of the agreement is:

The Non-Substantial Deviation Second Amendment to the Thirteenth Amended and Restated Development Order for the Southchase Development of Regional Impact.

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; further, approve the substantial change request subject to the twelve (12) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated November 13, 2025; further, approve new Condition of Approval #8; further, approve renumbered Conditions of Approval #9, #10, #11, #12 and #13; and further, approve and execute the Non-Substantial Deviation Second Amendment to the Thirteenth Amended and Restated Development Order for the Southchase Development of Regional Impact (DO-25-08-189). The motion carried by the following vote:

**Aye:** Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, 7 - Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott



**THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 22ND DAY OF JANUARY 2026.**

*Megan Fiocco*  
for DEPUTY CLERK  
BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

*Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.*  
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