

Board of County Commissioners

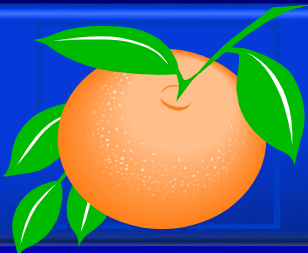
Public Hearings

January 13, 2026



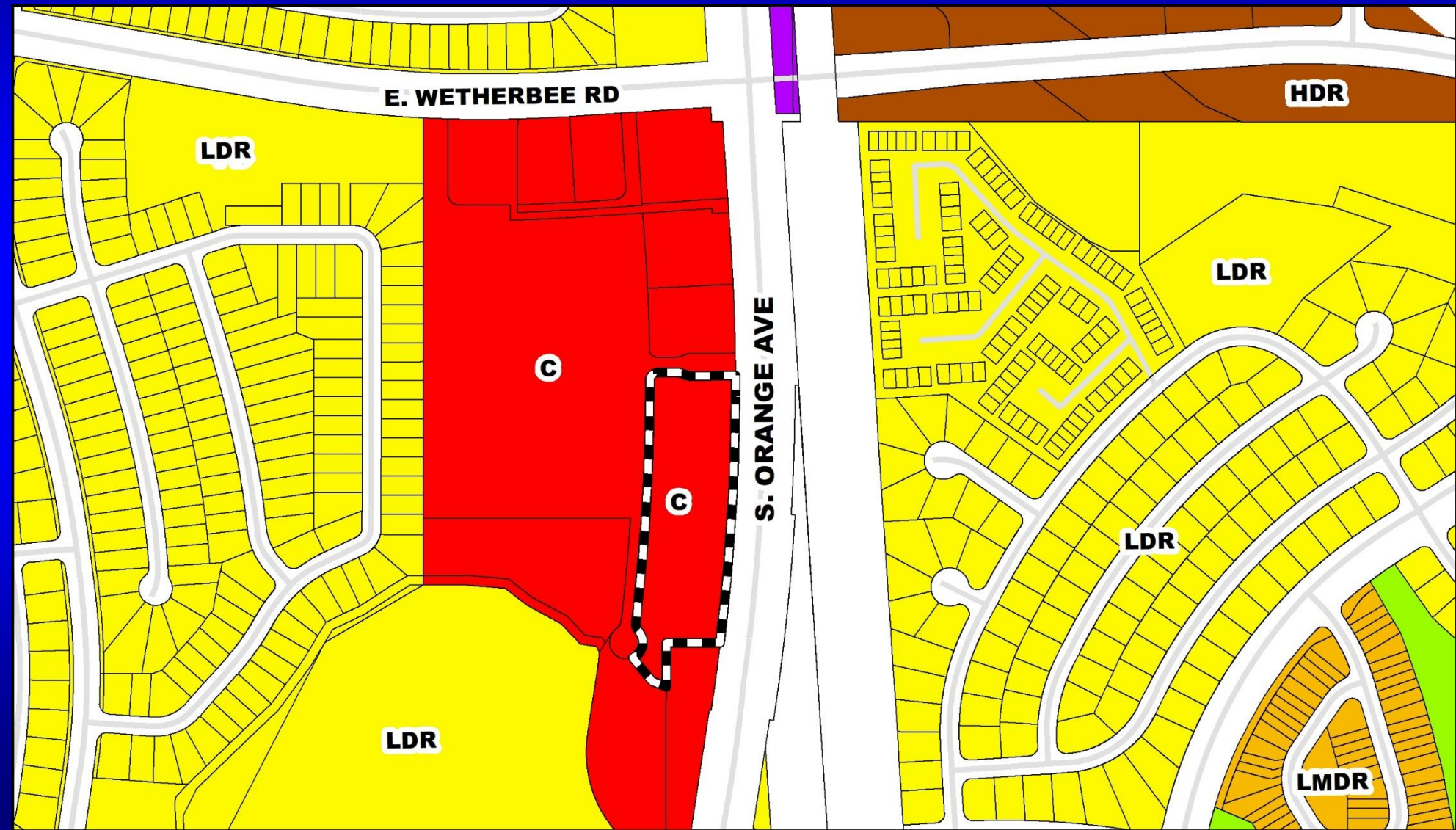
Southchase Planned Development (PD)

Case:	CDR-25-06-146
Applicant:	Carlos Perero, Kimley-Horn and Associates, Inc.
District:	4
Acreage:	3.79 gross acres (overall PD) 82.18 gross acres (affected parcel only)
Location:	Generally located south of W. Wetherbee Road, east of Florida's Turnpike, west of S. Orange Avenue, and north of State Road 417.
Request:	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. Associated with Consent Item I2 (DO-25-08-189)



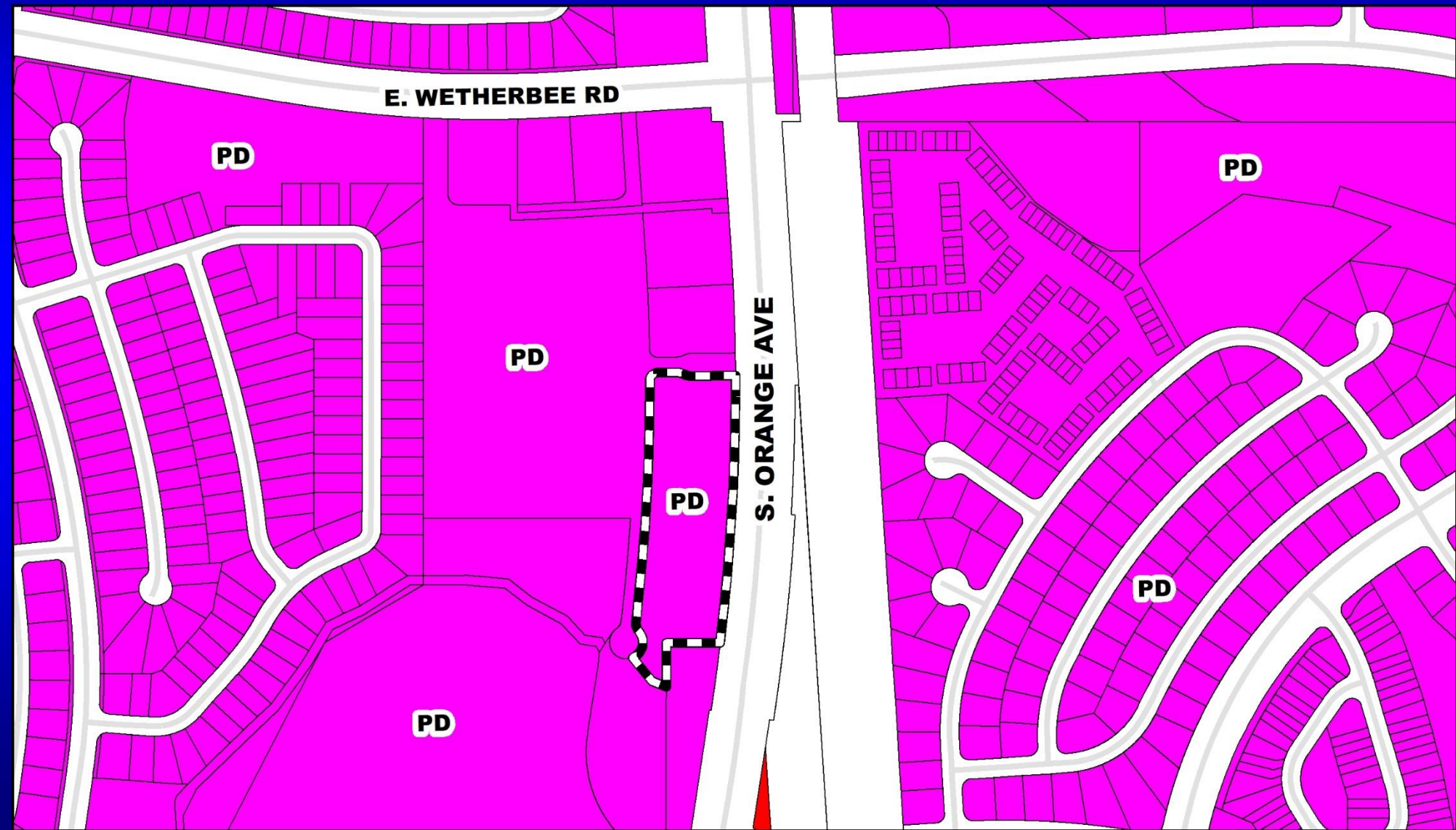
Southchase Planned Development (PD)

Future Land Use Map





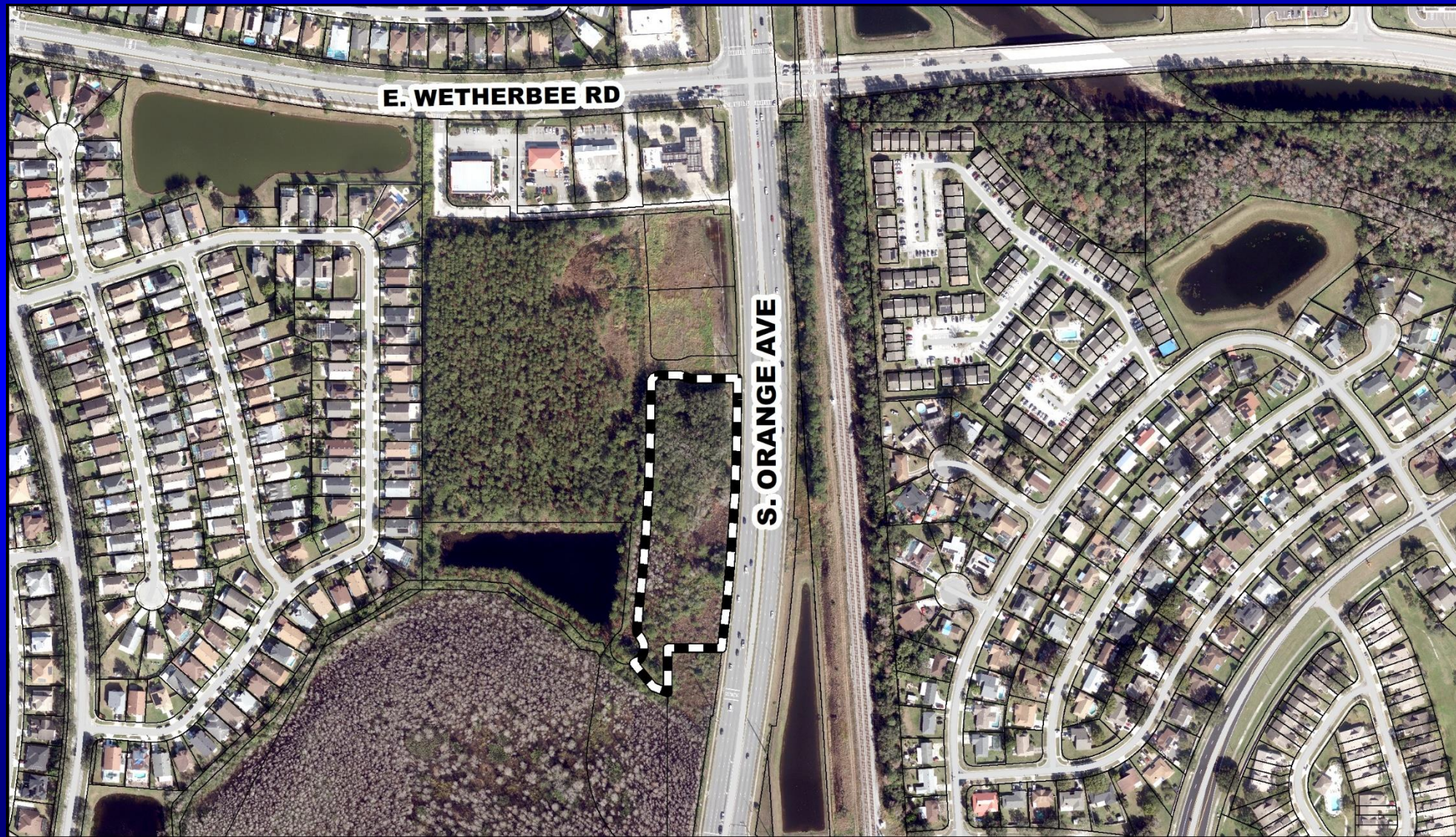
Southchase Planned Development (PD) Zoning Map

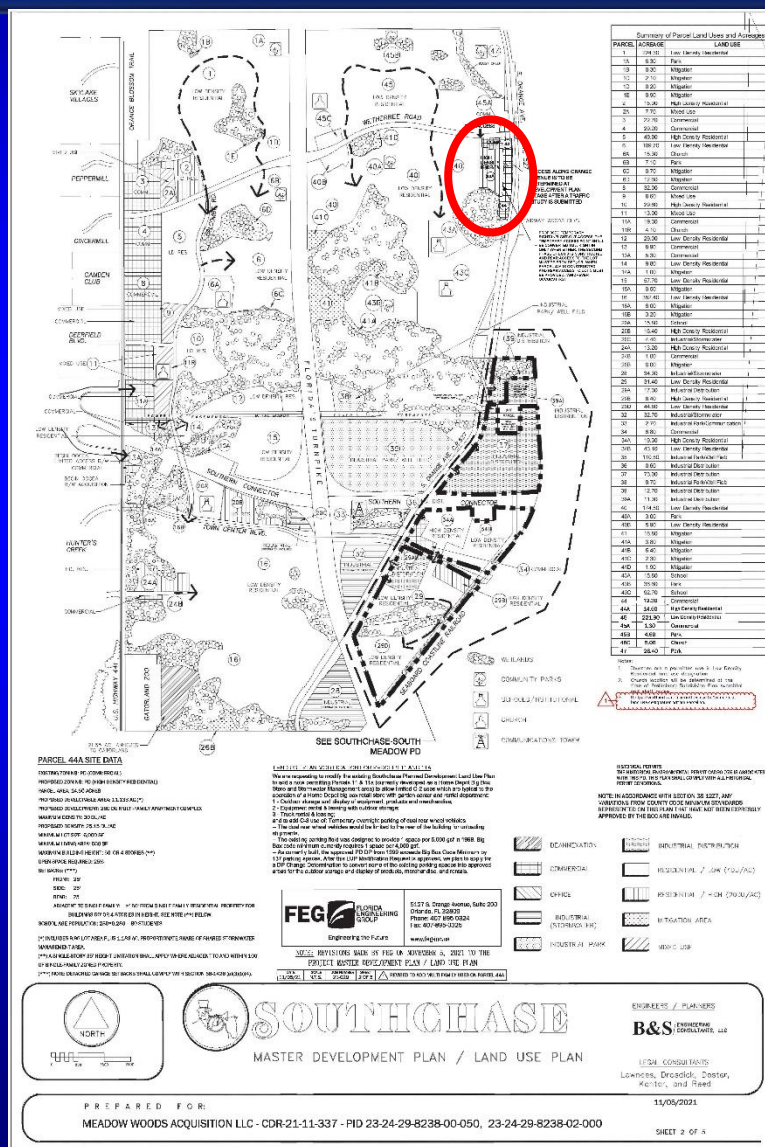




Southchase Planned Development (PD)

Aerial Map







Southchase Planned Development (PD)

New Condition

NEW #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.



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Southchase Planned Development (PD) (CDR-25-06-146) dated “Received September 23, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report and new Condition #8; AND

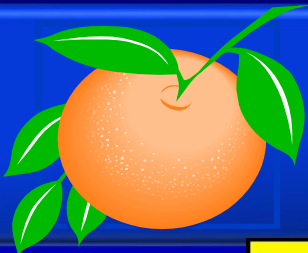
APPROVE and EXECUTE the Non-Substantial Deviation Amendment to Development Order for the Southchase Development of Regional Impact (DO-25-08-189).

District 4



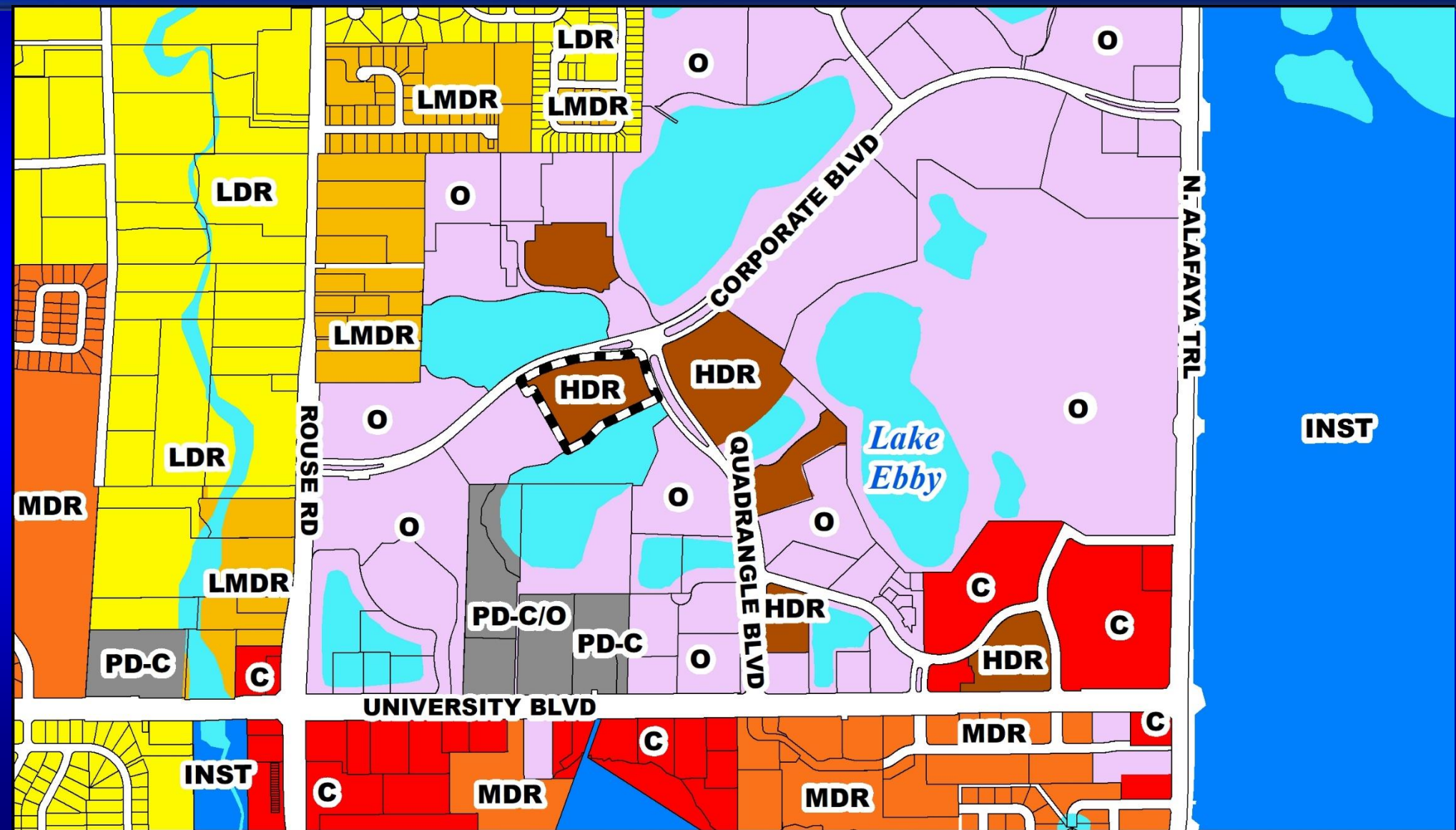
The Quadrangle Planned Development (PD)

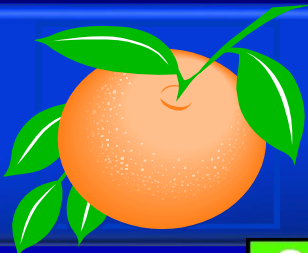
Case:	CDR-25-05-095
Applicant:	Cory Sitler, Kimley-Horn and Associates, Inc.
District:	5
Acreage:	12.63 gross acres (total area of Tract 12) 6.40 gross acres (Proposed Tract 12B)
Location:	11486 Corporate Boulevard; generally located south of Corporate Boulevard, west of Quadrangle Boulevard, north of University Boulevard, and east of Rouse Road.
Request:	<p>The request is to split PD Tract 12 into Tracts 12A and 12 B. The request is to assign the existing 103,000 square feet of office uses to Tract 12A, and to use the approved trip equivalency matrix to convert 147,808 square feet of office uses to 900 student housing bedrooms to be assigned to Tract 12B. Associated with Consent Item I4 (DO-25-06-162)</p> <p>In addition, three (3) waivers from Orange County Code are requested:</p> <ol style="list-style-type: none">1. A waiver from Orange County Code 38-1259(3) is requested to allow nine hundred (900) student housing beds, in lieu of seven hundred and fifty (750) student housing beds for tract 12B only.2. A waiver from Orange County Code 38-1476(a) is requested to allow 0.90 parking spaces per bedroom, in lieu of one (1) space per bedroom for tract 12B only.3. A waiver from Orange County Code 38-1254(d)(2) is requested to allow a building height up to eighty-five (85) feet, in lieu of forty (40) feet for tract 12B only.



The Quadrangle Planned Development (PD)

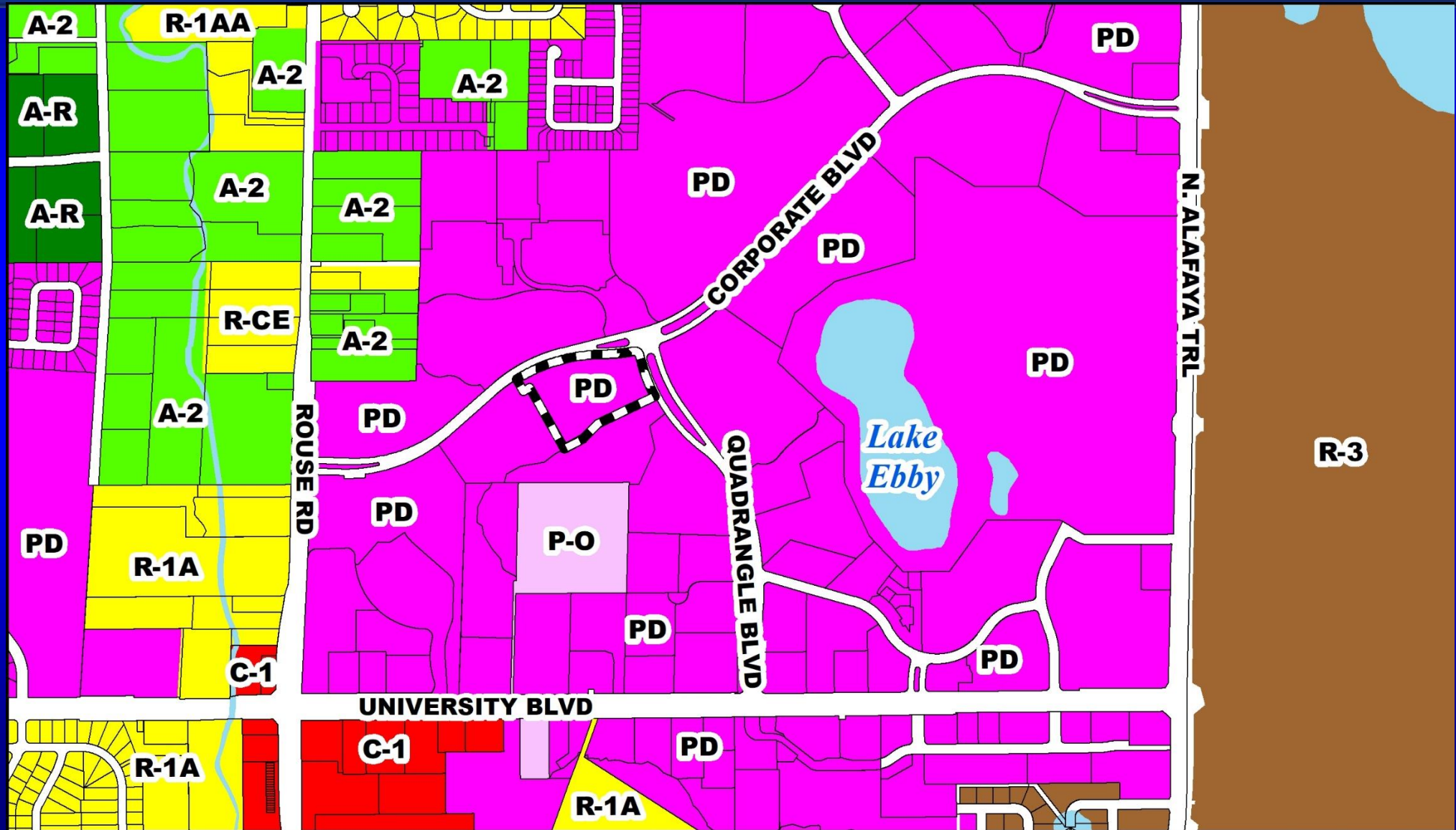
Future Land Use Map

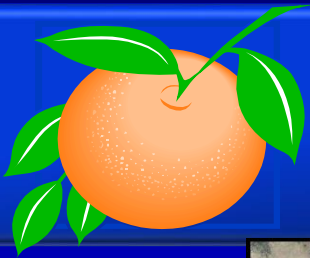




The Quadrangle Planned Development (PD)

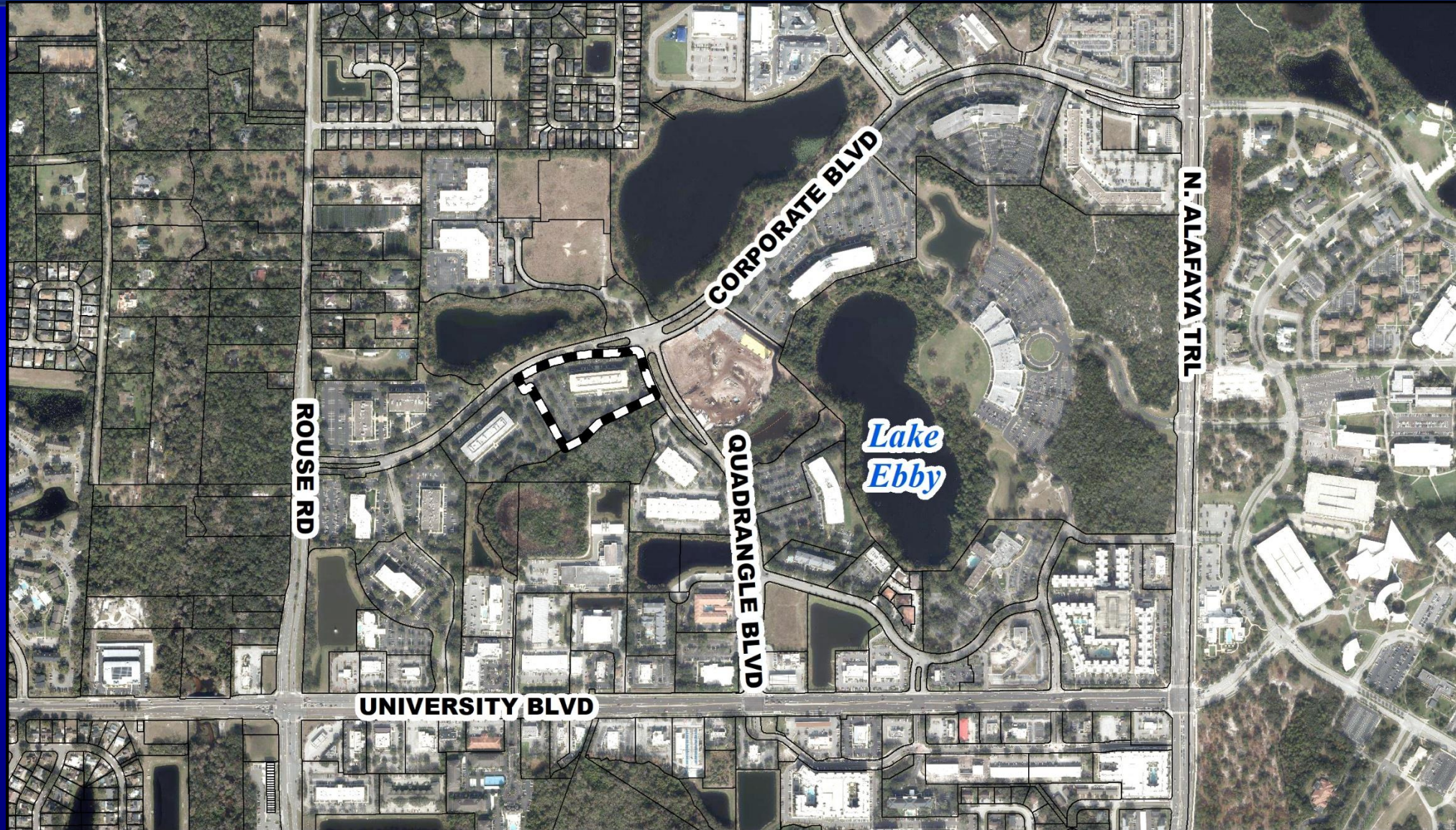
Zoning Map





The Quadrangle Planned Development (PD)

Aerial Map





The Quadrangle Planned Development (PD)

Overall Land Use Plan

TRACT 12A DEVELOPMENT RIGHTS
1. OFFICE DEVELOPMENT PROGRAM.
a. 103,000 SF OFFICE.

TRACT 12B DEVELOPMENT RIGHTS
1. STUDENT HOUSING DEVELOPMENT PROGRAM
a. 900 STUDENT HOUSING BEDS

TRACT 12B REQUESTED WAIVERS
1. A WAIVER FROM ORANGE COUNTY CODE 38-1259(3) IS REQUESTED TO ALLOW NINE HUNDRED (900) STUDENT HOUSING BEDS, IN LIEU OF SEVEN HUNDRED AND FIFTY (750) STUDENT HOUSING BEDS FOR TRACT 12B ONLY.

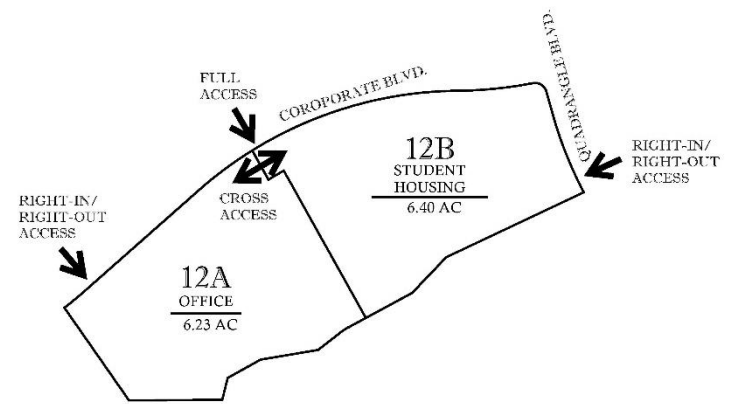
JUSTIFICATION - THE PROPOSED DENSITY IS CONSISTENT WITH THE SURROUNDING STUDENT HOUSING DEVELOPMENTS.

2. A WAIVER FROM ORANGE COUNTY CODE 38-1476(a) IS REQUESTED TO ALLOW 0.90 PARKING SPACES PER BEDROOM, IN LIEU OF ONE (1) SPACE PER BEDROOM FOR TRACT 12B ONLY.

JUSTIFICATION - DUE TO THE PROXIMITY OF THE CAMPUS AND REQUIRED SHUTTLE STOP, A REDUCTION OF PARKING IS REQUESTED.

3. A WAIVER FROM ORANGE COUNTY CODE 38-1254(d)(2) IS REQUESTED TO ALLOW A BUILDING HEIGHT UP TO EIGHTY-FIVE (85) FEET, IN LIEU OF FORTY (40) FEET FOR TRACT 12B ONLY.

JUSTIFICATION - THE BUILDING NEEDS THE INCREASED HEIGHT TO ALLOW FOR ENOUGH UNITS TO CREATE A MORE COST-EFFECTIVE OPTION FOR STUDENTS AS WELL AS PROVIDING ENOUGH PARKING IN THE GARAGE. THIS PROJECT IS NOT ADJACENT TO SINGLE FAMILY RESIDENTIAL.



TRACTS 12A & 12B TRIP GENERATION TABLE

LAND USE	ITE CODE	ITE RATE DAILY / PM	QUANTITY	UNITS	DAILY TRIPS	PM PEAK TRIPS
EXISTING						
OFFICE	710	10.84 / 1.44	210,000	SF	2,276	303
THIS REQUEST						
STUDENT HOUSING	226	2.57 / 0.21	900	BEDS	2,313	189
OFFICE	710	10.84 / 1.44	103,000	SF	1,117	149
TOTAL					3,430	338

NOTE: TRIPS GENERATION ANALYSIS BASED ON ITE TRIP GENERATION MANUAL, 11TH EDITION.



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Quadrangle Planned Development (PD) (CDR-25-05-095) dated “Received October 23, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report; AND

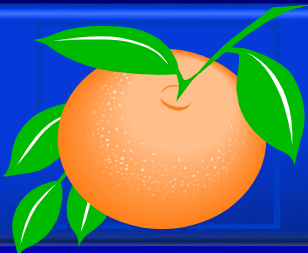
APPROVE and EXECUTE the Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact (DO-25-06-162).

District 5

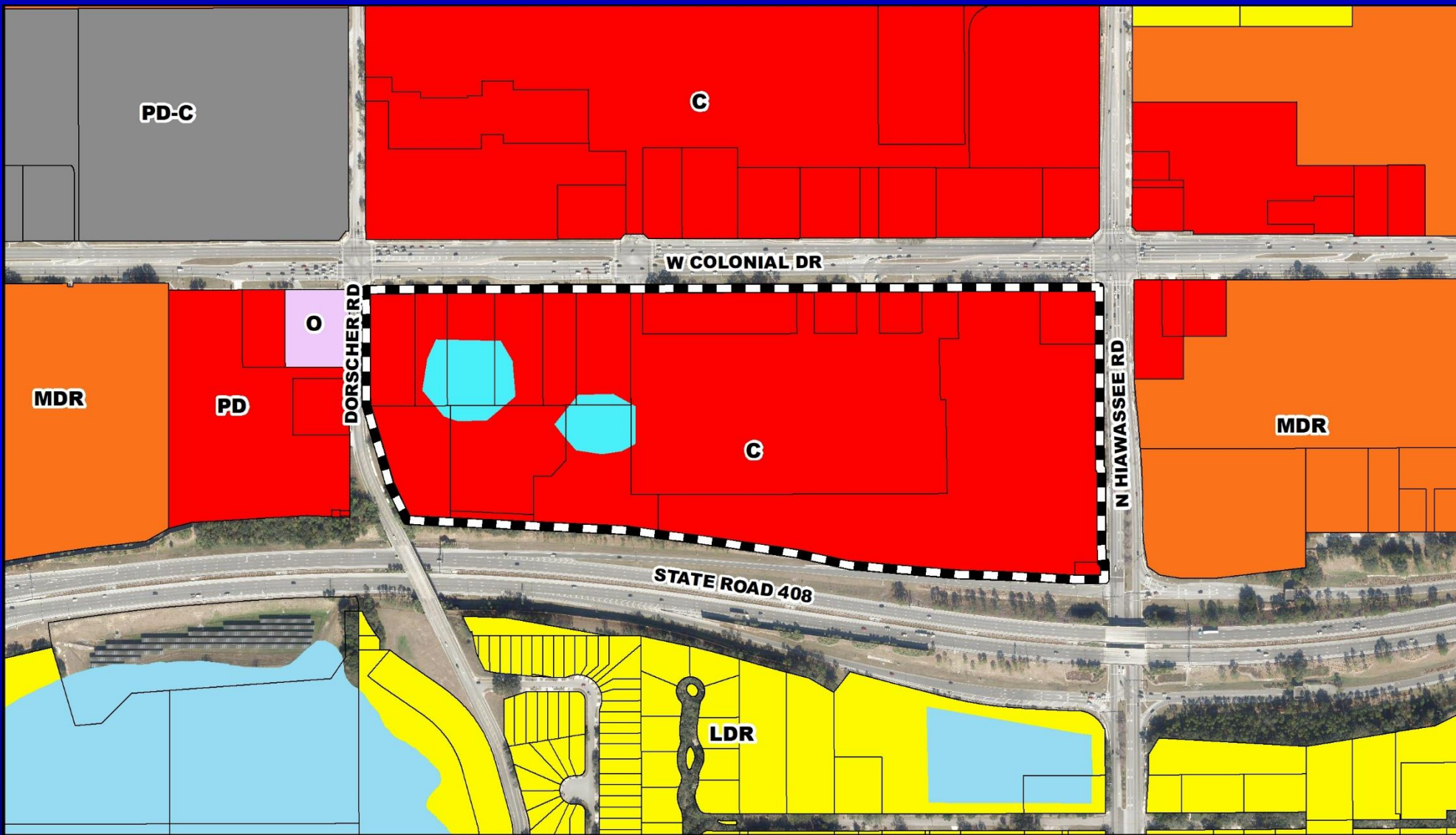


West Orange Plaza Planned Development (PD)

- Case:** CDR-25-07-186
- Applicant:** Jennifer Stickler, Kimley-Horn & Associates, Inc.
- District:** 6
- Acreage:** 1.61 acres (Parcel A)
17.43 acres (overall PD)
- Location:** Generally located south of West Colonial Drive, east of Dorscher Road, west of North Hiawasse Road, and north of State Road 408.
- Request:** A PD substantial change to add the existing Master Sign Plan (MSP) from the PSP to the LUP and update the MSP for additional signage proposed for Parcel A.
- The applicant is also requesting the following two (2) waivers from Code:
1. A waiver from Orange County Code Section 31.5-15(a)(2) within Parcel A to allow a maximum copy area of 350 sf in lieu of a maximum allowable copy area of 138 sf.
 2. A waiver from Orange County Code Section 31.5-67(e) is requested within Parcel A to allow separation of 58' between signs in lieu of 100' between signs.

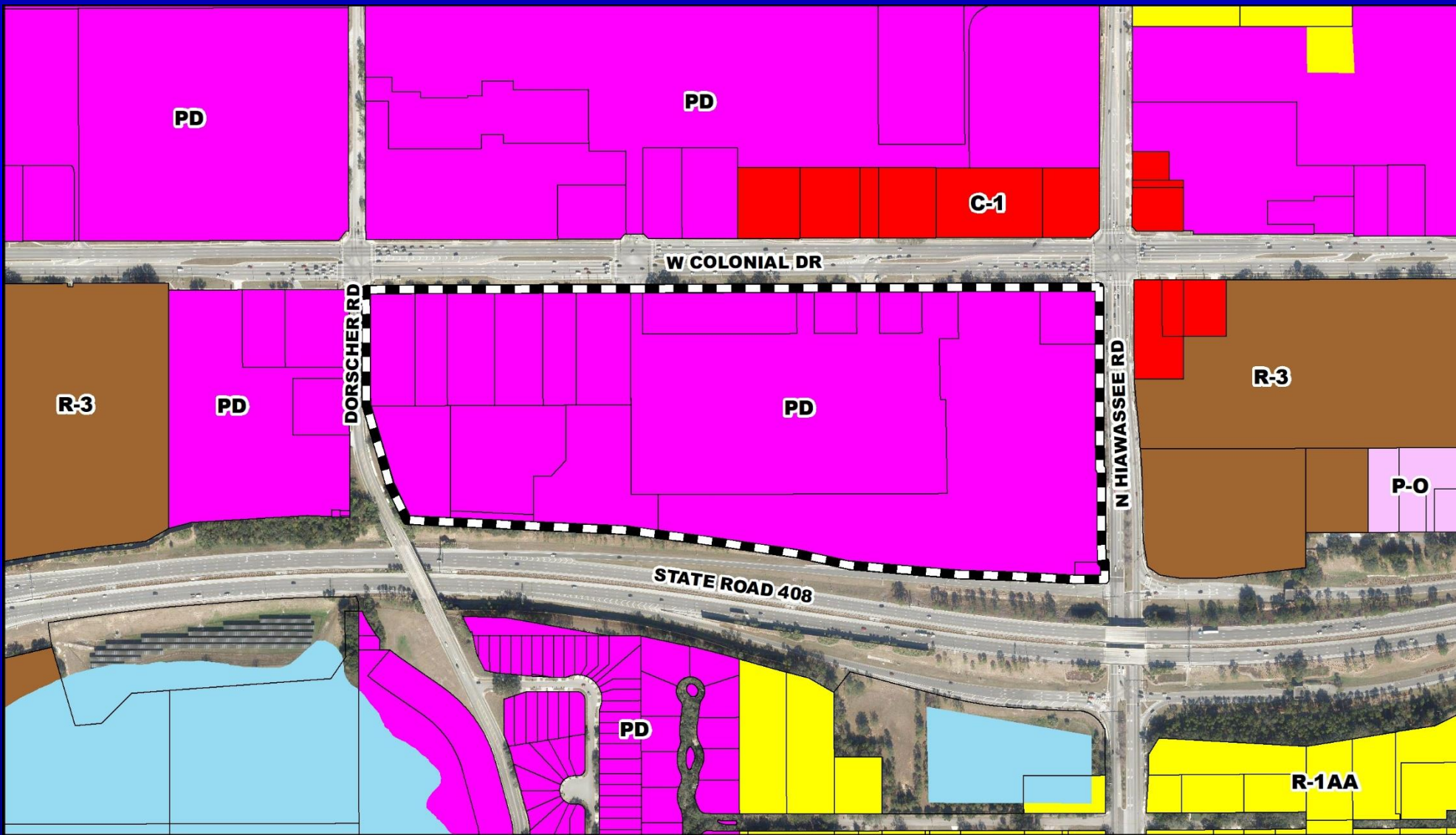


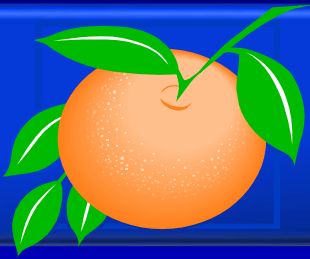
West Orange Plaza Planned Development (PD) Future Land Use Map



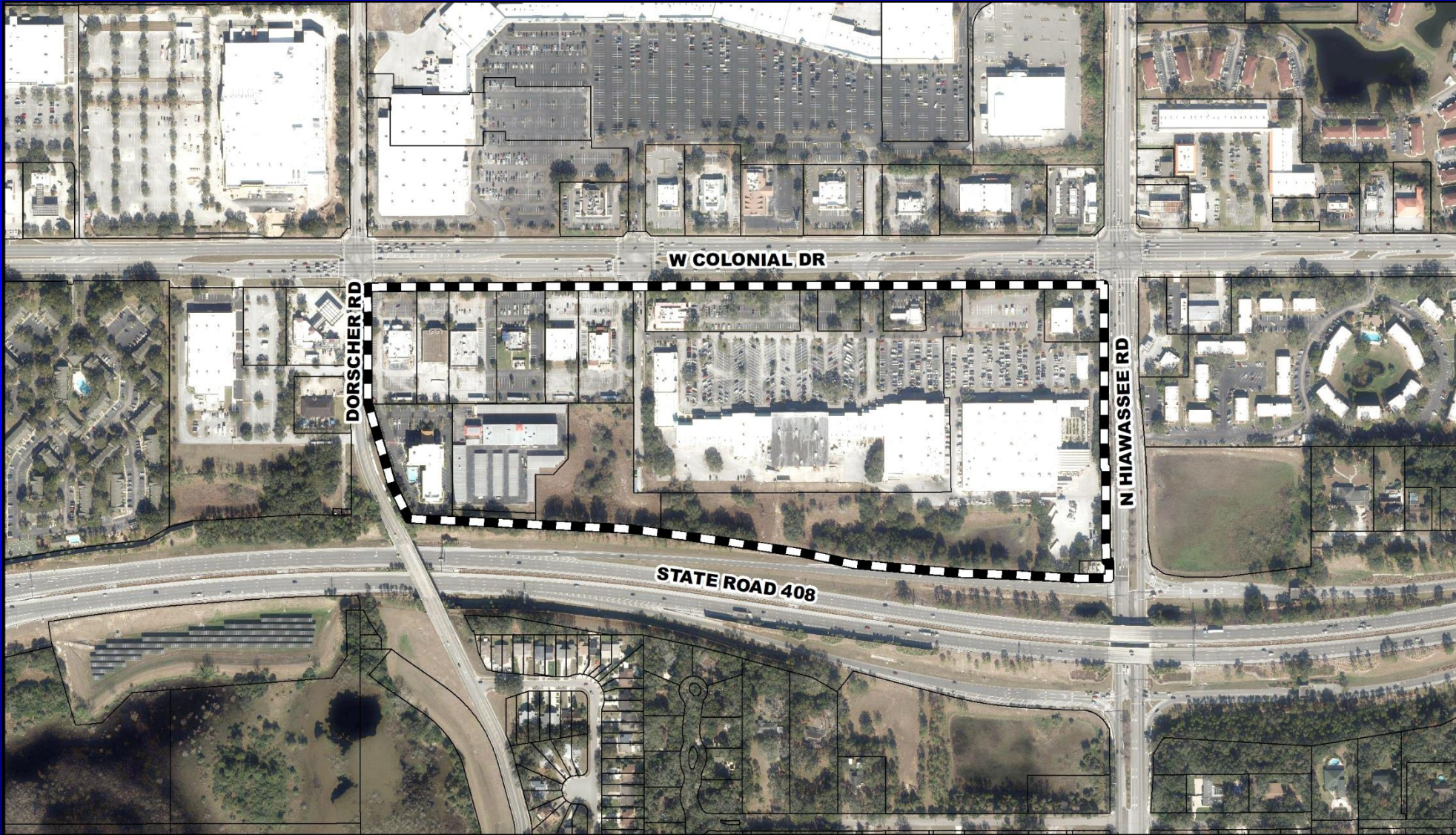


West Orange Plaza Planned Development (PD) Zoning Map



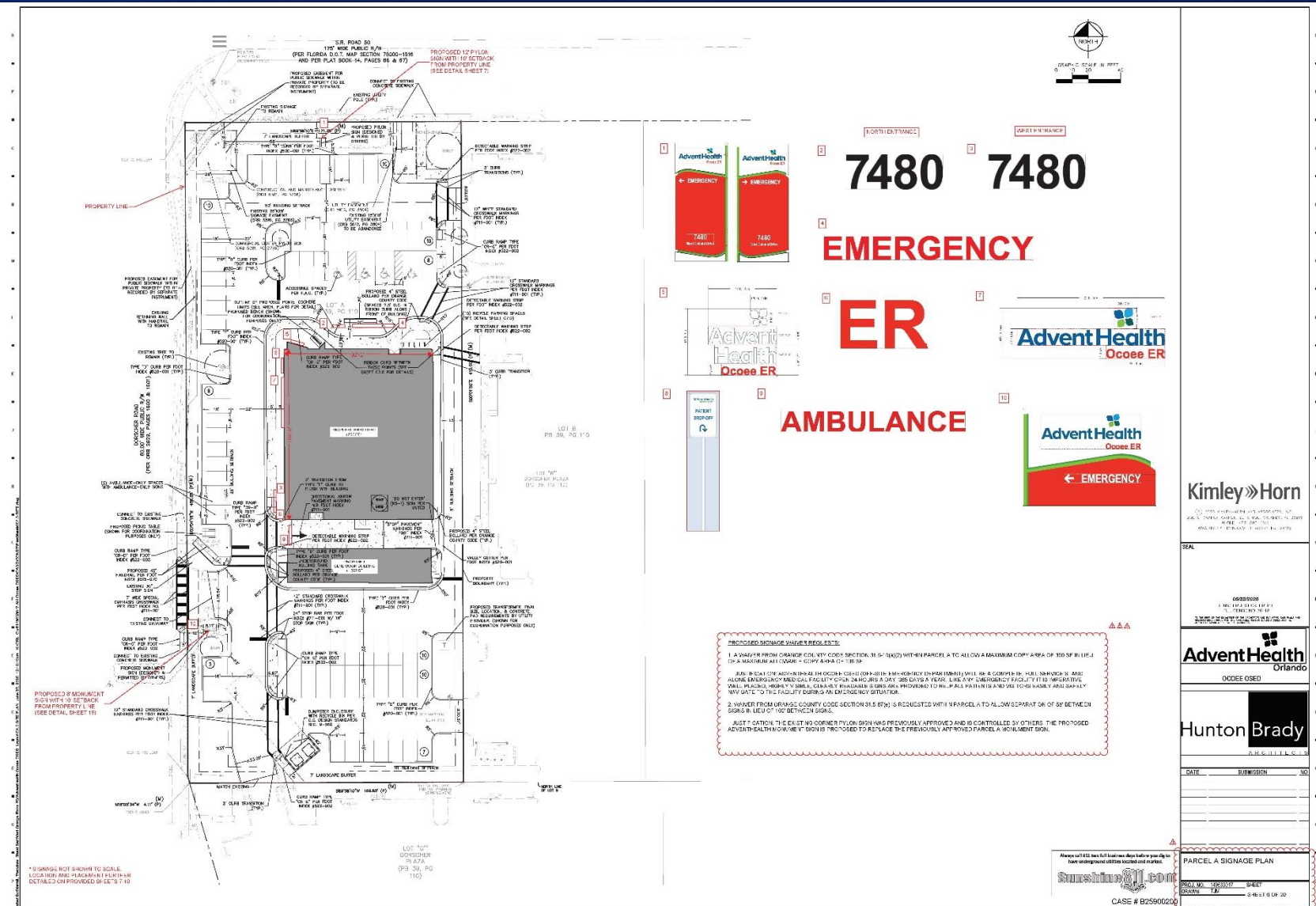


West Orange Plaza Planned Development (PD) Aerial Map





West Orange Plaza Planned Development (PD) Overall Development Plan





Action Requested

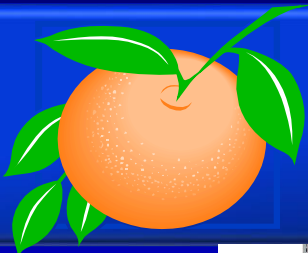
Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the West Orange Plaza Planned Development (PD) (CDR-25-07-186) dated “Received November 12, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.

District 6



Kensington Church – Village H Planned Development (PD)

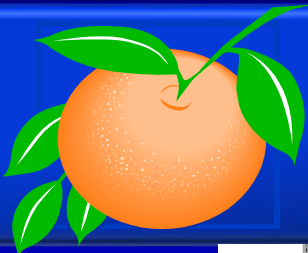
Case:	CDR-25-06-144
Applicant:	Constance Silver, PE, Tri3 Civil Engineering Design Studio, Inc.
District:	1
Acreage:	10 gross acres
Location:	Generally located south of Old YMCA Road, west of Lake Hickory Nut Drive, within the Horizon West Special Planning Area.
Request:	To request to decrease the square footage of pre-school from 9,970 square feet to 8,132 square feet (a decrease of 1,838 square feet), to increase the square footage of church uses from 17,296 square feet to 29,042 square feet (an increase of 11,746 square feet square feet), and to remove full-access connection to Old YMCA Road from two (2) full-access points to one (1) full-access point. The request is also to remove the previously approved temporary use of athletic field with grass parking.



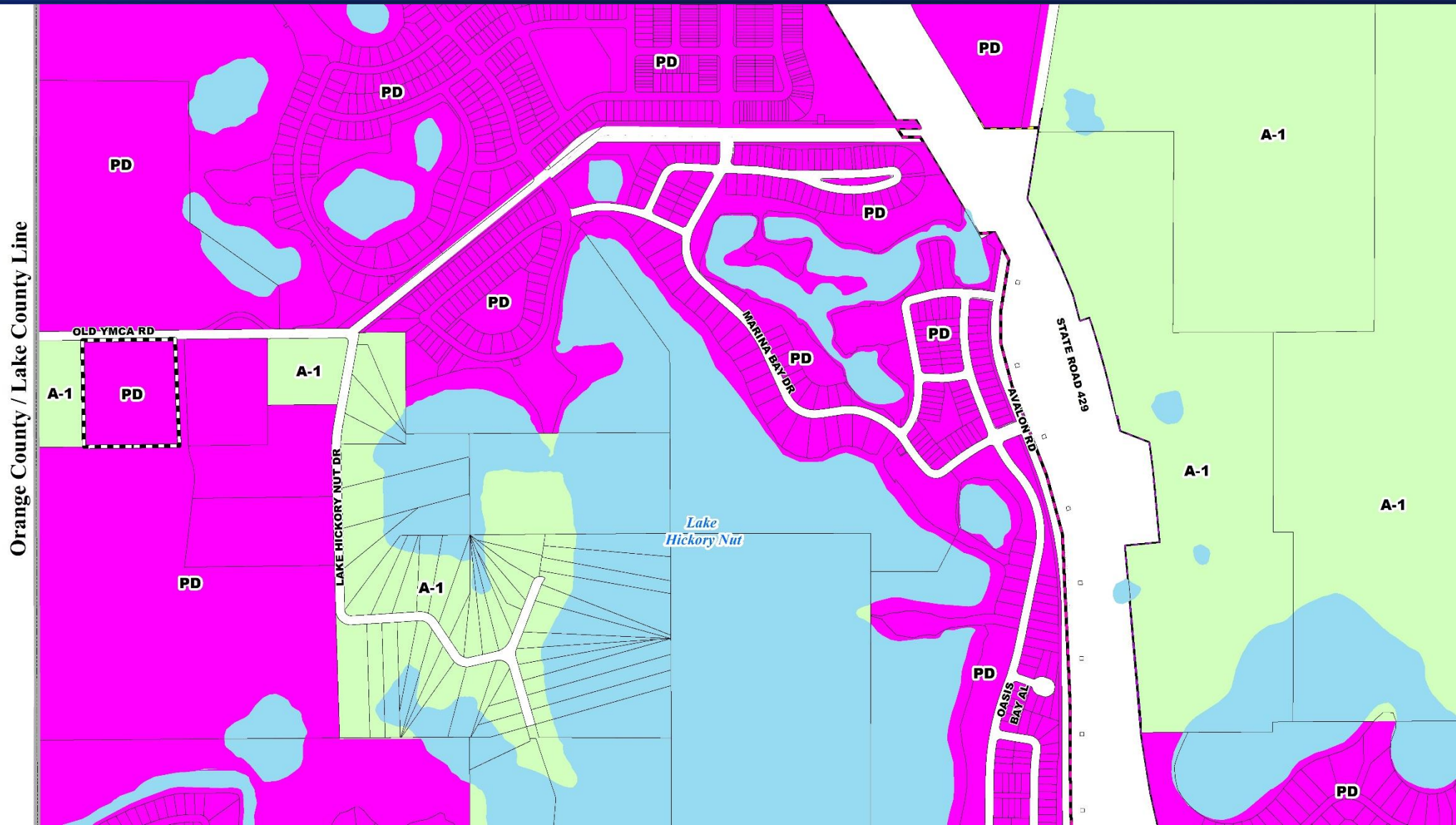
Kensington Church – Village H Planned Development (PD)

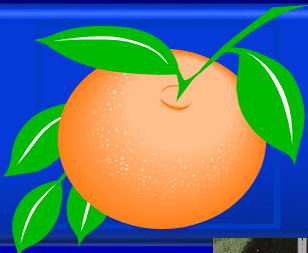
Future Land Use Map





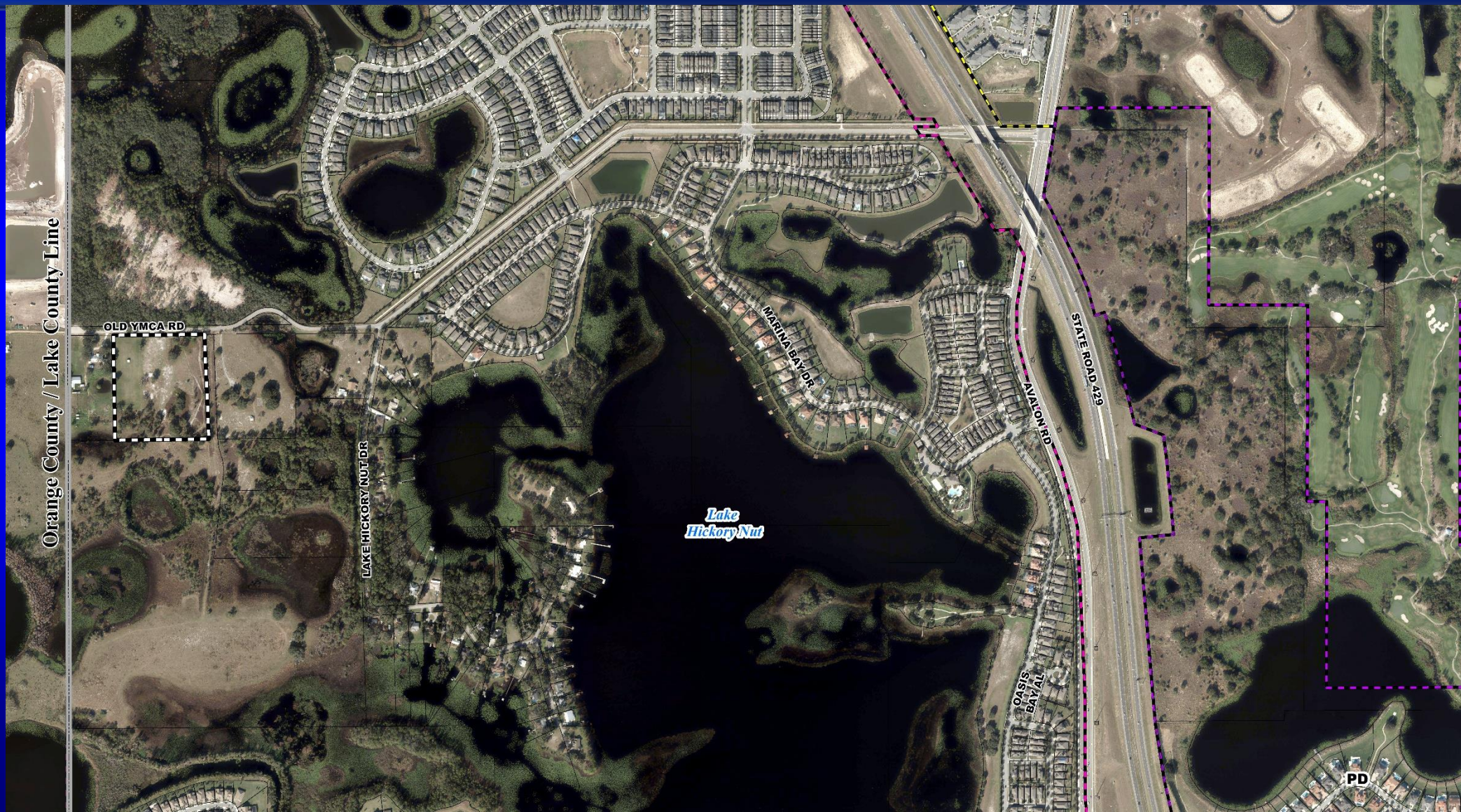
Kensington Church – Village H Planned Development (PD) Zoning Map





Kensington Church – Village H Planned Development (PD)

Aerial Map







Action Requested

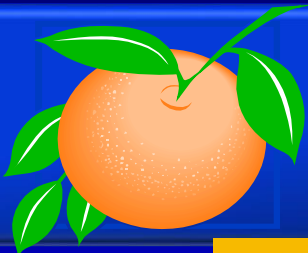
Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Kensington Church - Village H Planned Development (PD) (CDR-25-06-144) dated “Received October 10, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.

District 1

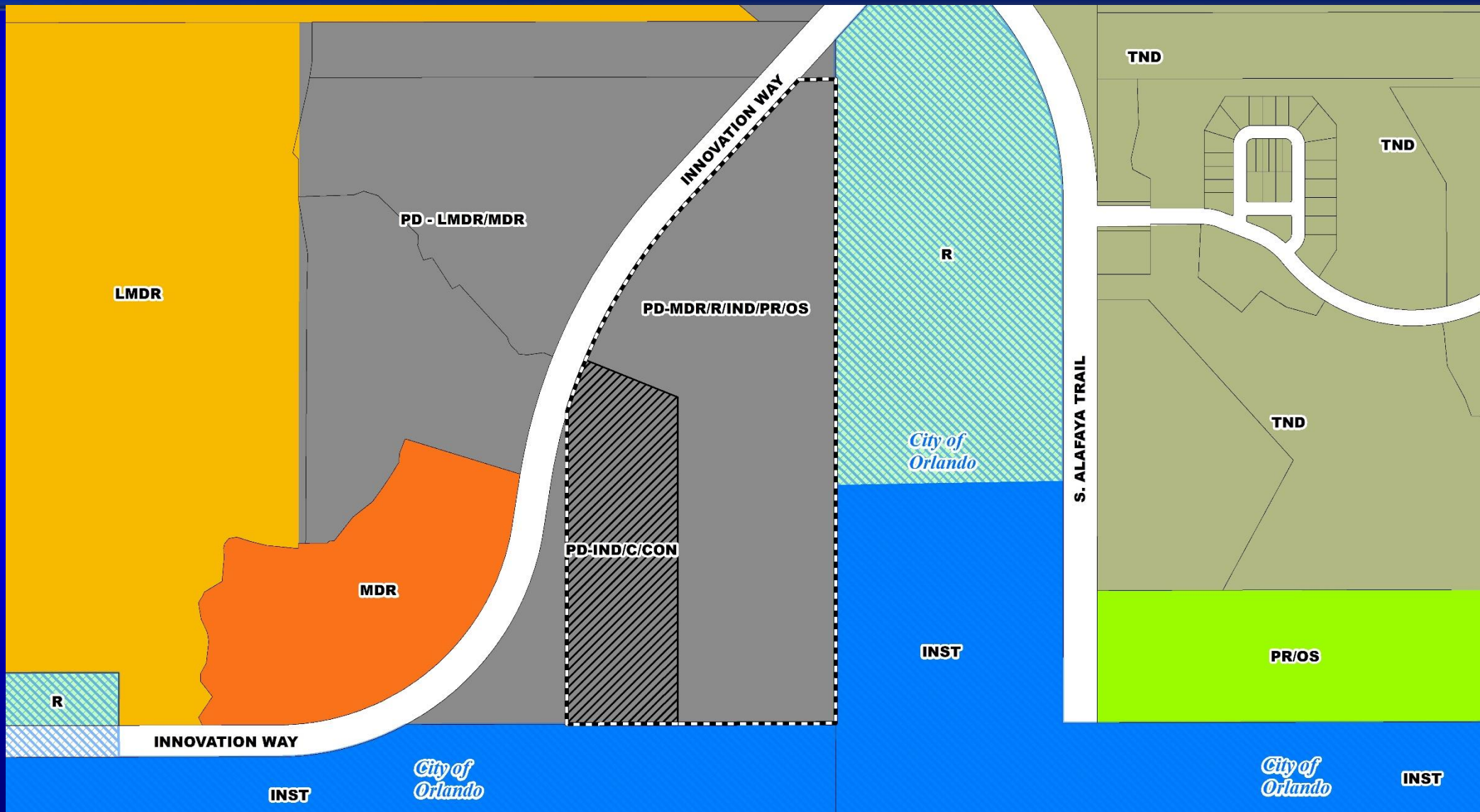


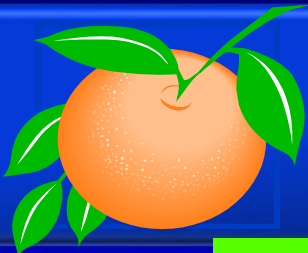
Redditt Property Planned Development (PD)

Case:	CDR-24-02-034
Applicant:	Brandon Sansaricq, P.E., Kimley-Horn & Associates, Inc.
District:	4
Acreage:	46.38 gross acres (overall PD) 12.55 gross acres (affected parcel only)
Location:	Generally located south of Innovation Way and 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.

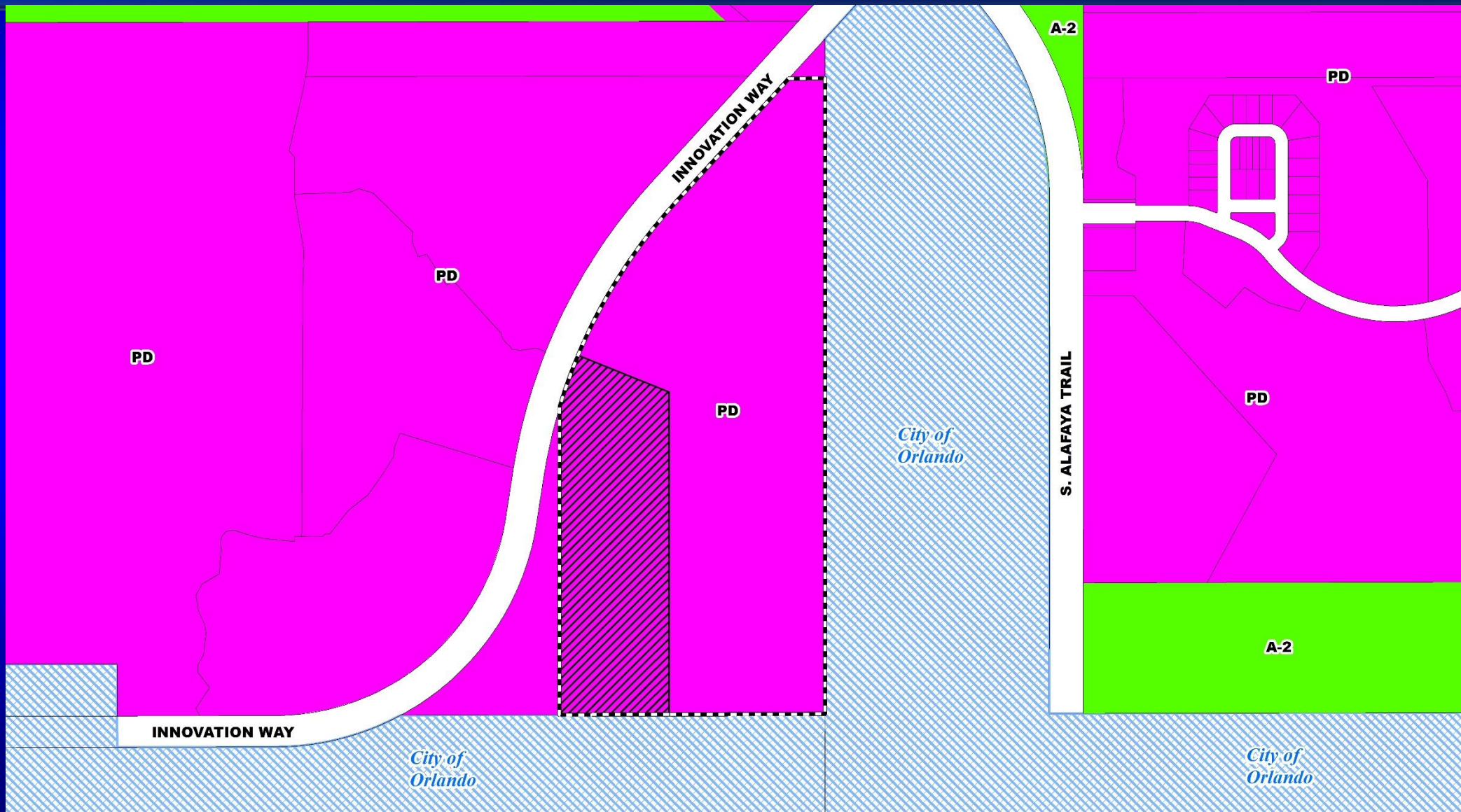


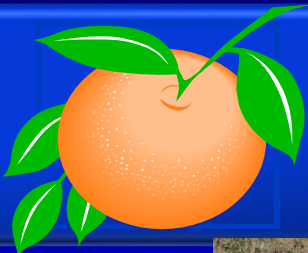
Redditt Property Planned Development (PD) Future Land Use Map





Redditt Property Planned Development (PD) Zoning Map



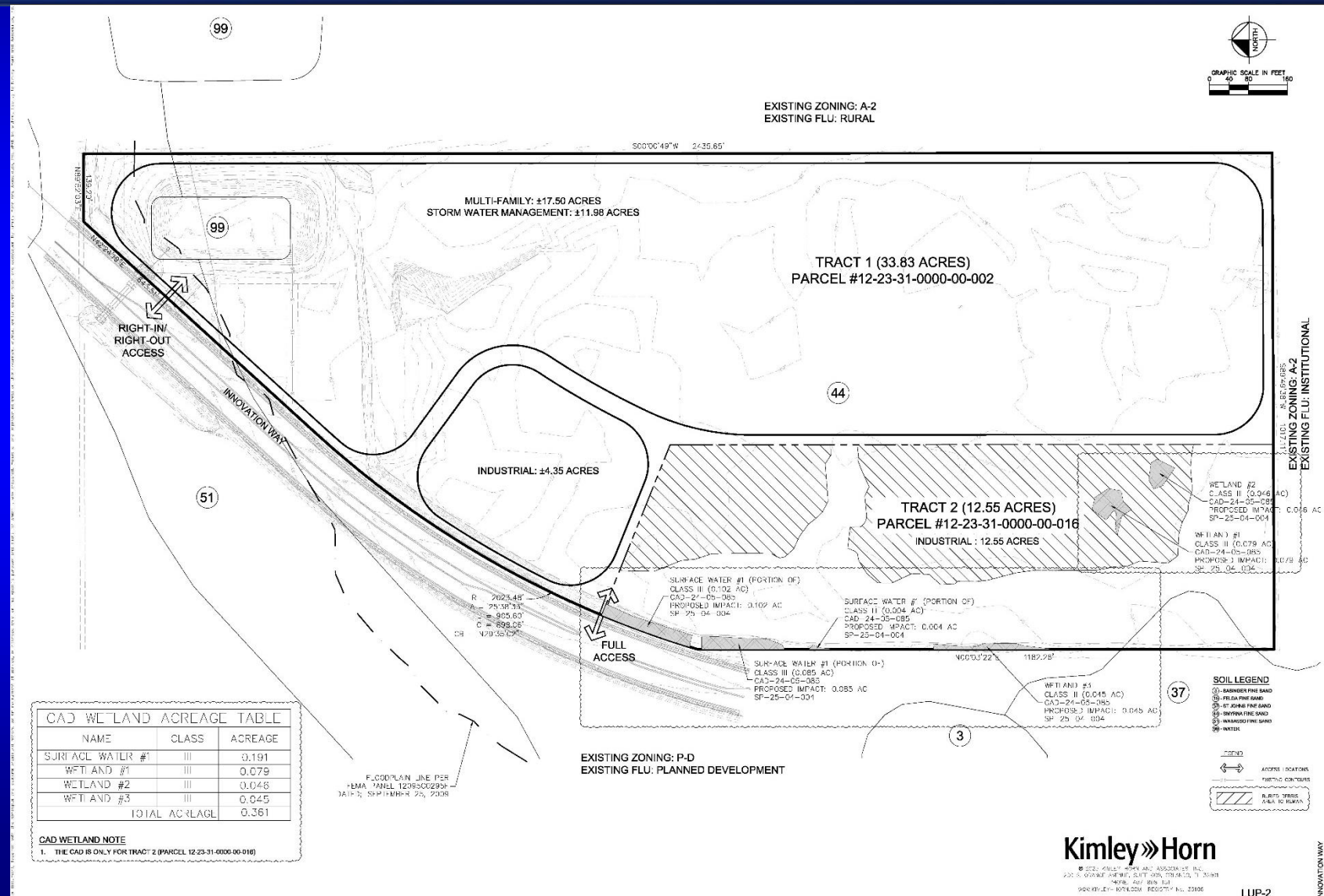


Redditt Property Planned Development (PD) Aerial Map





Redditt Property Planned Development (PD) Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Redditt Property Planned Development (PD) (CDR-24-02-034) dated “Received November 3, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.

District 4

Board of County Commissioners

Public Hearings

January 13, 2026