



February 16, 2024

Bishop Moore Catholic High School Master Site Plan Revision

Project Description

The proposed PD Amendment is for the existing Bishop Moore Catholic High School/St. Charles Catholic Church campus (Bishop Moore PD) located at 3901 Edgewater Drive in the City of Orlando. The overall property includes approximately 60.9+/- acres that is made up of several parcels of land located south of Little Lake Fairview, east of Edgewater Drive, west of Greens Avenue, and north of the Dubsdred Golf Course.

The owner proposes to revise the existing approved Master Site Plan for the overall campus to incorporate four (4) recently acquired parcels of land located on the southern portion of the campus ("Added Parcels"), to include the proposed buildings upon the Added Parcels. Additionally, the applicant seeks to update locations and/or programming for certain buildings within the existing campus, as previously approved.

The Added Parcels being proposed for inclusion into the Master Site Plan (highlighted in yellow on the 'Added Parcels' exhibit) are located to the south of the main entrance drive into the Bishop Moore Catholic High School campus with one parcel being located along Edgewater Drive, two (2) parcels located along Rockmont Court, and one parcel located along Fairway Avenue. The Orange County Parcel Numbers, addresses, and existing zoning for each lot being added are listed below:

1. Parcel Number 11-22-29-0000-00-007; 3715 Edgewater Drive; MU-1/W/RP/SP/AR
2. Parcel Number 11-22-29-2396-00-071; 912 Rockmont Court; R-2A/W/RP
3. Parcel Number 11-22-29-2396-00-072; 914 Rockmont Court; R-2A/W/RP
4. Parcel Number 11-22-29-3072-00-010; 3519 Fairway Lane; R-1/W
5. Parcel Number Not applicable; Rockmont Court vacated right-of-way; Not applicable

Additionally, since the applicant has now acquired all the parcels along Rockmont Court (excepting the corner parcel at Edgewater Drive), the applicant also seeks to abandon the Rockmont Court right-of-way, east of Edgewater Drive.

The applicant proposes that the building setbacks for the Added Parcels be consistent to the previously approved setbacks within the Bishop Moore PD as follows:

The Fairway Avenue and Edgewater Drive frontages will have a minimum 15-foot building setback; property lines adjacent to single-family residences will have a minimum 20-foot building setback; and the remaining side yards, not including lake or wetland areas, will have

a 7.5-foot building setback. In addition, a request is made to change the previously approved building setbacks for the southernmost existing lot on Rockmont Court to be consistent with the above building setbacks.

In addition to the inclusion of the Added Parcels into the Master Plan, the applicant's academic programming and expansion drives its request to approve the new proposed buildings, as well as, the modification to buildings for the Bishop Moore Catholic High School Campus as follows (the numbers represent the building number as shown on the Framework Plan exhibit):

1. New Maintenance Building (1 story - 5,000 square feet)
2. New Softball Support Building (2 story – 10,000 square feet)
3. New Office/Phase I Multi-Purpose Building (North) (3 story – 50,000 square feet)
4. New Phase II Multi-Purpose Building Addition (South) (3 story – 30,000 square feet)
5. New Sports Administration Building and Hall of Fame (2 story – 10,000 square feet)
6. Athletic Building Expansion 'A'
7. Athletic Building Expansion 'B'
8. Existing Building to be used for Office
9. Existing Building to be used for Administrative Office
10. Pedestrian/Student Bridge

The remaining buildings and improvements shown on the Framework Plan are not being modified by this amendment and are to remain as programmed by way of the previously approved Master Site Plan or are existing buildings to remain on the plan, with prospective renovation or building replacement, as needed, in the future.