

*Board of County Commissioners*

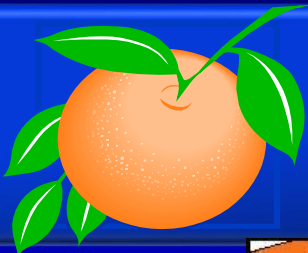
# Public Hearings

May 6, 2025



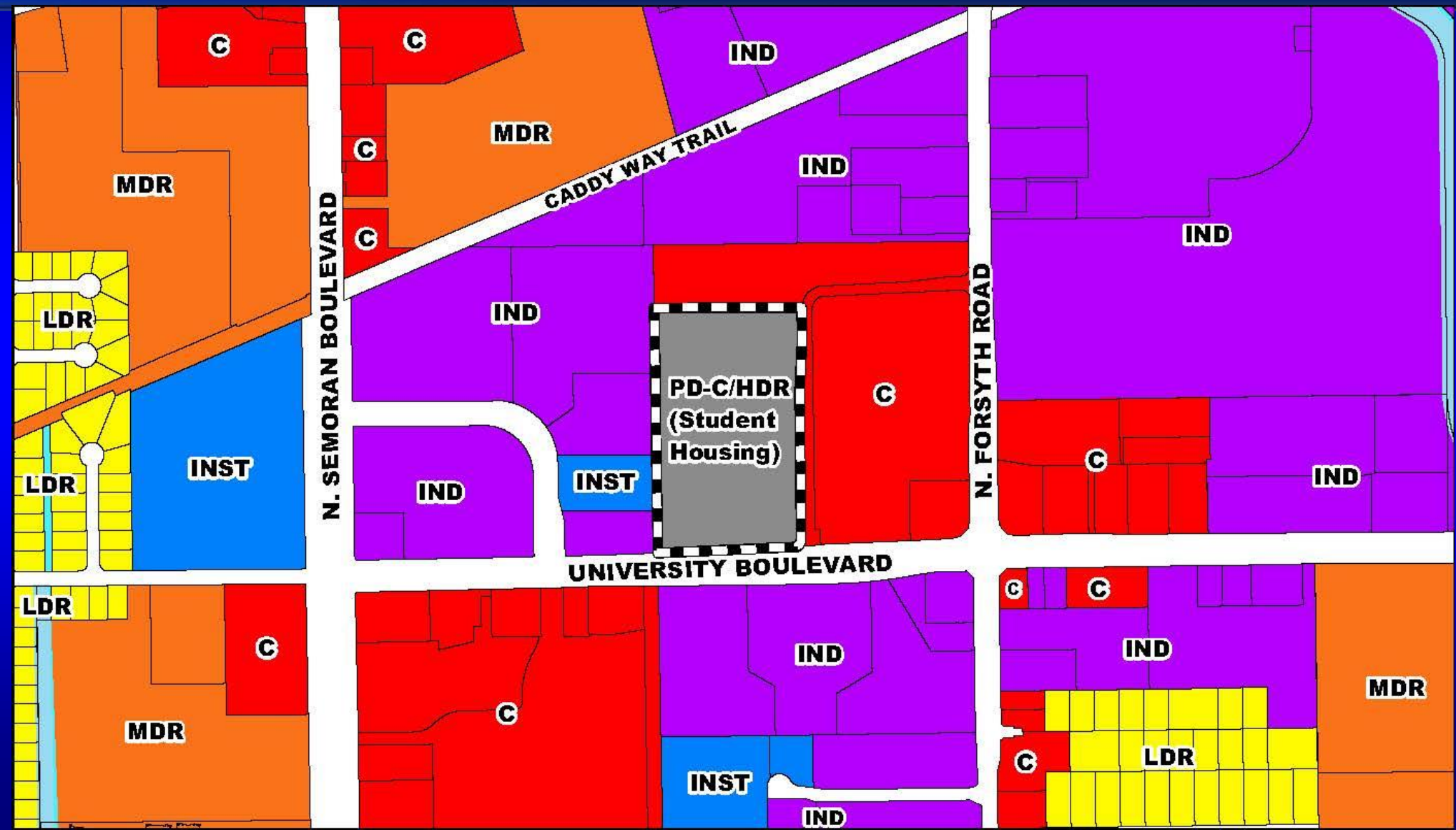
# Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP)

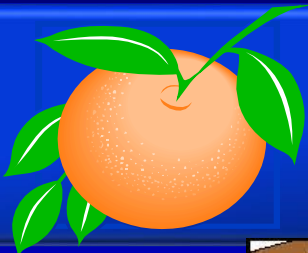
<b>Case:</b>	DP-24-10-242
<b>Applicant:</b>	Brittany Eveler, Nvision Development
<b>District:</b>	5
<b>Acreage:</b>	13.14 gross acres
<b>Location:</b>	North of University Boulevard / East of N. Semoran Boulevard
<b>Request:</b>	To construct a 182 unit (580 bed) student housing development, along with 6,103 sq. ft. of retail space.



# Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP)

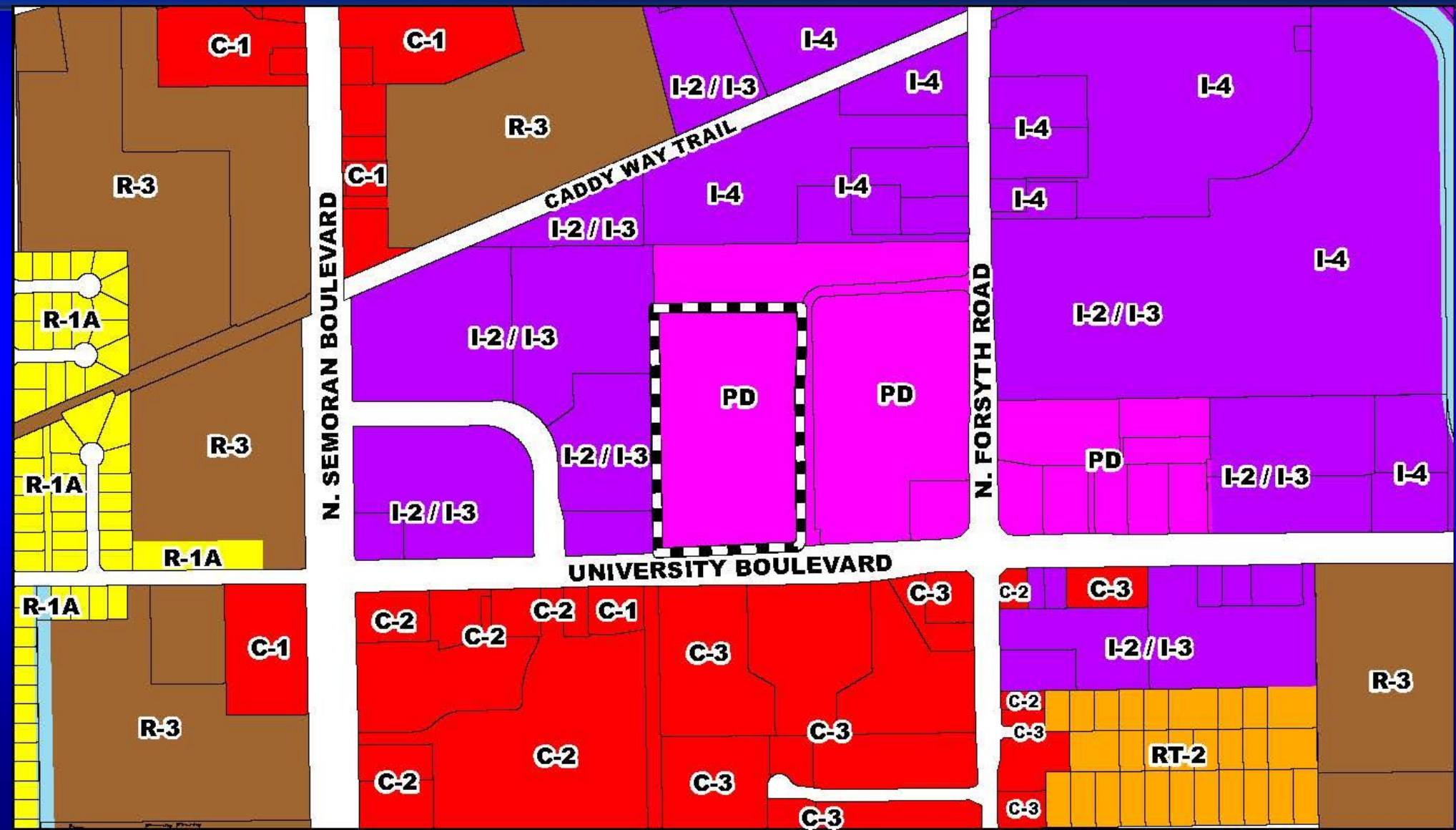
## Future Land Use Map



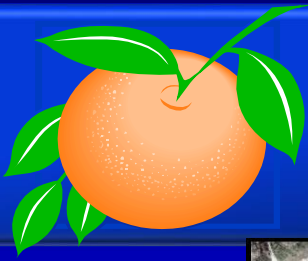


# Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP)

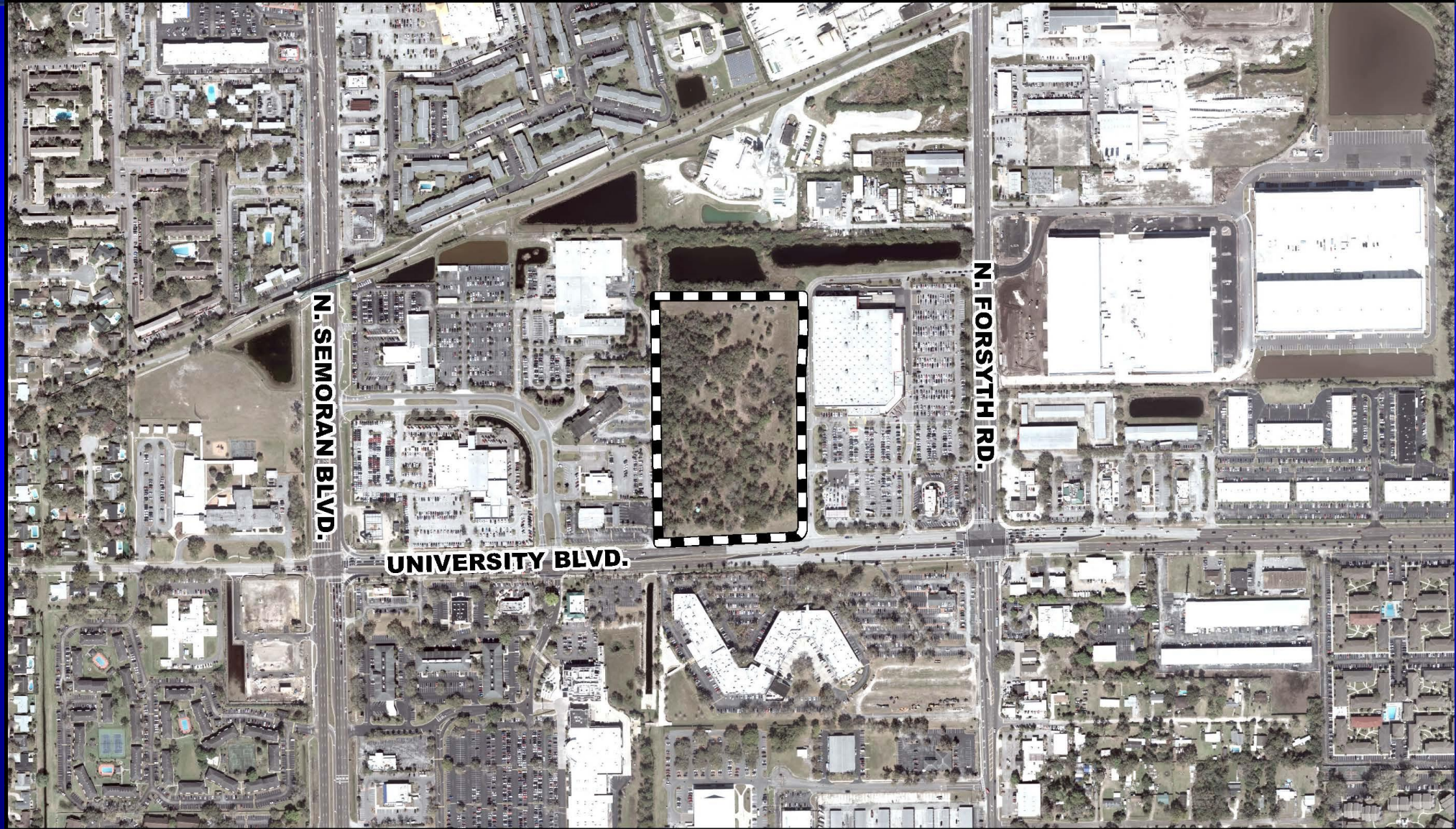
## Zoning Map



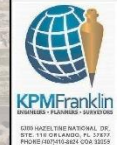




# Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) Aerial Map





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OVERALL SITE PLAN

S: VERITY PROPERTIES 30  
 L: 4 PHASE - STUDENT HOUSING DEVELOPMENT PLAN

CAUTION  
0 12  
IF THIS SCALE BAR  
DOES NOT MEASURE 1'  
THE DOCUMENT IS  
NOT TO SCALE

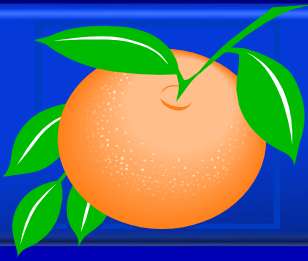
24-1132 CCG KCP 30 KCP C1.0		4
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P.L.	Location	Size	Daily			All Purpose			P.F. Peak Year			
			Wing	Wing	Wing	Total	Wing	Wing	Wing	Total	Wing	Wing
<b>Anticipated Building Development</b>												
225	Student Housing (Mid-Rise)	1,803 beds	2.57	4,826	0.07	-56	58	66	0.24	376	176	200
<b>Phase 1 Current Academic Plans</b>												
226	Student Housing (Mid-Rise)	578 beds	2.57	5,480	0.07	4C	18	22	0.21	121	37	64



**Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing  
Development Plan (DP)  
Revised Condition**

- 15. Developer shall enter into an agreement with the County for the ownership, construction, and maintenance of the proposed overhead pedestrian bridge as well as the necessary ancillary easements and agreements; such easements and agreements shall be reviewed and approved by the County for this project and recorded in Public Records of Orange County, Florida prior to issuance of the first building permit for the project.**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE the Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) dated “Received March 26, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

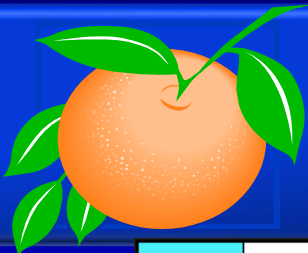
**District 5**





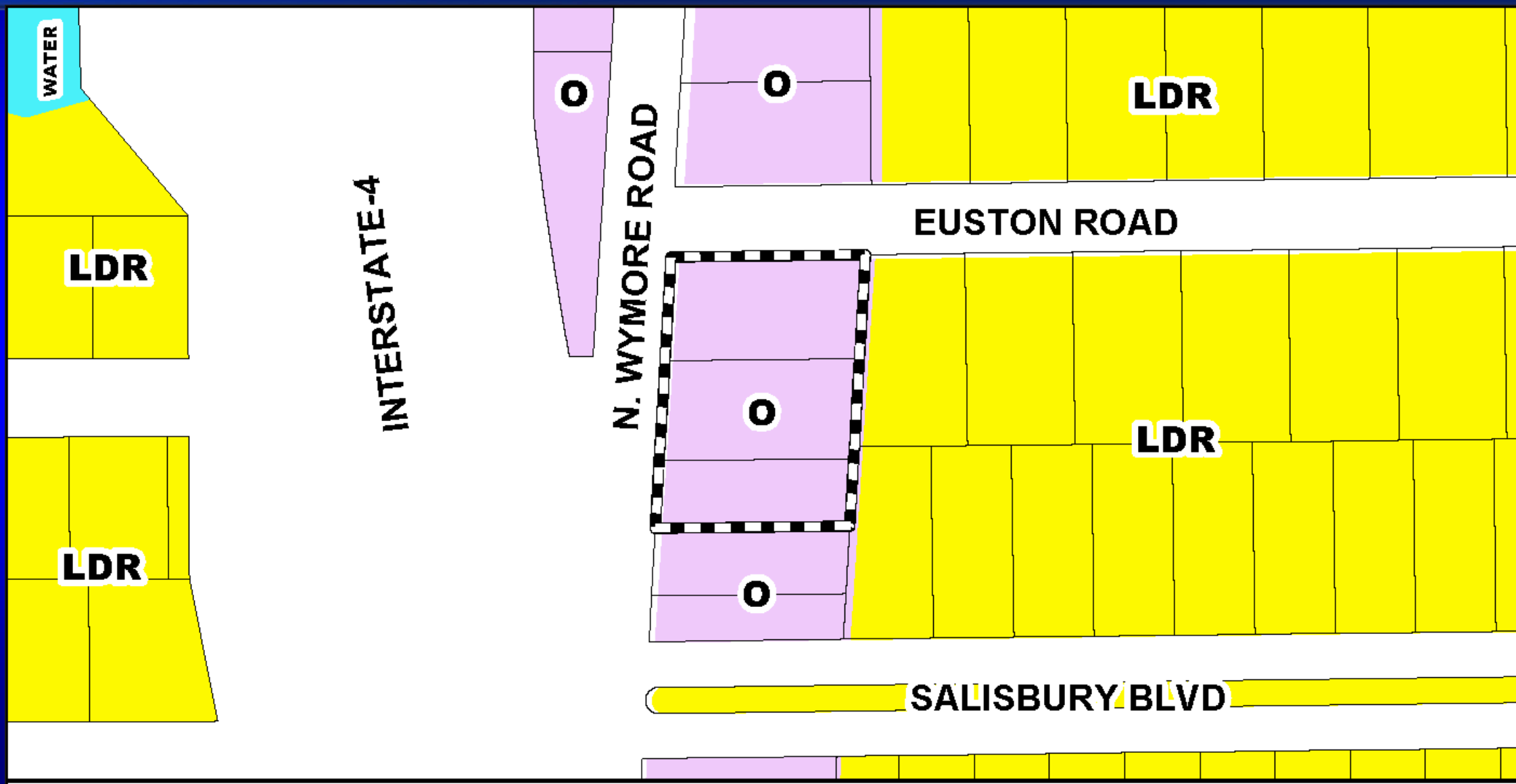
## Share the Care Planned Development / Land Use Plan (PD/LUP)

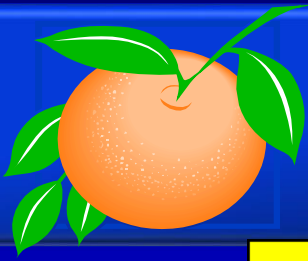
<b>Case:</b>	LUP-24-12-293
<b>Applicant:</b>	Mary Philbin, Share the Care, Inc.
<b>District:</b>	5
<b>Location:</b>	118, 112 & 108 North Wymore Road; South of Euston Road / East of N. Wymore Road
<b>Acreage:</b>	0.71 gross acres
<b>Request:</b>	<p>To rezone three (3) parcels containing 0.71 gross acres from P-O (Professional Office District) to PD (Planned Development District) with a proposed development program of up to 7,713 square feet of office and adult day care uses. The request also includes the following waivers from Orange County Code:</p> <ol style="list-style-type: none"><li>1. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8-feet setback along the west property line in lieu of 25-feet.</li><li>2. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 16- feet setback along the north property line in lieu of 25-feet.</li><li>3. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8- feet setback along the south property line in lieu of 25-feet.</li><li>4. A waiver from Section 24-4(d) building perimeter landscaping to allow 5-feet building perimeter landscaping along the east side of the proposed building in lieu of 8-feet.</li></ol>



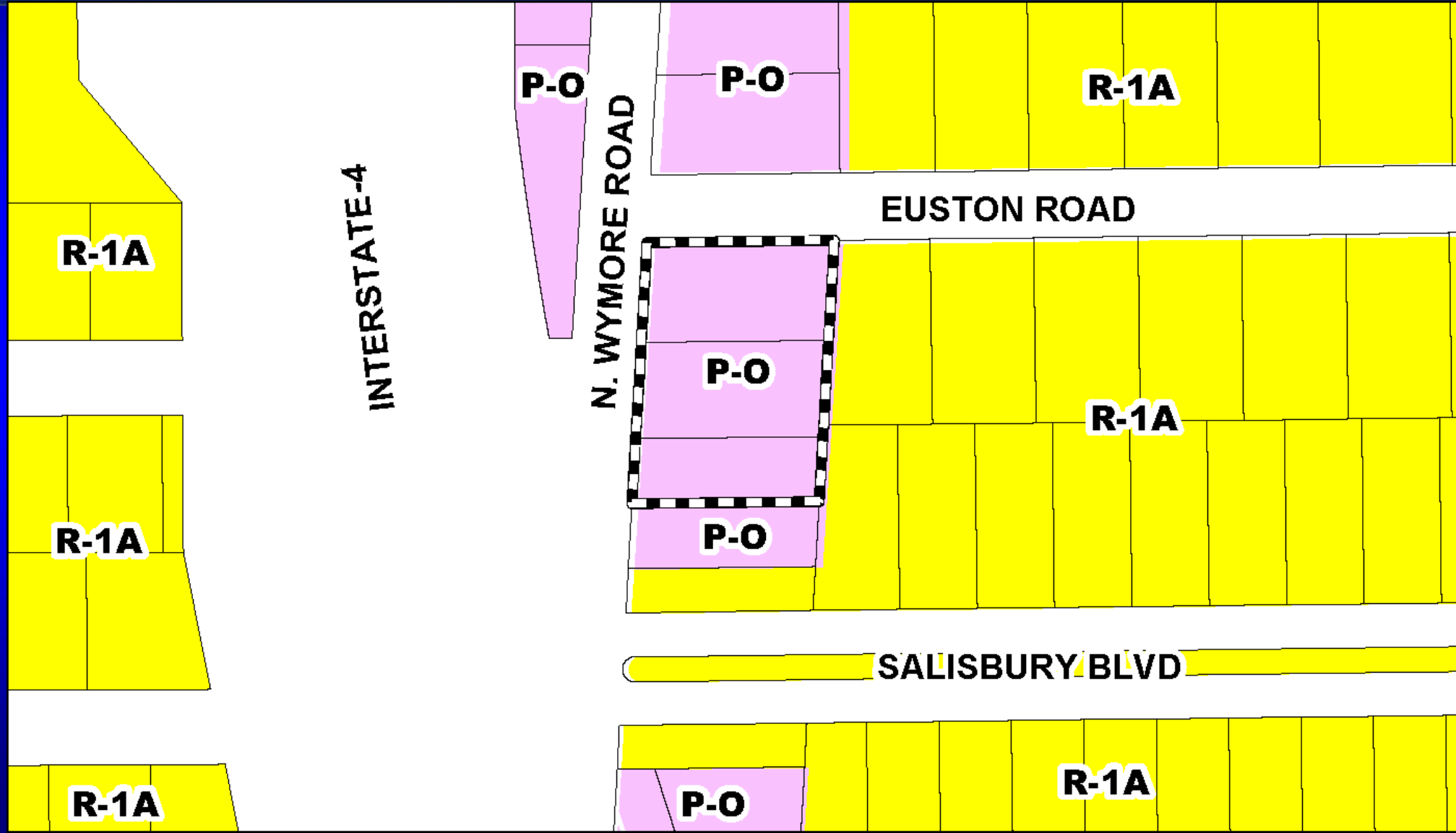
# Share the Care Planned Development / Land Use Plan (PD/LUP)

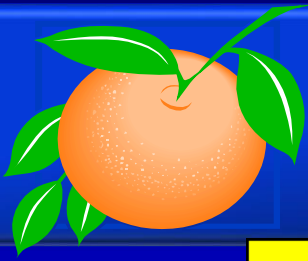
## Future Land Use Map





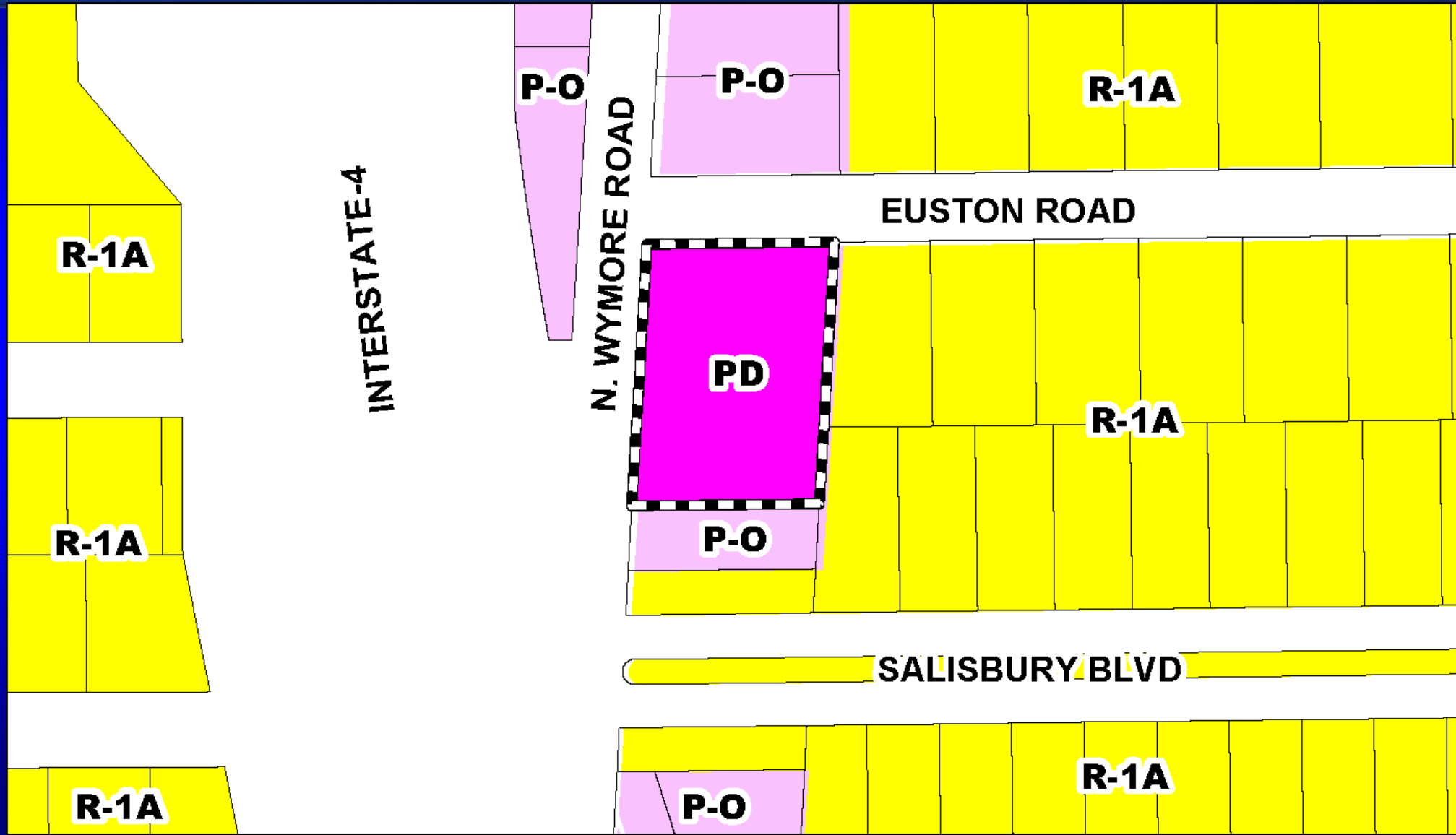
# Share the Care Planned Development / Land Use Plan (PD/LUP) Zoning Map



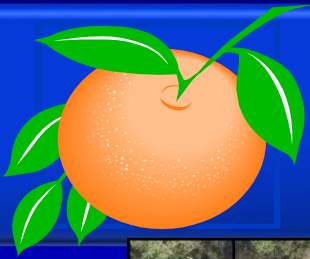


# Share the Care Planned Development / Land Use Plan (PD/LUP)

## Proposed Zoning Map

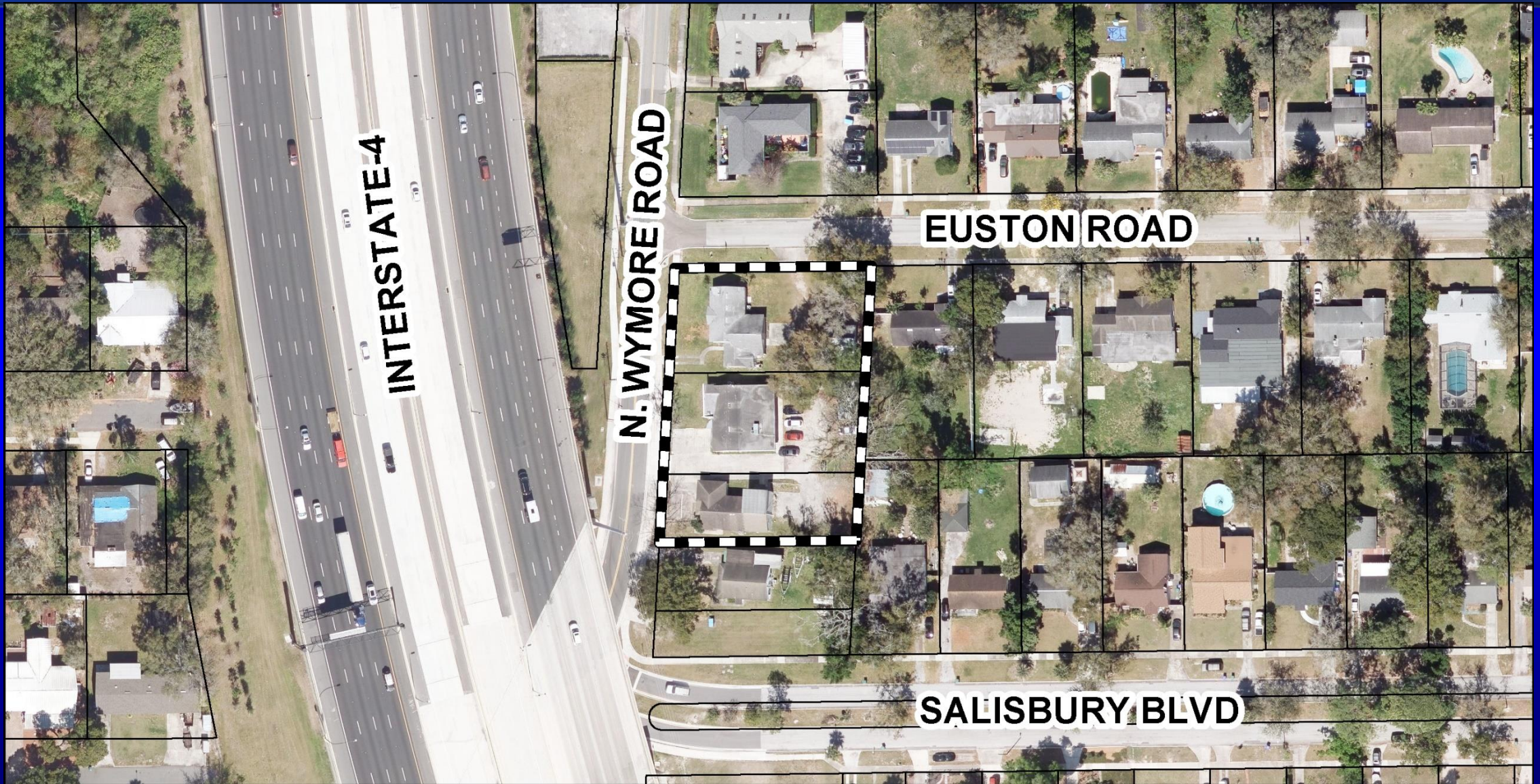






# Share the Care Planned Development / Land Use Plan (PD/LUP)

## Aerial Map

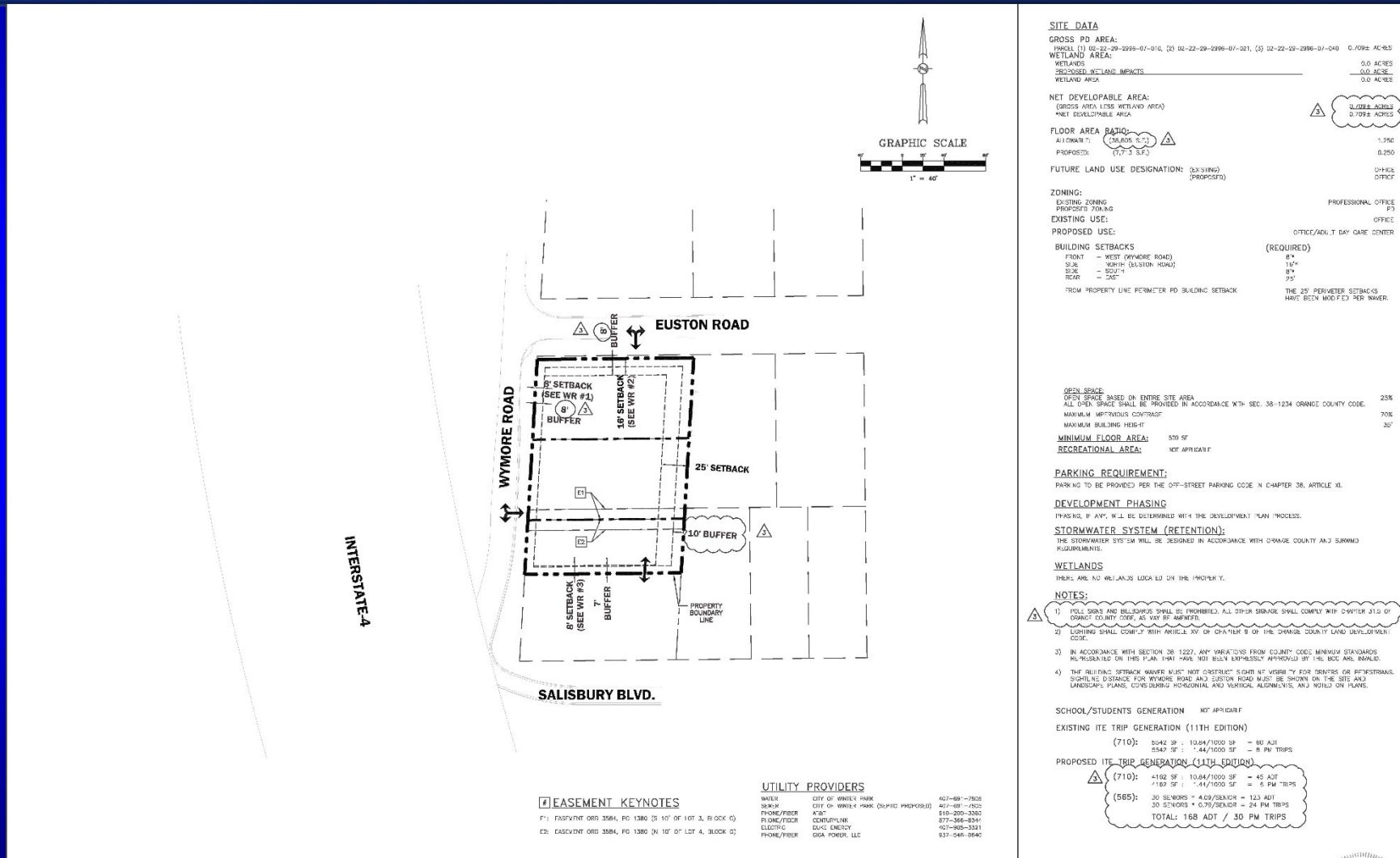






# Share the Care Planned Development / Land Use Plan (PD/LUP)

## Overall Land Use Plan

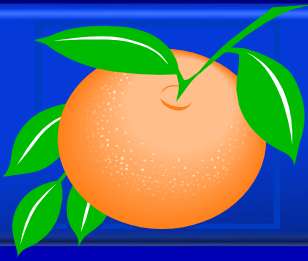




# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE the Share the Care Planned Development / Land Use Plan (PD/LUP), dated “Received March 21, 2025”, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.**

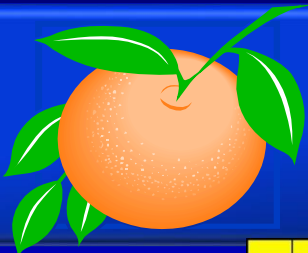
**District 5**



## Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

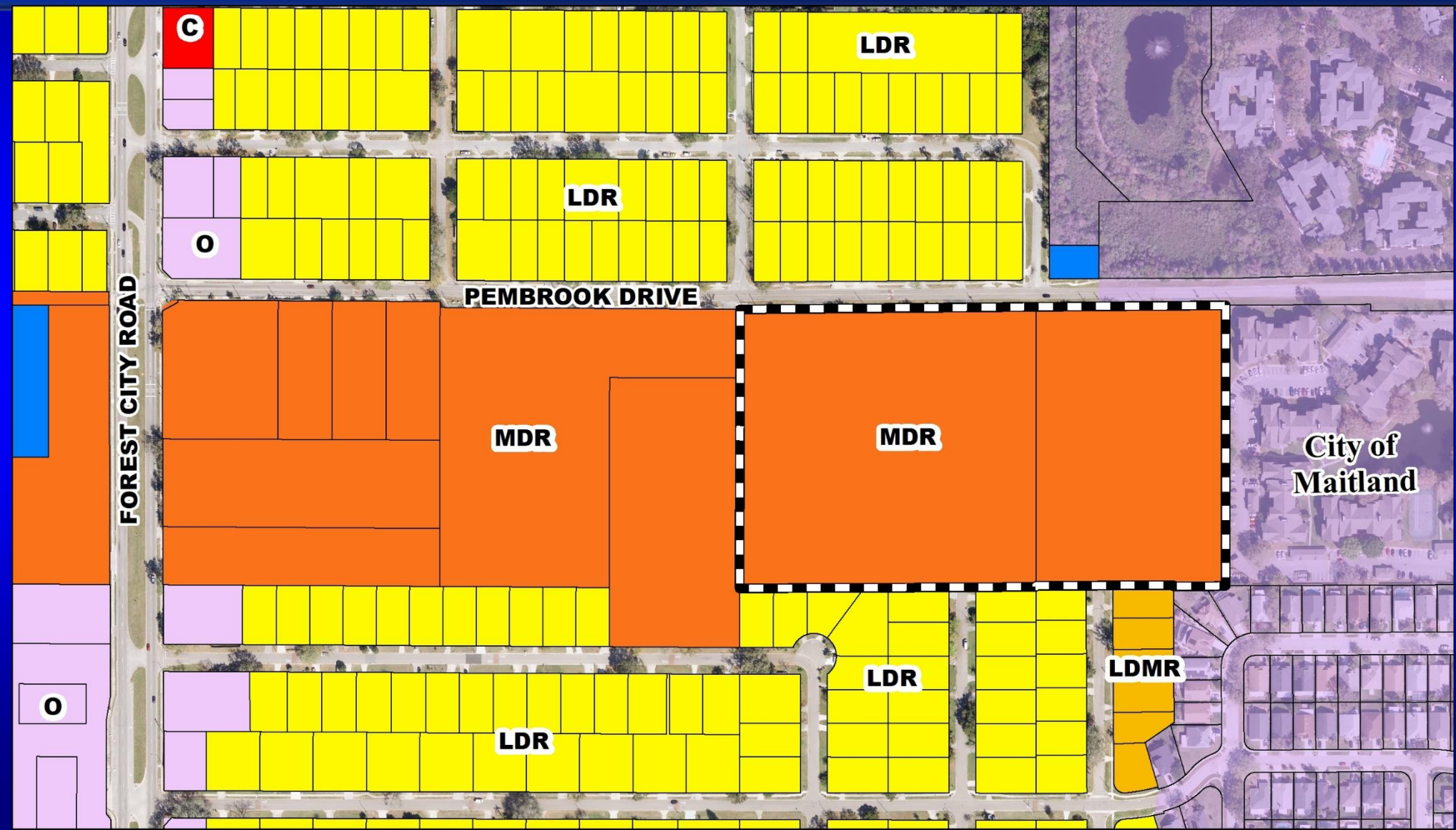
<b>Case:</b>	LUP-24-12-298
<b>Applicant:</b>	M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
<b>District:</b>	2
<b>Location:</b>	2200 & 2300 Pembroke Drive; East of Forest City Road / South of Pembroke Drive
<b>Acreage:</b>	15.39 gross acres
<b>Request:</b>	<p>To rezone 15.4 acres from A-1 (Citrus Rural District) and R-3 (Multi-Family Dwelling District) to PD (Planned Development District) with a proposed development program of 178,344 square feet of religious institution with 1,800 seats and accessory uses, and a 22,790 square foot counselling center. In addition, the applicant is requesting one (1) waiver from Orange County Code:</p> <ol style="list-style-type: none"><li>1. A waiver from Orange County code 38-1272(a)(3)(e) to allow an existing metal building 12.2 ft., as identified on sheet S-1, from the west property line in lieu of the PD boundary setback of 25 ft.</li></ol>





# Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

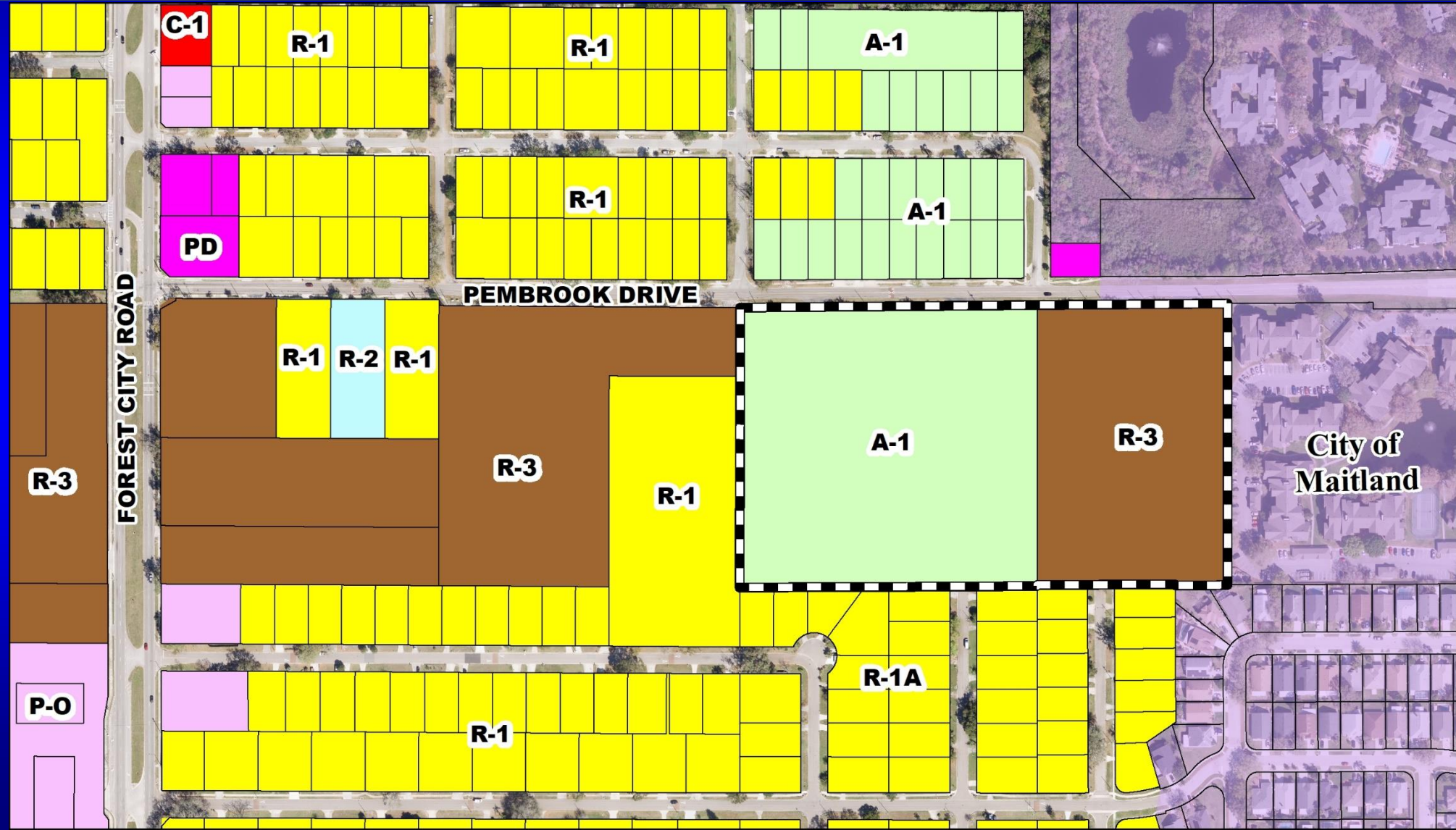
## Future Land Use Map



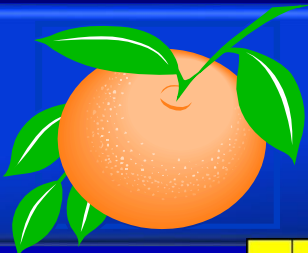


# Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

## Zoning Map

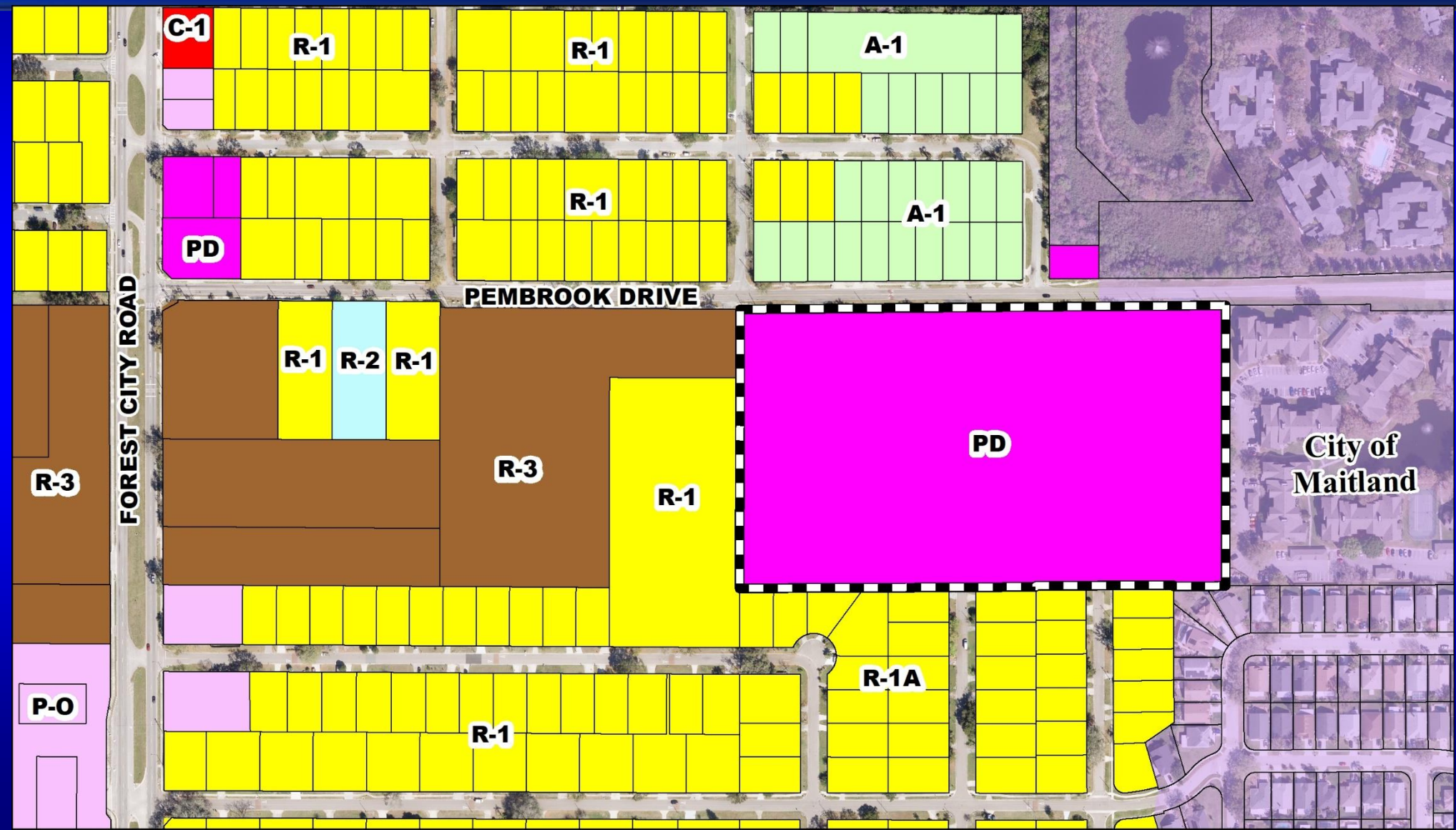




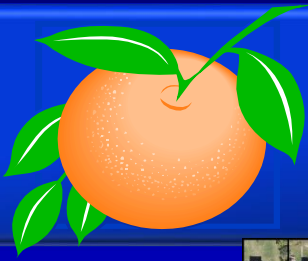


# Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

## Proposed Zoning Map

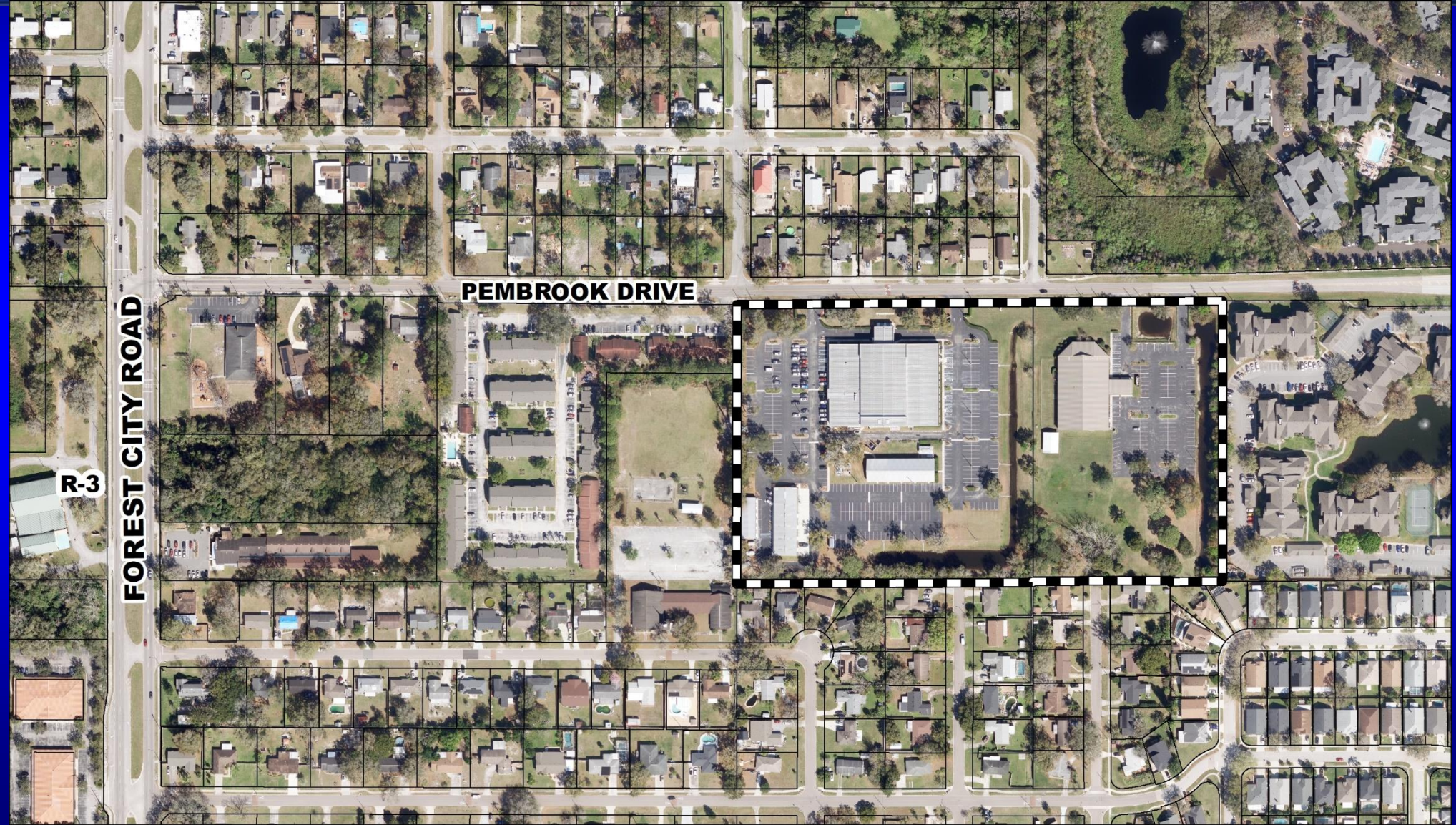






# Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

## Aerial Map





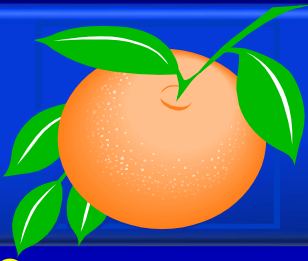




# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE the Grace Fellowship Planned Development / Land Use Plan (PD / LUP) received February 21, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.**

**District 2**



## Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

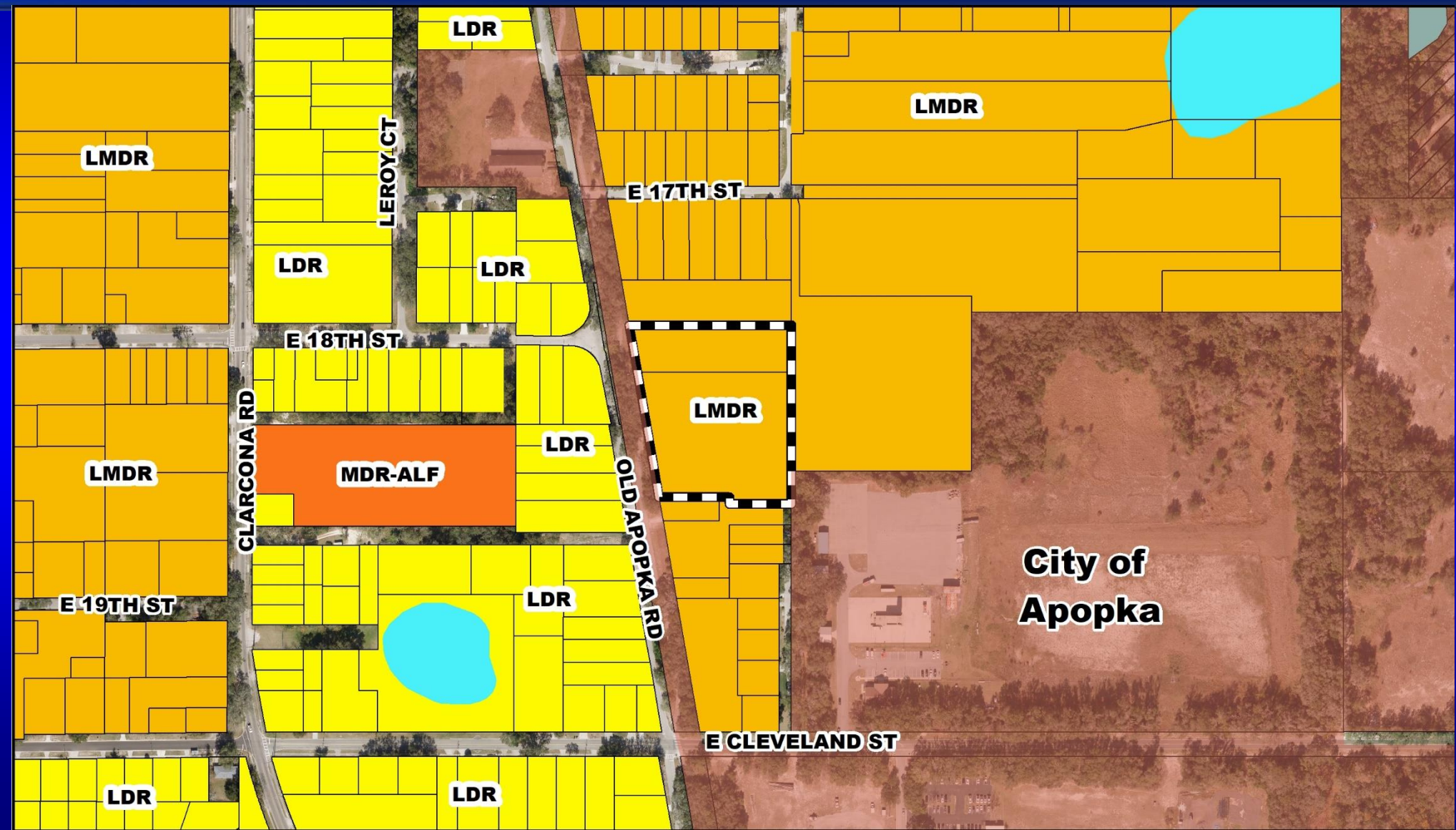
<b>Case:</b>	LUP-24-11-264
<b>Applicant:</b>	Bradley Elwell, AVCON, Inc.
<b>District:</b>	2
<b>Location:</b>	East of Old Apopka Road / West of Sheeler Avenue / North of East Cleveland Street
<b>Acreage:</b>	3.47 gross acres
<b>Request:</b>	<p>To rezone 3.47 acres from R-3 (Multi-Family Dwelling District) to PD (Planned Development District) with a proposed development program of up to 30 single-family attached residential dwelling units. In addition, the applicant is requesting the following five (5) waivers from Orange County Code:</p> <ol style="list-style-type: none"><li>1. A waiver from Orange County Code Section 38-79(20)(f)(2) to allow for a minimum lot size of 1,800 sf in lieu of the required 2,000 sf minimum lot size.</li><li>2. A waiver from Orange County Code Section 38-79(20)(f)(3) to allow for a front yard setback of 15 feet in lieu of the required 20 foot minimum front yard setback.</li><li>3. A waiver from Orange County Code Section 38-79(20)(f)(5) to allow for a minimum side street yard setback of 10 feet in lieu of the required 15-foot minimum side street yard setback.</li><li>4. A waiver from Orange County Code Section 38-79(20)(f)(6) to allow for a rear yard setback of 15 feet in lieu of the required 20-foot minimum rear yard setback.'</li><li>5. A waiver from Orange County Code Section 38-1254(a)(1) to allow for a pd boundary setback of 15 feet in lieu of the required 25-foot minimum pd boundary setback.</li></ol>



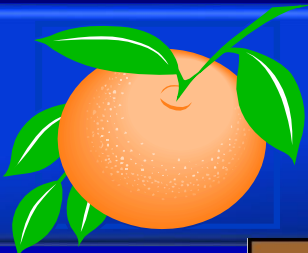


# Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

## Future Land Use Map

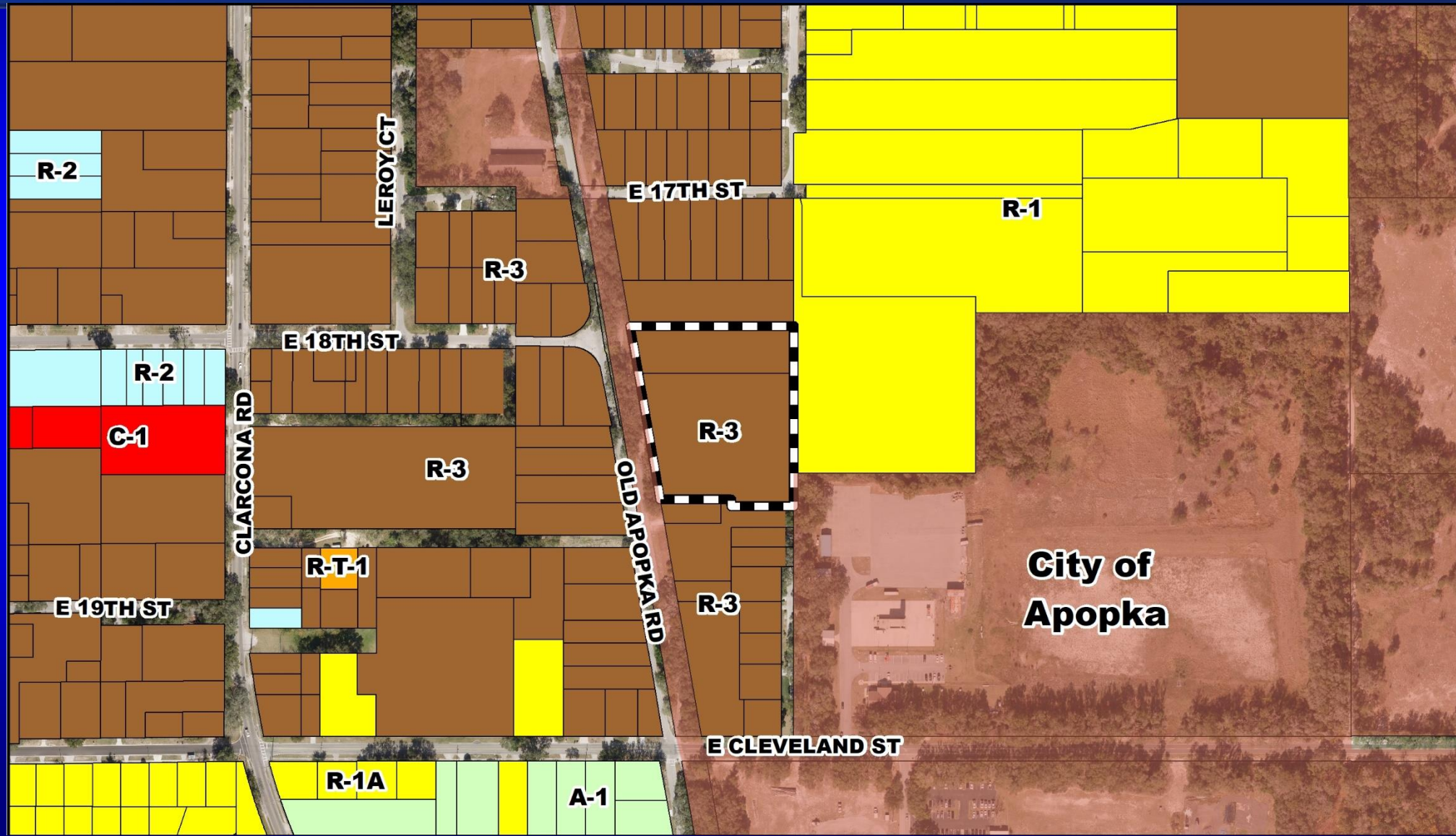




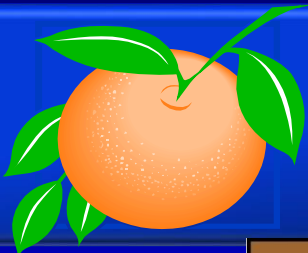


# Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

## Zoning Map

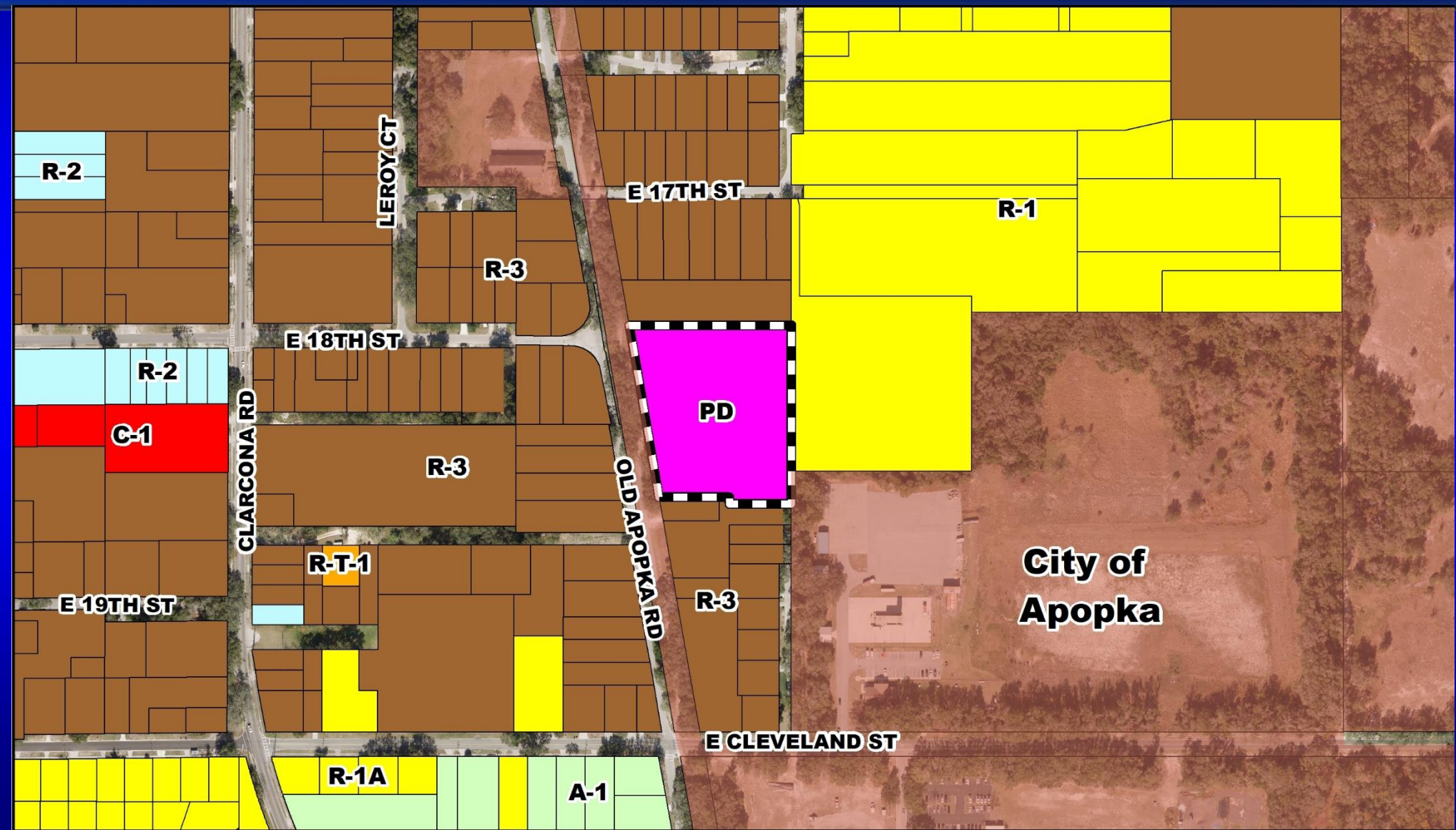




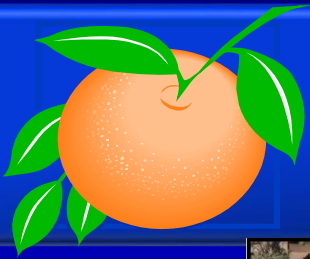


# Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

## Proposed Zoning Map

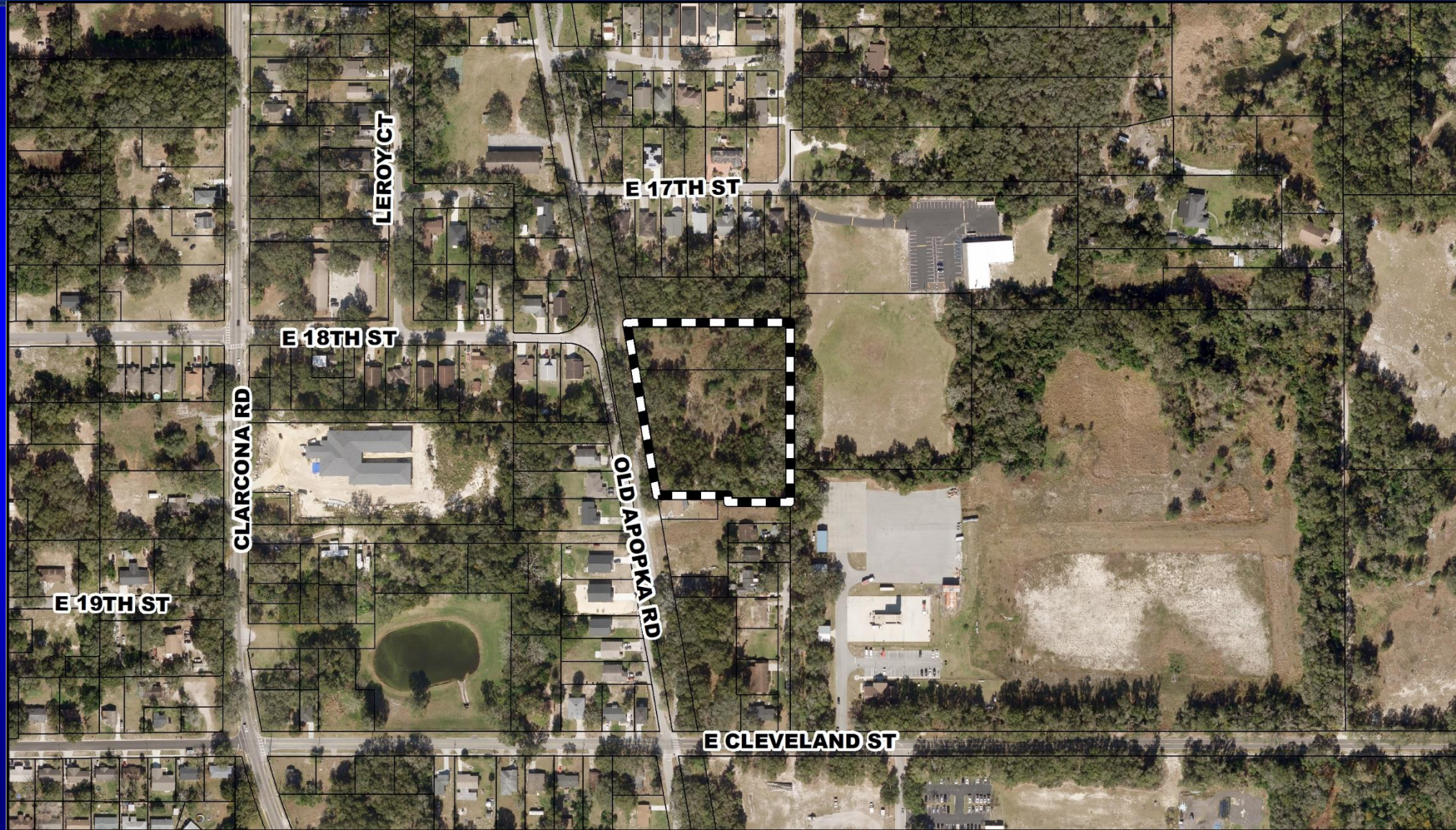




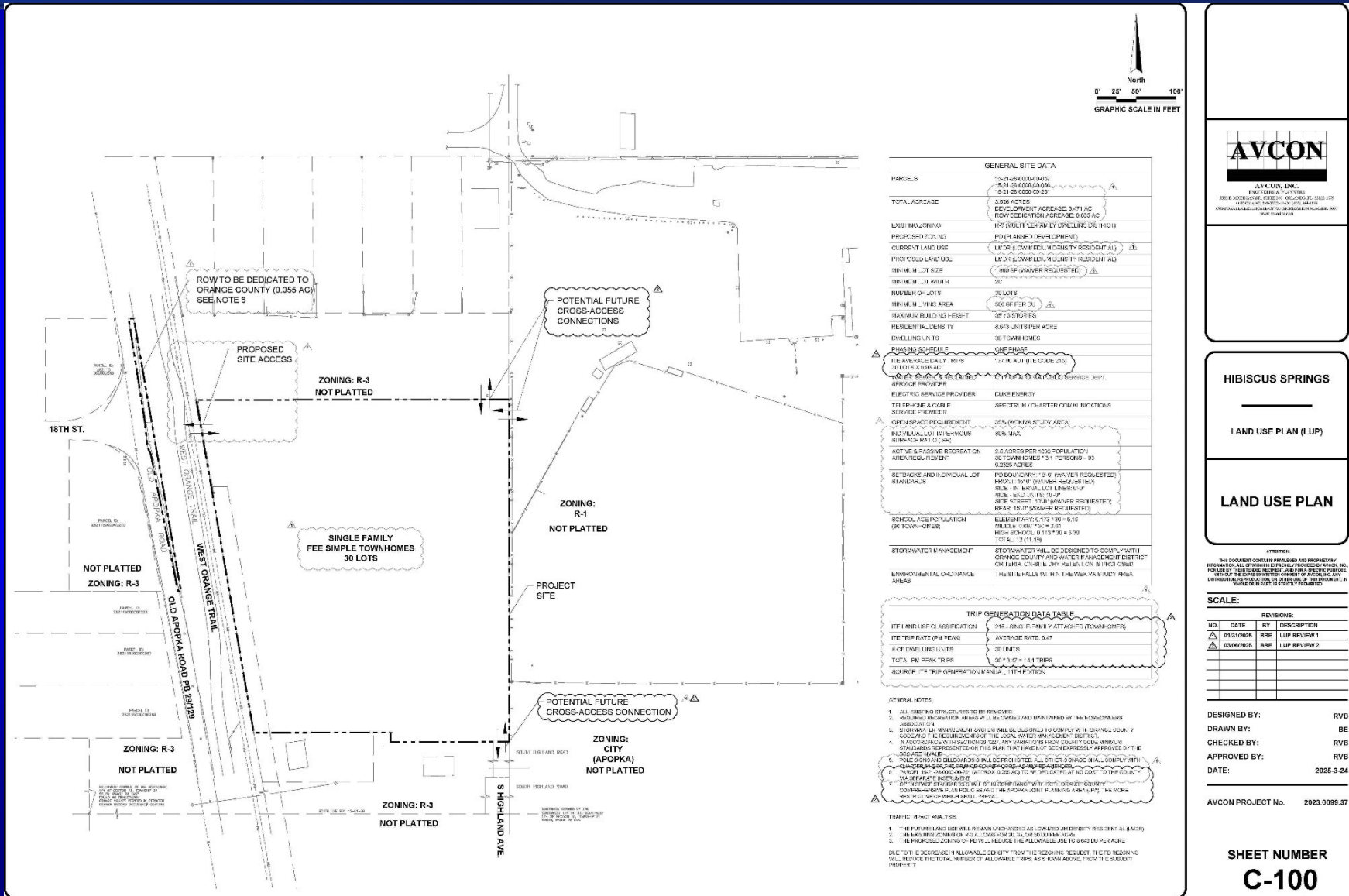


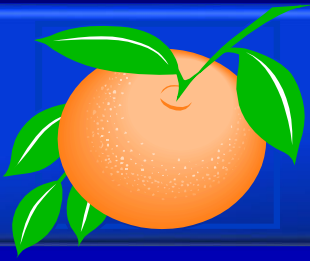
# Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

## Aerial Map





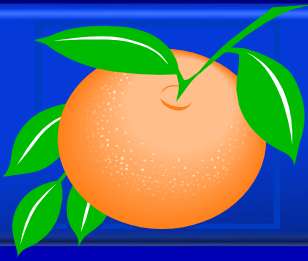




# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE the Hibiscus Springs Planned Development / Land Use Plan (PD / LUP) received March 24, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.**

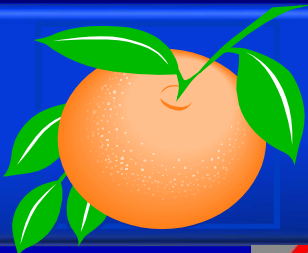
**District 2**



## **Fenton Street Planned Development / Land Use Plan (PD / LUP)**

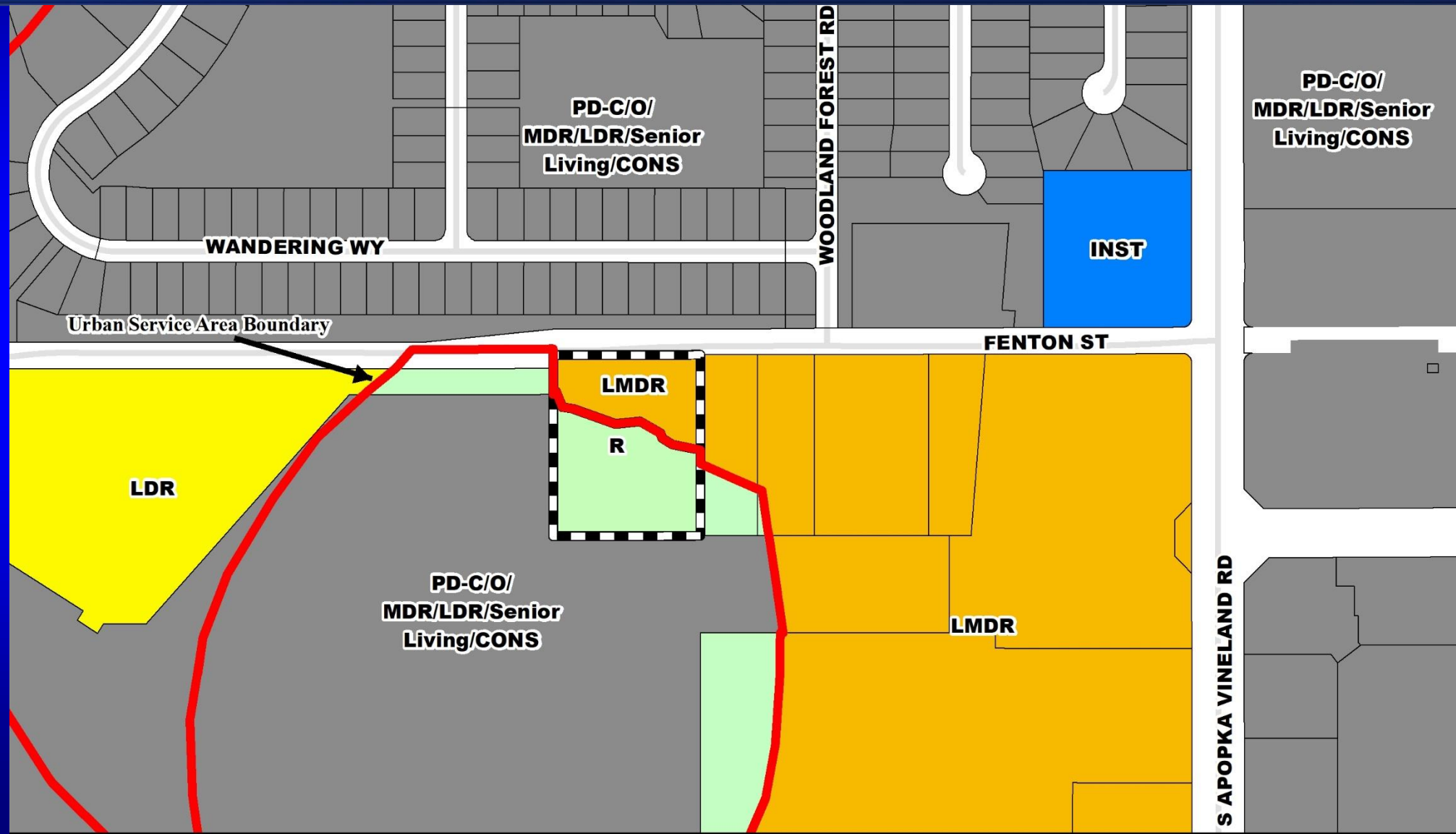
<b>Case:</b>	LUP-24-12-297
<b>Applicant:</b>	Momtaz Barq, Terra-Max Engineering, Inc.
<b>District:</b>	1
<b>Location:</b>	South of Fenton Street / West of S. Apopka Vineland Road
<b>Acreage:</b>	1.24 upland developable acres 3.22 gross acres
<b>Request:</b>	To rezone 3.22 acres from R-CE (Country Estate District) to PD (Planned Development District) with a proposed development program of up to six (6) single-family attached residential dwelling units.





# Fenton Street Planned Development / Land Use Plan (PD / LUP)

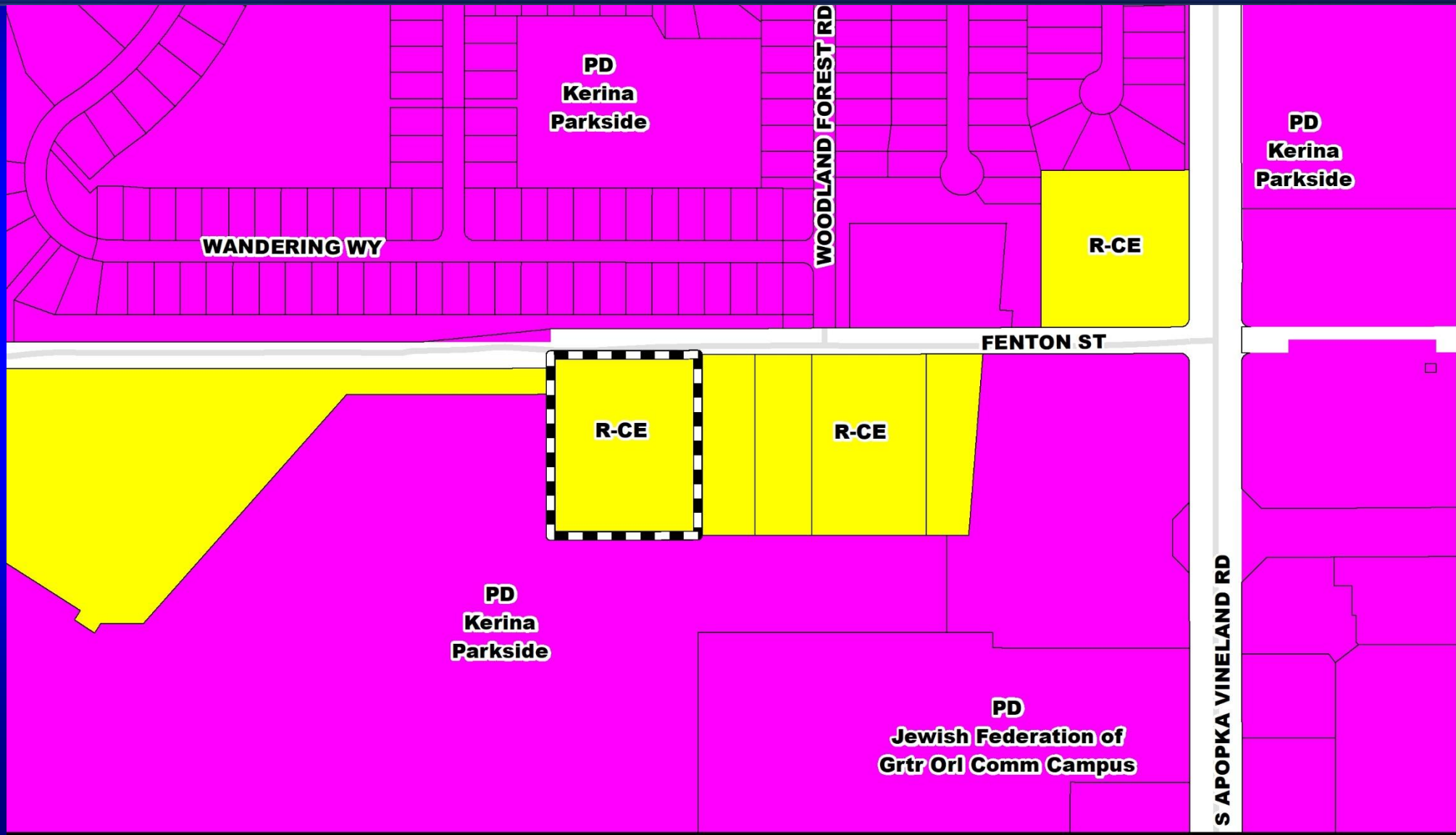
## Future Land Use Map





# Fenton Street Planned Development / Land Use Plan (PD / LUP)

## Zoning Map

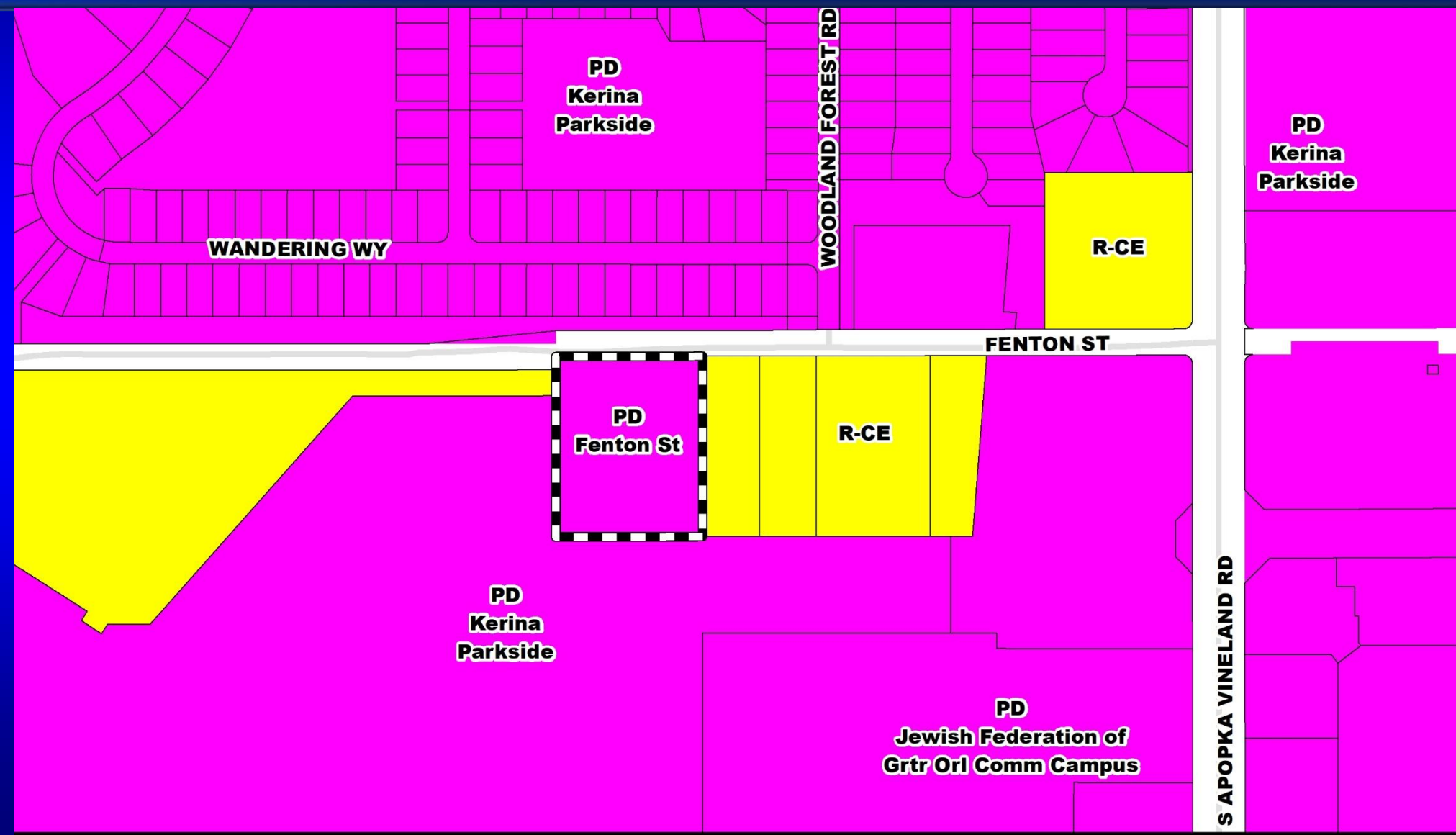




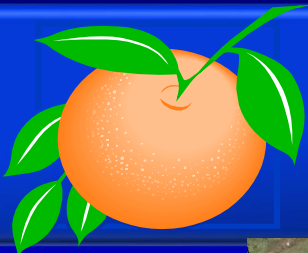


# Fenton Street Planned Development / Land Use Plan (PD / LUP)

## Proposed Zoning Map





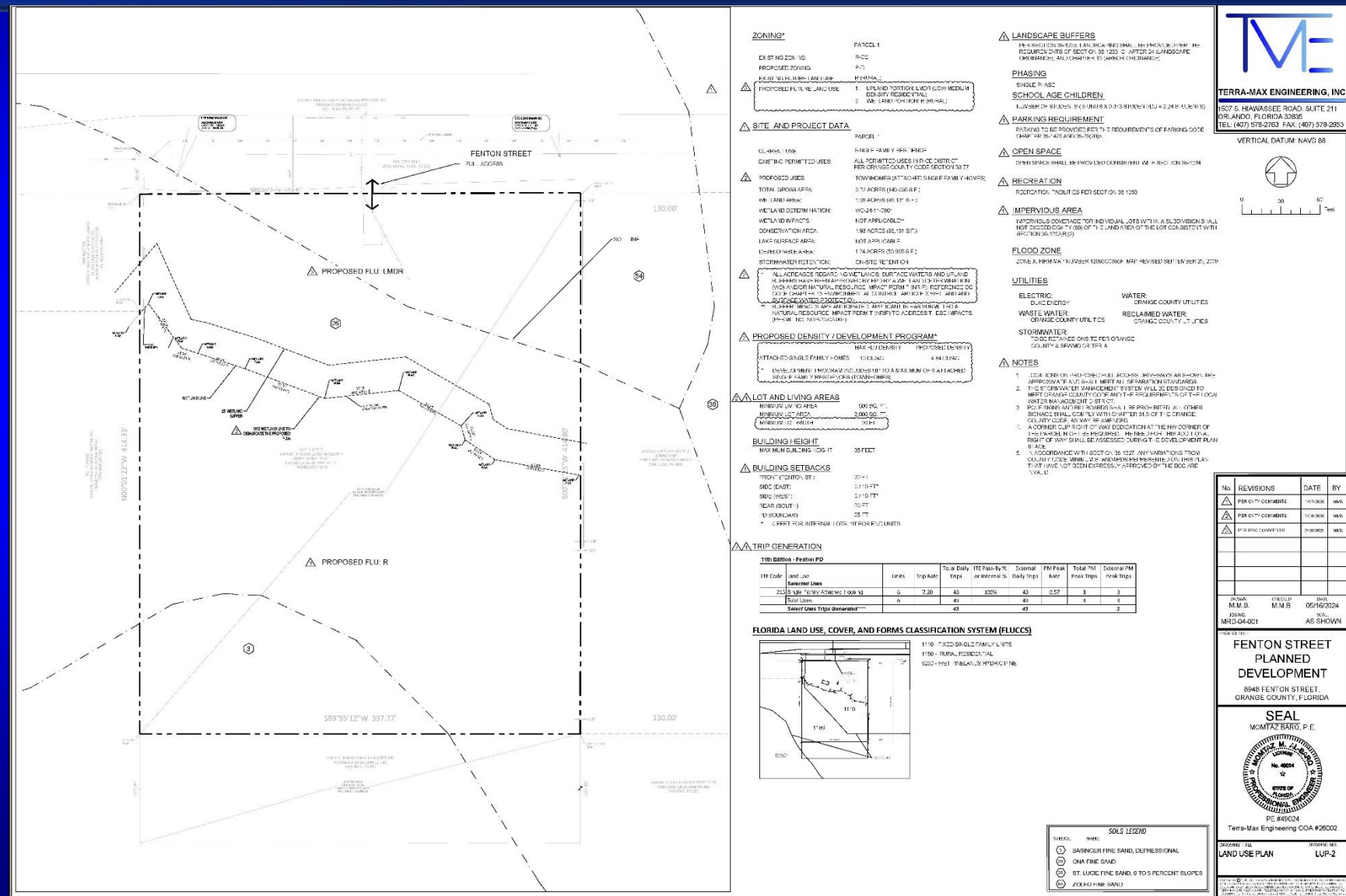


# Fenton Street Planned Development / Land Use Plan (PD / LUP)

## Aerial Map











# Action Requested

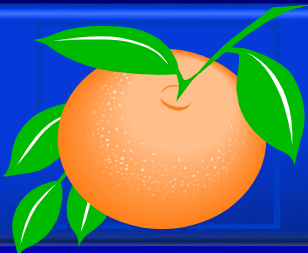
**Make a finding of consistency with the Comprehensive Plan and APPROVE the Fenton Street Planned Development / Land Use Plan (PD / LUP) received March 10, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.**

**District 1**

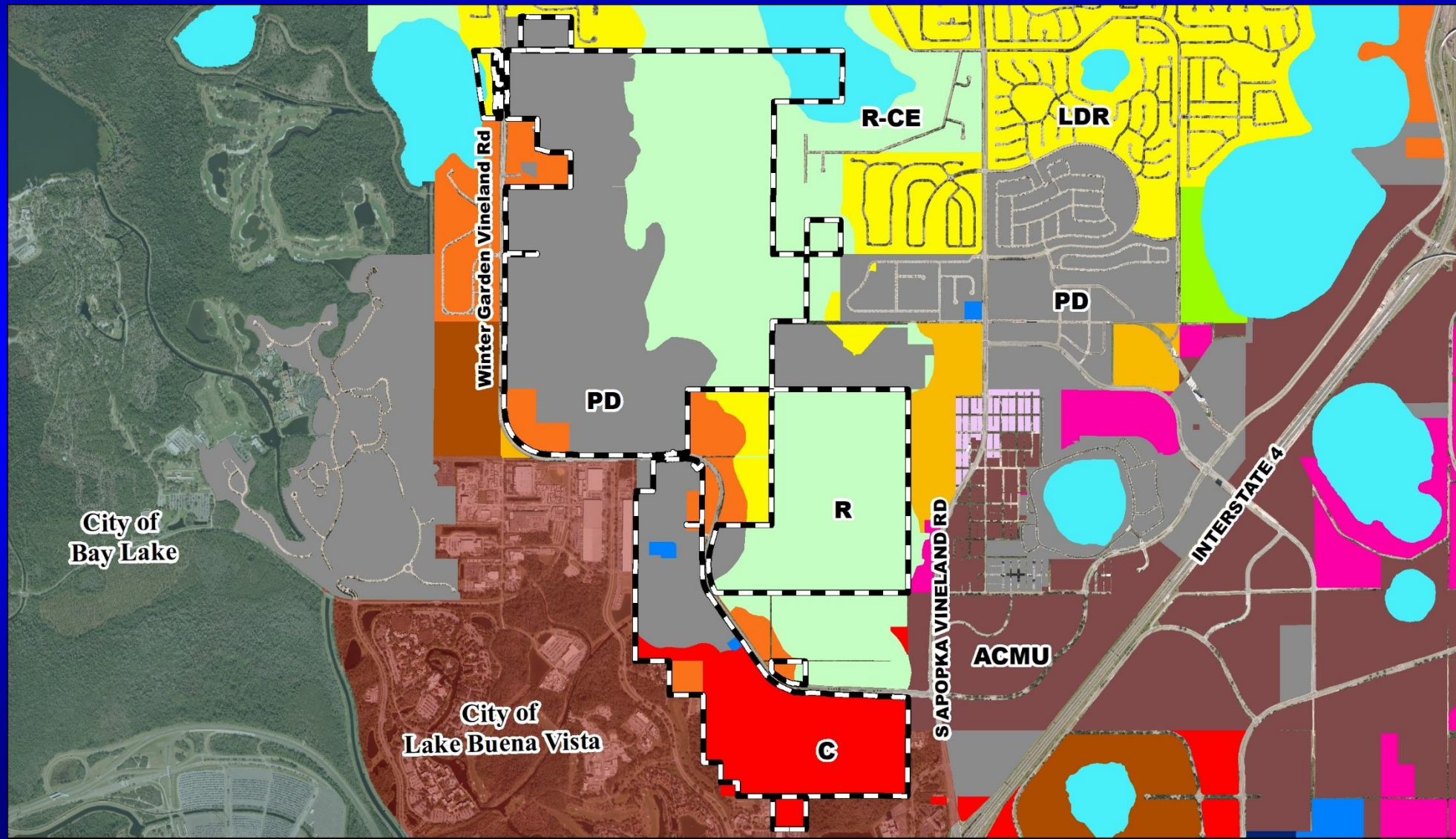


# **Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA)**

<b>Case:</b>	LUPA-24-11-278
<b>Applicant:</b>	David Evans, Evans Engineering, Inc.
<b>District:</b>	1
<b>Location:</b>	South of Winter Garden Vineland Road / West of S Apopka Vineland Road
<b>Acreage:</b>	10.02 acres (area to be rezoned) 1,606 gross acres (new overall PD acreage)
<b>Request:</b>	To rezone 10.02 acres from R-CE (Country Estate District) to PD (Planned Development District) and add the property to the existing Grand Cypress Resort PD. The request also includes updating the overall PD Development Program from 1,668 resort rental units; 1505 hotel rooms; 207 multi-family residential dwelling units; and 100,000 square feet of retail / entertainment uses - to 6,378 Resort Rental units; 1,505 hotel rooms; 207 multi-family residential dwelling units, and 500,000 square feet of retail commercial / entertainment uses.



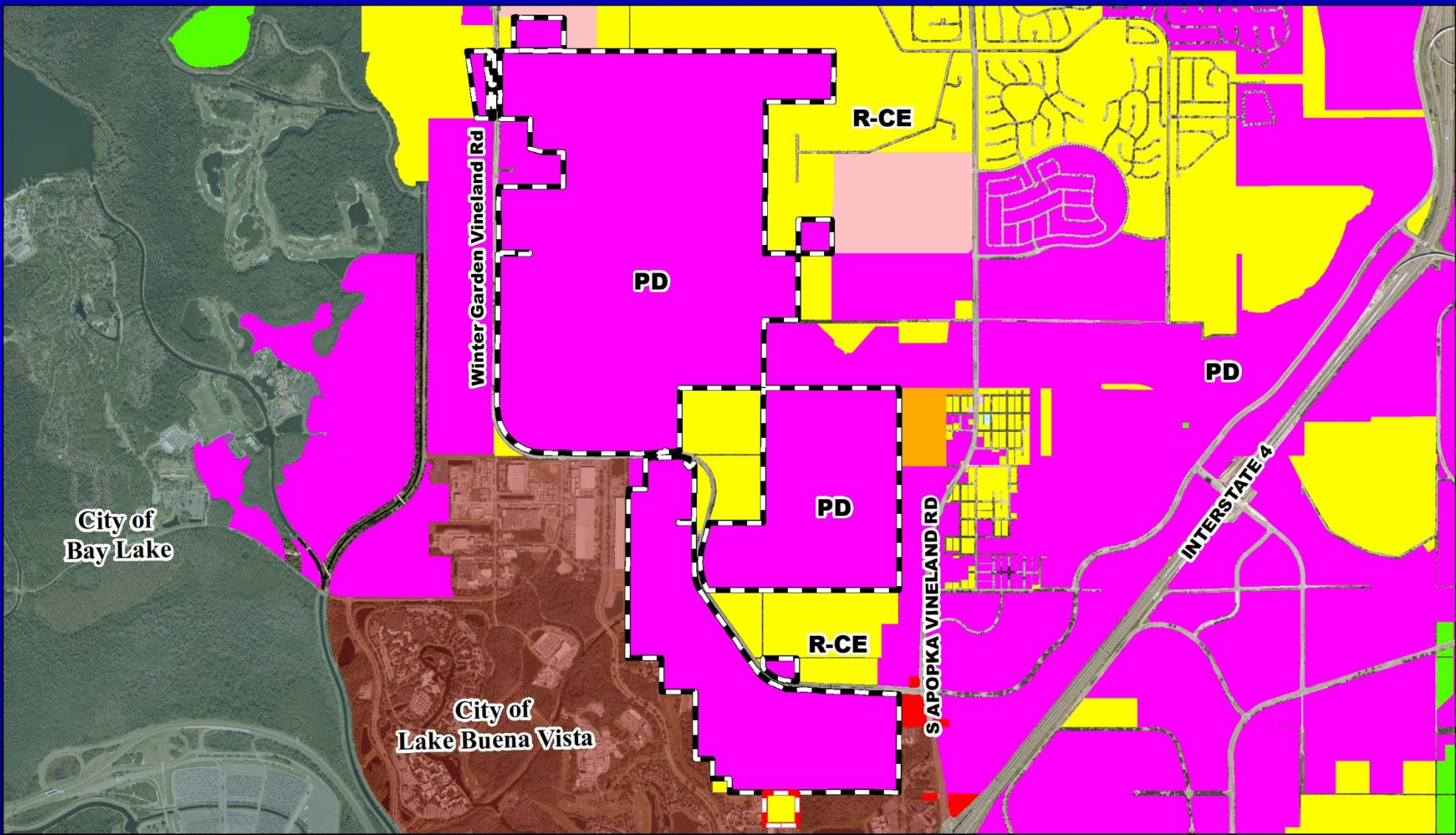
# Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Future Land Use Map







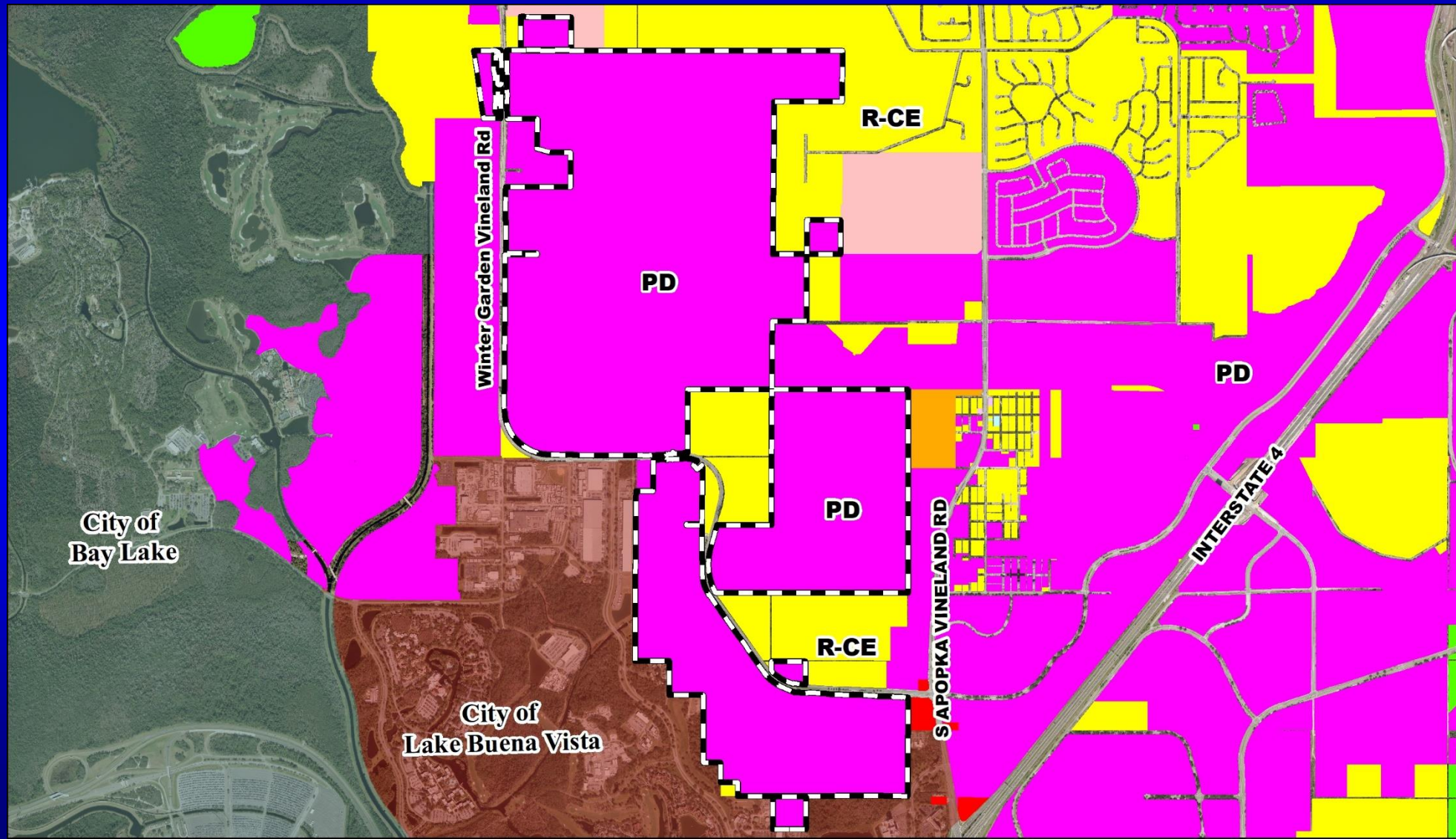
# Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map







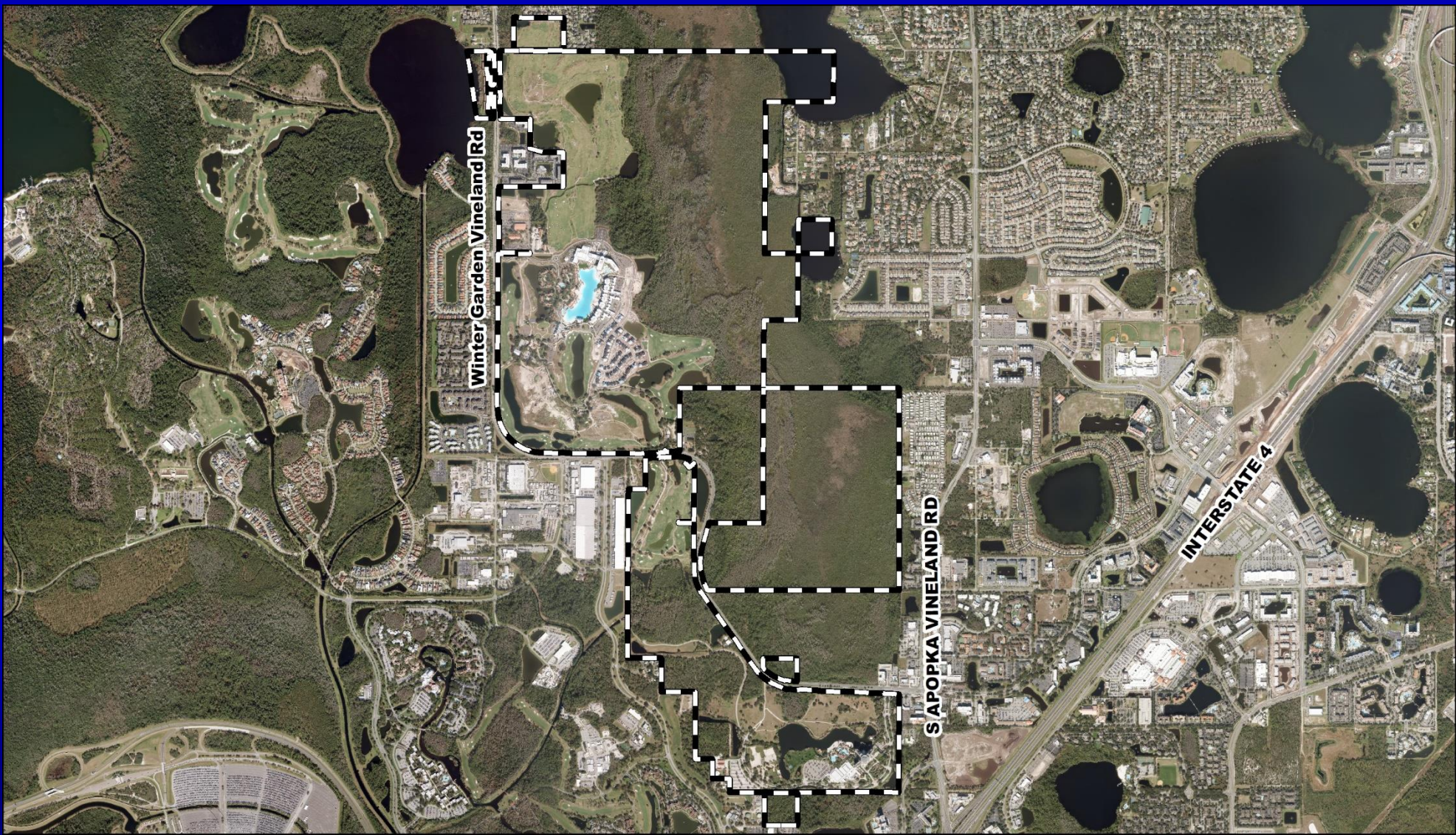
# Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Proposed Zoning Map







# Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map







11/02/2024 CLO-DCD FOR LPA IS REV

	Sheet Number: <b>L10.01</b>
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# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Grand Cypress Resort Planned Development / Land Use Plan (PD / LUP) received March 10, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.**

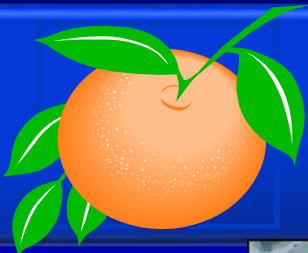
**District 1**



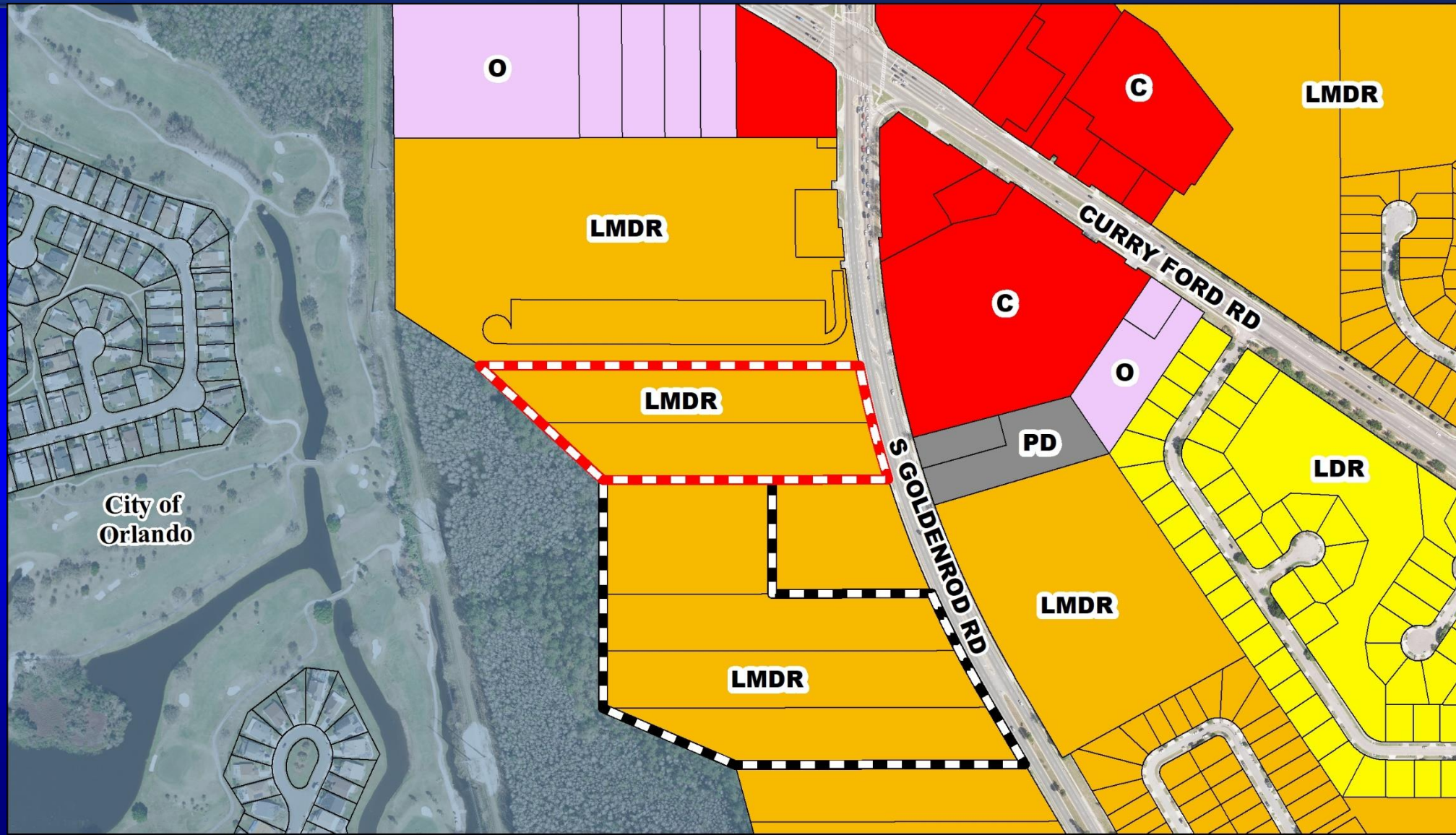


## **South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA)**

<b>Case:</b>	LUPA-24-11-268
<b>Applicant:</b>	Brian Forster, Land Design
<b>District:</b>	3
<b>Location:</b>	2400 South Goldenrod Road; West of Goldenrod Road / North of Pershing Avenue
<b>Acreage:</b>	6.84 acres to be added / 14.33 acres existing PD aces 21.16 (new overall PD acreage)
<b>Request:</b>	To rezone 6.84 acres from R-1A (Single-Family Dwelling District) to PD (Planned Development District) to add to the South Goldenrod Townhomes Planned Development (PD). The request is also to increase the allowable entitlement program from 110 to 167 single-family attached residential dwelling units.



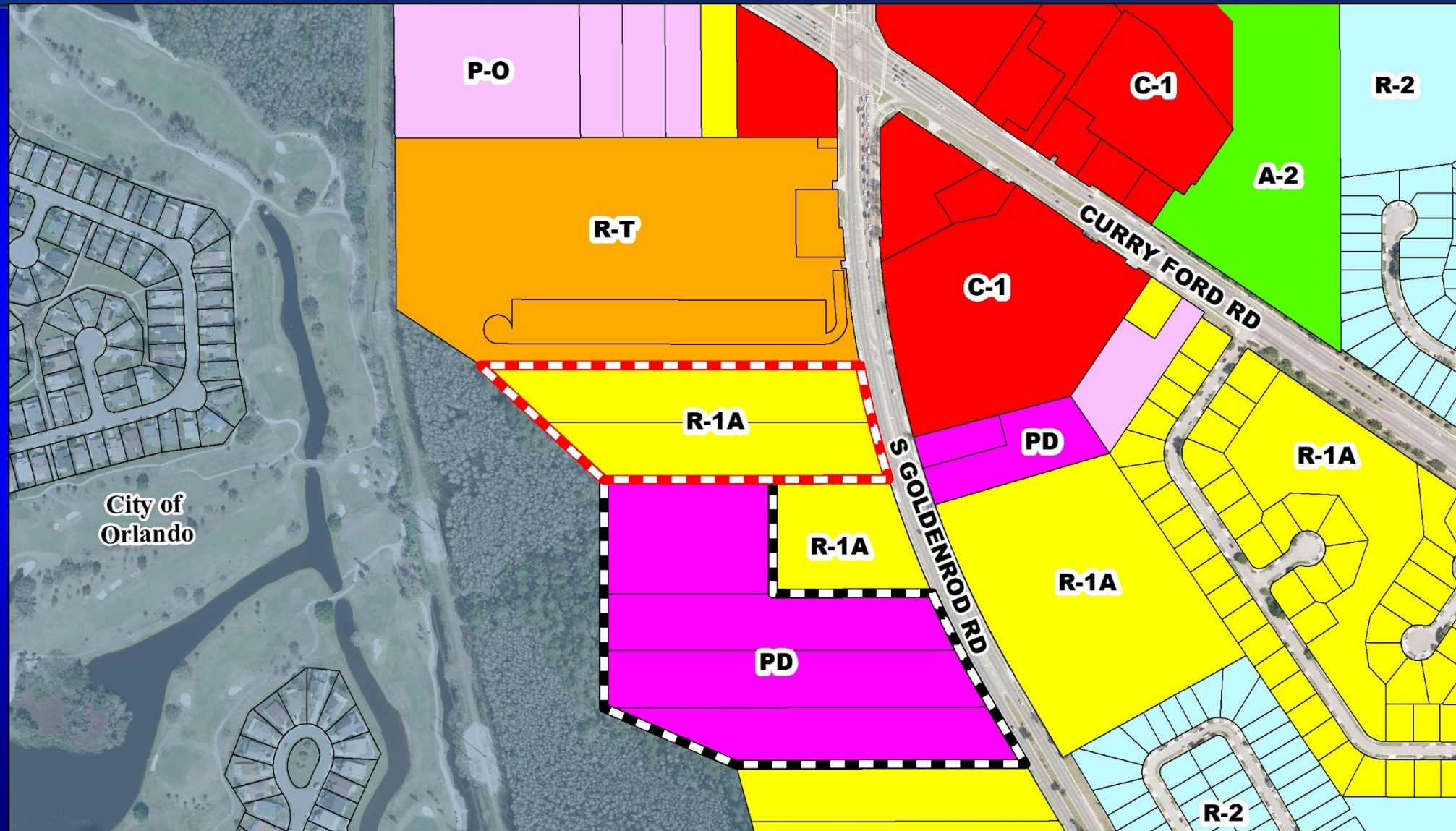
# South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Future Land Use Map



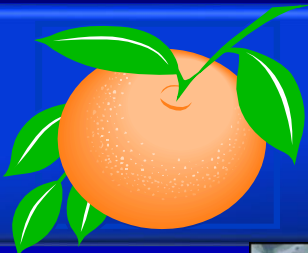




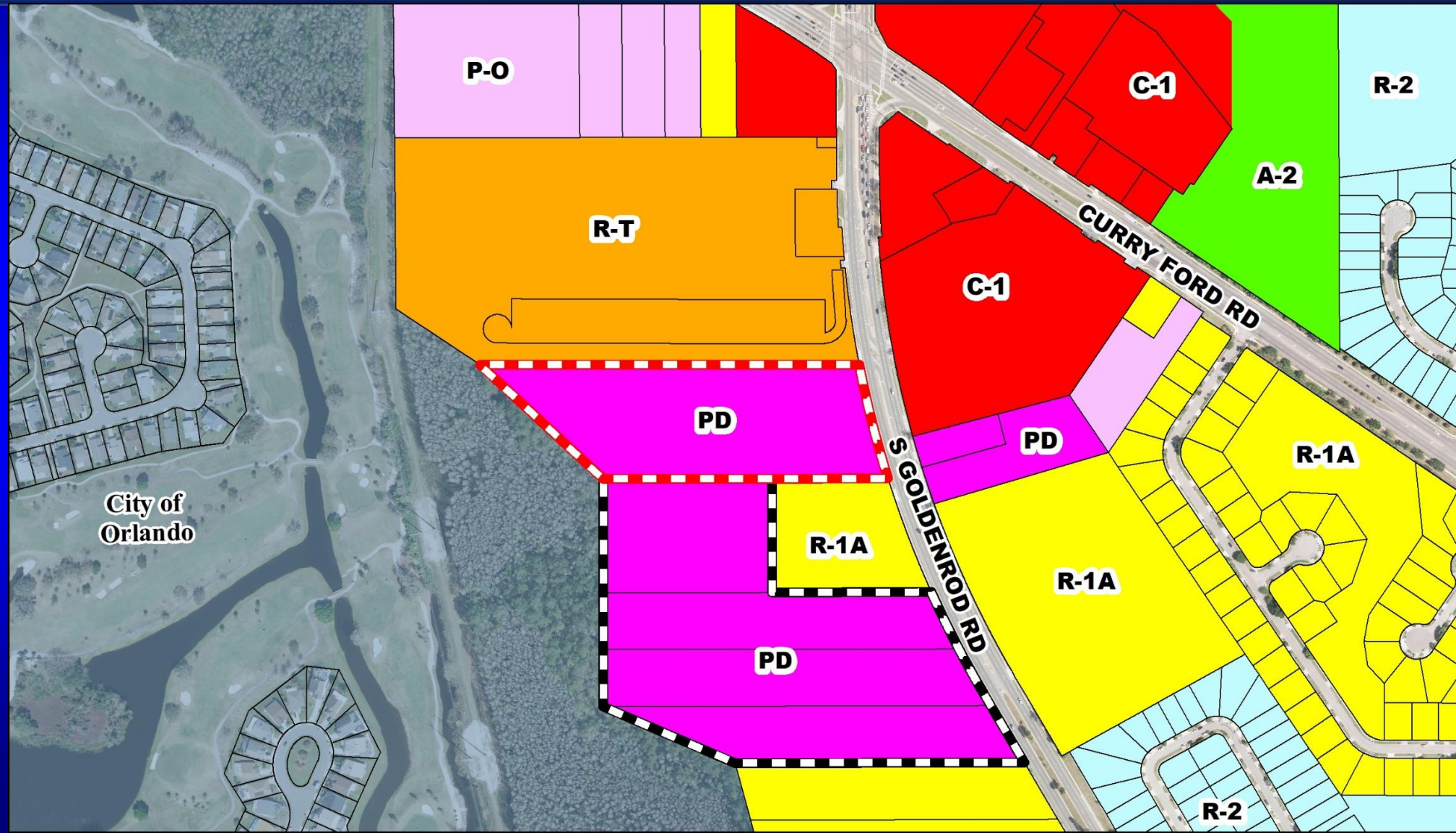
# South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map



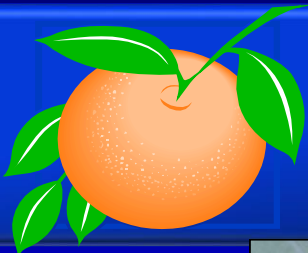




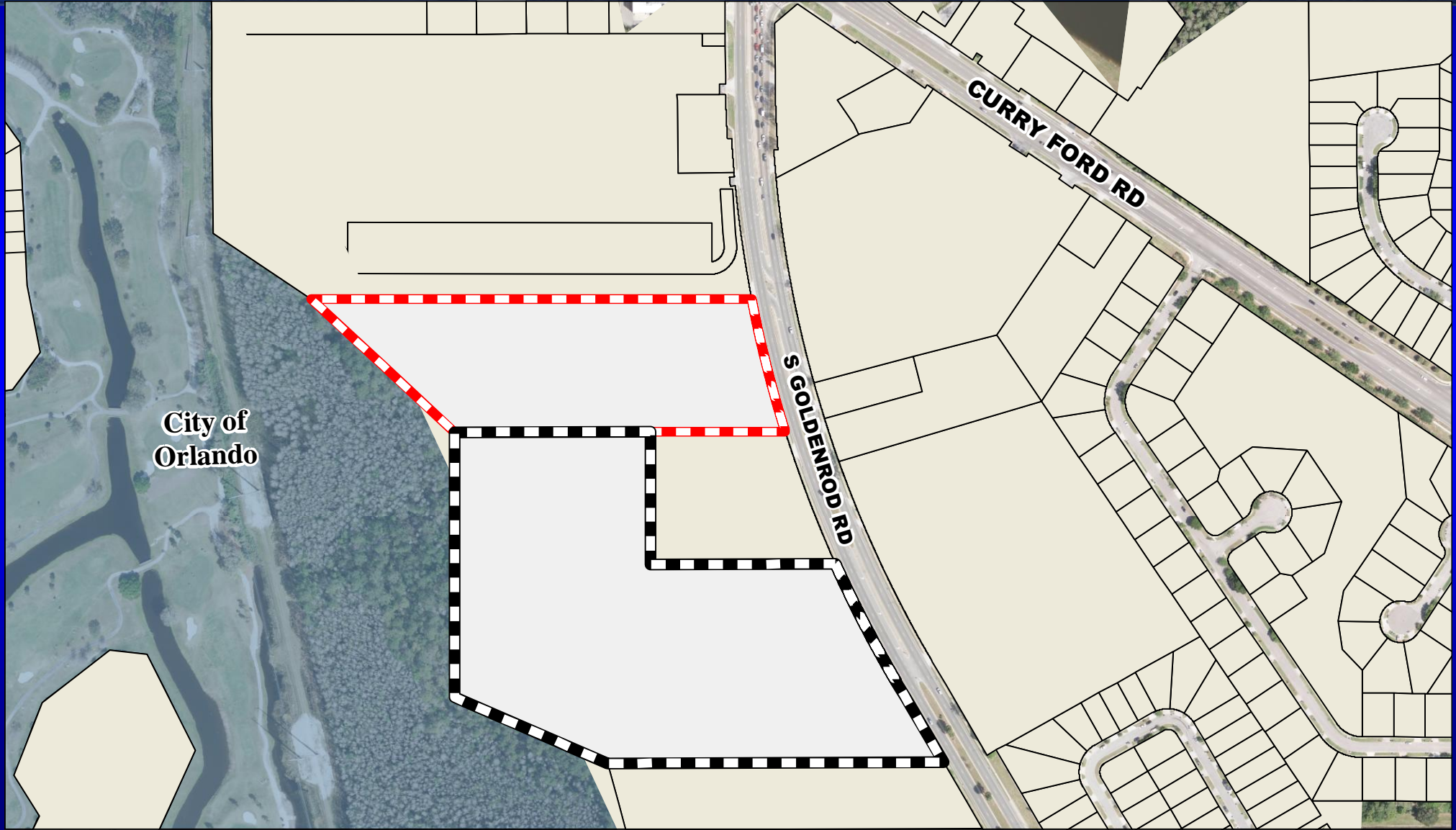
# South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Proposed Zoning Map





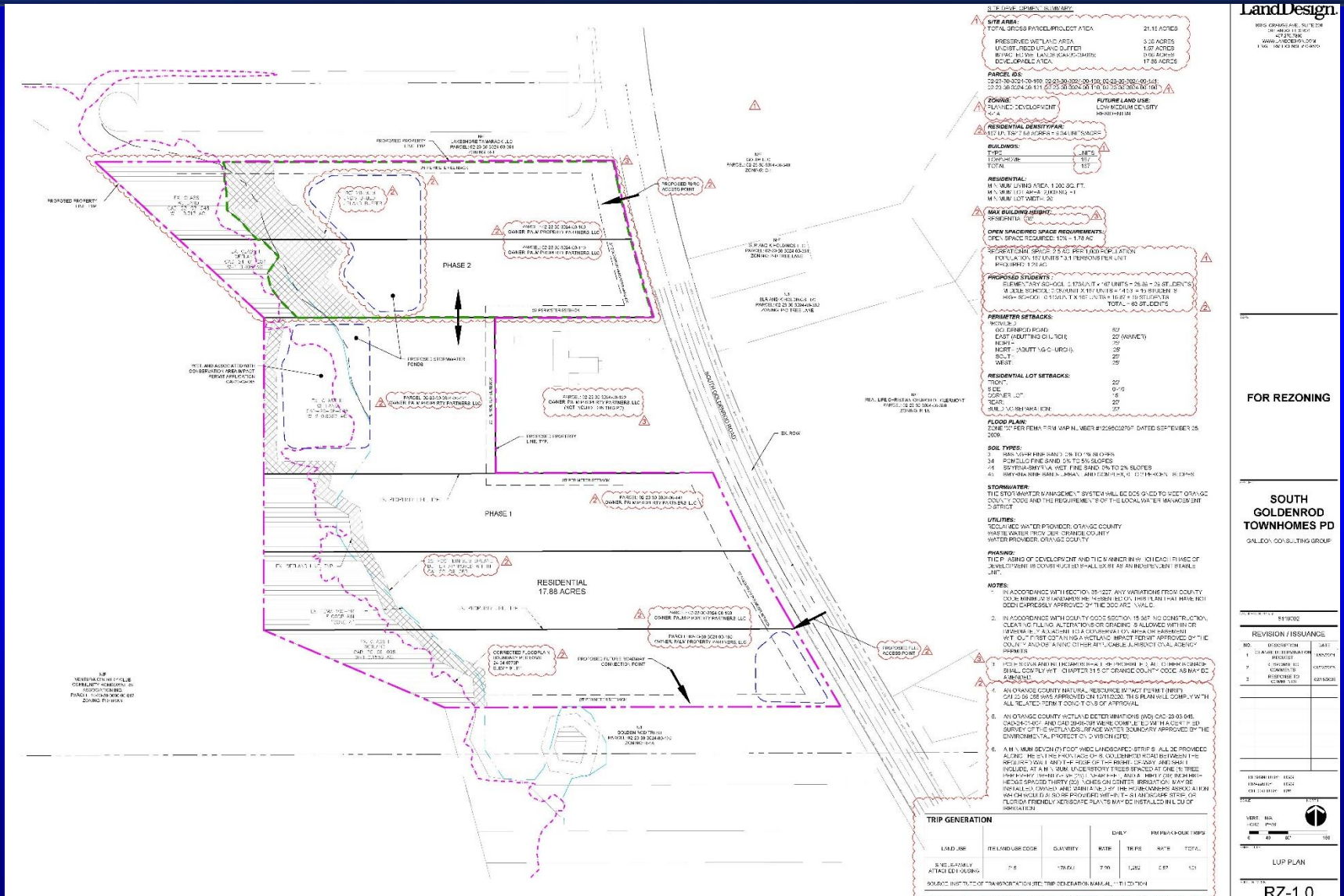


# South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Aerial Map





# South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Overall Land Use Plan



**LandDesign**  
3015 CHESAPEAKE, SUITE 100  
ORANGE, FL 32667  
407.737.7373  
WWW.LANDDESIGN.COM  
1.00 - 100 PERCENT

**FOR REZONING**

**SOUTH GOLDENROD TOWNHOMES PD**  
SULLIVAN CONSULTING GROUP

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	ISSUED BY PERMITTING	1/1/2024
2	REVISED BY	1/1/2024
3	REVISED BY	1/1/2024

**LUP PLAN**

**RZ-1.0**





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the South Goldenrod Townhomes Planned Development / Land Use Plan (PD / LUP) received February 20, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.**

**District 3**



## Orangewood N-1 Planned Development (PD)

<b>Case:</b>	CDR-24-05-130
<b>Applicant:</b>	Steve Boyd, Boyd Civil Engineering, Inc.
<b>District:</b>	1
<b>Acreage:</b>	10 acres (affected area)
<b>Location:</b>	North of Central Florida Parkway / South of State Road 528/ East of Interstate 4 / West of Westwood Boulevard
<b>Request:</b>	<i>(Continued from March 11, and April 8, 2025)</i> To add a development program of 160,000 square feet of office use and 300 multi-family dwelling units, and to add a trip conversion matrix for Westwood Lot 1.



*Board of County Commissioners*

# Public Hearings

May 6, 2025