Board of County Commissioners

Public Hearings

May 6, 2025



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

Case: DP-24-10-242

Applicant: Brittany Eveler, Nvision Development

District: 5

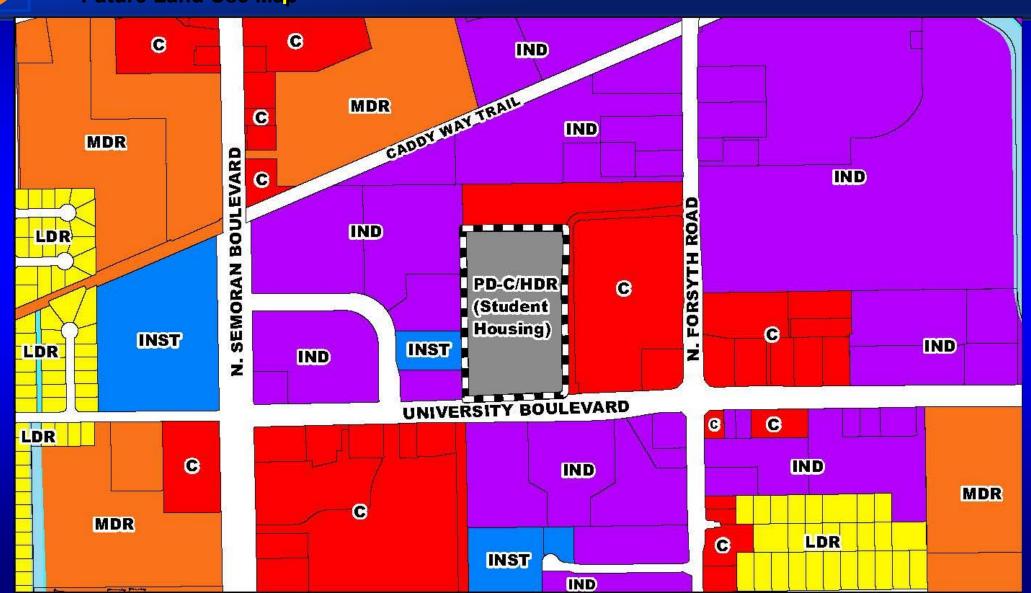
Acreage: 13.14 gross acres

Location: North of University Boulevard / East of N. Semoran Boulevard

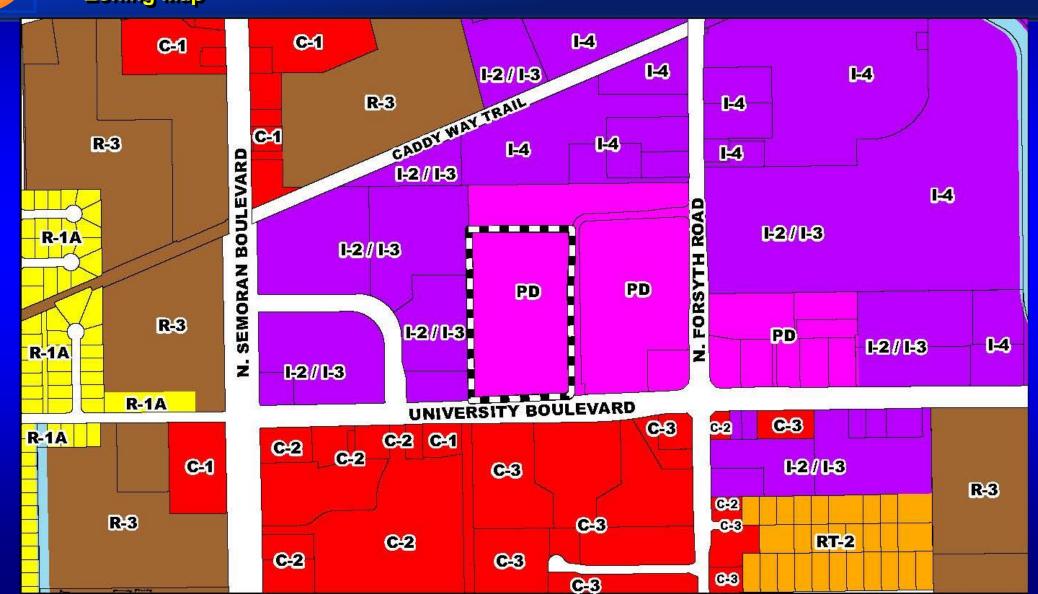
Request: To construct a 182 unit (580 bed) student housing development, along with 6,103 sq. ft.

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





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





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)

Case: LUP-24-12-293

Applicant: Mary Philbin, Share the Care, Inc.

District:

118, 112 & 108 North Wymore Road; South of Euston Road / East of N. Wymore Road

Acreage: 0.71 gross acres

5

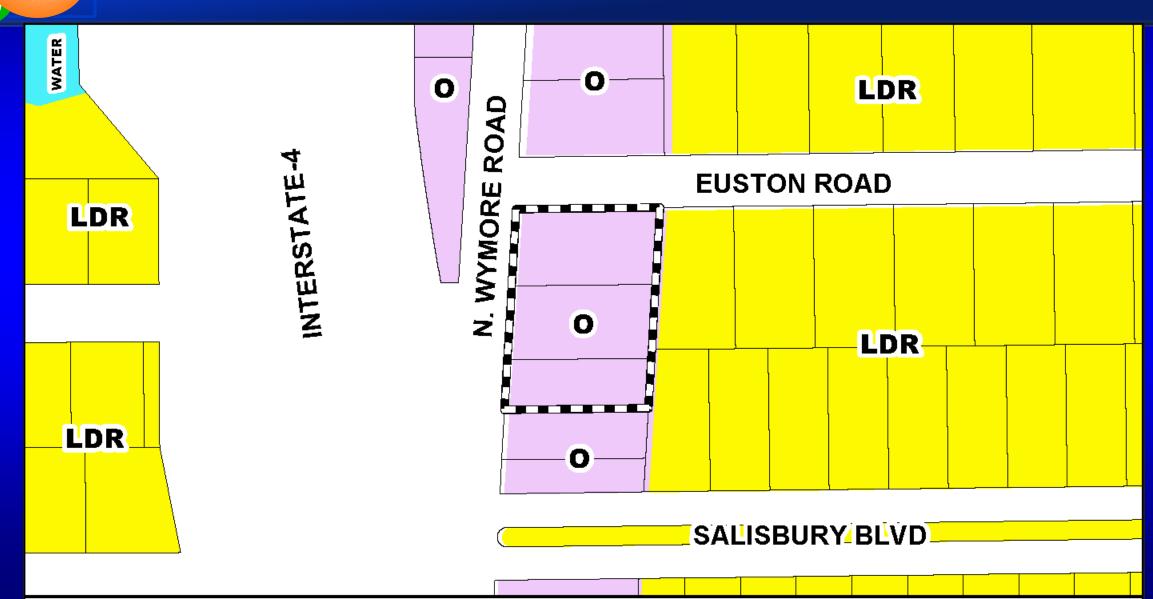
To rezone three (3) parcels containing 0.71 gross acres from P-O (Professional Office District) to PD (Planned Development District) with a proposed development program of up to 7,713 square feet of office and adult day care uses. The request also includes the following waivers from Orange County Code:

- 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.
- 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.
- 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.
- 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.

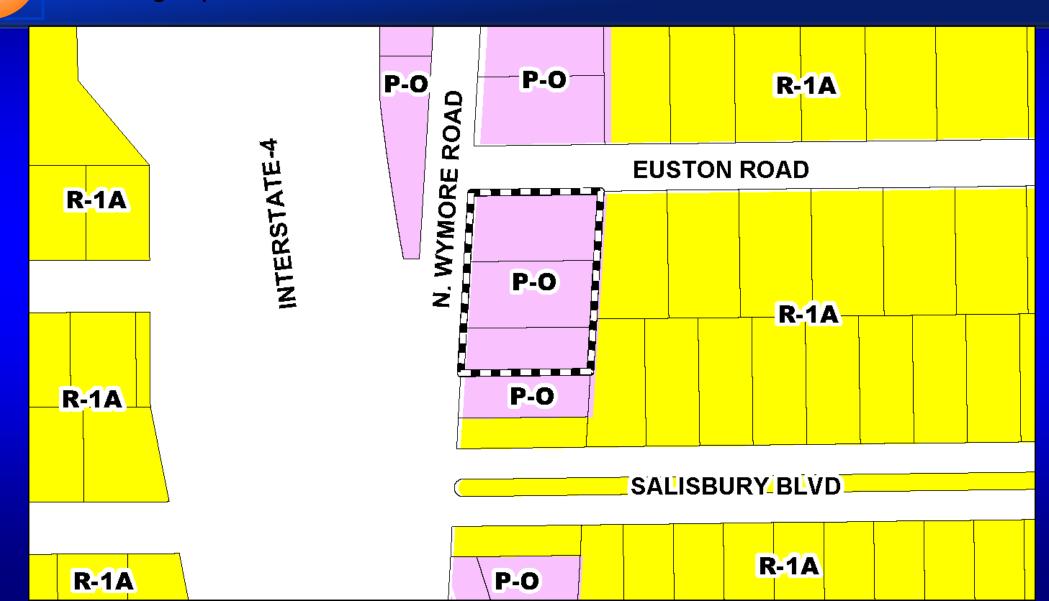
Request:

Location:

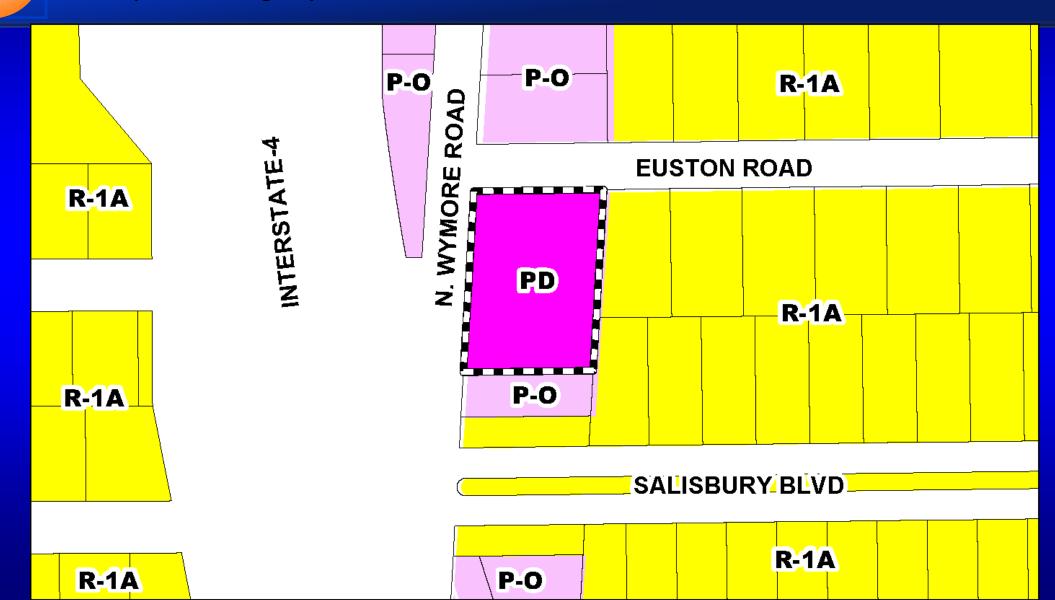
Share the Care Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



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

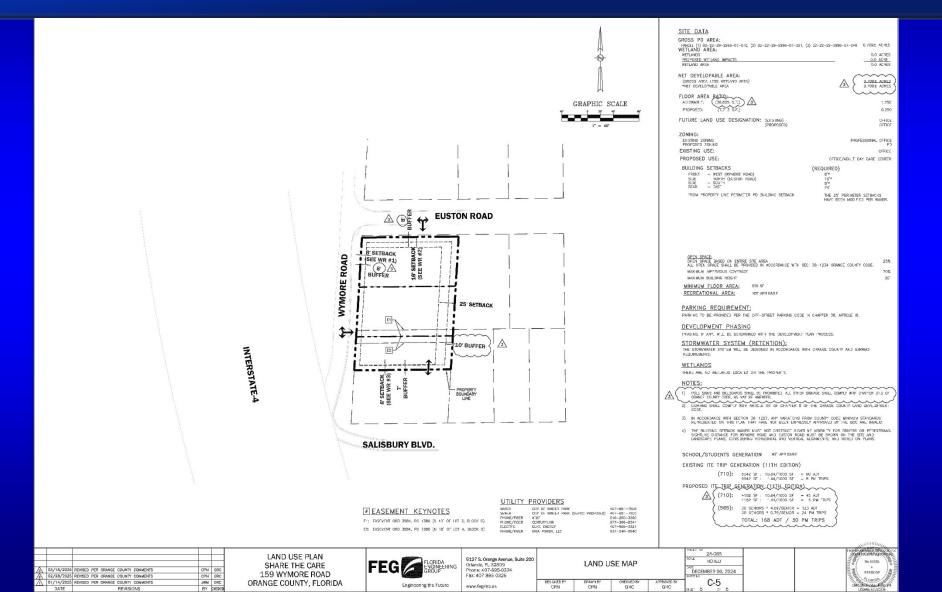








Share the Care Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan





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)

Case: LUP-24-12-298

Applicant: M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

District: 2

Request:

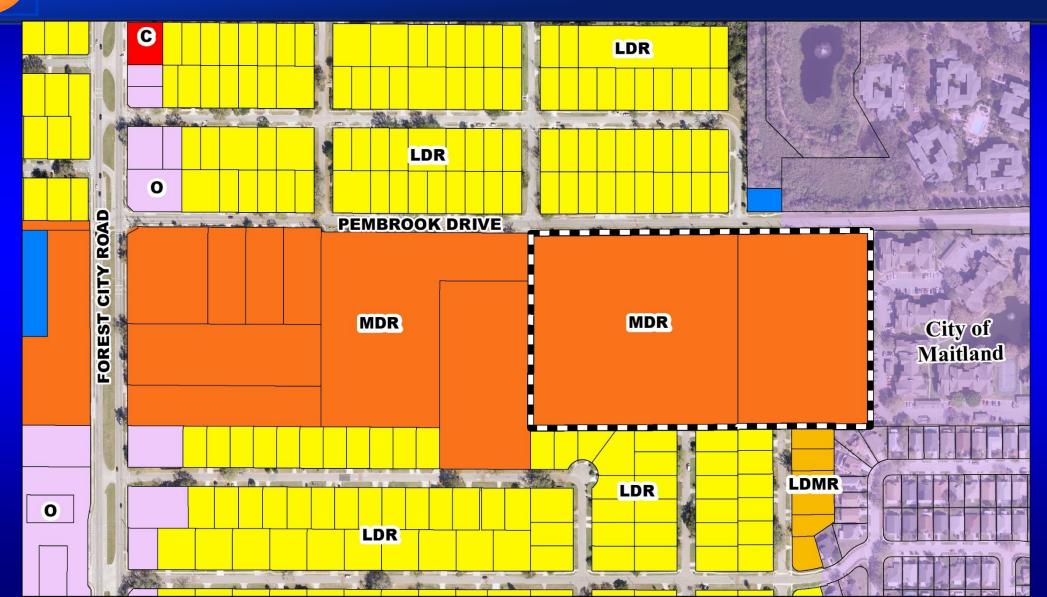
Location: 2200 & 2300 Pembrook Drive; East of Forest City Road / South of Pembrook Drive

Acreage: 15.39 gross acres

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:

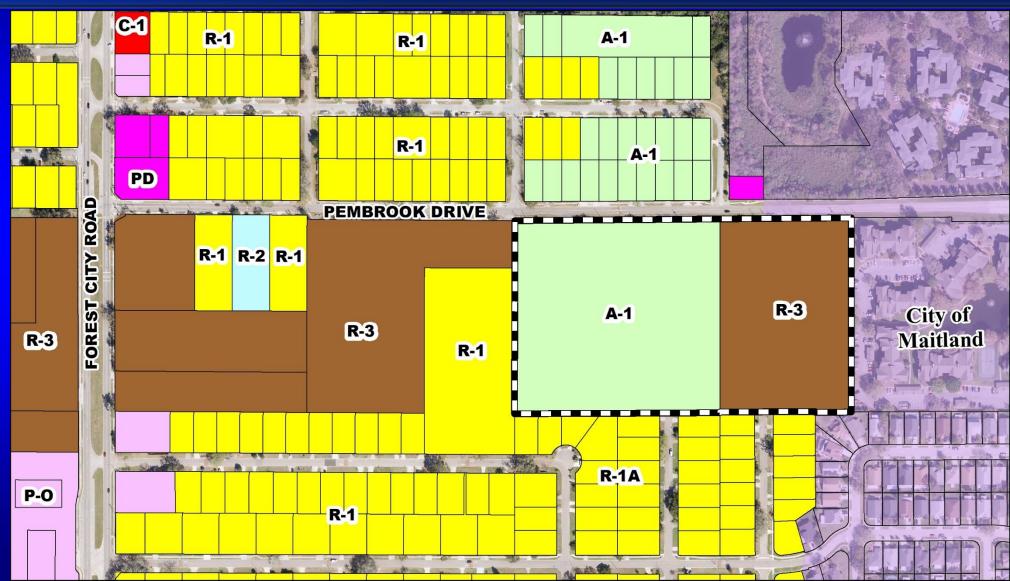
1. A waiver from Orange County code 38-1272(a)(3)(e) to allow an existing metal building 12.2 ft., as identified on sheet S-1, from the west property line in lieu of the PD boundary setback of 25 ft.

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

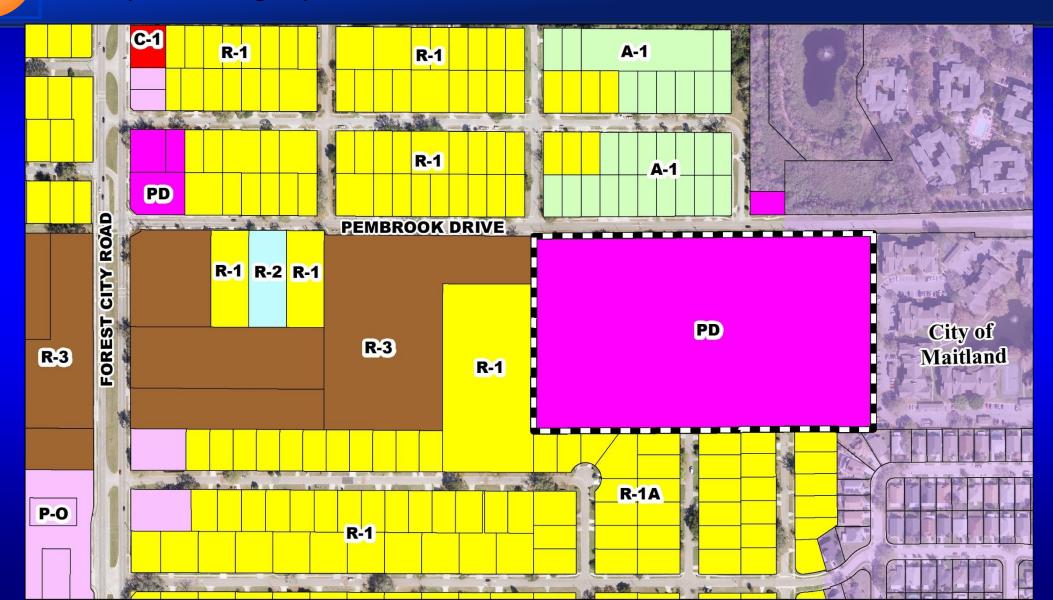




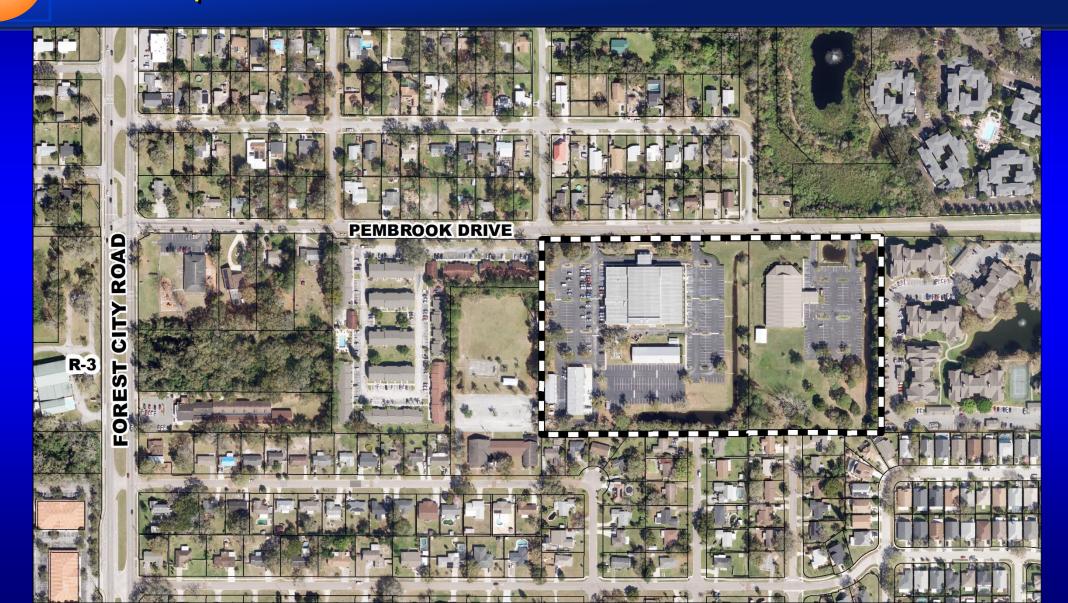
Grace Fellowship Planned Development / Land Use Plan (PD/LUP) Zoning Map



Grace Fellowship Planned Development / Land Use Plan (PD/LUP) Proposed Zoning Map

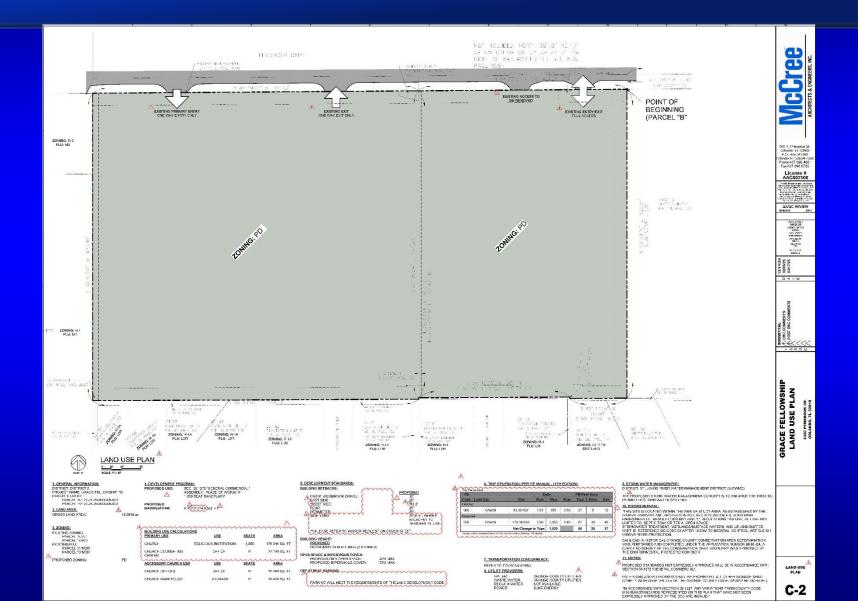


Grace Fellowship Planned Development / Land Use Plan (PD/LUP) Aerial Map





Grace Fellowship 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 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)

Case: LUP-24-11-264

Bradley Elwell, AVCON, Inc.

District:

East of Old Apopka Road / West of Sheeler Avenue / North of East Cleveland Street

Acreage: 3.47 gross acres

2

Request:

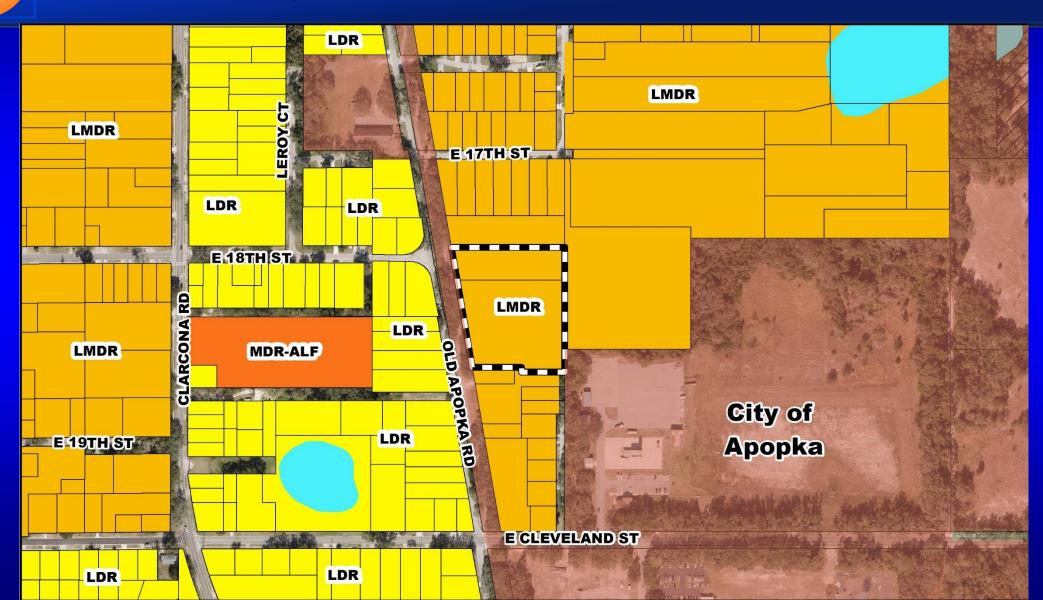
Applicant:

Location:

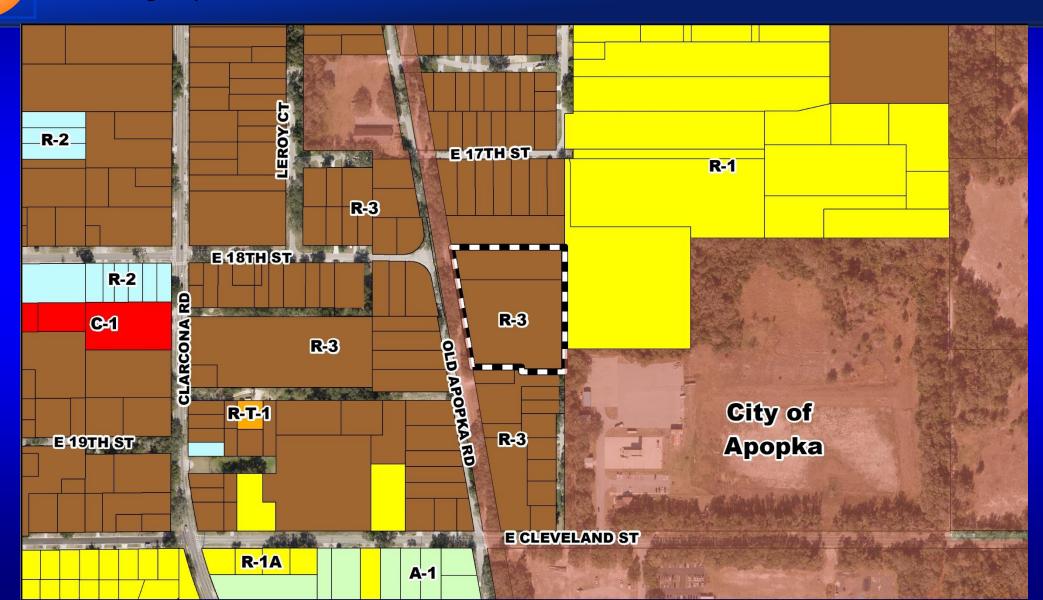
To rezone 3.47 acres from R-3 (Multi-Family Dwelling District) to PD (Planned Development District) with a proposed development program of up to 30 single-family attached residential dwelling units. In addition, the applicant is requesting the following five (5) waivers from Orange County Code:

- 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.
- 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.
- 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.
- 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.'
- 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.

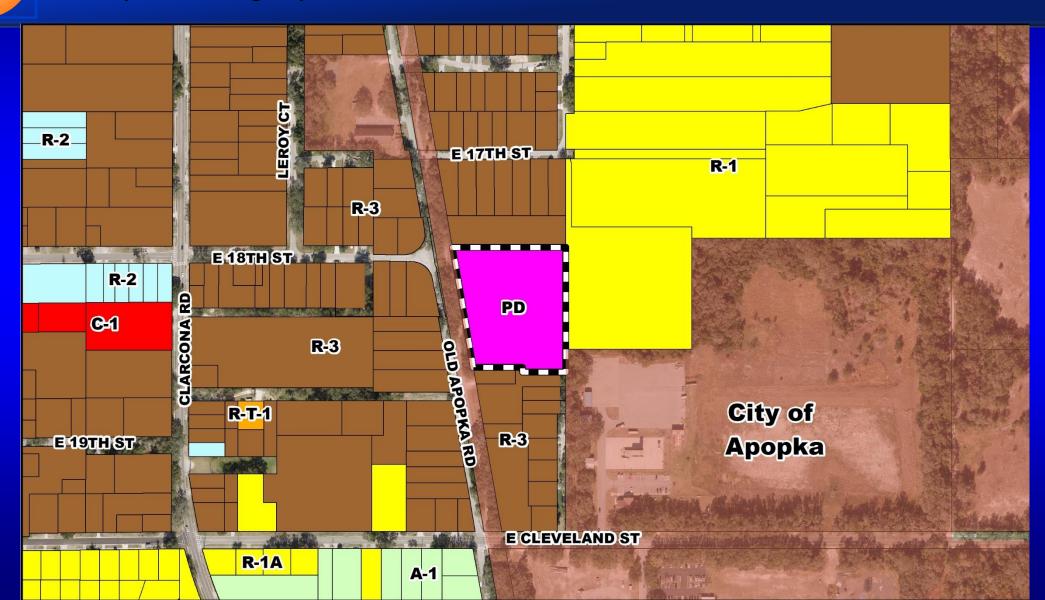
Hibiscus Springs Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



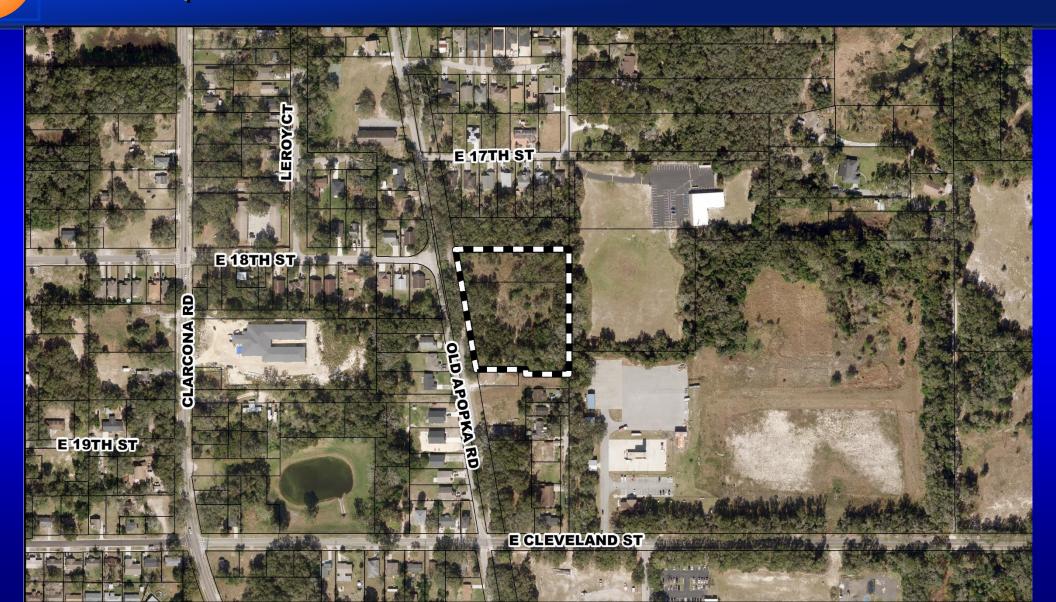
Hibiscus Springs Planned Development / Land Use Plan (PD/LUP) Zoning Map



Hibiscus Springs Planned Development / Land Use Plan (PD/LUP) Proposed Zoning Map

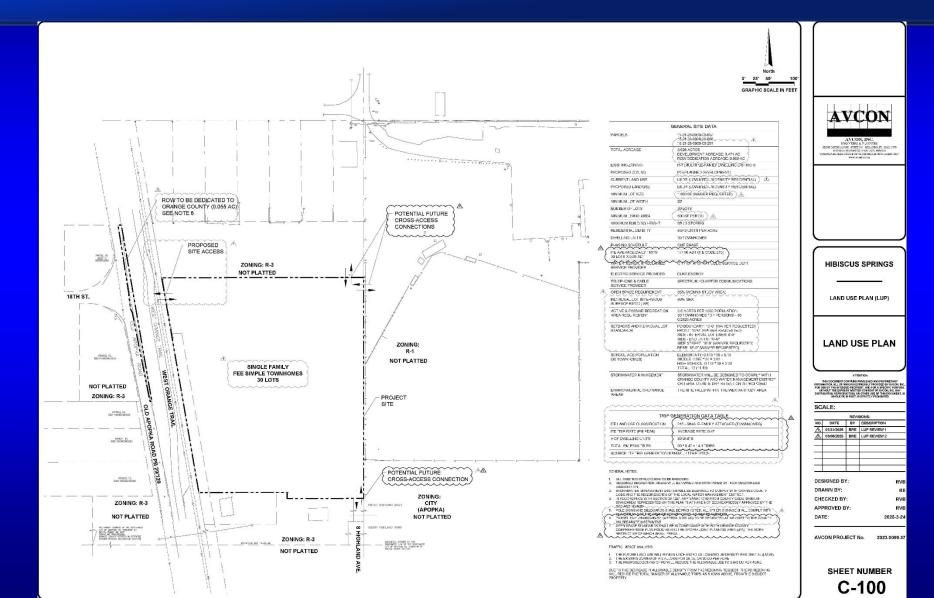


Hibiscus Springs Planned Development / Land Use Plan (PD/LUP) Aerial Map





Hibiscus Springs 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 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)

Case: LUP-24-12-297

Applicant: Momtaz Barq, Terra-Max Engineering, Inc.

District: 1

Location: South of Fenton Street / West of S. Apopka Vineland Road

Acreage: 1.24 upland developable acres

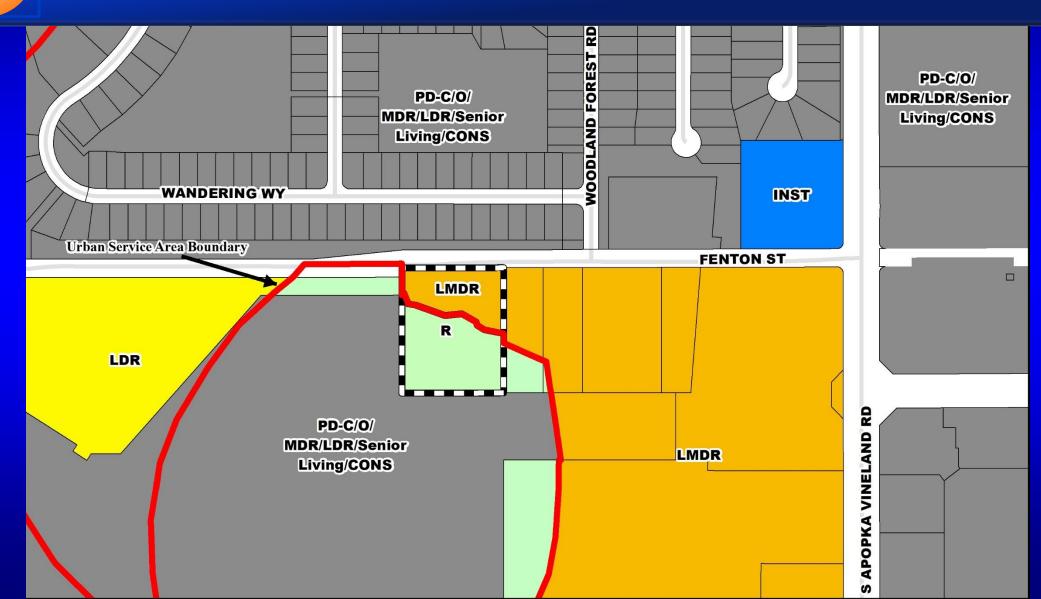
3.22 gross acres

Request: 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

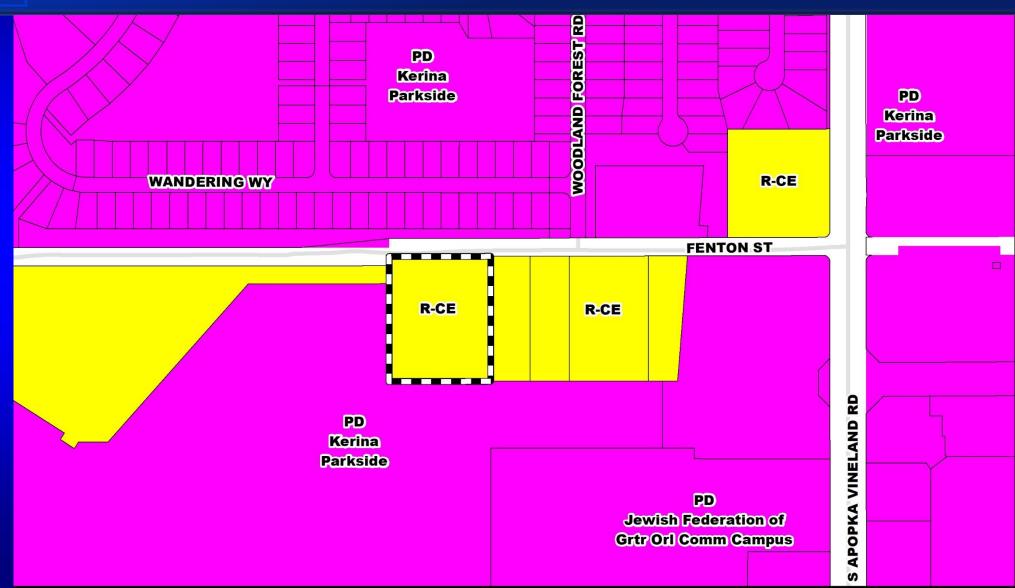
residential dwelling units.

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

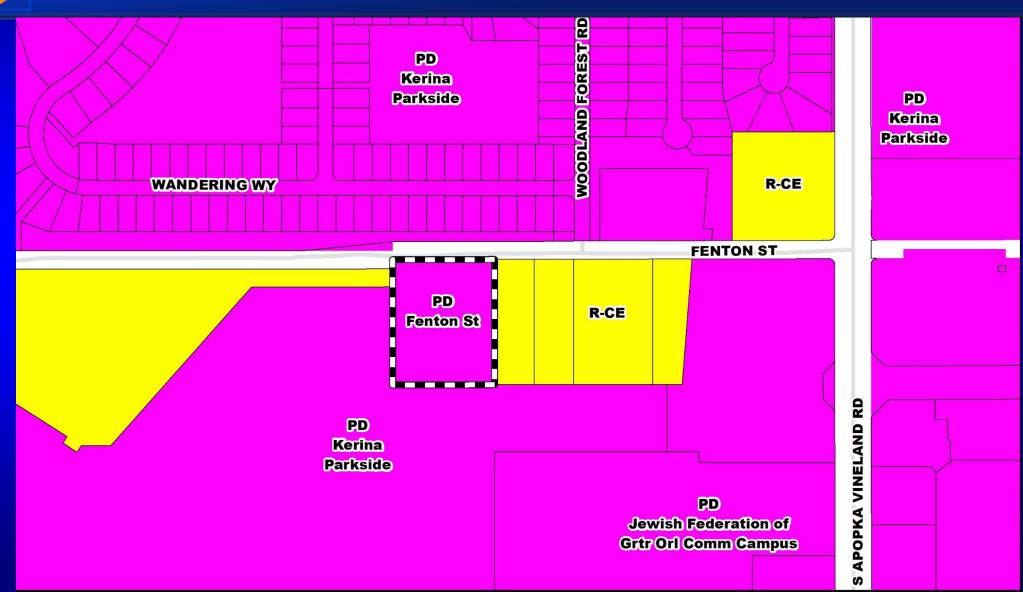




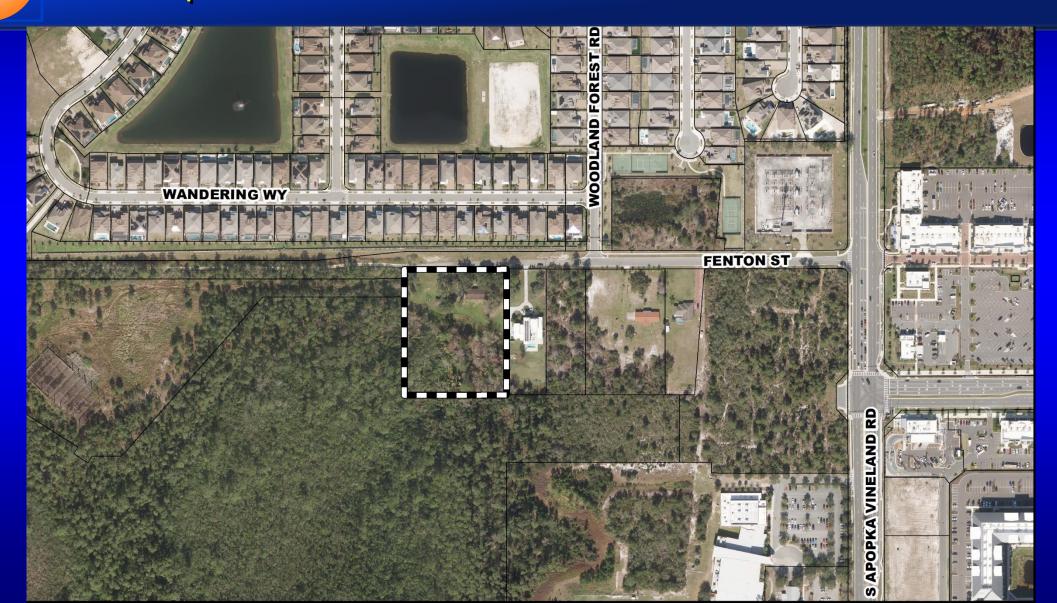
Fenton Street Planned Development / Land Use Plan (PD / LUP) Zoning Map



Fenton Street Planned Development / Land Use Plan (PD / LUP) Proposed Zoning Map



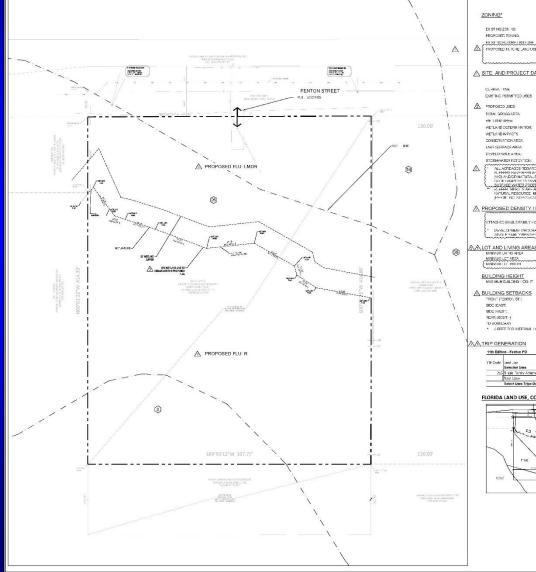
Fenton Street Planned Development / Land Use Plan (PD / LUP) Aerial Map





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

Overall Land Use Plan



A LANDSCAPE BUFFERS PARCEL 1 EXISTING ZONING. R-CE PROPOSED ZONING. PHASING

ROPOSED FUTURE JAND USE UPLAND PORTION: LMDR (LOW MED DENSITY RESIDENTIAL) SCHOOL AGE CHILDREN NUMBER OF STUDEN IS (IS UNITS X 0.3/3 STUDEN FC) = 2.24 STUDENTS

A SITE AND PROJECT DATA

SINGLE FAMILY RESIDENCE EXISTING PERMITTED USES. ALL PERMITTED-USES IN RICE DISTRICT
PER CRANGE COUNTY CODE SECTION 38 77

1.98 ACR-8 (86 DY 8 -) WETLAND DETERMINATION: 987524.415.7805 WETLAND IMPACTS. NOT APPLICABLE** CHYPLOPARIE AREA: 1.24 ACRES (53.956 8 F.)

STORMWATER RETENTION: CN-SITE RETENTION

PROPOSED DENSITY / DEVELOPMENT PROGRAM

SCHED SINGLE FAMILY HOMES TO DUZAG DEVELOPMENT DECORATING TIDES TO TO 2 M2X MON OF 6 AT 12/09FE

A LOT AND LIVING AREAS HINIYUM LCT ARTA

BUILDING HEIGHT

A BUILDING SETBACKS

FRONT (FENTO), ST SIDE (EAST) SIDE (MEST: REAR (SOUTH) FD BOUNDARY

A TRIP GENERATION

FLORIDA LAND USE, COVER, AND FORMS CLASSIFICATION SYSTEM (FLUCCS)



1150 - RURAL RESIDENTIAL

A PARKING REQUIREMENT

RECREATION PAGILITIES FER SECTION 98 1959

⚠ IMPERVIOUS AREA

FLOOD ZONE ZONE X, FIRM NA 1 NUMBER 1200000300F, MAIT REVISED SEPTEMBER 25, 2000

UTILITIES ELECTRIC: DUKE ENERGY WASTE WATER: ORANGE COUNTY UTILITIES

- 1. COLD ESSION FRO FOREITHEL ACCIDED SHIVENING AS SHOWN AND SHEET ALL OF PRECIDENT FOR THE ACCIDENT SHOWING THE ACCIDENT AS A SHOWN AND ADDRESS A
- BICHAGE SHALL CONFLY WITH CHAPTER \$1.5 OF THE CRANGE COUNTY CODE, AS MAY BE AMENDED A COPINER CUIP RIGHT OF YAY DEDICATION AT THE NW COPINER OF
- ACCORDANCE WITH STOTICS ON DEDOCRATION IN THE MY CONSIDER.

 HIGH PROCESS OF THE RESPONDED. HE RIBES FOR THE SAULT OVA.

 RIGHT OF WAY SHALL BE ASSESSED DURINGTHE DEVELOPMENT PLAN

 81409.

 ACCORDANCE WITH STOTICS 06 1227, ANY VARIATIONS FROM

No.	REVISIONS	DATE	BY
Α	PER CATY COMMENTS	1/17/0806	жь
A	PER OUTY COMMENTA	504005	98%
A	PTRIBEC COMMENTS	3/18/2020	3AE
D	OMB CHEELD	BAIL	

M.M.B. M.M.B 05/16/2024 JDB NO. MRD-04-001 AS SHOWN

FENTON STREET **PLANNED** DEVELOPMENT

8948 FENTON STREET. GRANGE COUNTY, FLORIE



(S) BASINGER FINE SAND, DEFRESSIONAL ONA FINE SAND (5) ST. LUCIE FINE SAND, 0 TO 5 PERCENT SLOPE



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)

Case: LUPA-24-11-278

Applicant: David Evans, Evans Engineering, Inc.

District:

Location: South of Winter Garden Vineland Road / West of S Apopka Vineland Road

Acreage: 10.02 acres (area to be rezoned)

1,606 gross acres (new overall PD acreage)

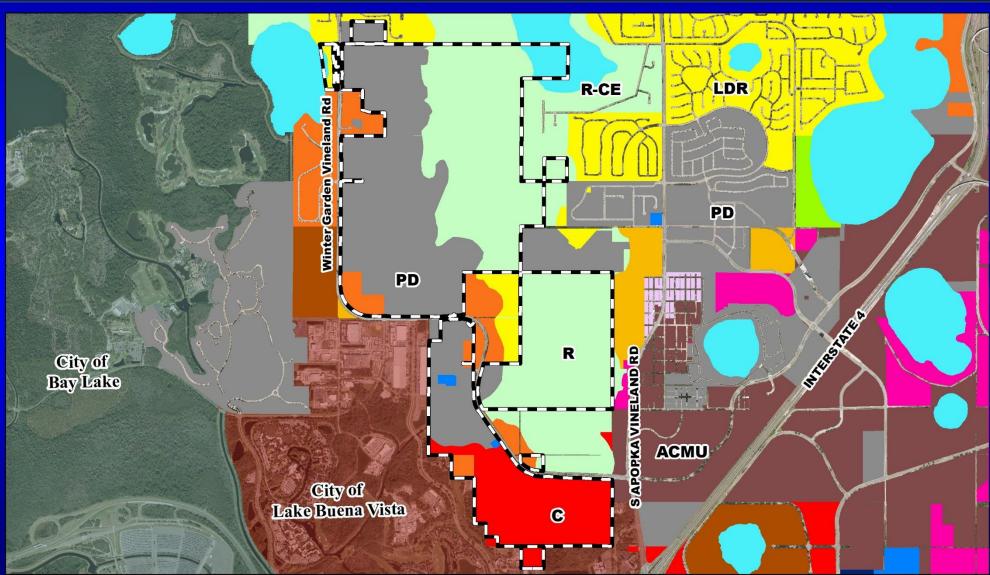
Request:

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.



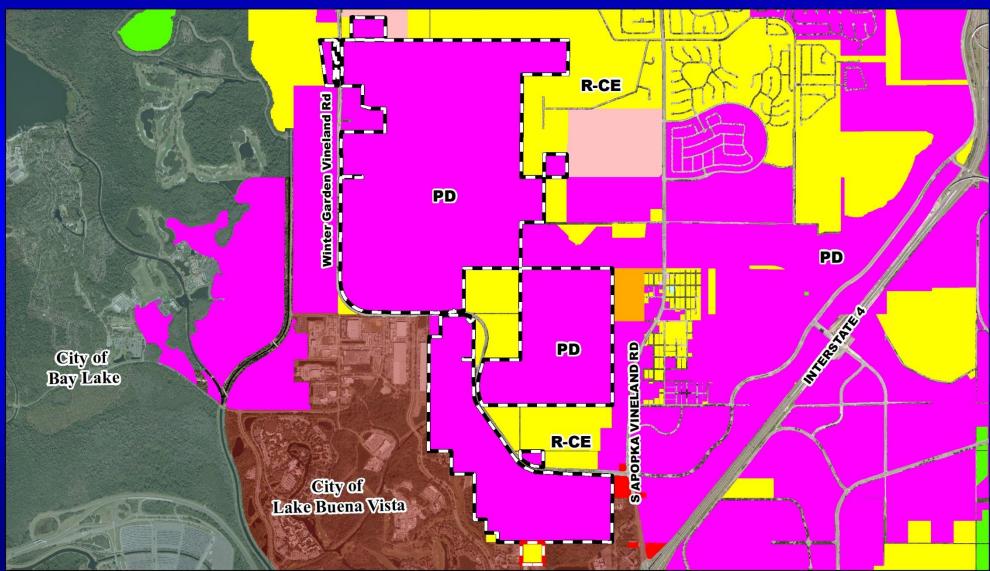
Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA)

Future Land Use Map





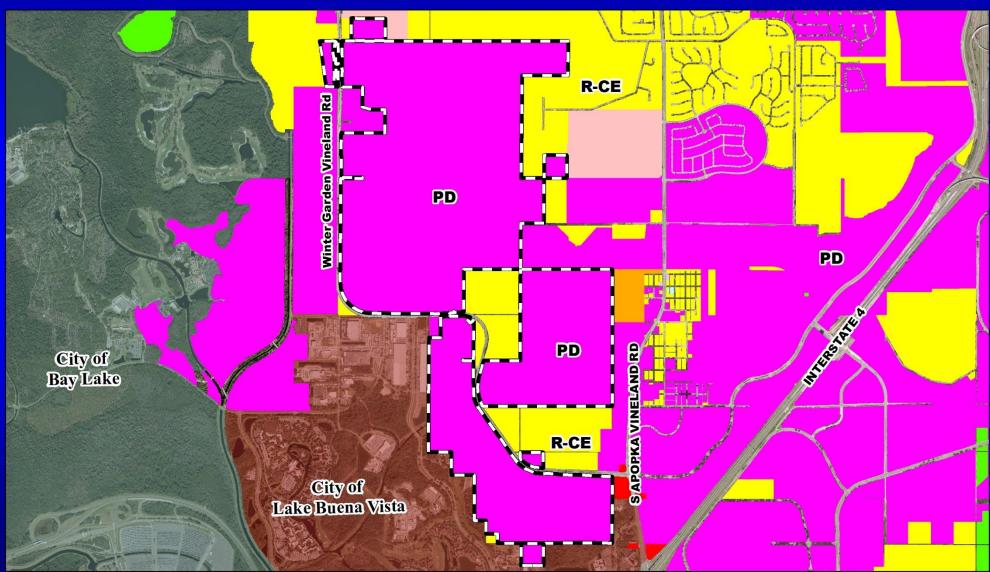
Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map





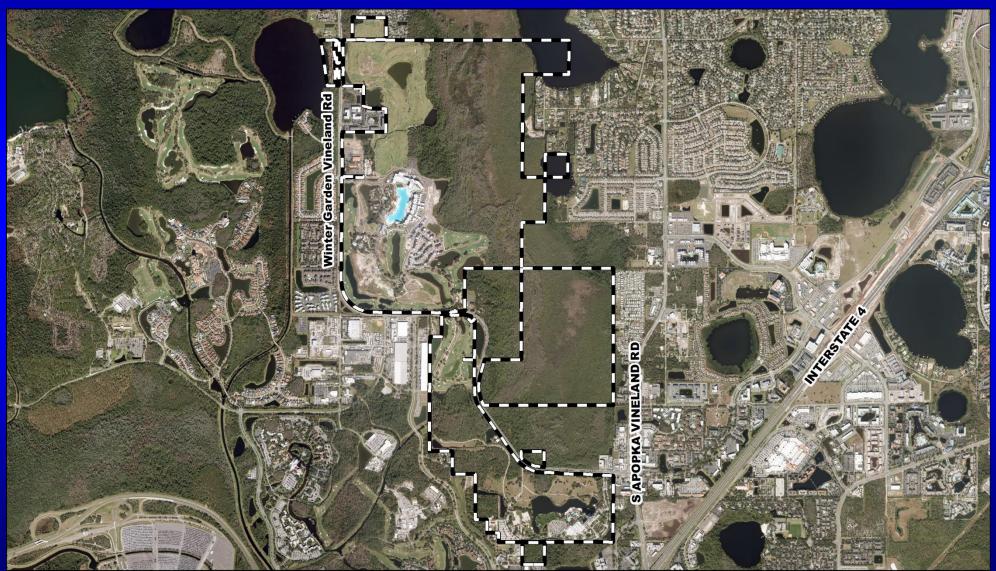
Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA)

Proposed Zoning Map





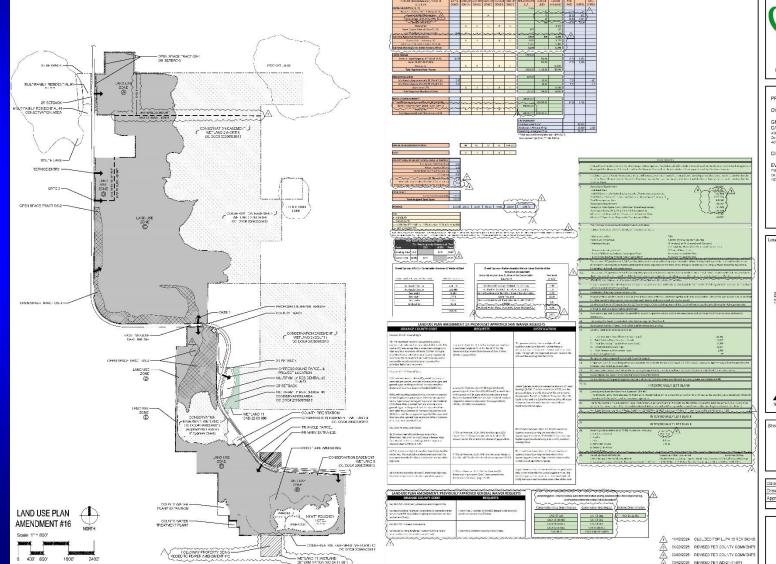
Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map





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

Overall Land Use Plan



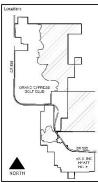


Prepared for Grand Cypress Orlando LLC

PROJECT TEAM: OWNER:

GRAND CYPRESS ORLANDO, LLC C/O DART INTERESTS FLORIDA, LLC

EVANS ENGINEERING, INC.



LAND USE PLAN & CHARTS AMENDMENT #16

Date:	09/30/2024	Scale:	1:800
Drawn By:		Designed By:	TLD
Approved	By: DE	Project No:	12720

L10.01



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)

Case: LUPA-24-11-268

Applicant: Brian Forster, Land Design

District: 3

Location: 2400 South Goldenrod Road; West of Goldenrod Road / North of Pershing Avenue

Acreage: 6.84 acres to be added / 14.33 acres existing PD aces

21.16 (new overall PD acreage)

Request: 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





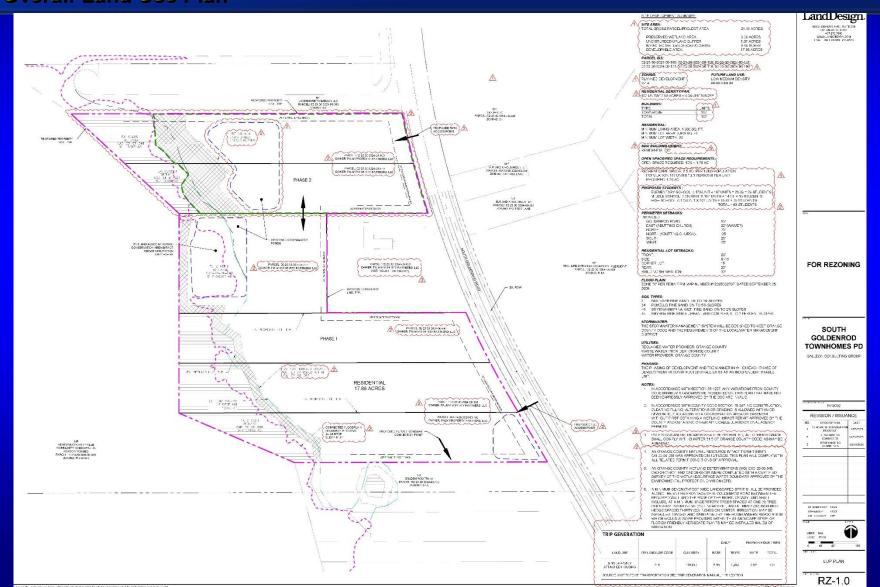
South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Aerial Map





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

Overall Land Use Plan





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)

Case: CDR-24-05-130

Applicant: Steve Boyd, Boyd Civil Engineering, Inc.

District: 1

Acreage: 10 acres (affected area)

Location: North of Central Florida Parkway / South of State Road 528/ East of Interstate 4 / West

of Westwood Boulevard

Request: (Continued from March 11, and April 8, 2025) 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