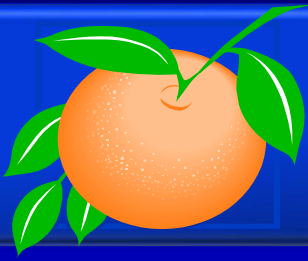


Board of County Commissioners

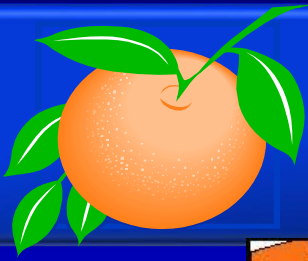
Public Hearings

May 6, 2025



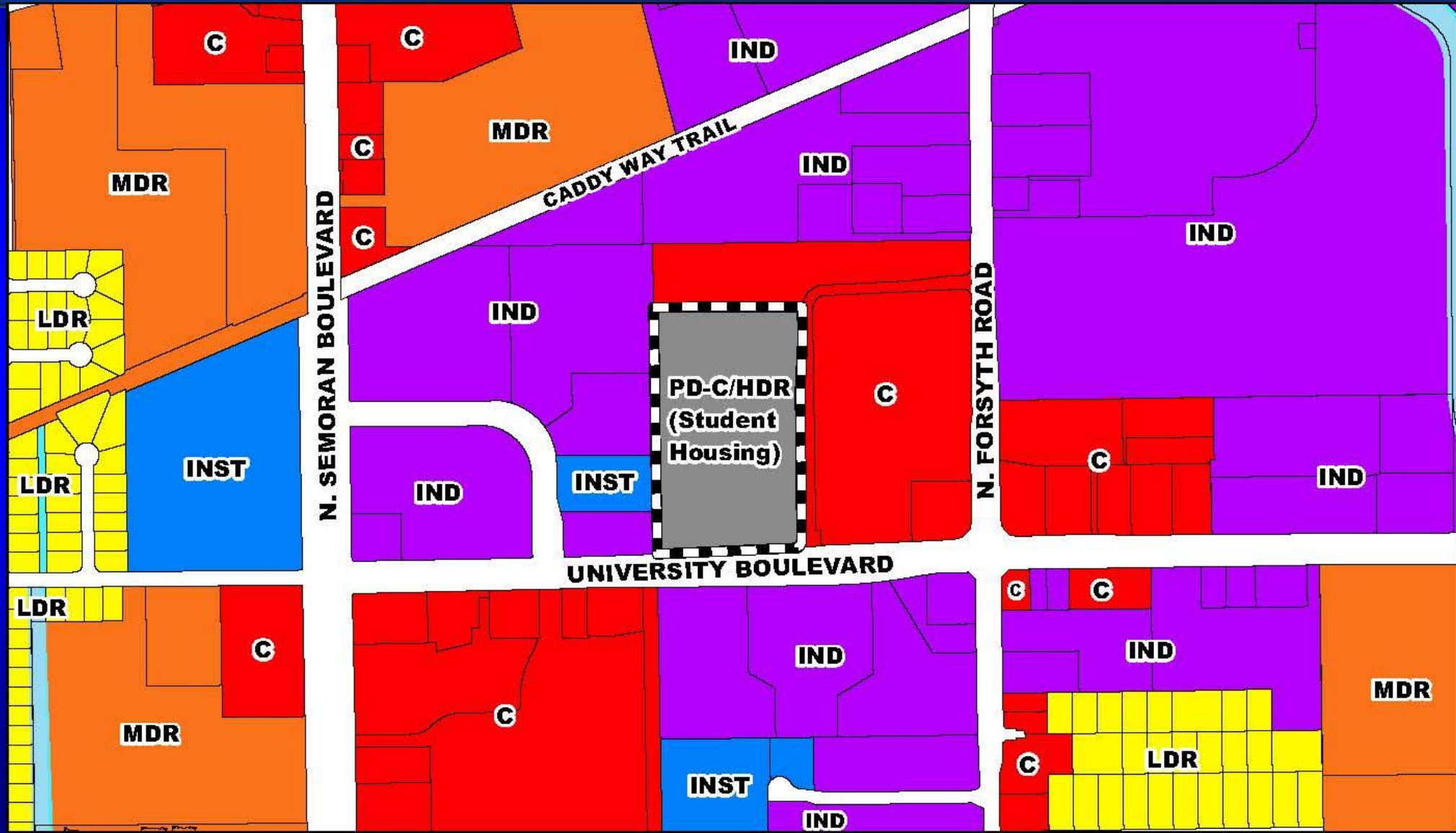
Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP)

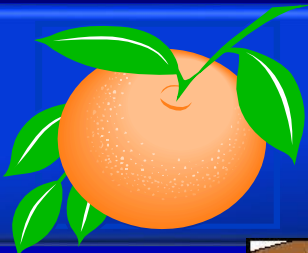
Case:	DP-24-10-242
Applicant:	Brittany Eveler, Nvision Development
District:	5
Acreage:	13.14 gross acres
Location:	North of University Boulevard / East of N. Semoran Boulevard
Request:	To construct a 182 unit (580 bed) student housing development, along with 6,103 sq. ft. of retail space.



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

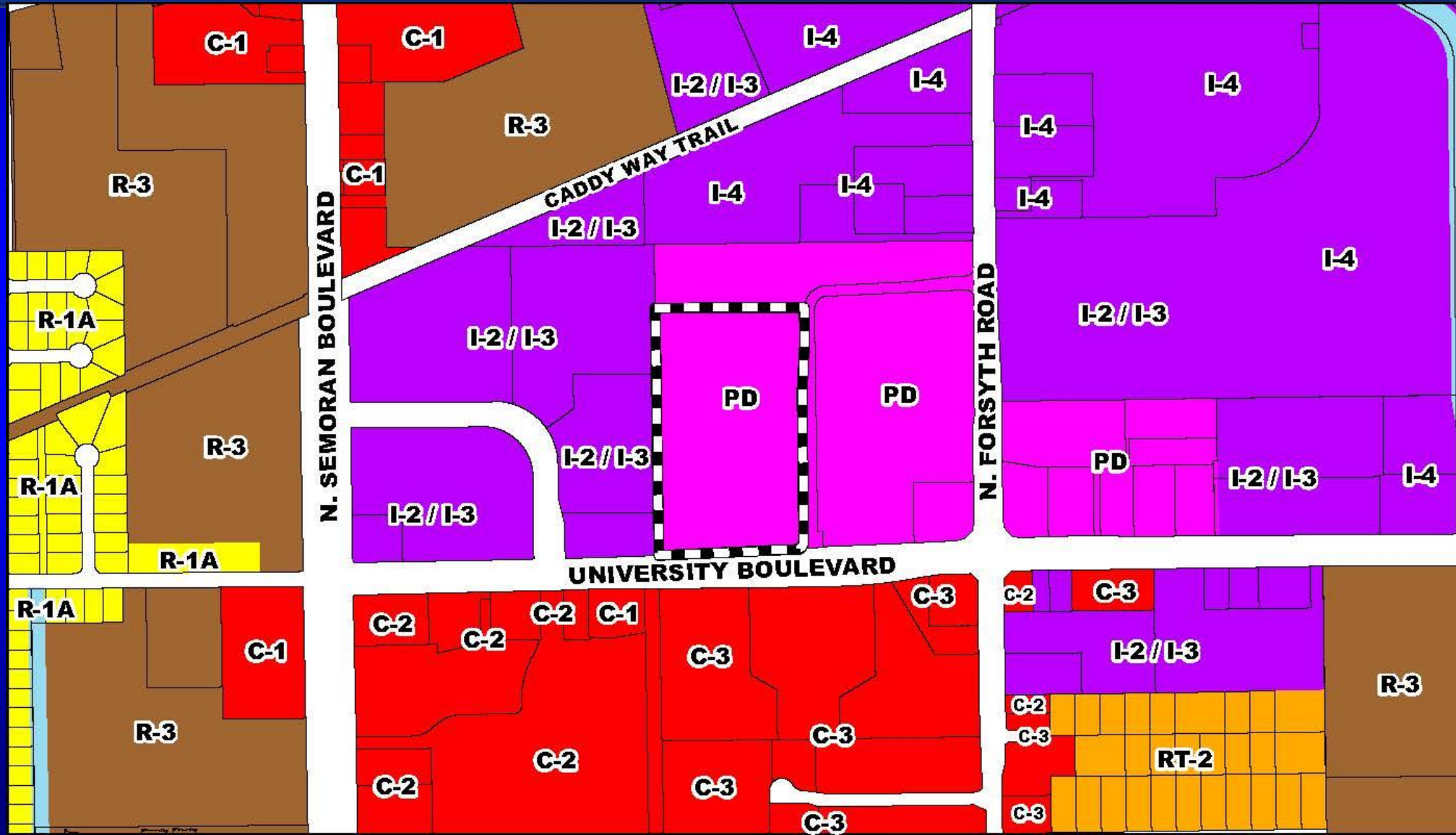
Future Land Use Map

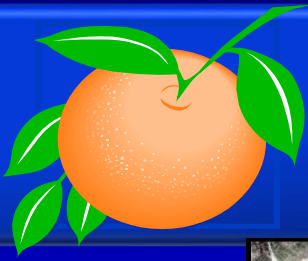




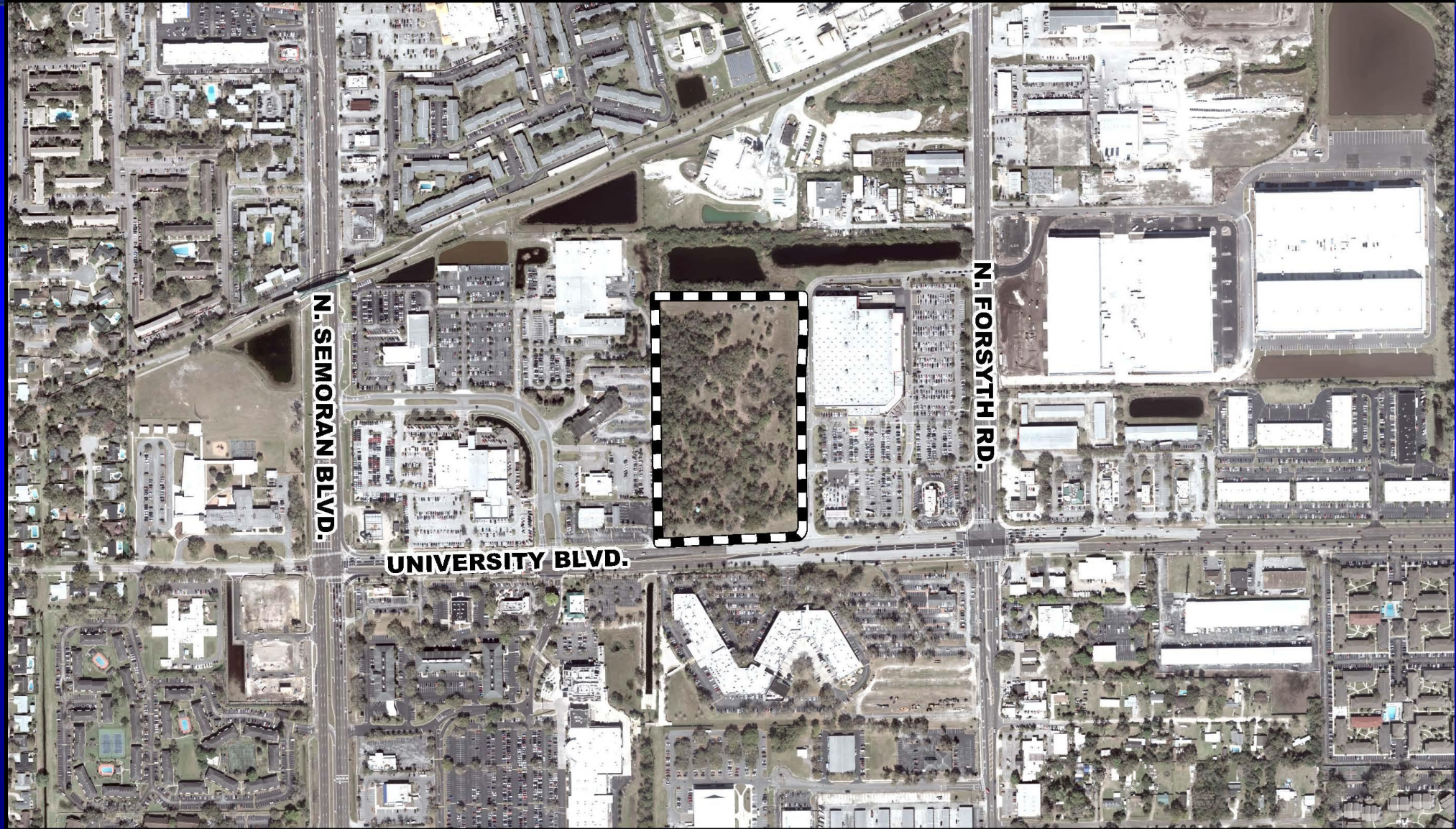
Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP)

Zoning Map



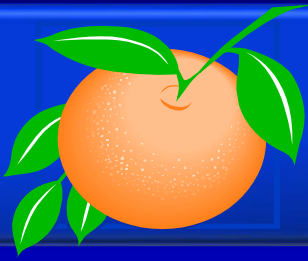


Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) Aerial Map



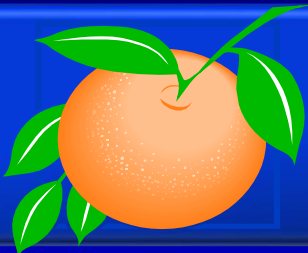
[illegible]

P.A.	Unit	Unit Type	Size			Area (sq. ft.)			P.F. (sq. ft.)			
			Sq. Ft.	Min.	Max.	Total	Min.	Max.	Min.	Total	Min.	Max.
Anticipated Building Development												
225	Student Housing (Mid-Flow)	1,923 beds	2,557	4,826	0.07	126	53	40	0.24	376	176	2
Phase 1 (Current Application)												
226	Student Housing (Mid-Flow)	576 beds	2,557	1,480	0.07	4C	18	25	0.21	121	57	6



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

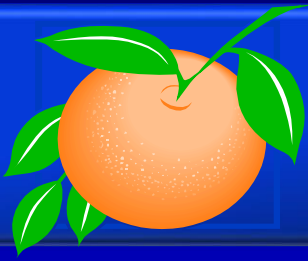
- 15. Developer shall enter into an agreement with the County for the ownership, construction, and maintenance of the proposed overhead pedestrian bridge as well as the necessary ancillary easements and agreements; such easements and agreements shall be reviewed and approved by the County for this project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



Action Requested

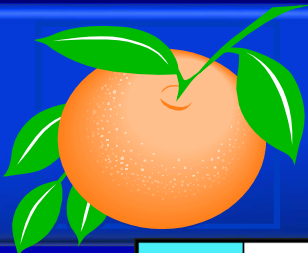
Make a finding of consistency with the Comprehensive Plan and APPROVE the Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) dated “Received March 26, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation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

District 5



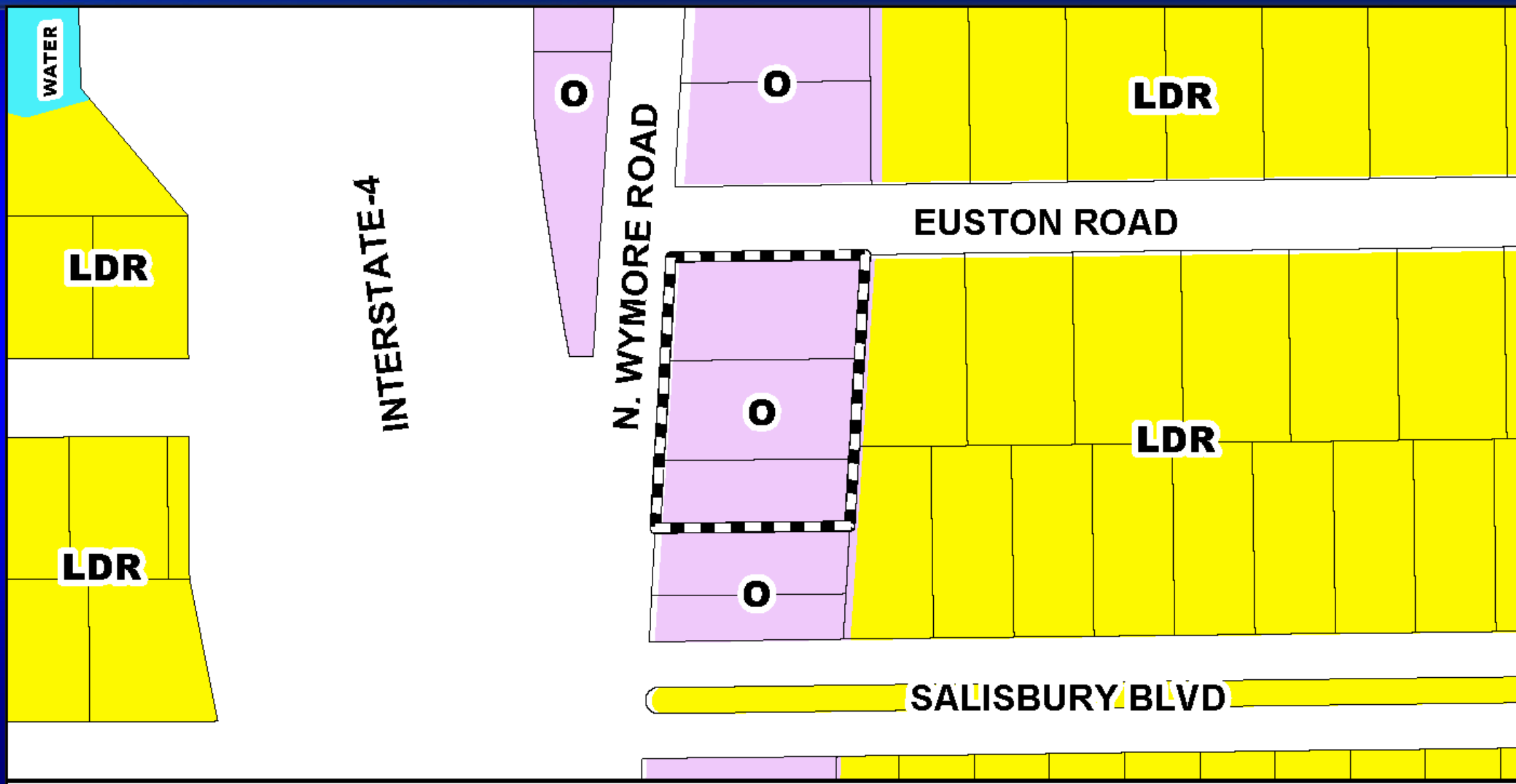
Share the Care Planned Development / Land Use Plan (PD/LUP)

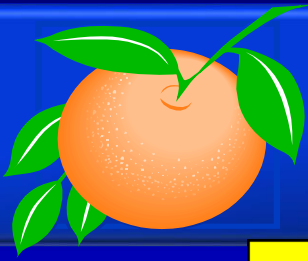
Case:	LUP-24-12-293
Applicant:	Mary Philbin, Share the Care, Inc.
District:	5
Location:	118, 112 & 108 North Wymore Road; South of Euston Road / East of N. Wymore Road
Acreage:	0.71 gross acres
Request:	To rezone three (3) parcels containing 0.71 gross acres from P-O (Professional Office District) to 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-foot 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-foot building perimeter landscaping along the east side of the proposed building in lieu of 8-feet.



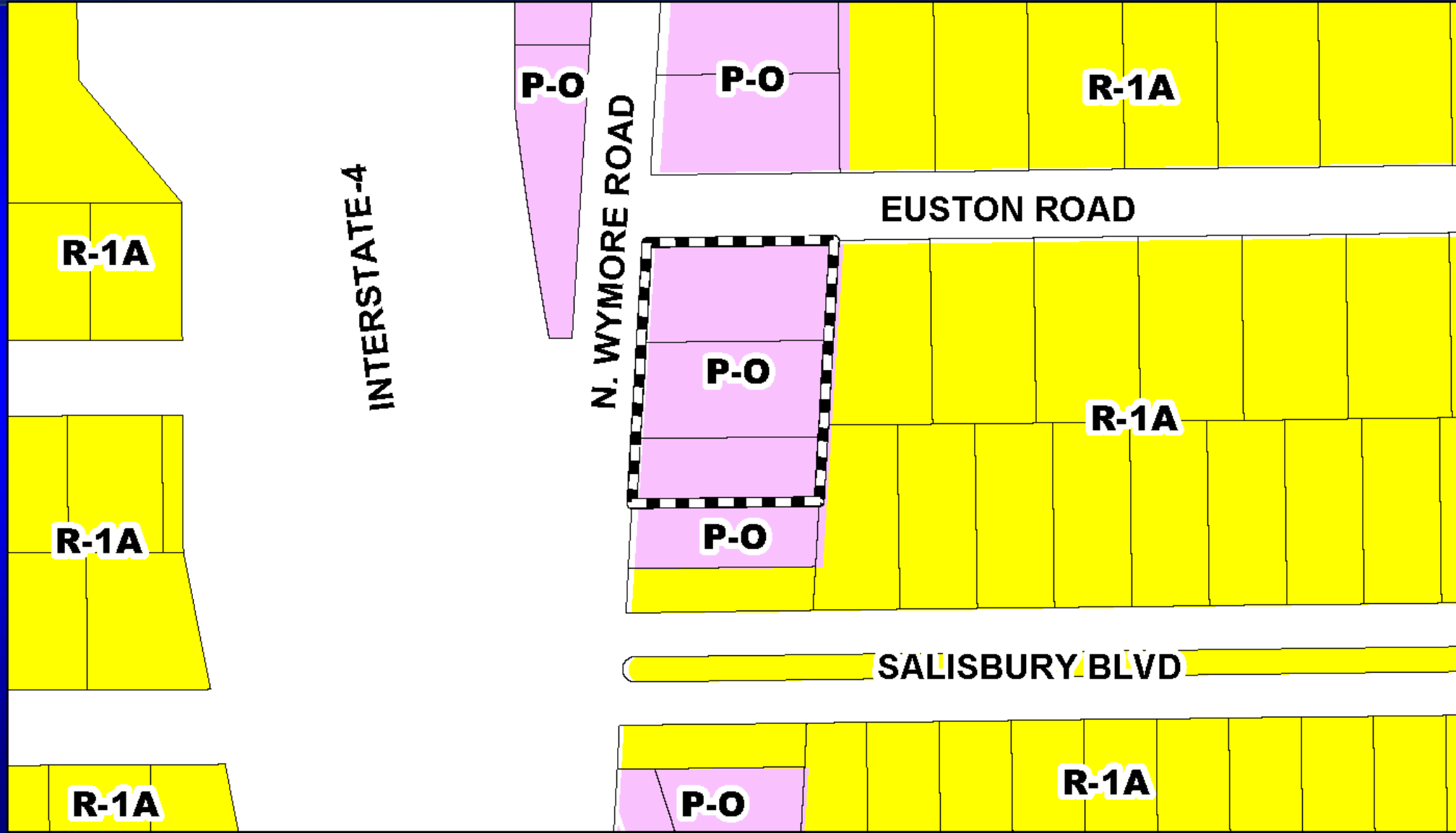
Share the Care Planned Development / Land Use Plan (PD/LUP)

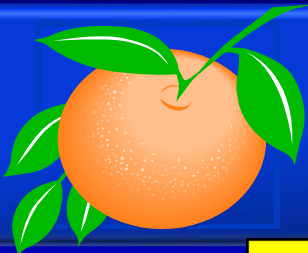
Future Land Use Map





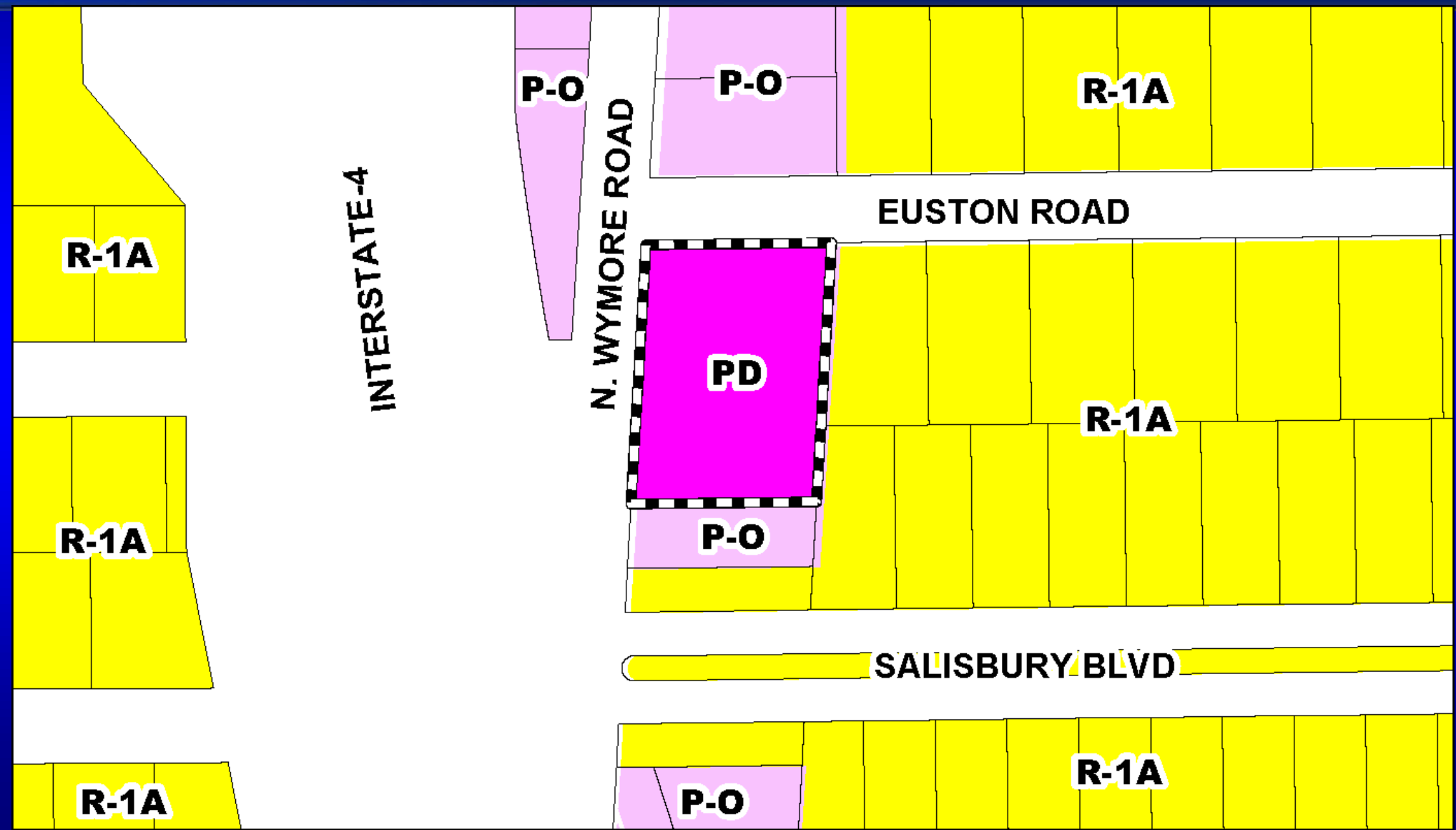
Share the Care Planned Development / Land Use Plan (PD/LUP) Zoning Map

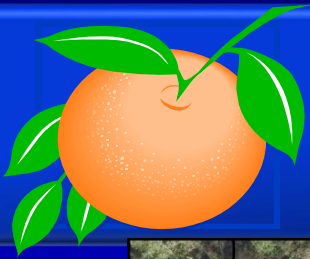




Share the Care Planned Development / Land Use Plan (PD/LUP)

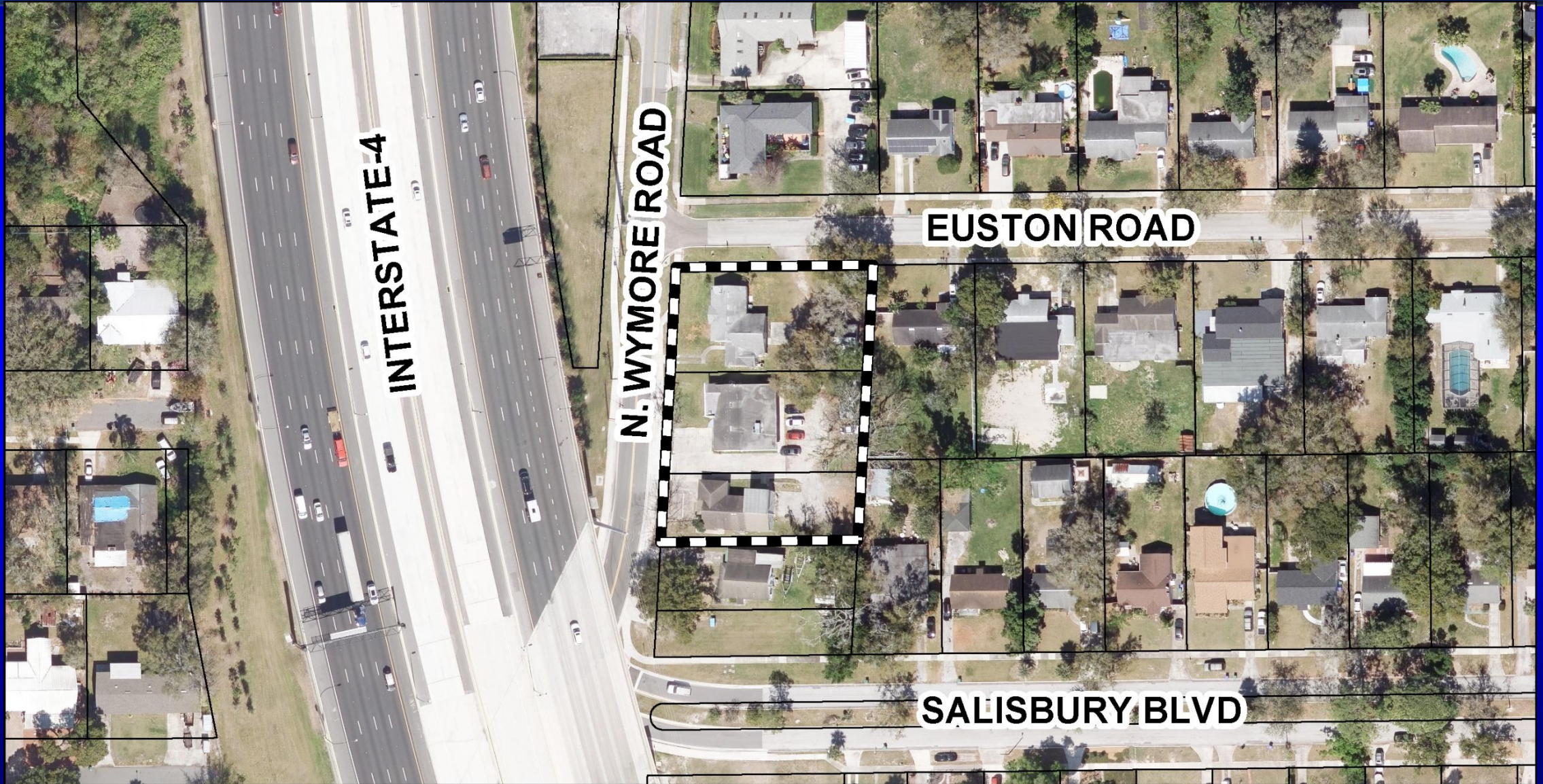
Proposed Zoning Map

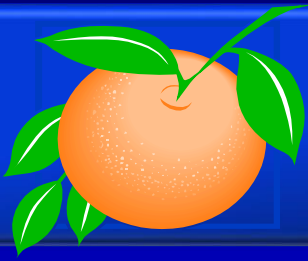




Share the Care Planned Development / Land Use Plan (PD/LUP)

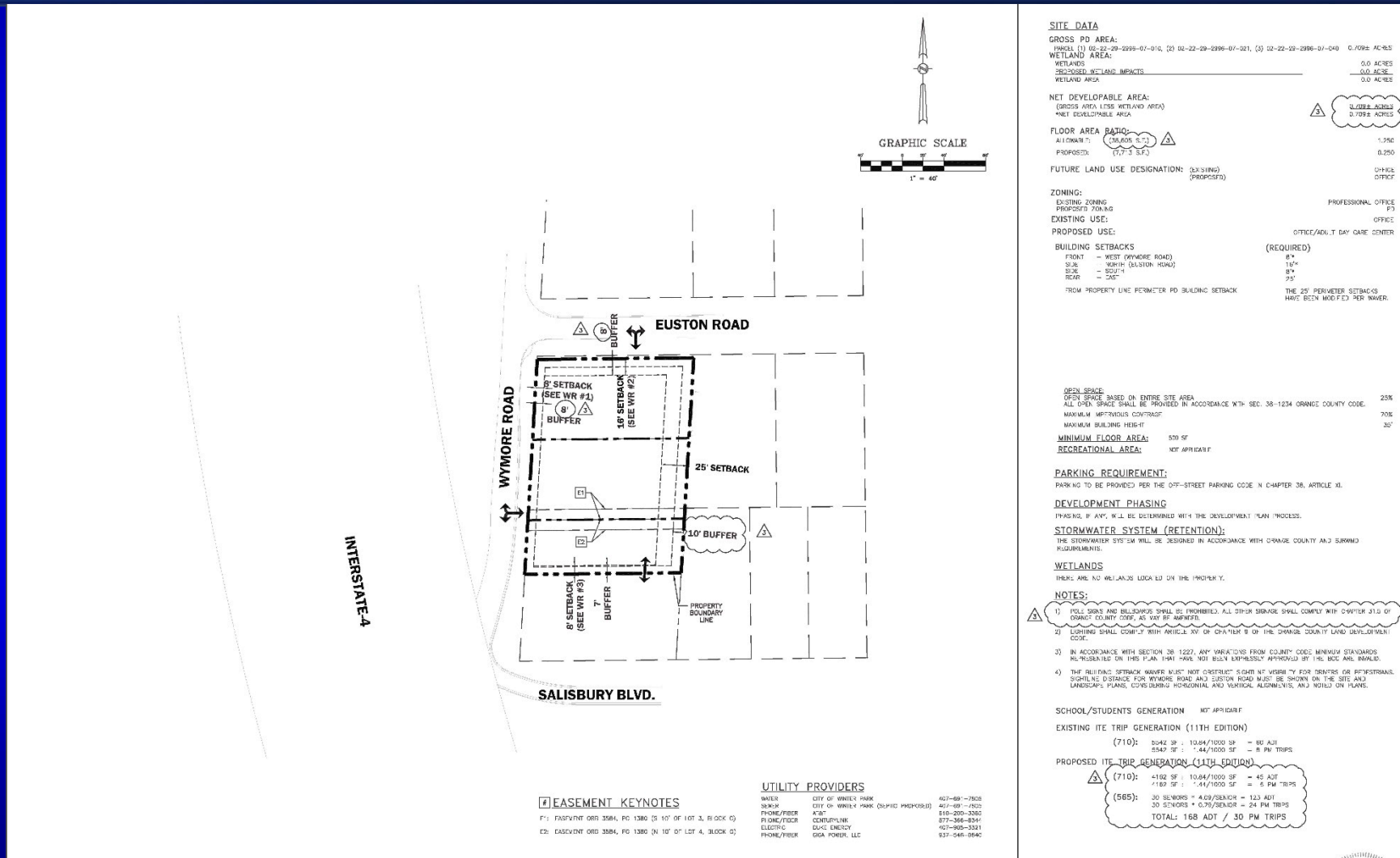
Aerial Map

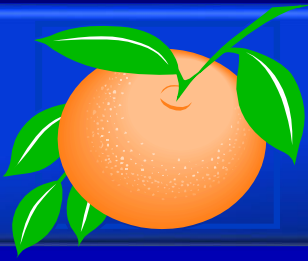




Share the Care Planned Development / Land Use Plan (PD/LUP)

Overall Land Use Plan

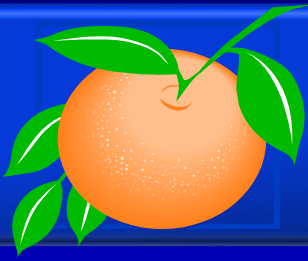




Action Requested

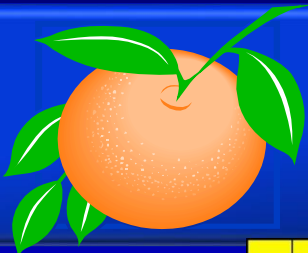
Make a finding of consistency with the Comprehensive Plan and APPROVE the Share the Care Planned Development / Land Use Plan (PD/LUP), dated “Received March 21, 2025”, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.

District 5



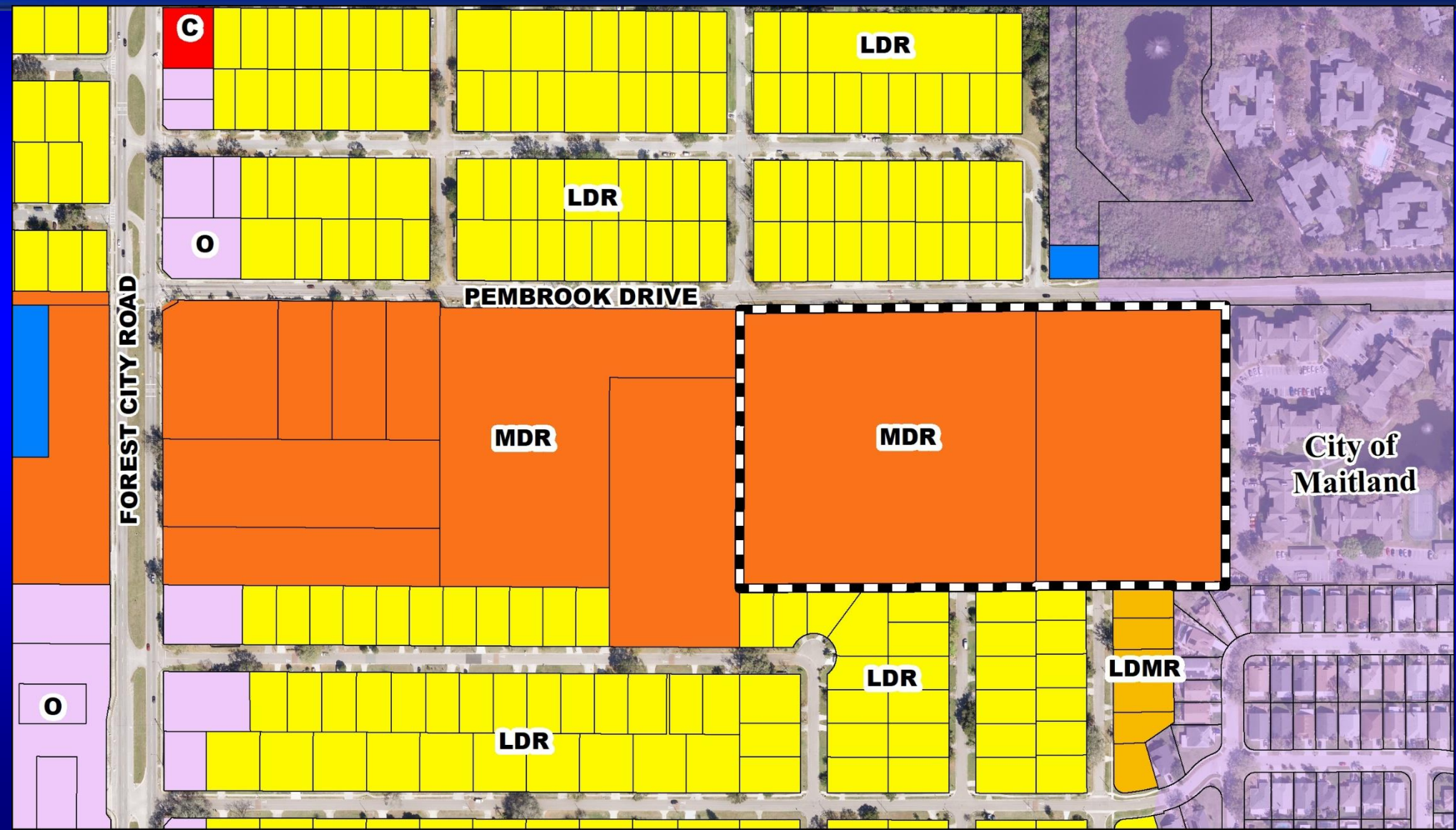
Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

Case:	LUP-24-12-298
Applicant:	M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
District:	2
Location:	2200 & 2300 Pembroke Drive; East of Forest City Road / South of Pembroke Drive
Acreage:	15.39 gross acres
Request:	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)

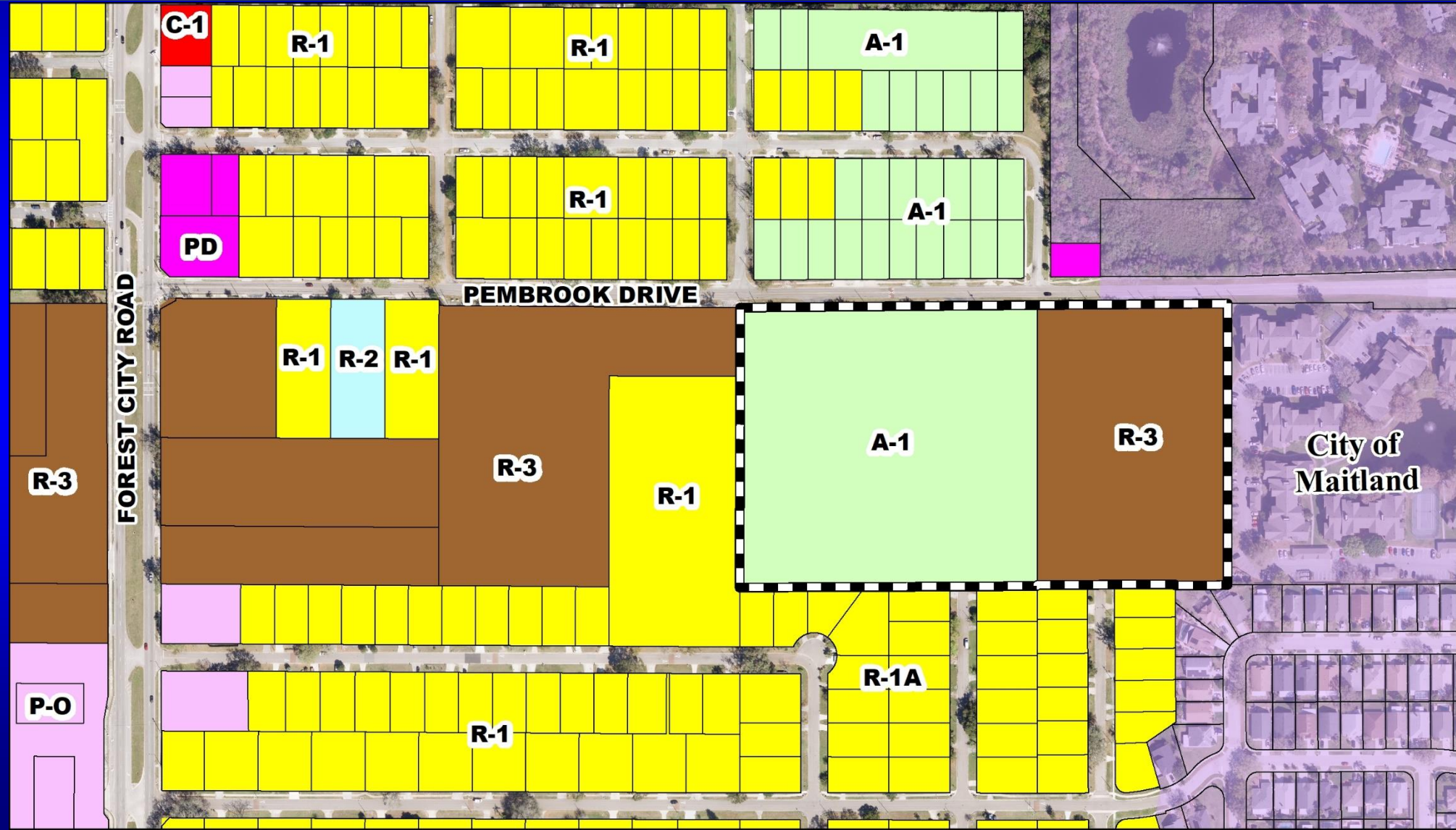
Future Land Use Map

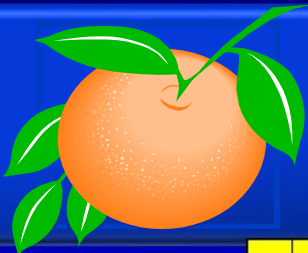




Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

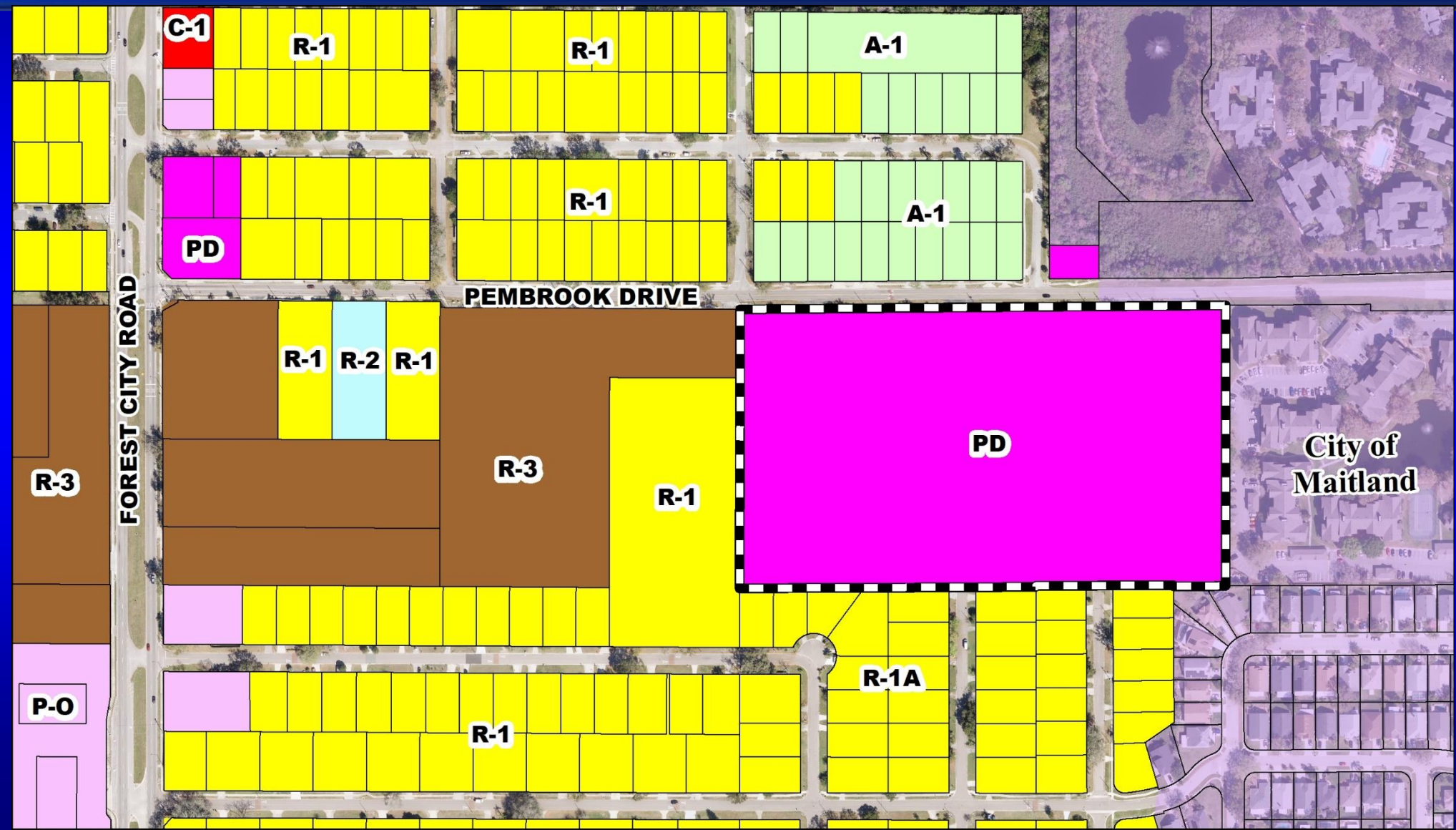
Zoning Map

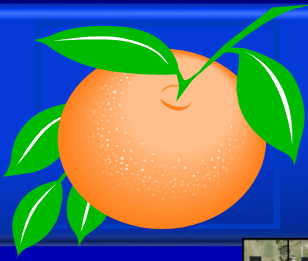




Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

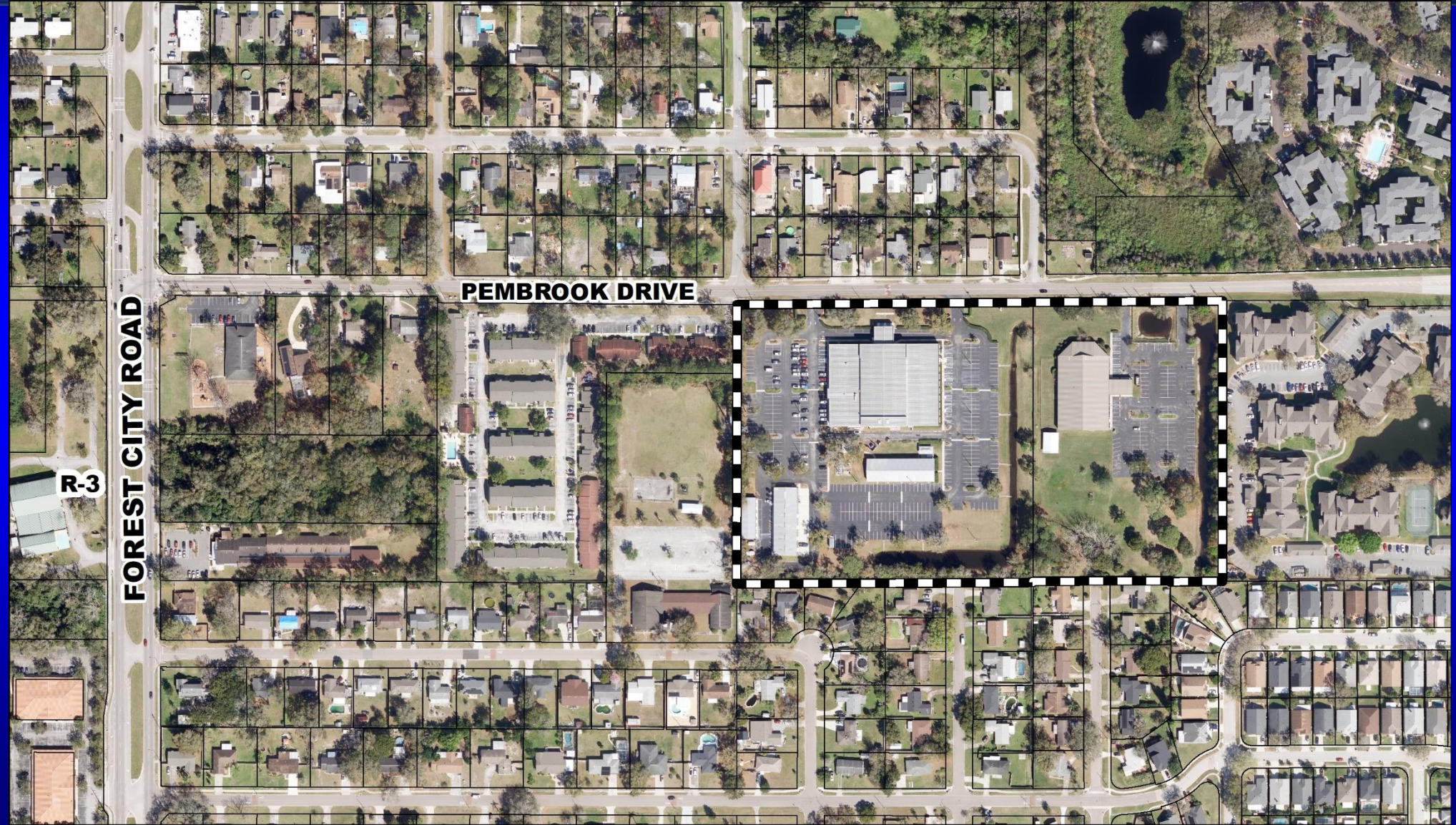
Proposed Zoning Map

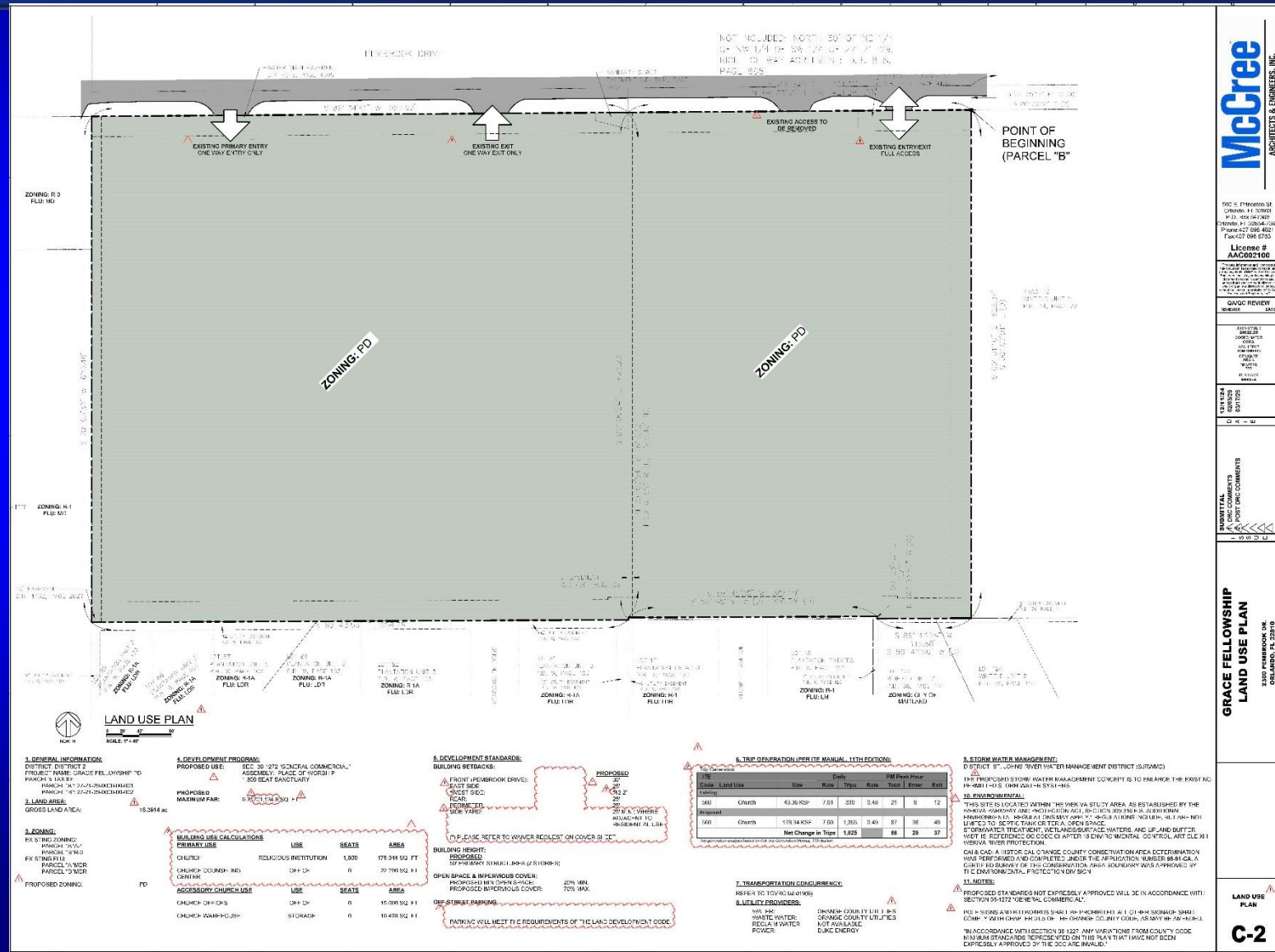


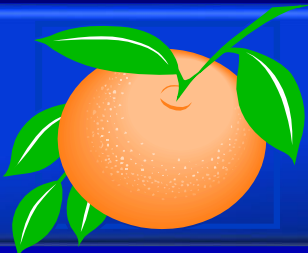


Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

Aerial Map



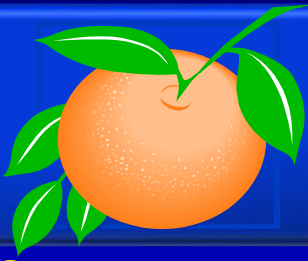




Action Requested

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



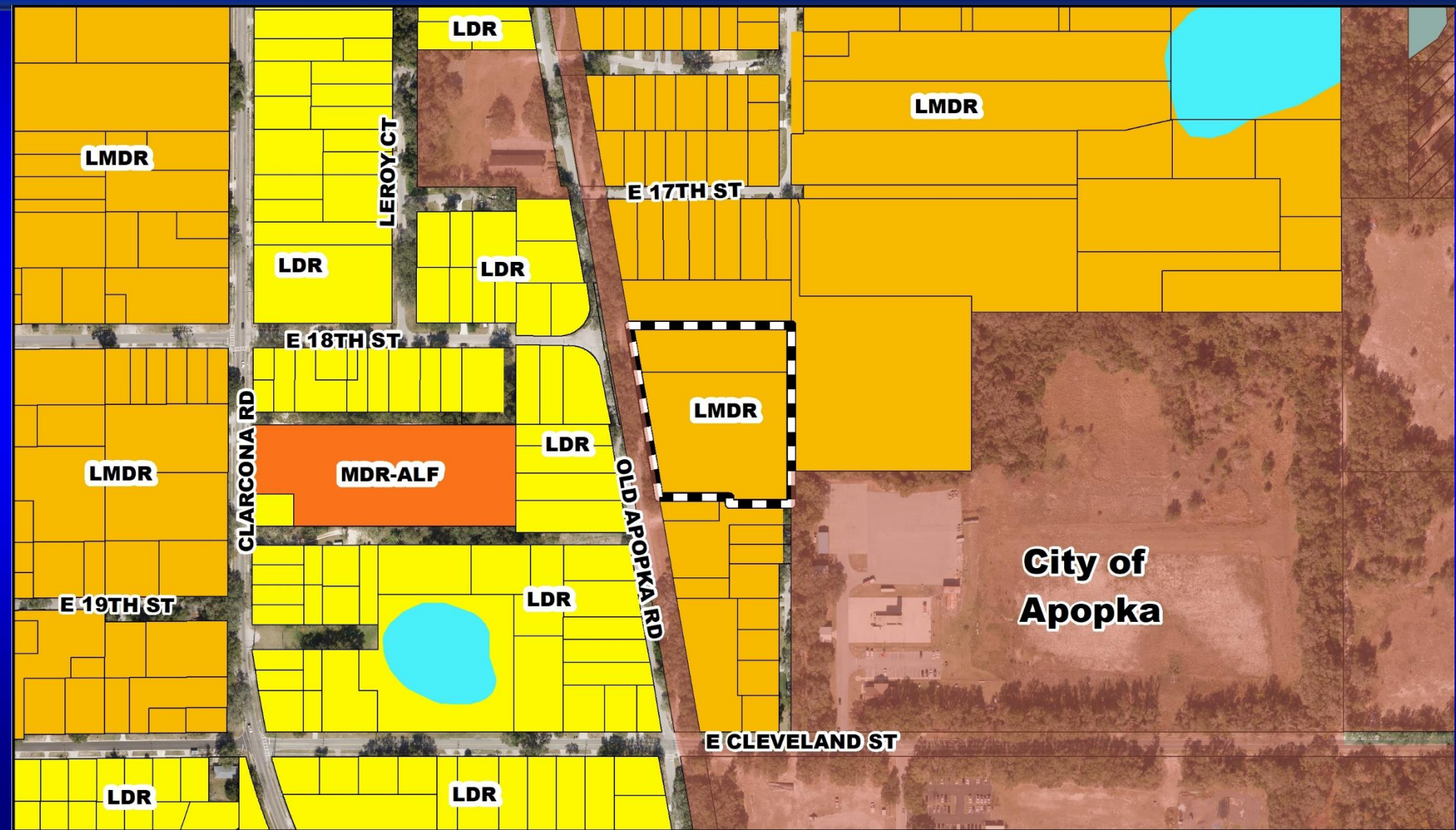
Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

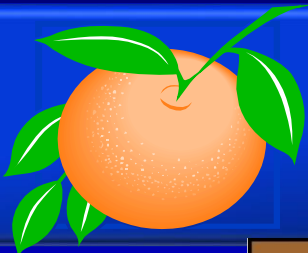
Case:	LUP-24-11-264
Applicant:	Bradley Elwell, AVCON, Inc.
District:	2
Location:	East of Old Apopka Road / West of Sheeler Avenue / North of East Cleveland Street
Acreage:	3.47 gross acres
Request:	To rezone 3.47 acres from R-3 (Multi-Family Dwelling District) to PD (Planned Development District) with 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)

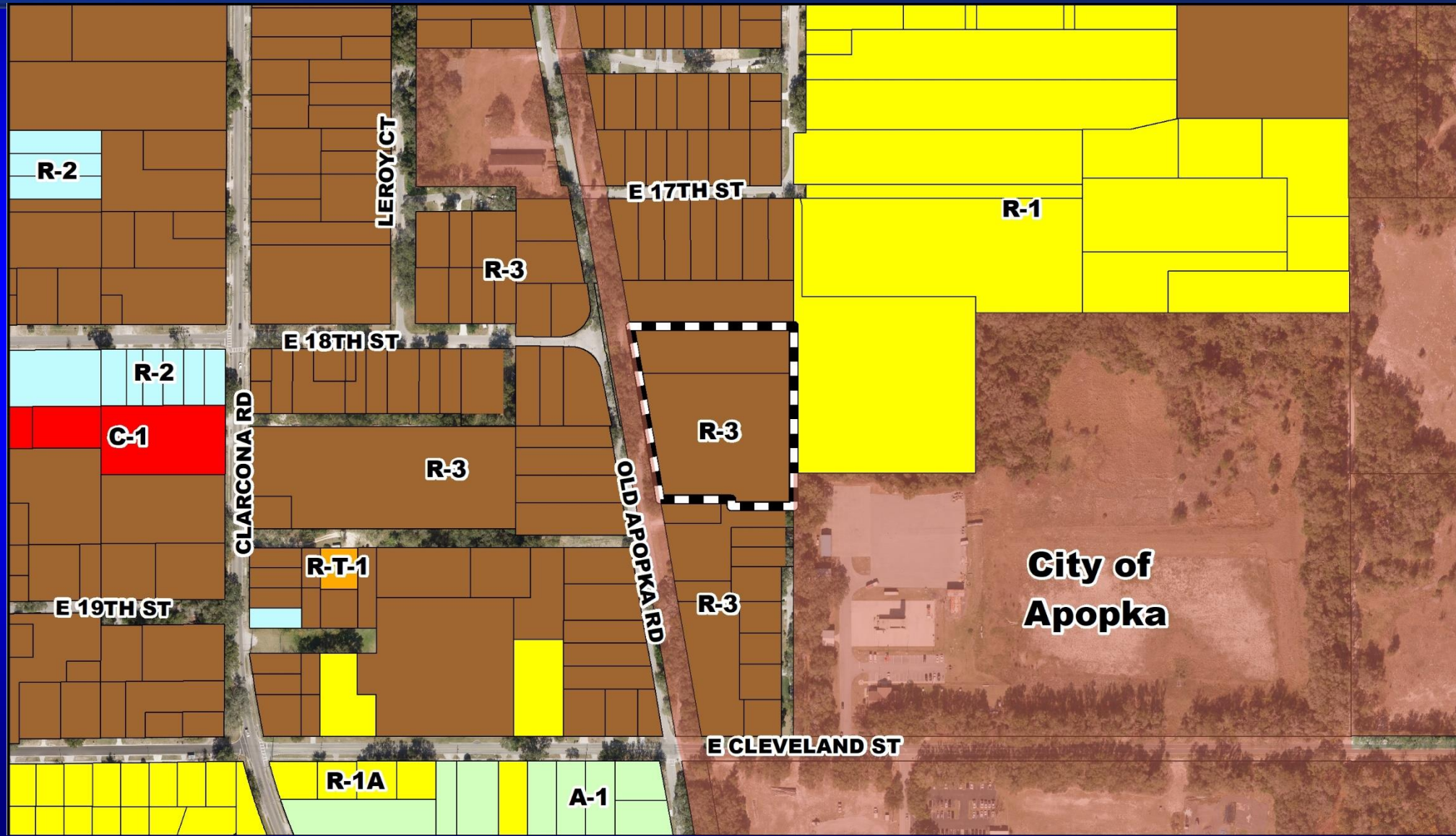
Future Land Use Map

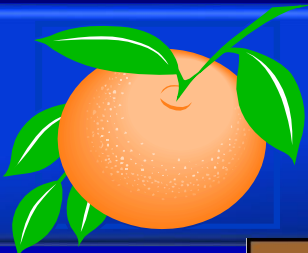




Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

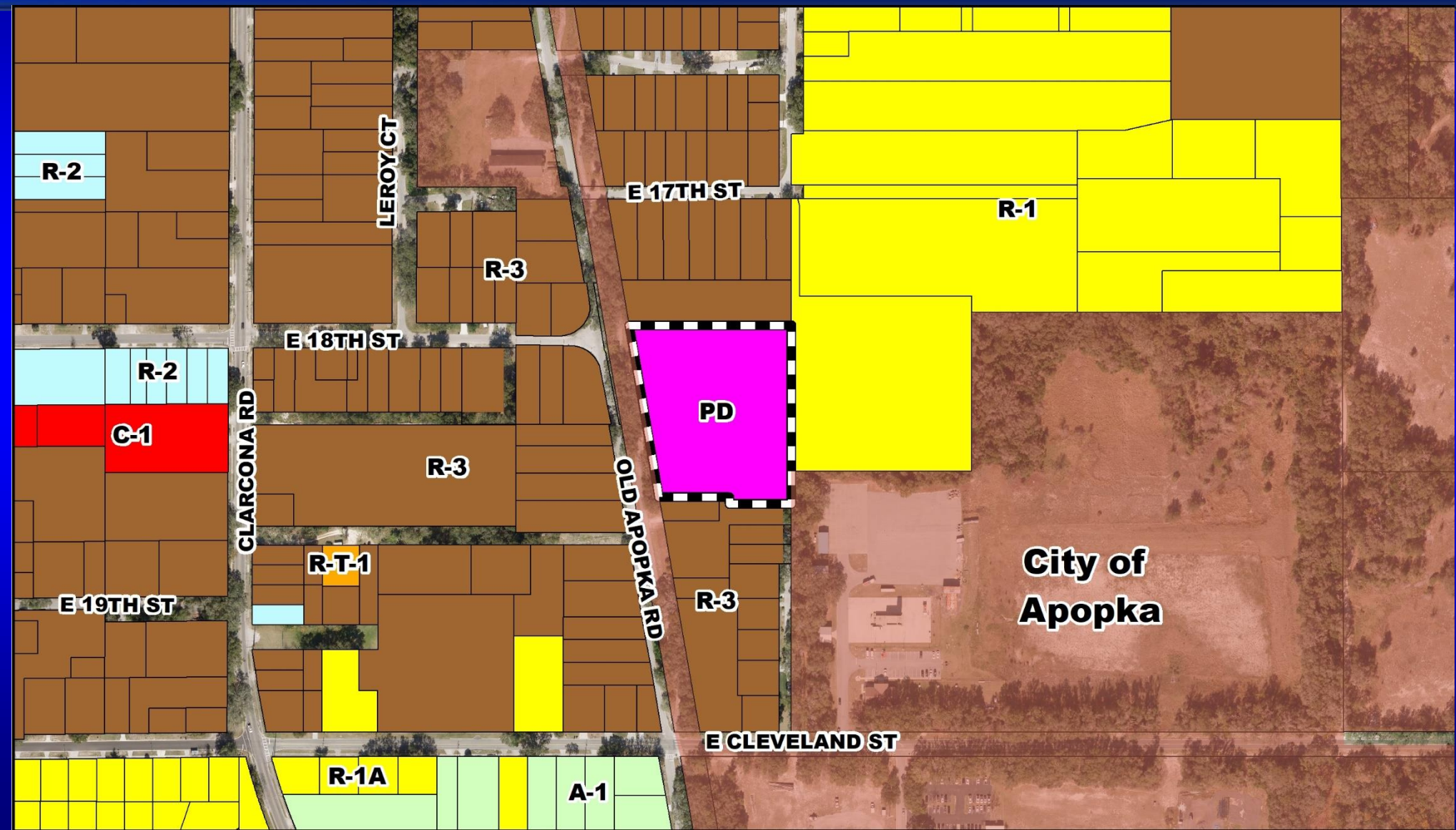
Zoning Map

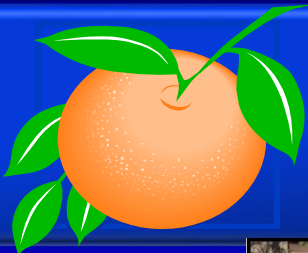




Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

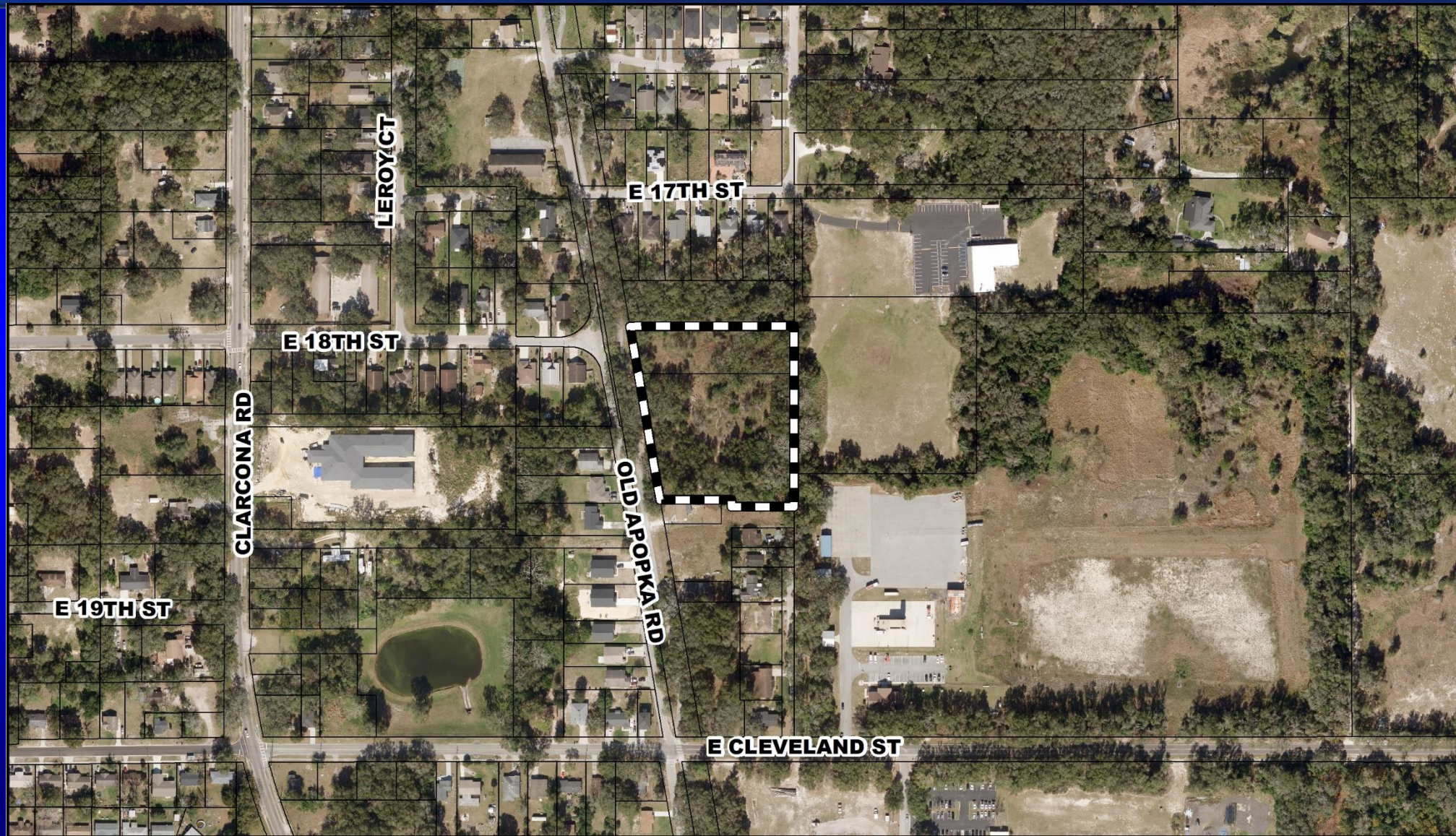
Proposed Zoning Map

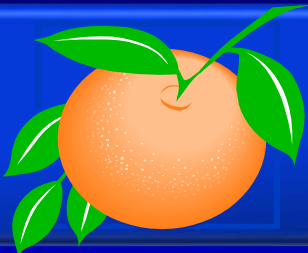




Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

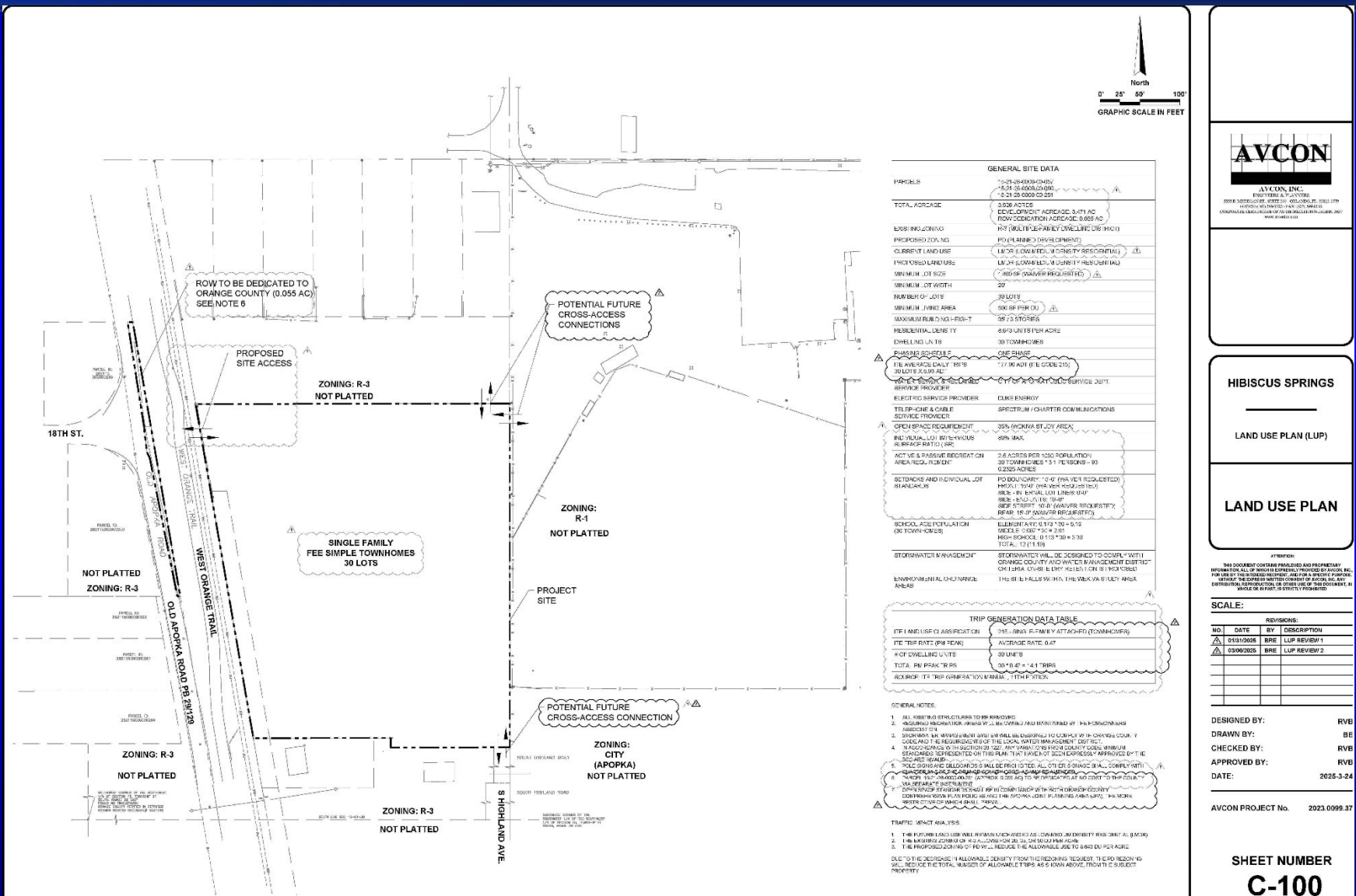
Aerial Map





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

Overall Land Use Plan



AVCON, INC.
ENGINEERING & PLANNING
2010 S. STATE ST., SUITE 100, APOPKA, FL 32017
(407) 881-1111
WWW.AVCON.COM

HIBISCUS SPRINGS

LAND USE PLAN (LUP)

LAND USE PLAN

DESIGNED BY: RVB

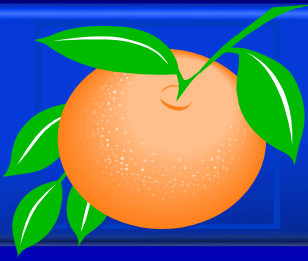
DRAWN BY: BE

CHECKED BY: RVB

APPROVED BY: RVB

DATE: 2025-3-24

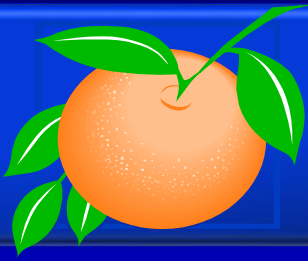
AVCON PROJECT No. 2023.0096.37



Action Requested

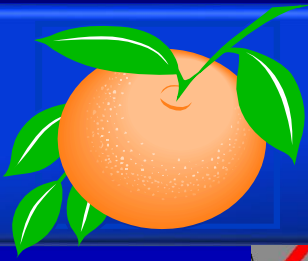
Make a finding of consistency with the Comprehensive Plan and APPROVE the Hibiscus Springs Planned Development / Land Use Plan (PD / LUP) received March 24, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.

District 2



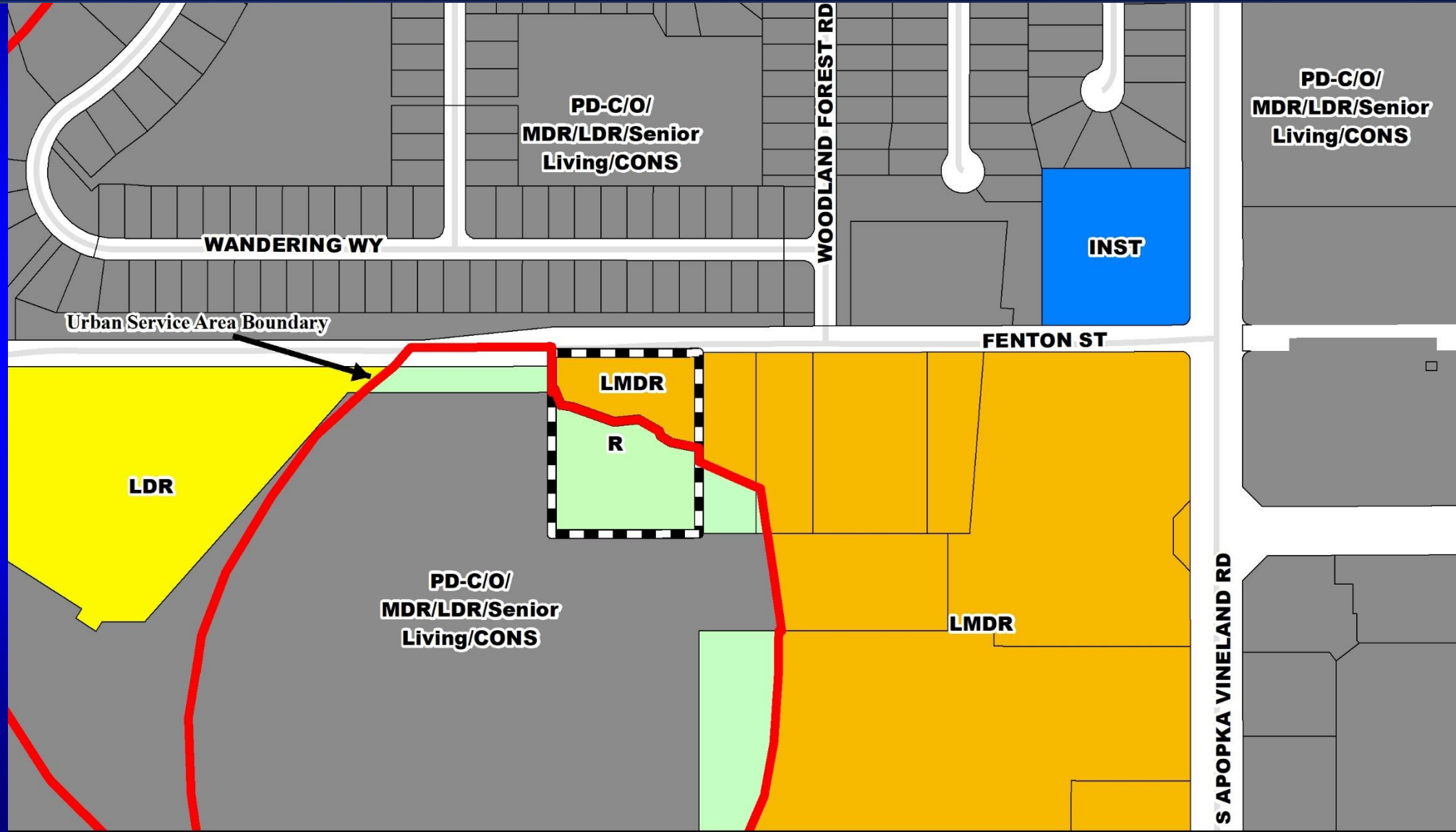
Fenton Street Planned Development / Land Use Plan (PD / LUP)

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)

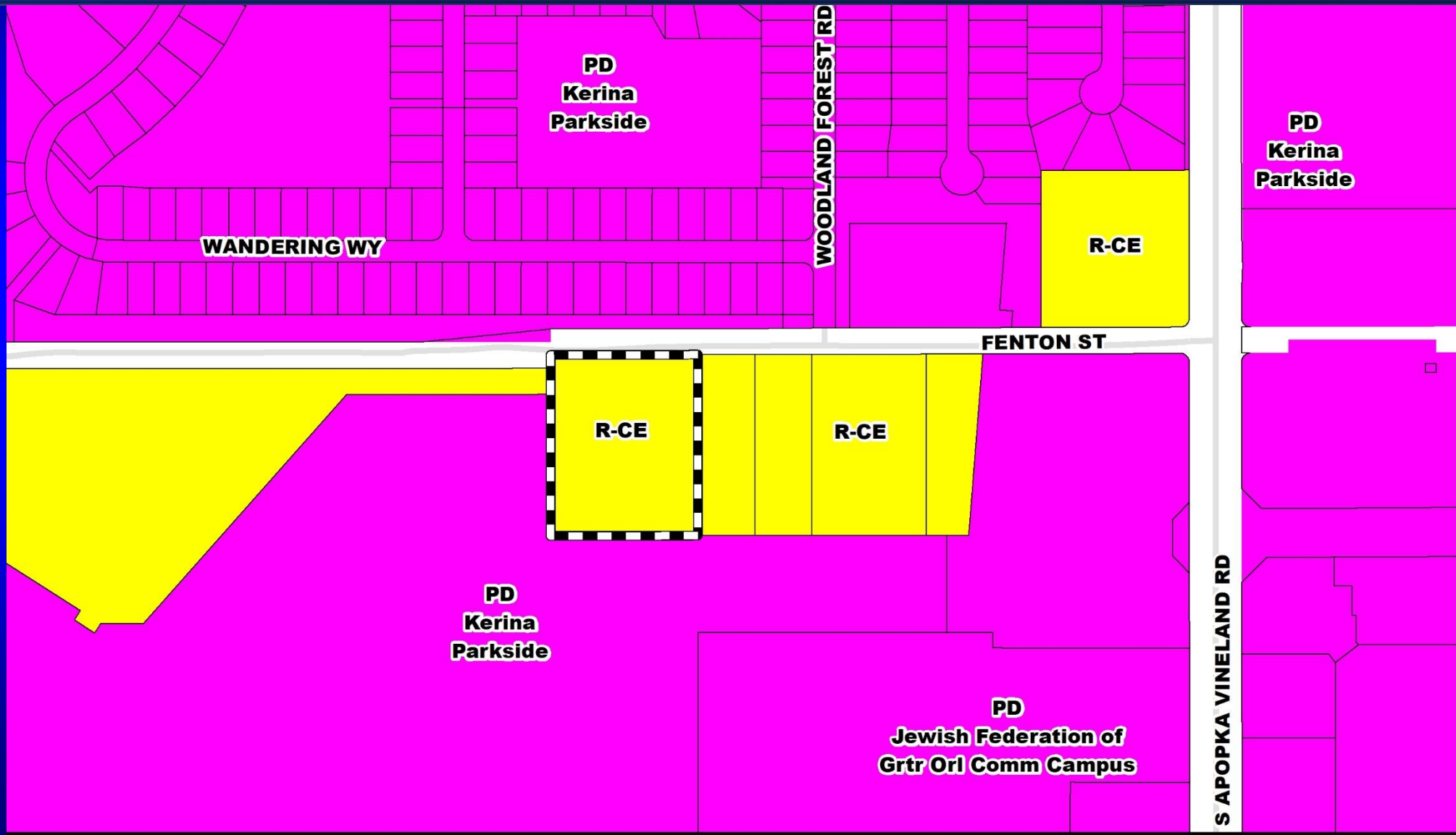
Future Land Use Map





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

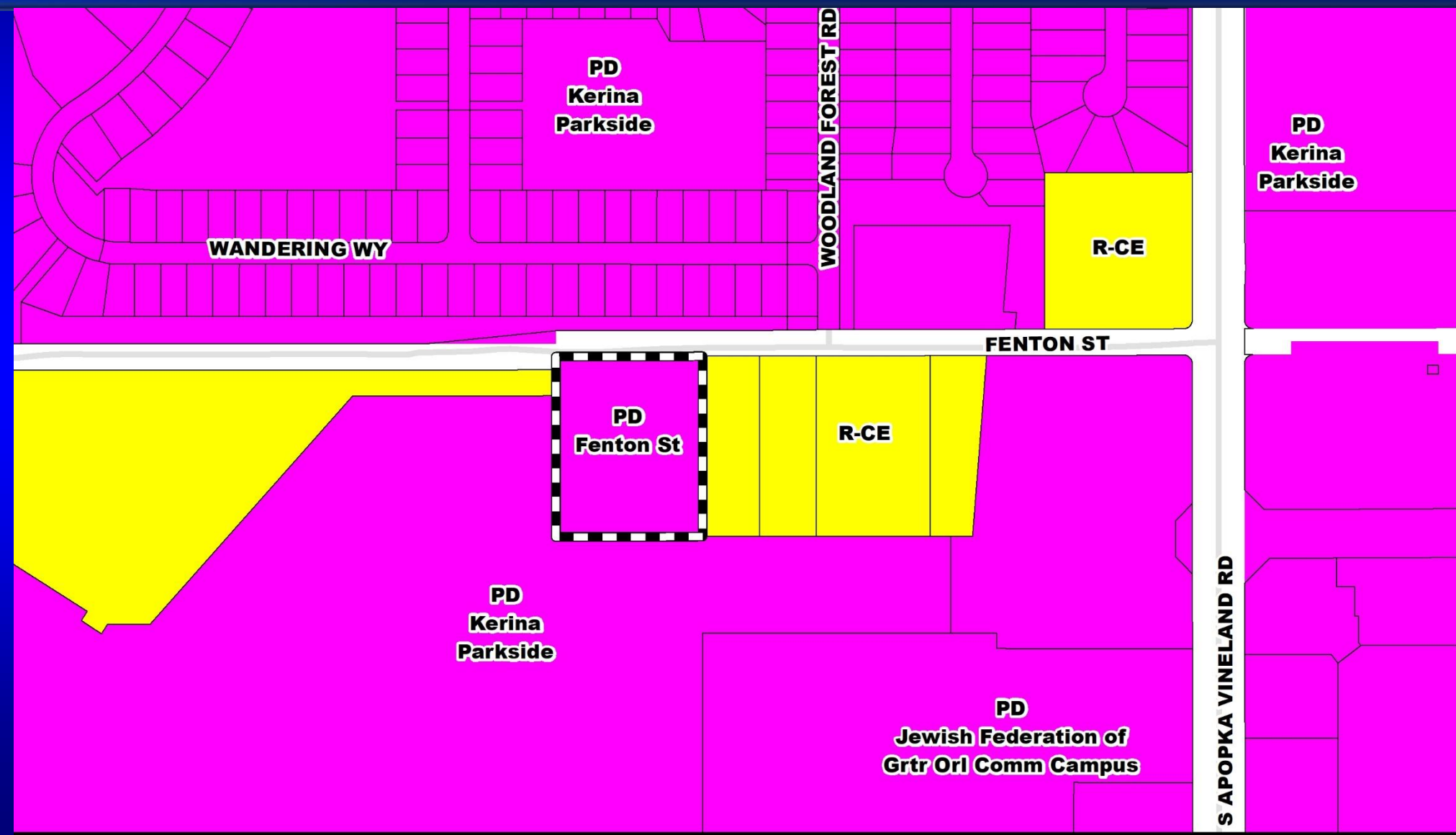
Zoning Map

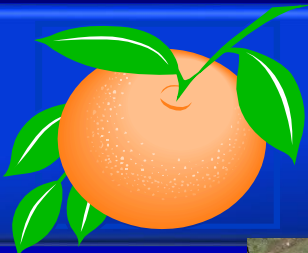




Fenton Street Planned Development / Land Use Plan (PD / LUP)

Proposed Zoning Map

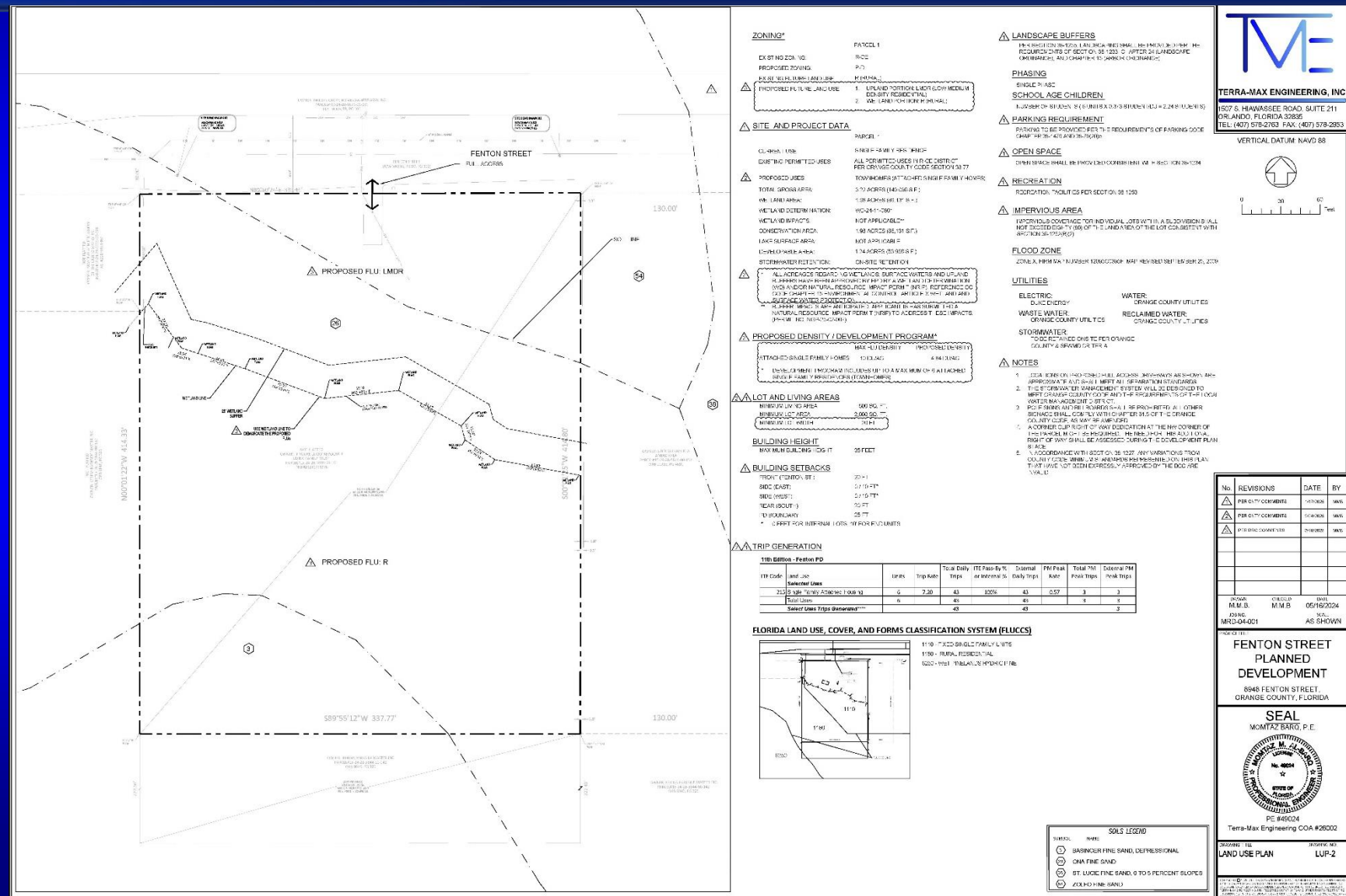


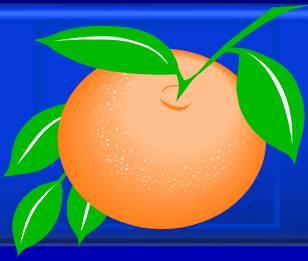


Fenton Street Planned Development / Land Use Plan (PD / LUP)

Aerial Map



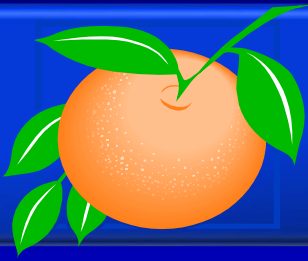




Action Requested

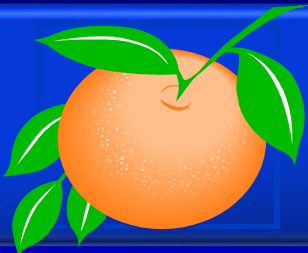
Make a finding of consistency with the Comprehensive Plan and APPROVE the Fenton Street Planned Development / Land Use Plan (PD / LUP) received March 10, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.

District 1

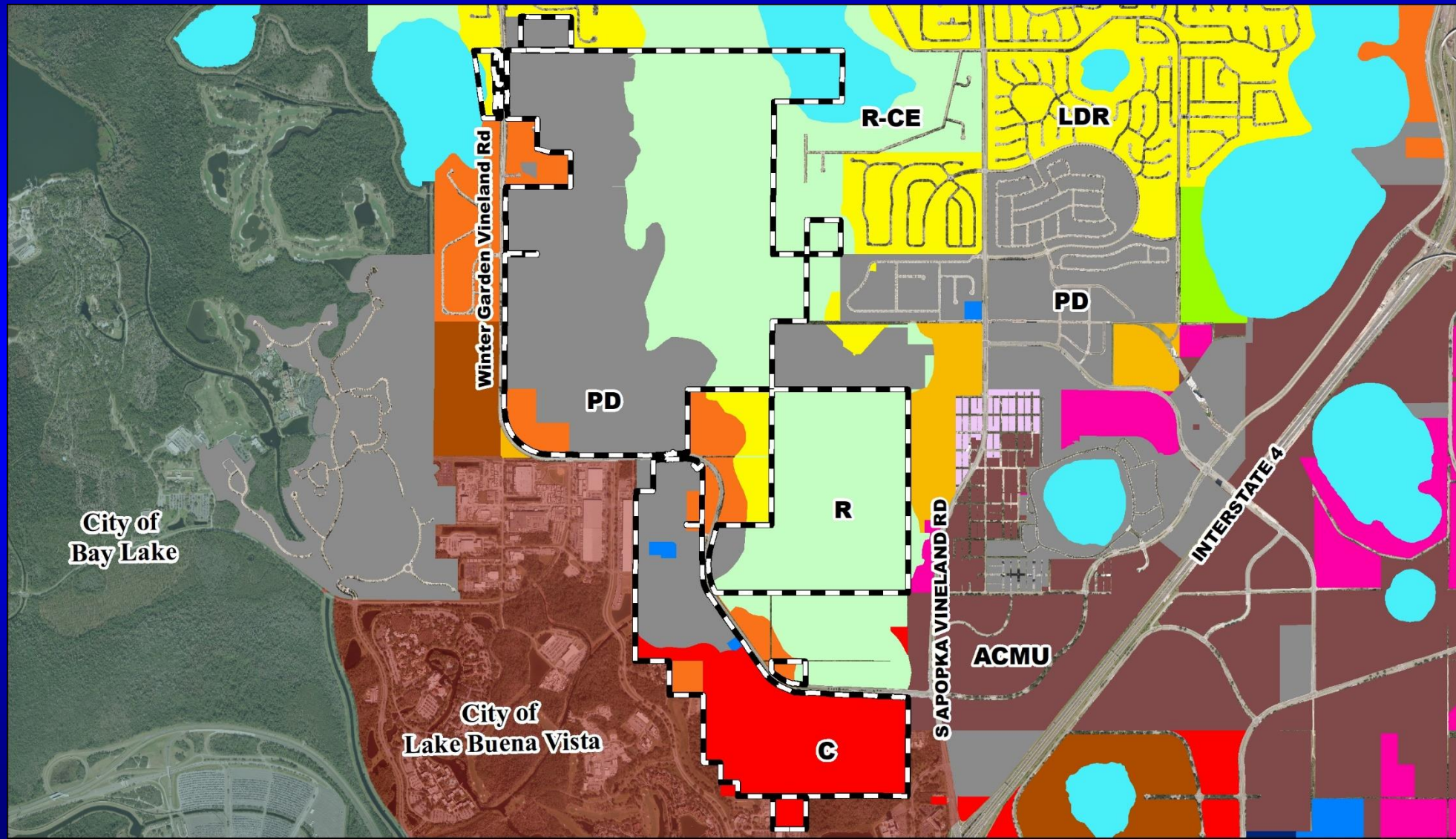


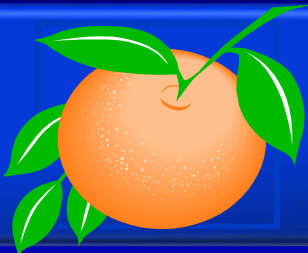
Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA)

Case:	LUPA-24-11-278
Applicant:	David Evans, Evans Engineering, Inc.
District:	1
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.

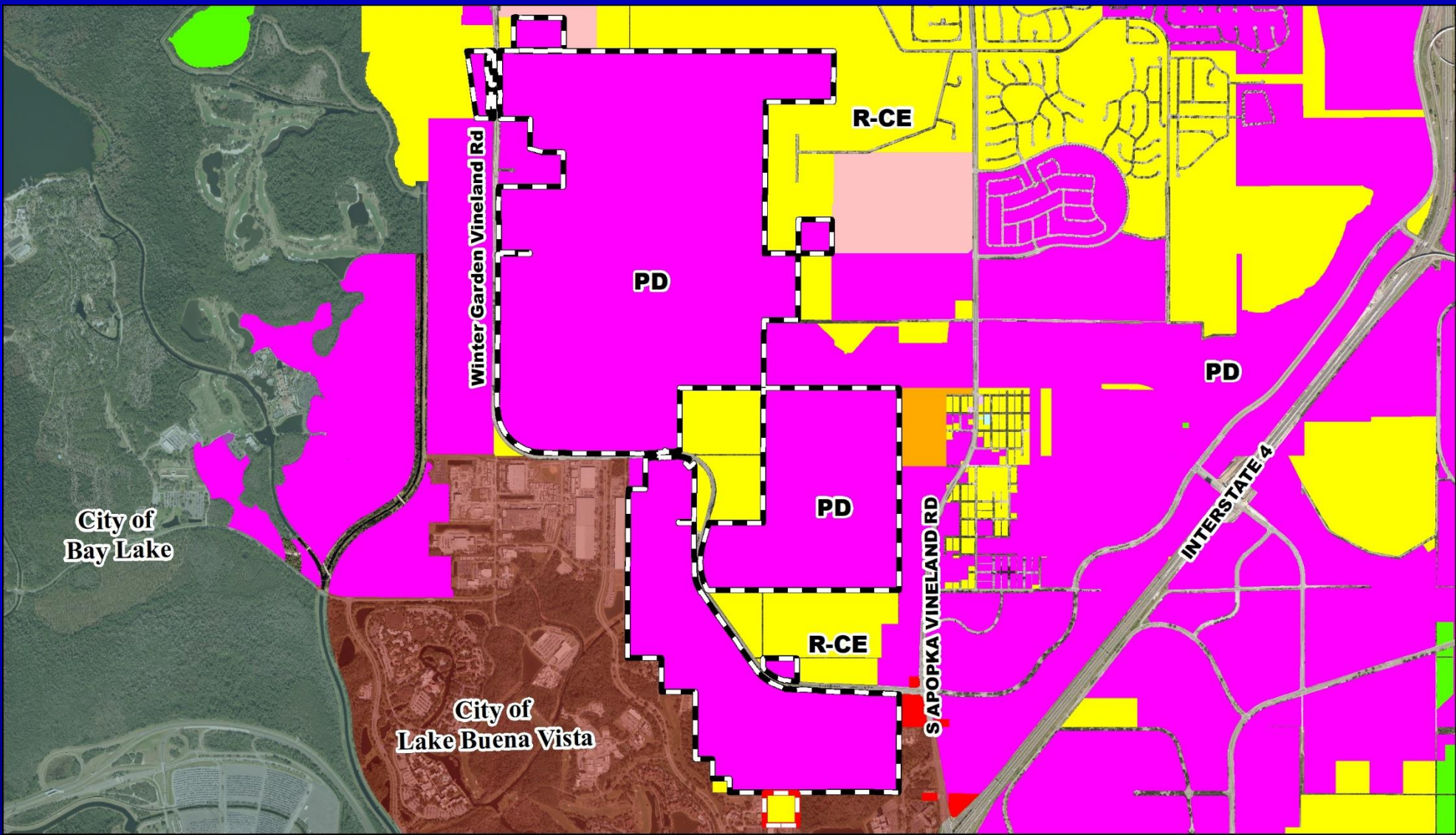


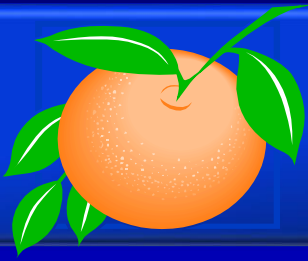
Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Future Land Use Map



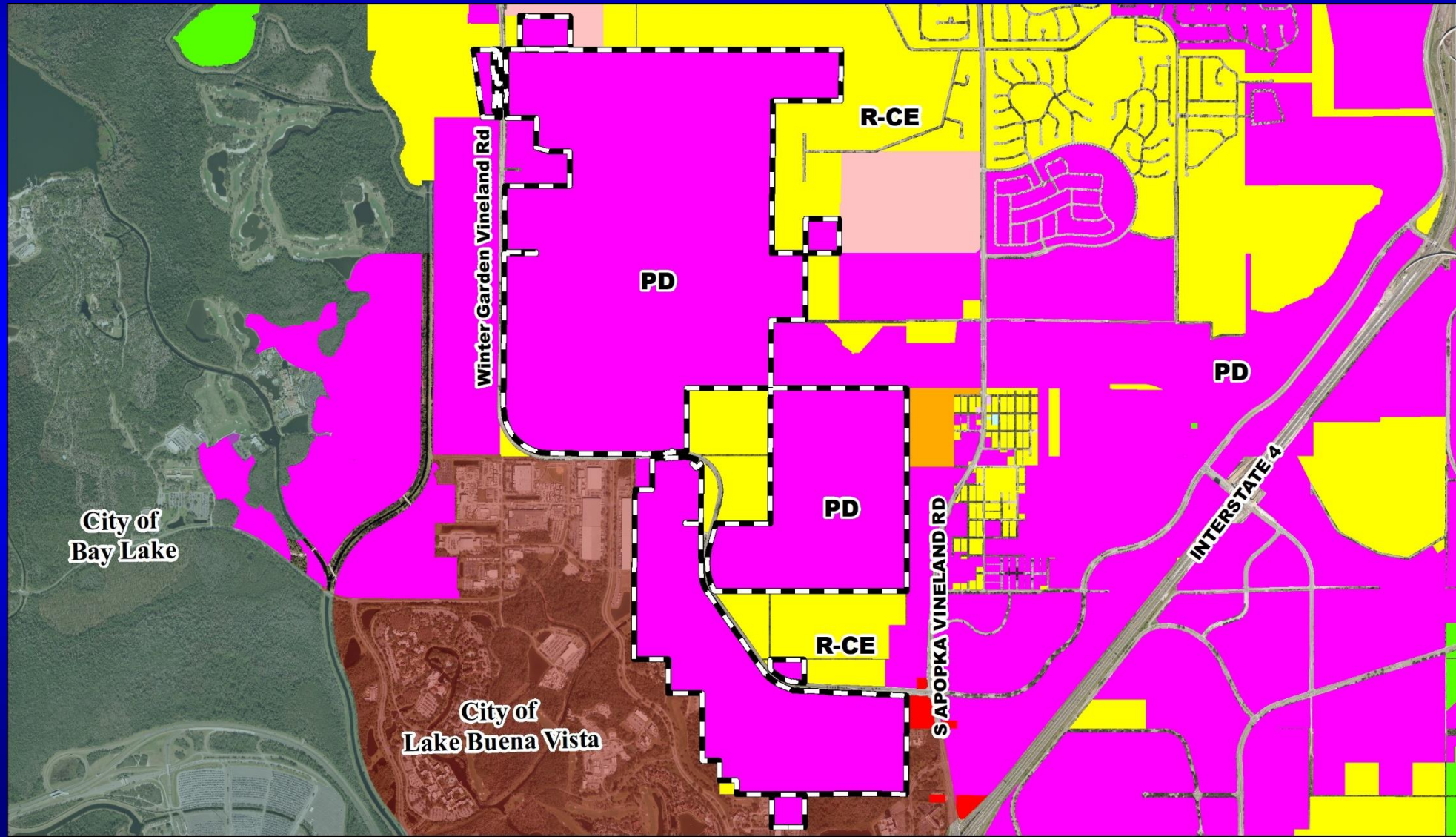


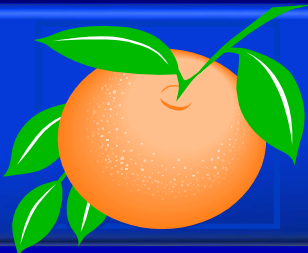
Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map



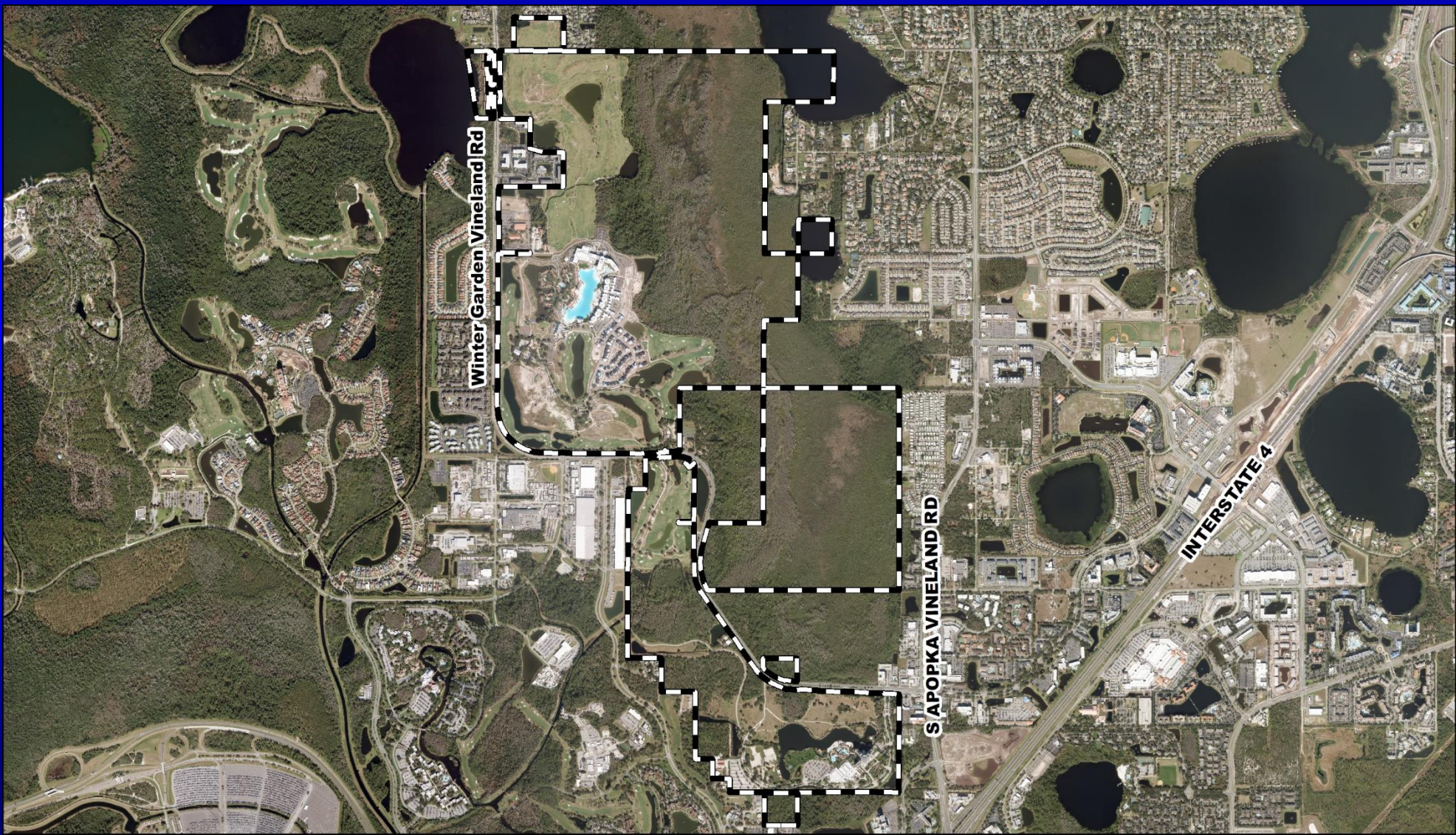


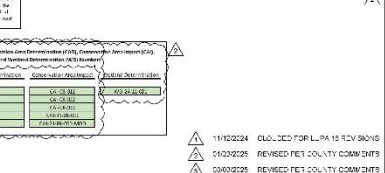
Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Proposed Zoning Map



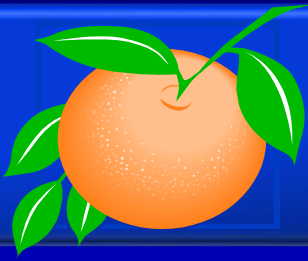


Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map





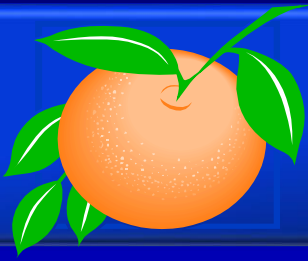
Sheet Number:
L10.01



Action Requested

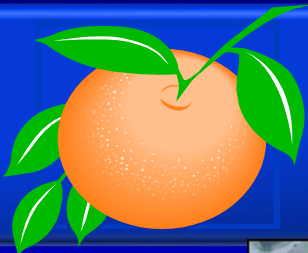
Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Grand Cypress Resort Planned Development / Land Use Plan (PD / LUP) received March 10, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.

District 1

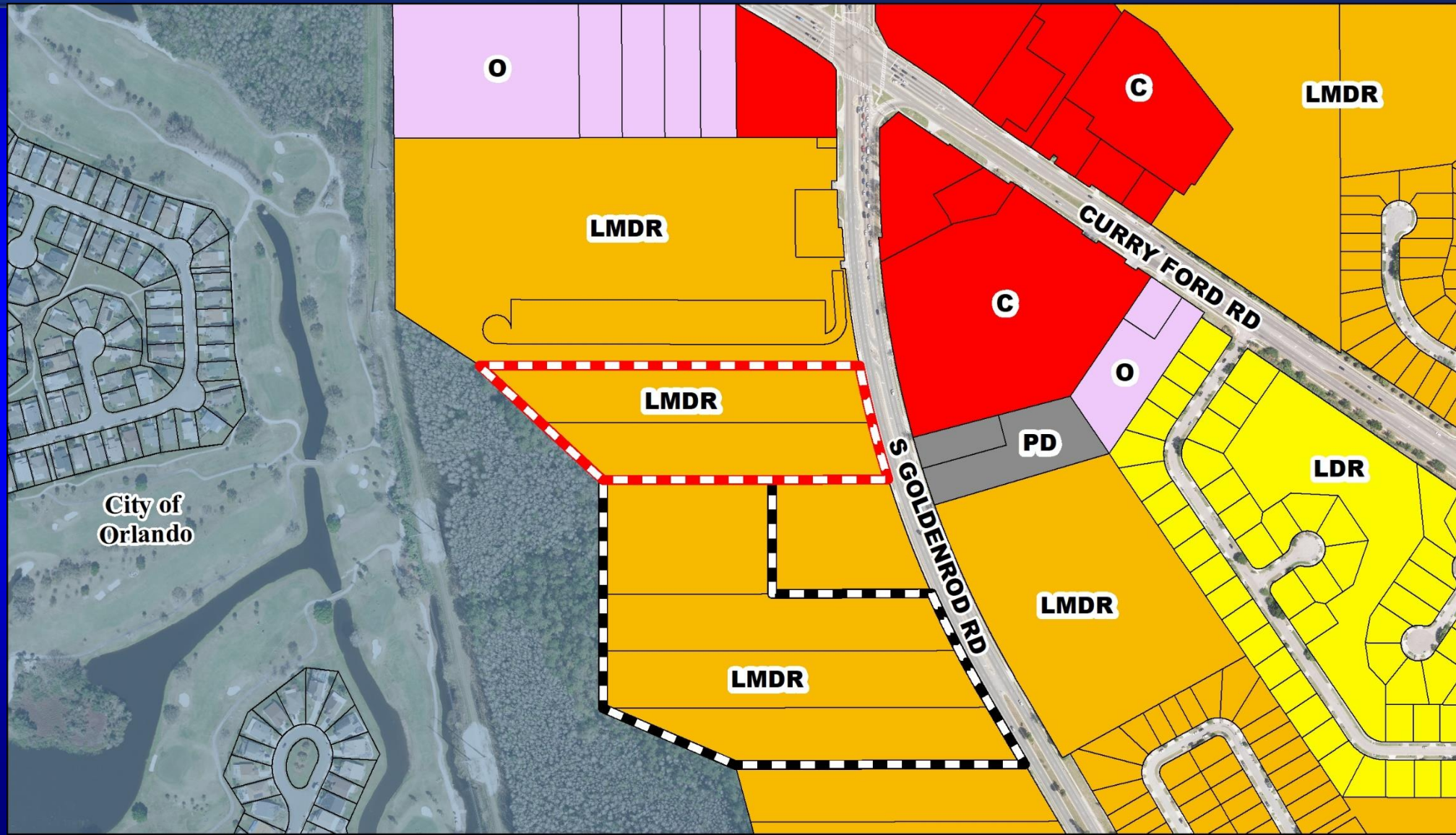


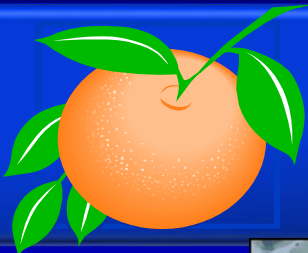
South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA)

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.

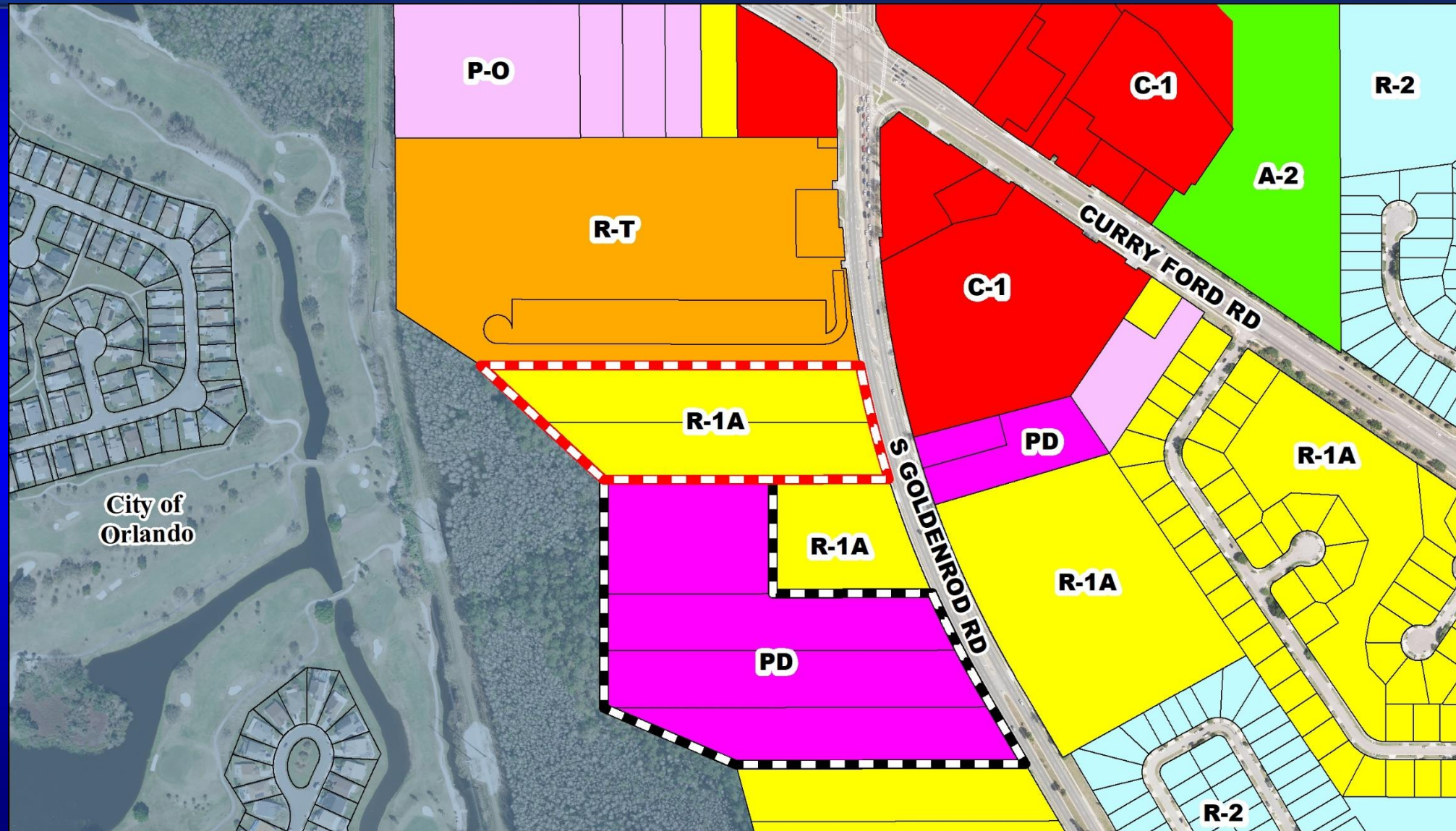


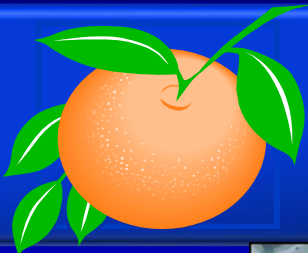
South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Future Land Use Map



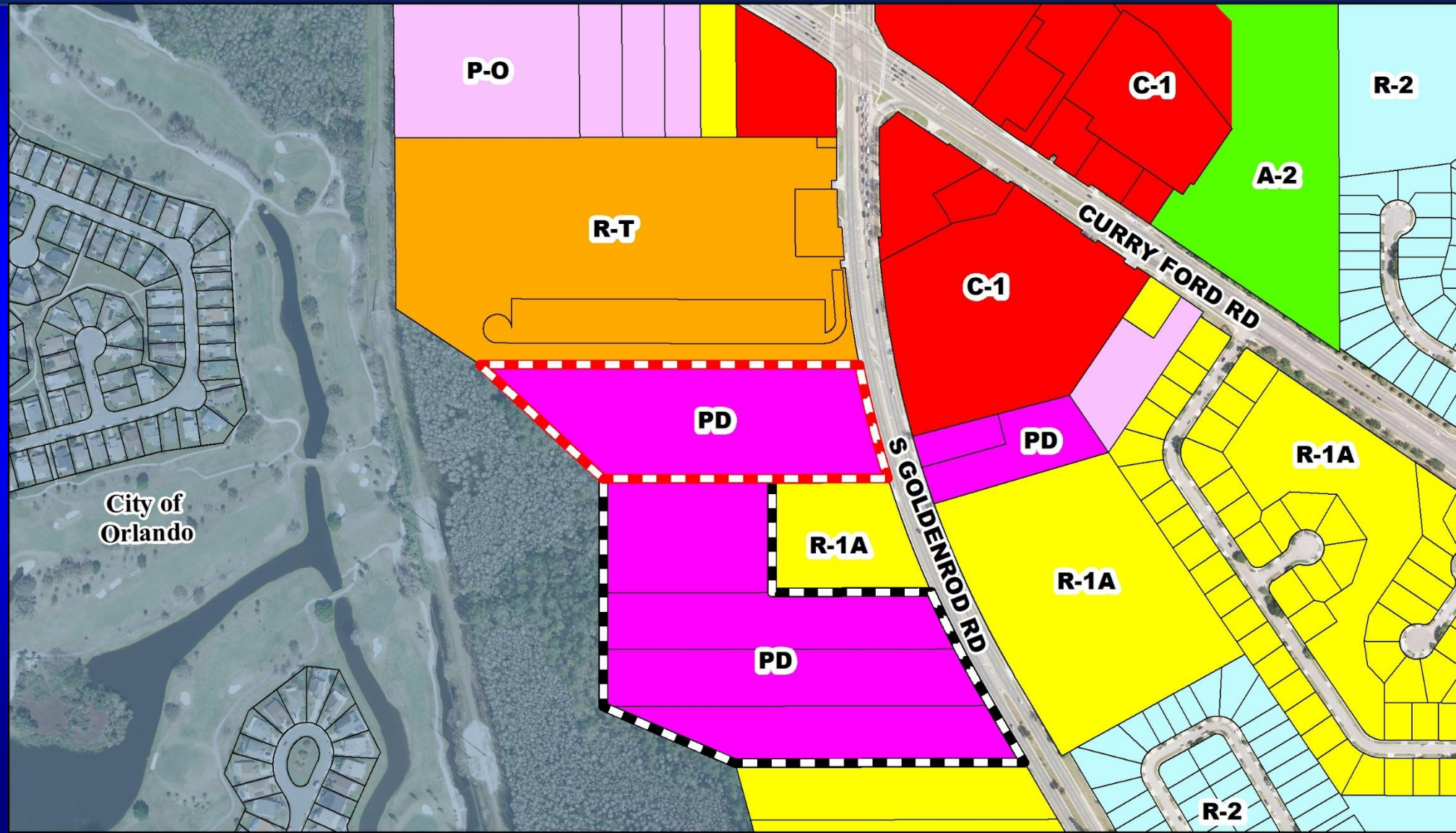


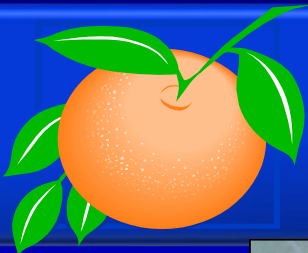
South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map



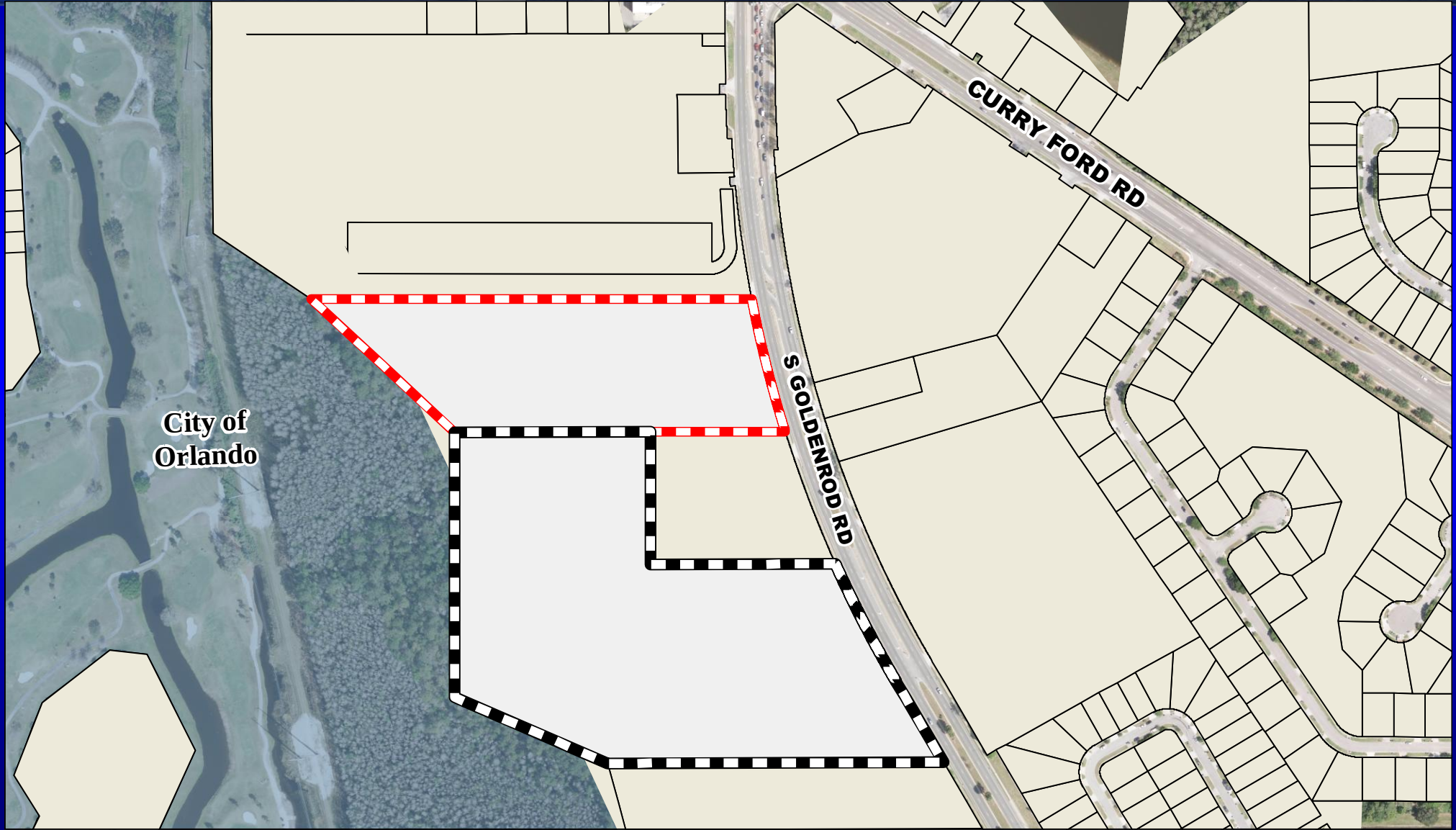


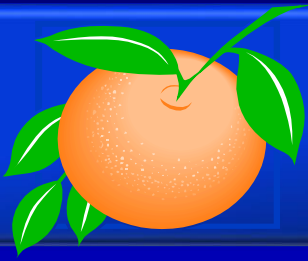
South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Proposed Zoning Map



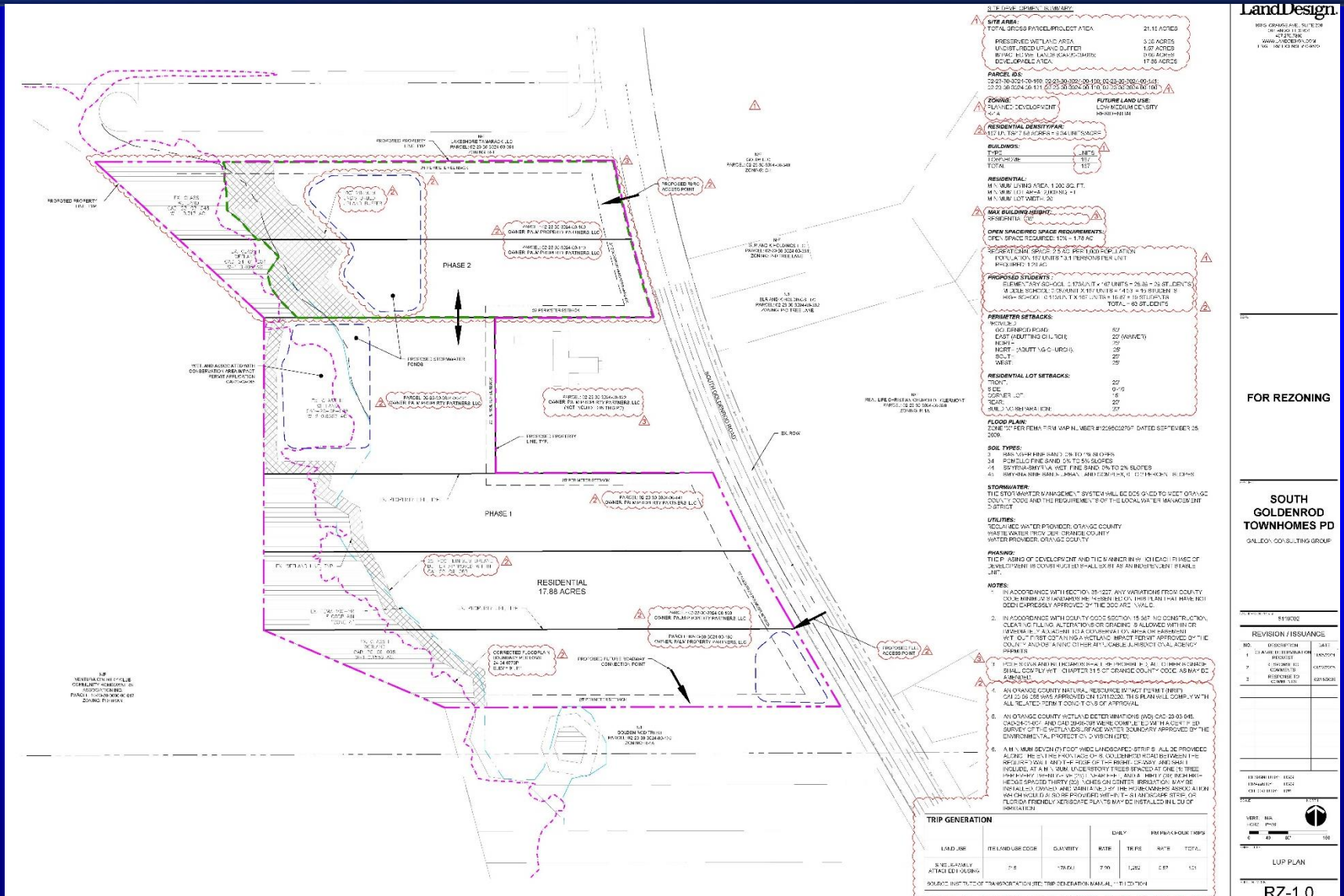


South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Aerial Map





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



LandDesign
3015 CHESAPEAKE, SUITE 200
ORANGE, FL 32667
407.770.1111
WWW.LANDDESIGN.COM
1.000.765.7655

FOR REZONING

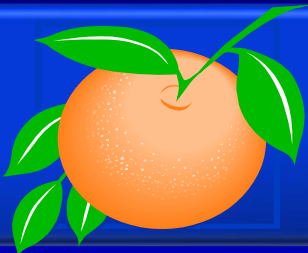
SOUTH GOLDENROD TOWNHOMES PD
GAILLARD CONSULTING GROUP

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING	1/20/2010
2	REVISED	1/20/2010
3	REVISED	1/20/2010

LUP PLAN

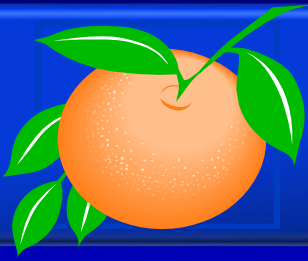
RZ-1.0



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)

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:	<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