

Interoffice Memorandum

DATE: April 21, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

CONTACT: Nicolas Thalmueller, AICP, DRC Chairman

PHONE: (407) 836-5523

DIVISION: Development Review Committee

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.

PROJECT: Grand Cypress Resort Planned Development Land Use Plan Amendment (LUPA-24-11-278)

PURPOSE: The subject property is located south of Winter Garden Vineland Road and west of South Apopka Vineland Road (S.R. 535) and consists of 10.02 acres.

Through this request, the applicant is seeking 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.

This proposal received a recommendation of approval from the DRC on March 5, 2025, and a recommendation of approval from the PZC on April 24, 2025.

This item was continued from the May 6, 2025 Board meeting, to the May 20, 2025 Board Meeting, as the Board felt uncomfortable approving the amendment without the district commissioner in attendance.