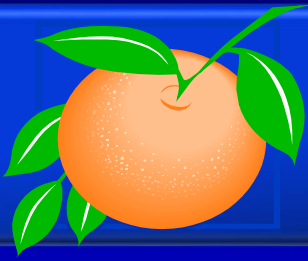


Board of County Commissioners

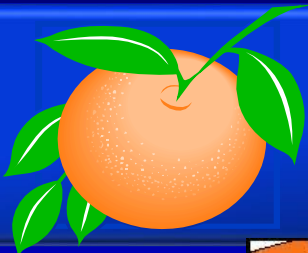
Public Hearings

May 6, 2025



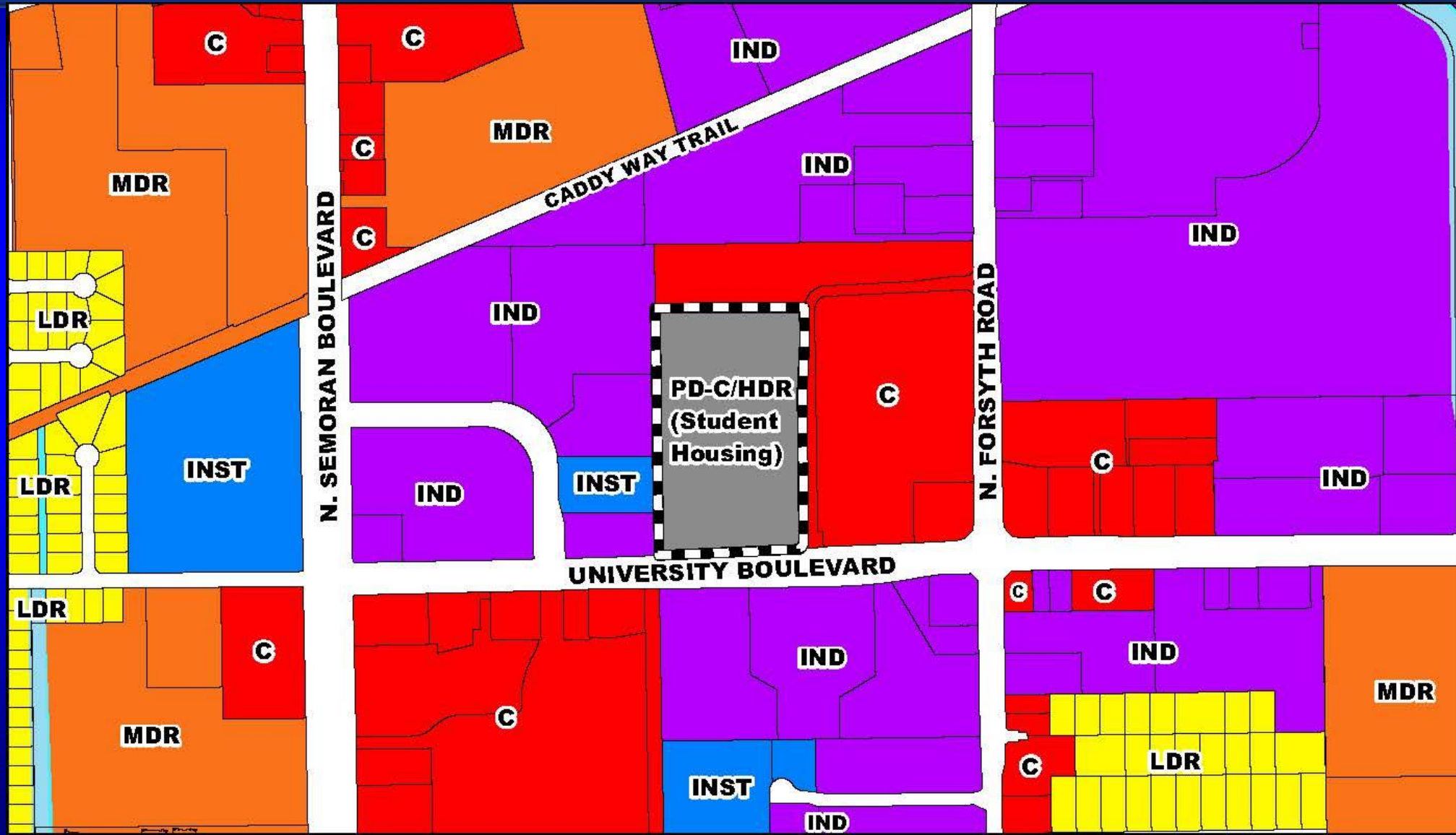
Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP)

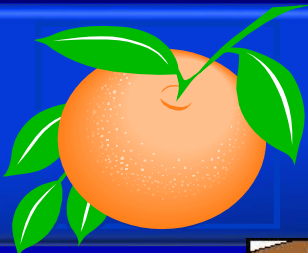
Case:	DP-24-10-242
Applicant:	Brittany Eveler, Nvision Development
District:	5
Acreage:	13.14 gross acres
Location:	North of University Boulevard / East of N. Semoran Boulevard
Request:	To construct a 182 unit (580 bed) student housing development, along with 6,103 sq. ft. of retail space.



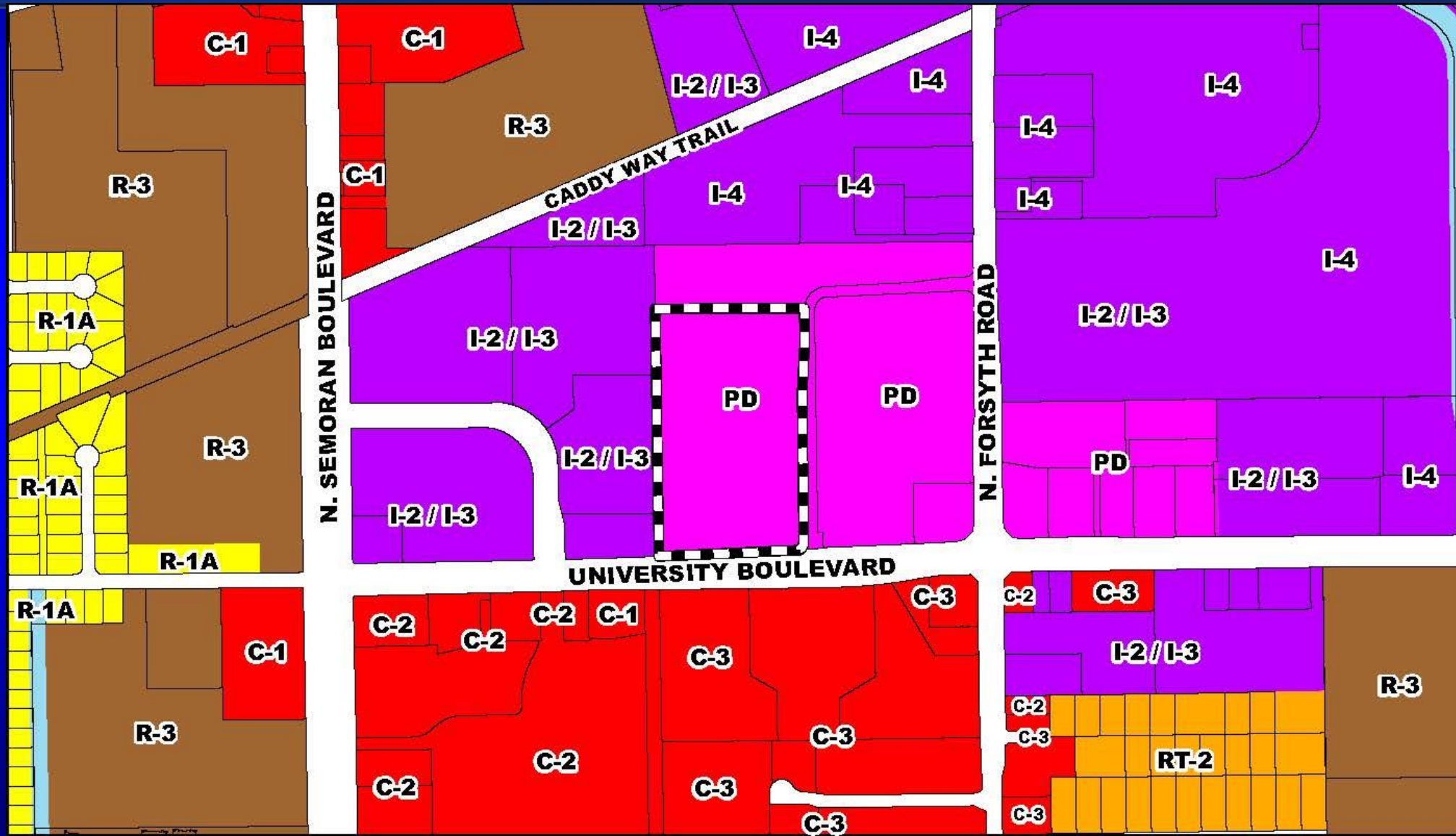
Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP)

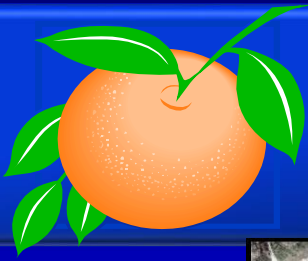
Future Land Use Map



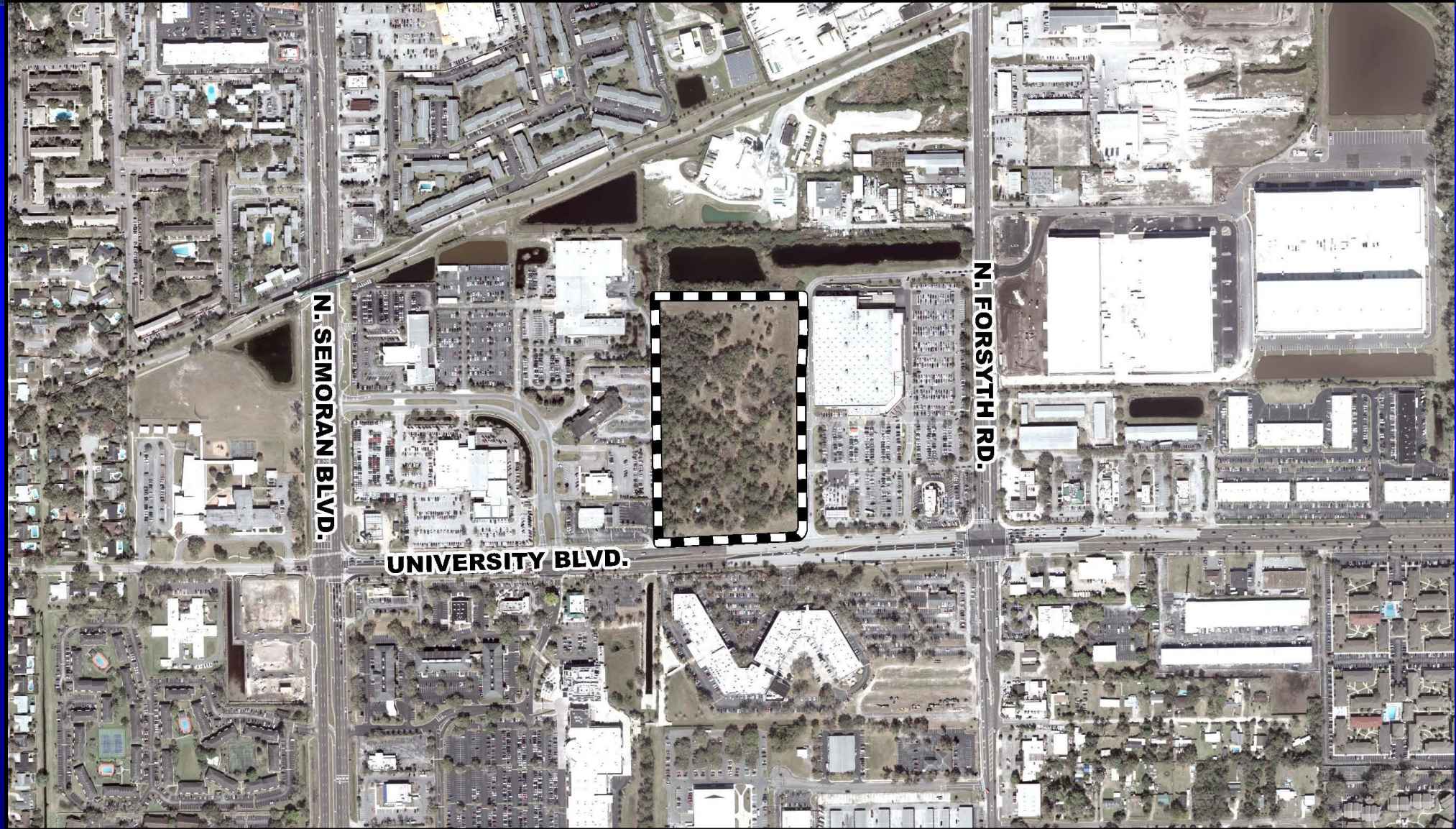


Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) Zoning Map



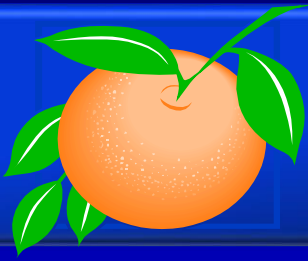


Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) Aerial Map



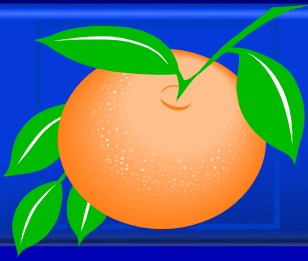
[illegible]

P.U.	Land Use	Net	Density Units/Acre	Acreage Total	Units Total	F.C.R.	R.H.	Total Units	Per Acre			
Anticipated Buildout Development												
225	Student Housing (Mid-Use)	1,932 acres	2.57	4,826	0.07	76	58	0.21	376	176	208	
Phase I Current Application												
226	Student Housing (Mid-Use)	578 acres	2.57	1,485	0.07	4C	18	22	0.21	121	57	64



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

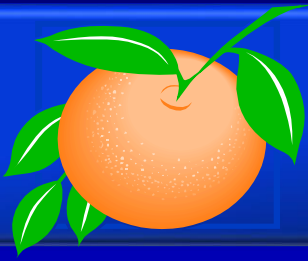
- 15. Developer shall enter into an agreement with the County for the ownership, construction, and maintenance of the proposed overhead pedestrian bridge as well as the necessary ancillary easements and agreements; such easements and agreements shall be reviewed and approved by the County for this project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



Action Requested

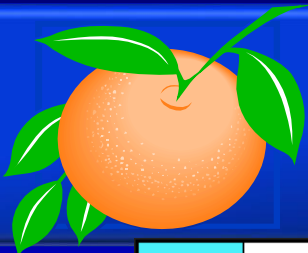
Make a finding of consistency with the Comprehensive Plan and APPROVE the Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) dated “Received March 26, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation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

District 5



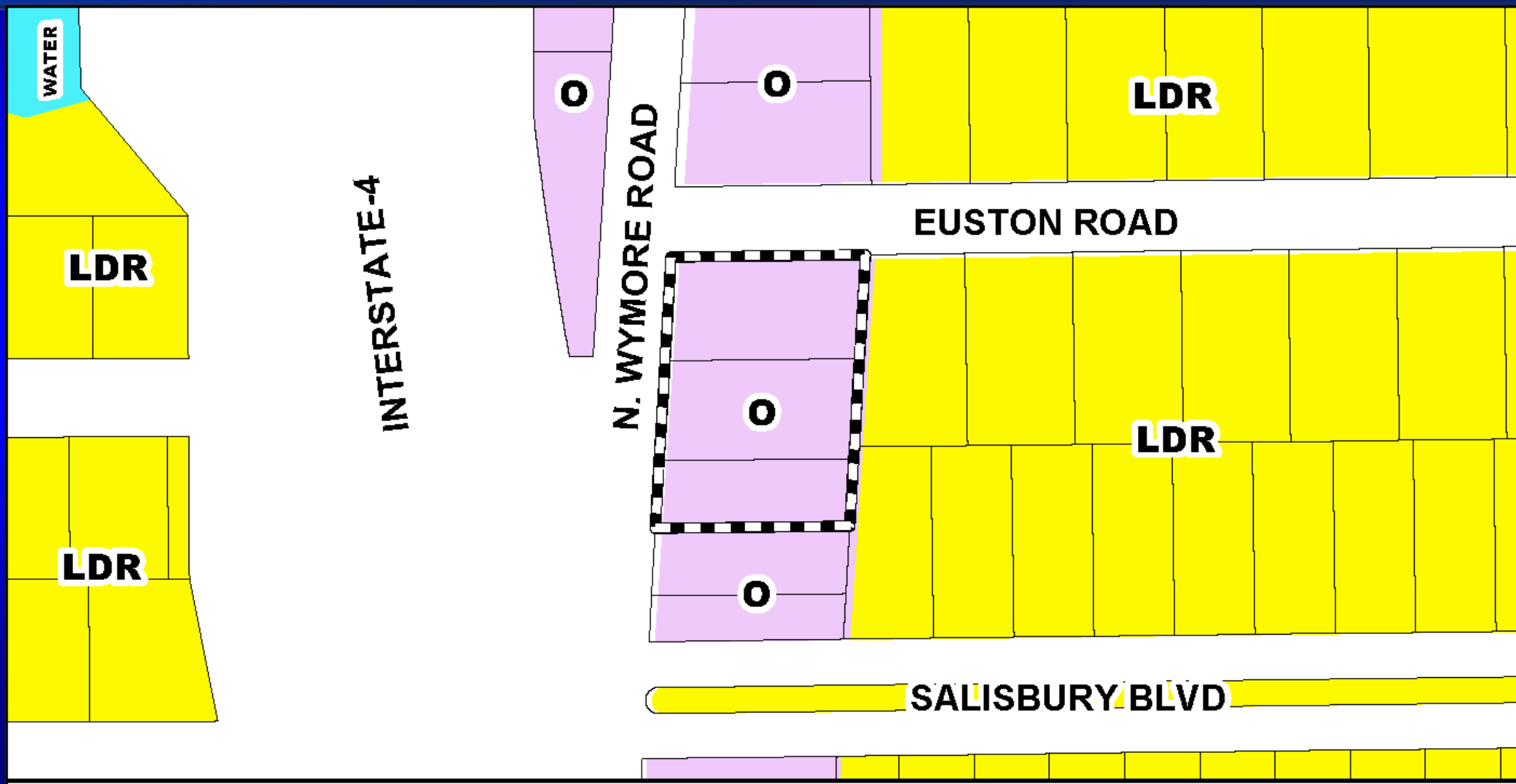
Share the Care Planned Development / Land Use Plan (PD/LUP)

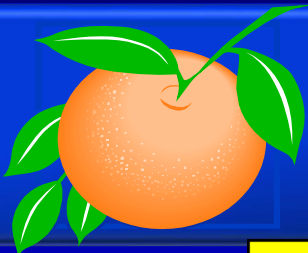
Case:	LUP-24-12-293
Applicant:	Mary Philbin, Share the Care, Inc.
District:	5
Location:	118, 112 & 108 North Wymore Road; South of Euston Road / East of N. Wymore Road
Acreage:	0.71 gross acres
Request:	To rezone three (3) parcels containing 0.71 gross acres from P-O (Professional Office District) to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



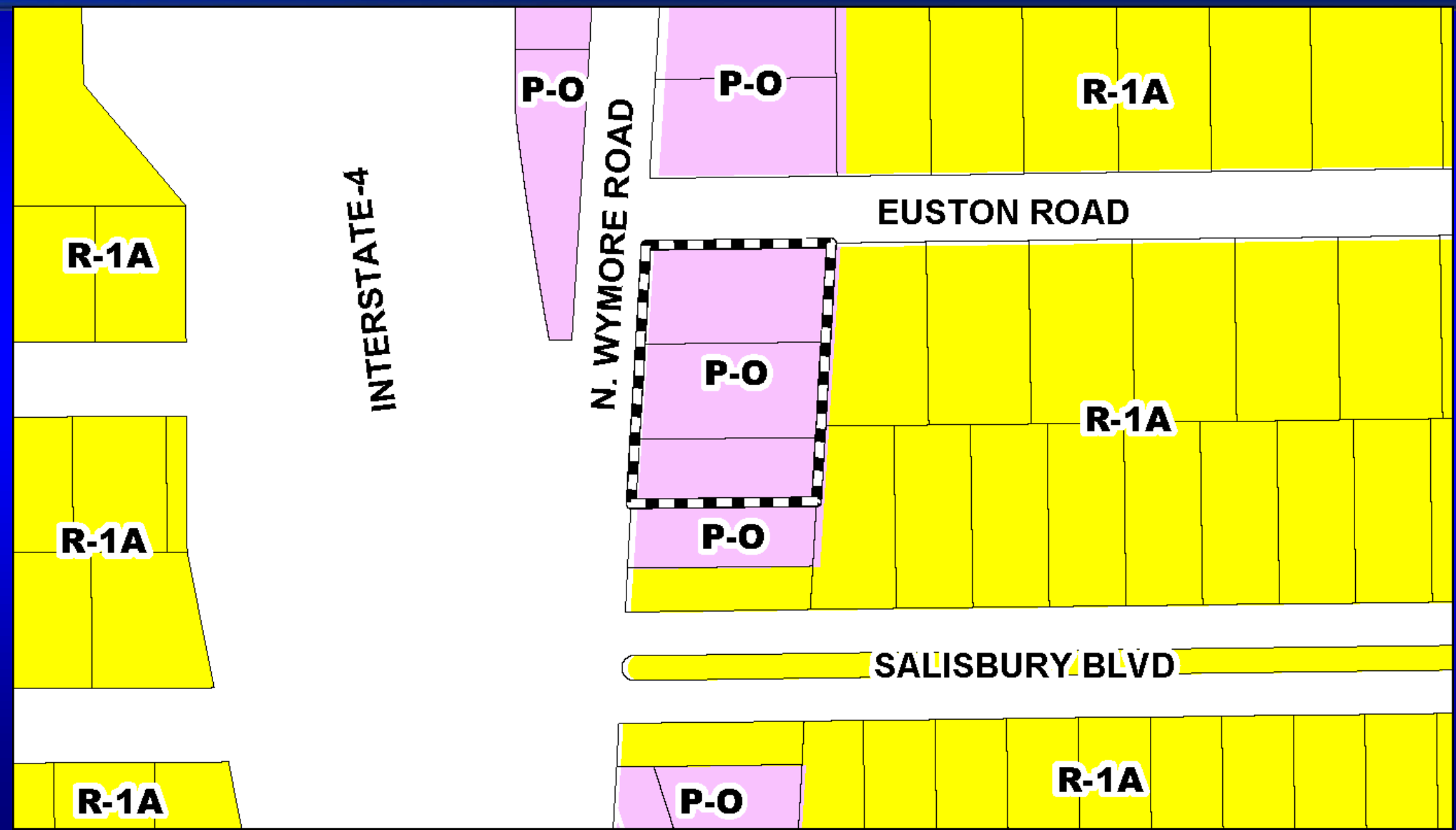
Share the Care Planned Development / Land Use Plan (PD/LUP)

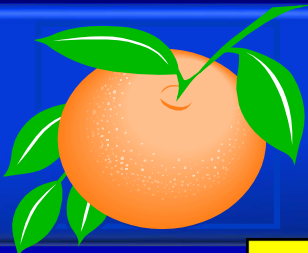
Future Land Use Map





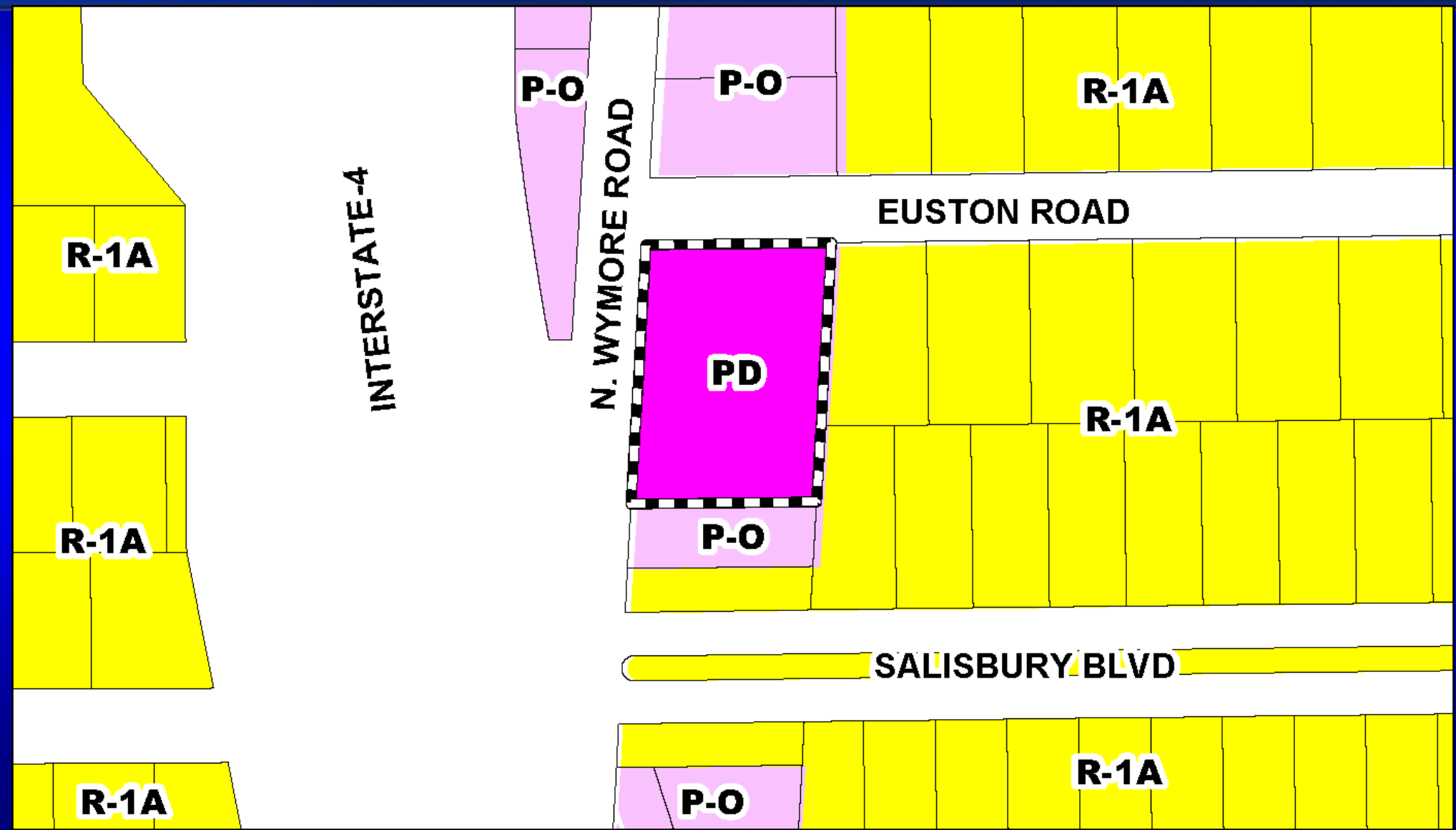
Share the Care Planned Development / Land Use Plan (PD/LUP) Zoning Map

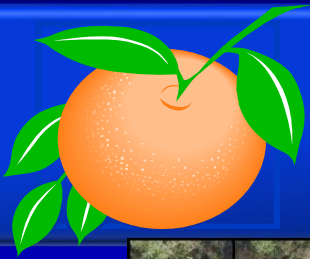




Share the Care Planned Development / Land Use Plan (PD/LUP)

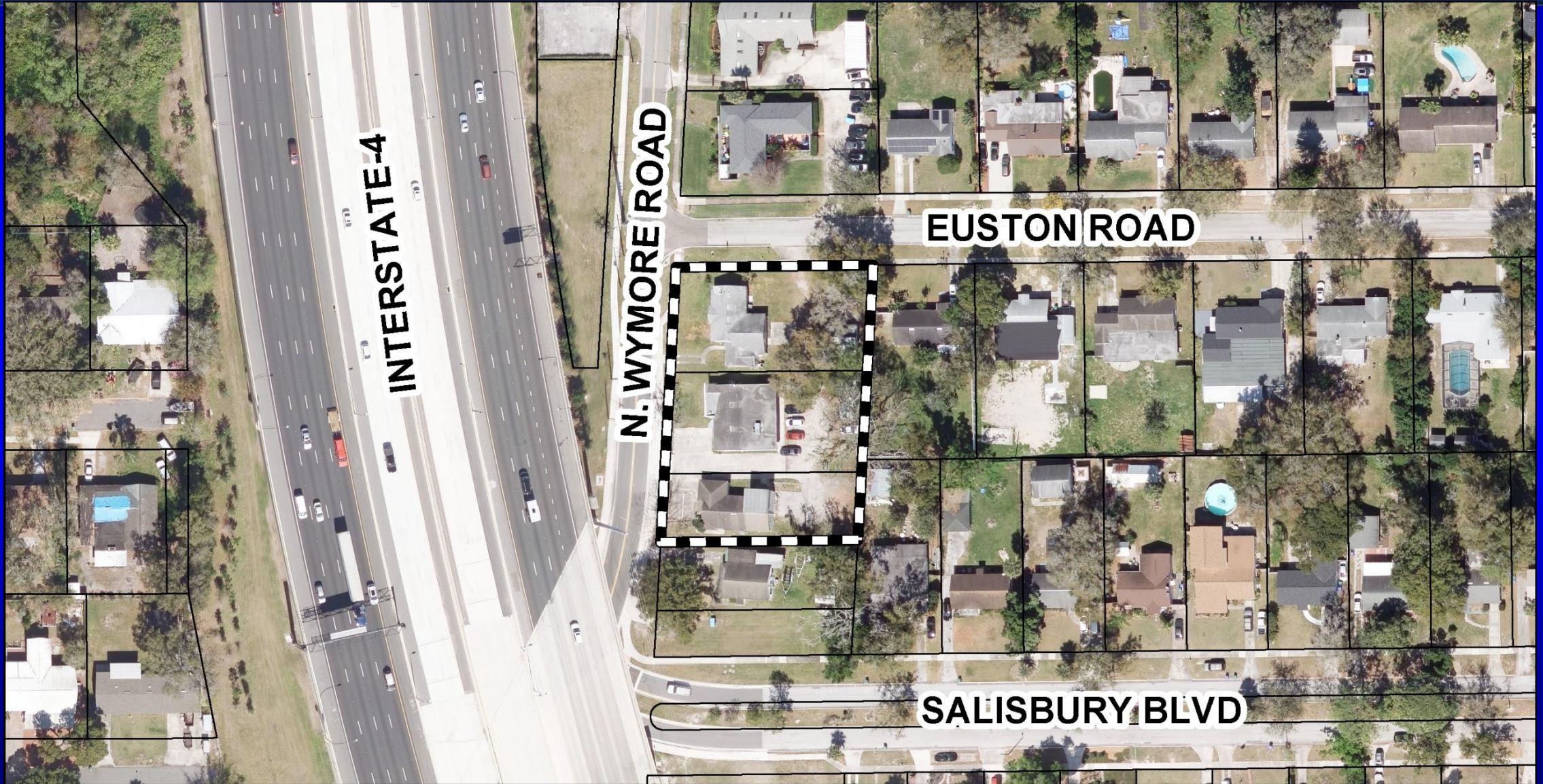
Proposed Zoning Map

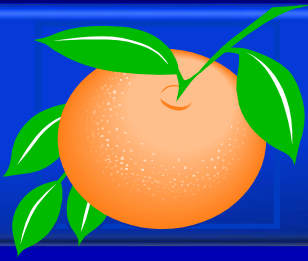




Share the Care Planned Development / Land Use Plan (PD/LUP)

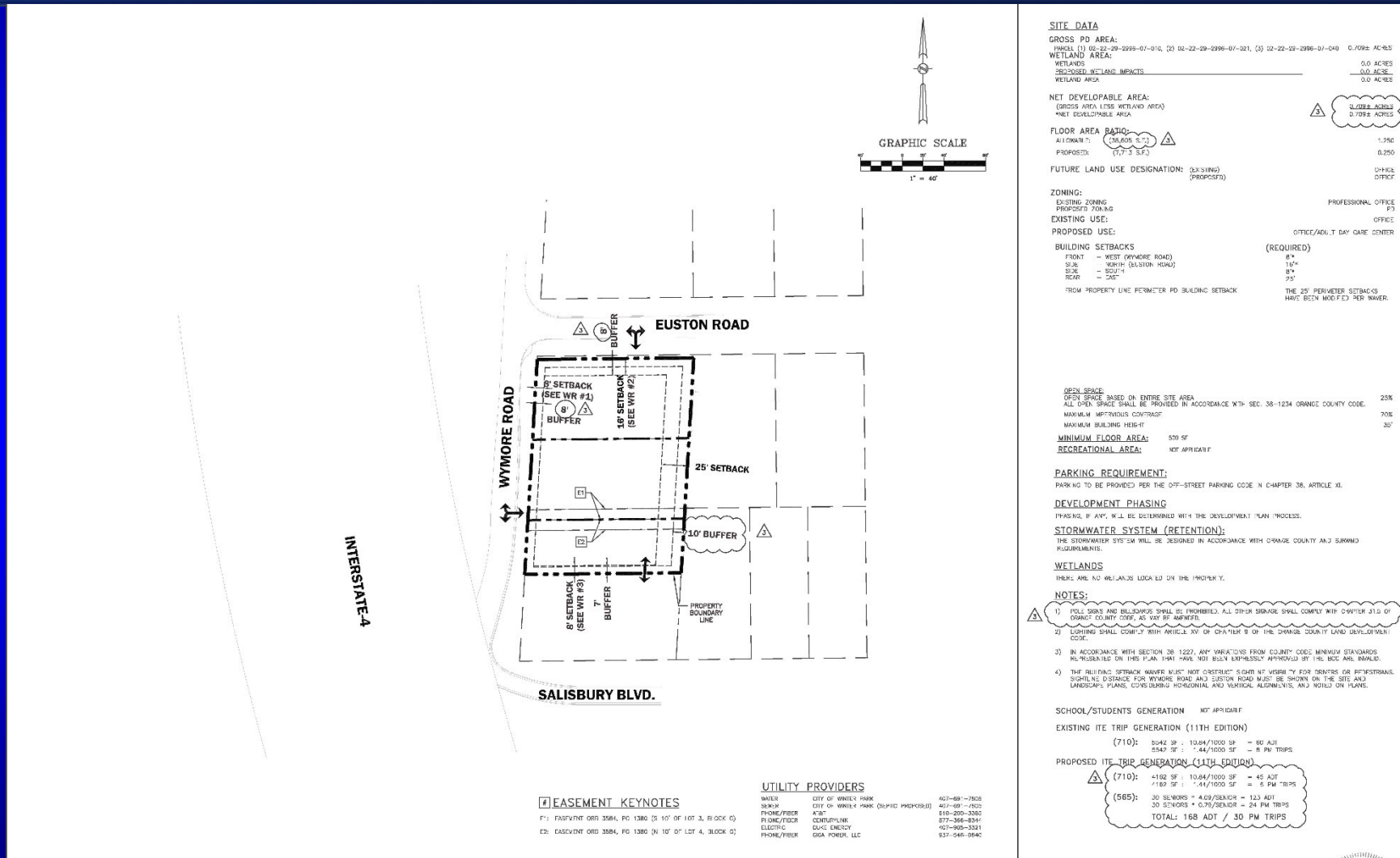
Aerial Map





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

Overall Land Use Plan



SITE DATA

GROSS PD AREA: 0.7096 ACRES
WETLAND AREA: 0.0 ACRES
WETLANDS: 0.0 ACRES
DEVELOPED WETLAND IMPACTS: 0.0 ACRES
WETLAND AREA: 0.0 ACRES

NET DEVELOPABLE AREA:
(GROSS AREA LESS WETLAND AREA)
NET DEVELOPABLE AREA: 0.7096 ACRES

FLOOR AREA RATIO:
ALLOWED: 1.250
PROPOSED: 1.250

FUTURE LAND USE DESIGNATION: (UNCLASSIFIED) OFFICE

ZONING: EXISTING ZONING: P-3 PROFESSIONAL OFFICE
EXISTING USE: OFFICE
PROPOSED USE: OFFICE/ADULT DAY CARE CENTER

BUILDING SETBACKS (REQUIRED):
FRONT - WEST (WYMORE ROAD) 5'
SIDE - NORTH (EUSTON ROAD) 10'
SIDE - SOUTH 5'
REAR - EAST 25'
FROM PROPERTY LINE PERIMETER PD BUILDING SETBACK: THE 25' PERIMETER SETBACKS HAVE BEEN MODIFIED PER WAIVER.

OPEN SPACE: 25%
OPEN SPACE BASED ON ENTIRE SITE AREA
ALL OPEN SPACE SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 38-1234 ORANGE COUNTY CODE.
MAXIMUM HEIGHT: 35'
MAXIMUM BUILDING HEIGHT: 35'

MINIMUM FLOOR AREA: 500 SF
RECREATIONAL AREA: NOT APPLICABLE

PARKING REQUIREMENT:
PARKING TO BE PROVIDED PER THE OFF-STREET PARKING CODE IN CHAPTER 38, ARTICLE XL.

DEVELOPMENT PHASING:
(PHASING, IF ANY, WILL BE DETERMINED WITH THE DEVELOPMENT PLAN PROCESS.)

STORMWATER SYSTEM (RETENTION):
THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH ORANGE COUNTY AND SURROUNDING REQUIREMENTS.

WETLANDS:
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

NOTES:

1. FILL, SHADES AND BOLLARDS SHALL BE PROHIBITED. ALL STOP SIGNAGE SHALL COMPLY WITH CHAPTER 31.0 OF ORANGE COUNTY CODE, AS NOTED BY SIGNAGE.
2. LIGHTING SHALL COMPLY WITH ARTICLE 20 OF CHAPTER 38 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE.
3. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS, INCLUDING ON THIS PLAN, SHALL NOT BE EXPRESSLY APPROVED BY THE BOARD AND SHALL BE SUBJECT TO THE BOARD'S REVIEW.
4. THE BUILDING SETBACK WAIVER MUST NOT OBSTRUCT SIGNAGE VISIBLE FOR DRIVERS OR PEDESTRIANS. SIGNAGE DISTANCE FOR WYMORE ROAD AND EUSTON ROAD MUST BE SHOWN ON THE SITE AND LANDSCAPE PLANS, INCLUDING HORIZONTAL AND VERTICAL ALIGNMENTS, AND NOTED ON PLANS.

SCHOOL/STUDENTS GENERATION NOT APPLICABLE

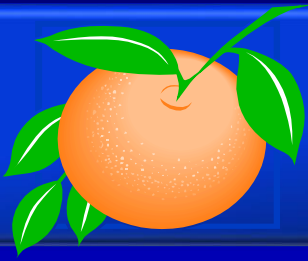
EXISTING ITE TRIP GENERATION (11TH EDITION)

(710): 5042 SF : 10.84/1000 SF = 55 ADT
5042 SF : 1.44/1000 SF = 8 PM TRIPS

PROPOSED ITE TRIP GENERATION (11TH EDITION)

(710): 4182 SF : 10.84/1000 SF = 45 ADT
4182 SF : 1.44/1000 SF = 6 PM TRIPS

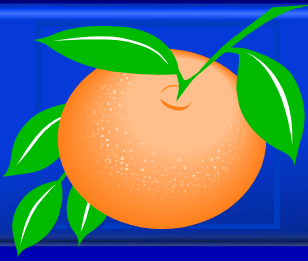
(565): 30 SEWERS * 4.02/SEWER = 123 ADT
30 SEWERS * 0.75/SEWER = 24 PM TRIPS
TOTAL: 168 ADT / 30 PM TRIPS



Action Requested

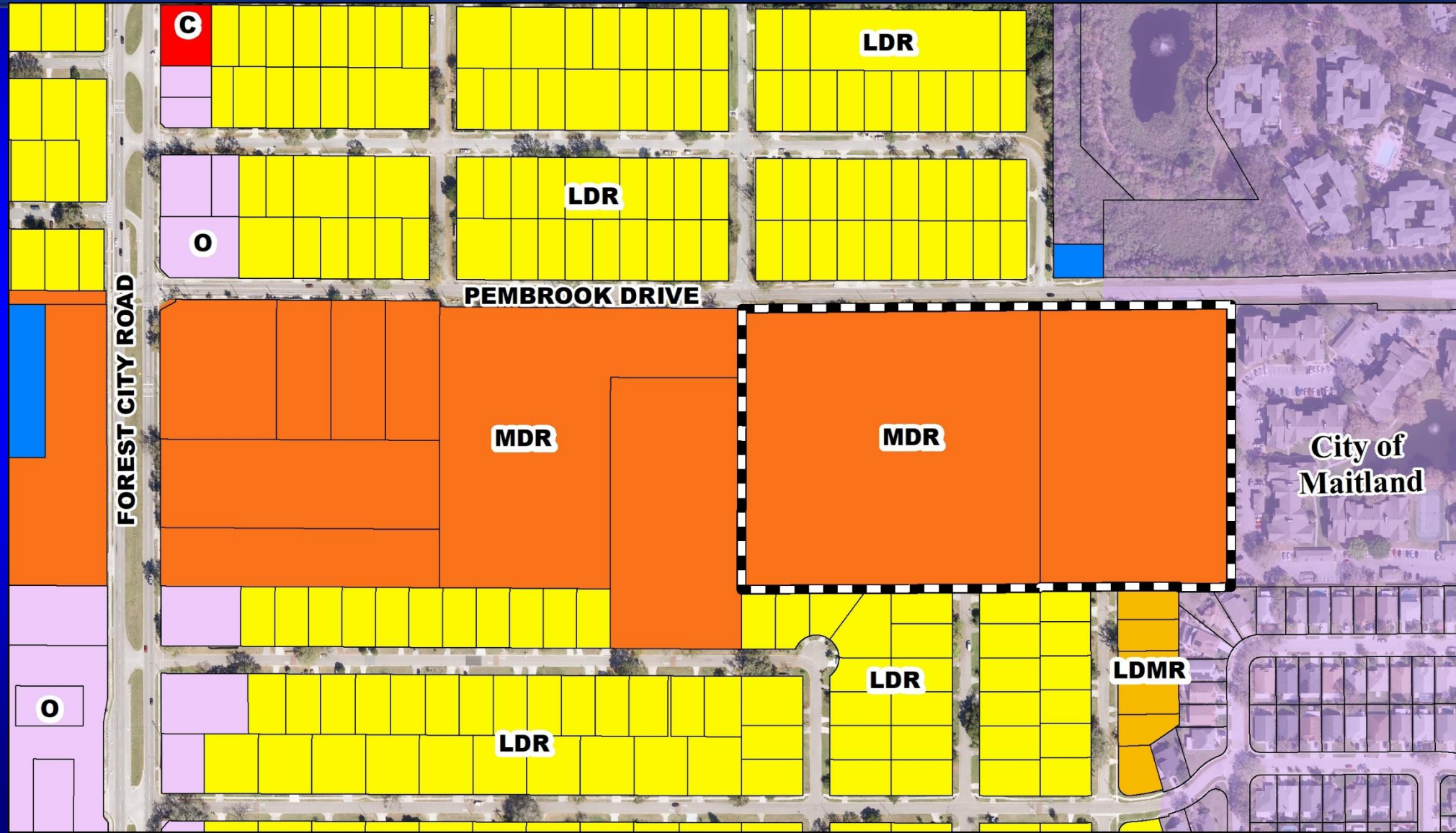
Make a finding of consistency with the Comprehensive Plan and APPROVE the Share the Care Planned Development / Land Use Plan (PD/LUP), dated “Received March 21, 2025”, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.

District 5



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

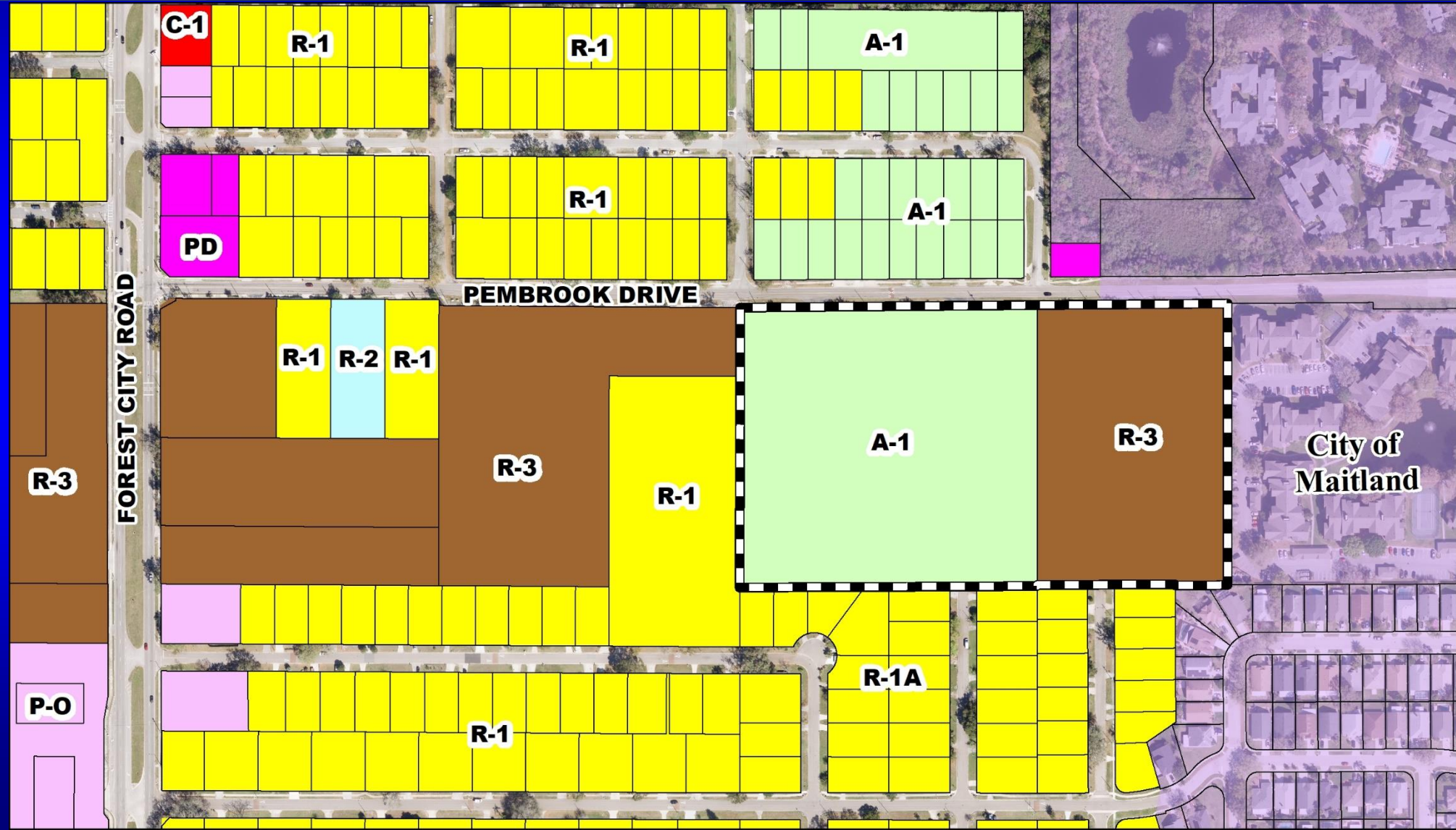
Case:	LUP-24-12-298
Applicant:	M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
District:	2
Location:	2200 & 2300 Pembroke Drive; East of Forest City Road / South of Pembroke Drive
Acreage:	15.39 gross acres
Request:	To rezone 15.4 acres from A-1 (Citrus Rural District) and R-3 (Multi-Family 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.

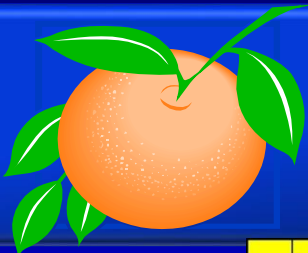




Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

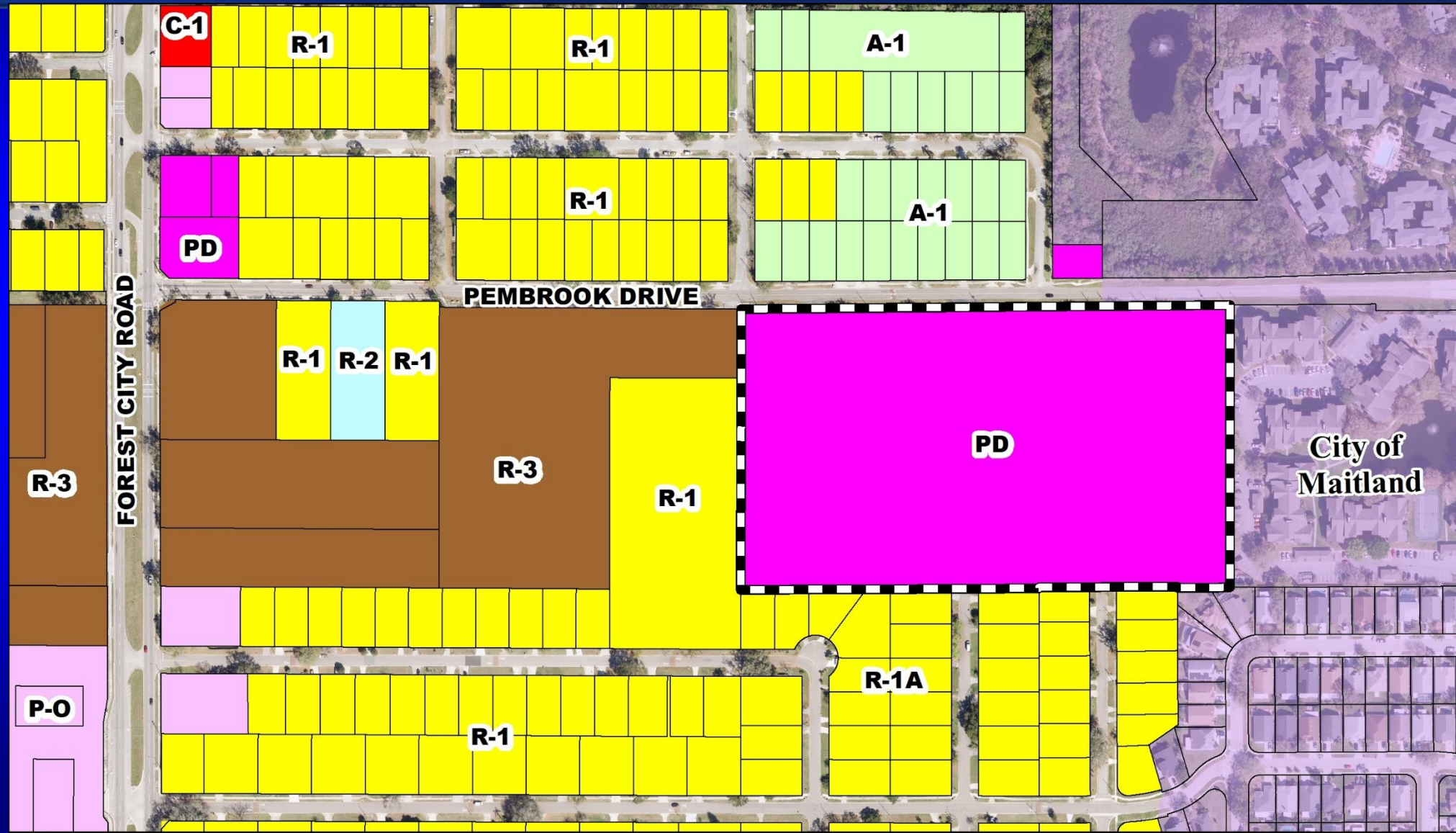
Zoning Map

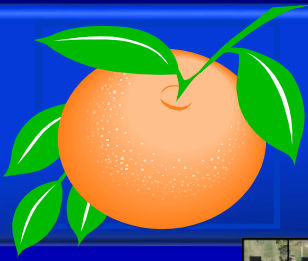




Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

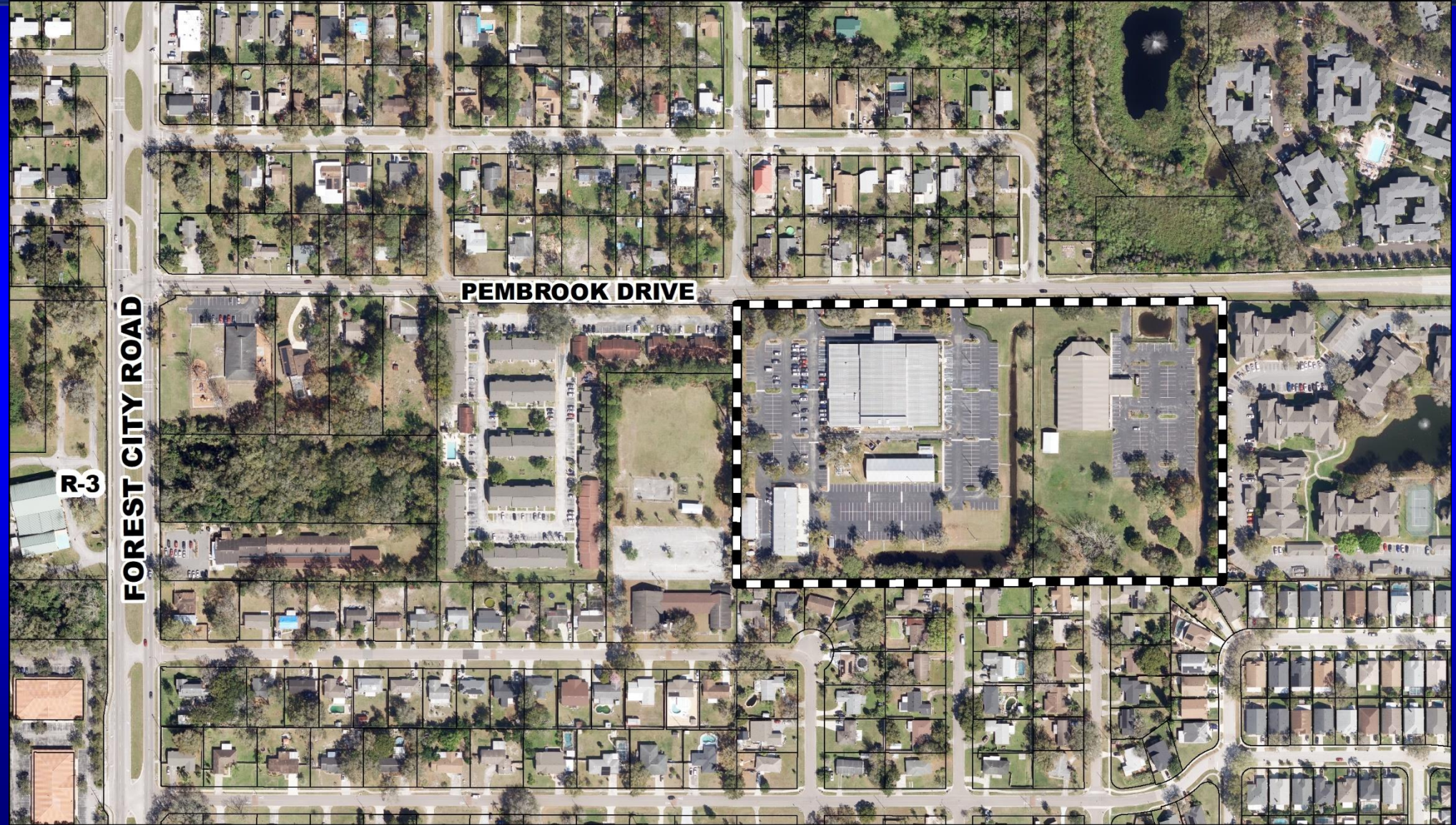
Proposed Zoning Map

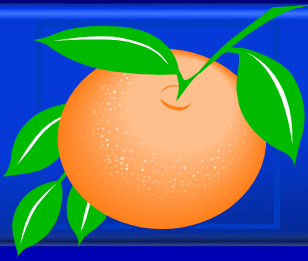




Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

Aerial Map

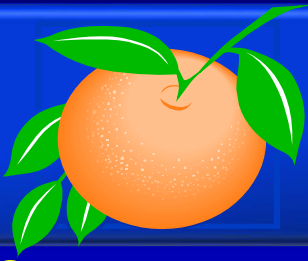




Action Requested

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



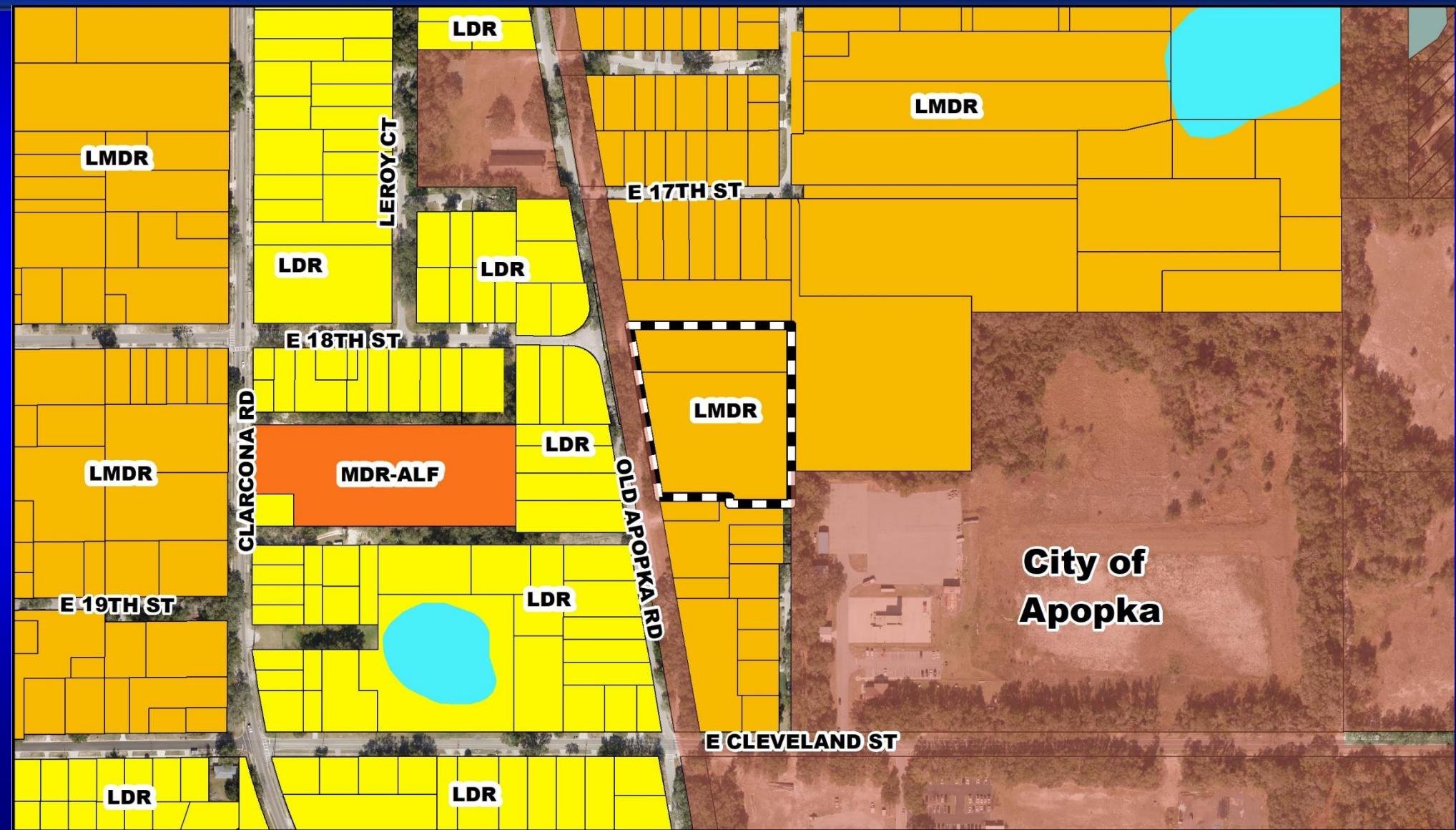
Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

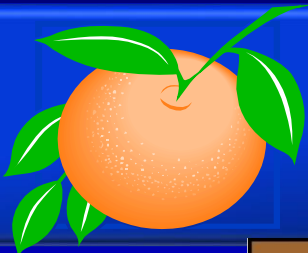
Case:	LUP-24-11-264
Applicant:	Bradley Elwell, AVCON, Inc.
District:	2
Location:	East of Old Apopka Road / West of Sheeler Avenue / North of East Cleveland Street
Acreage:	3.47 gross acres
Request:	To rezone 3.47 acres from R-3 (Multi-Family Dwelling District) to PD (Planned Development District) with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

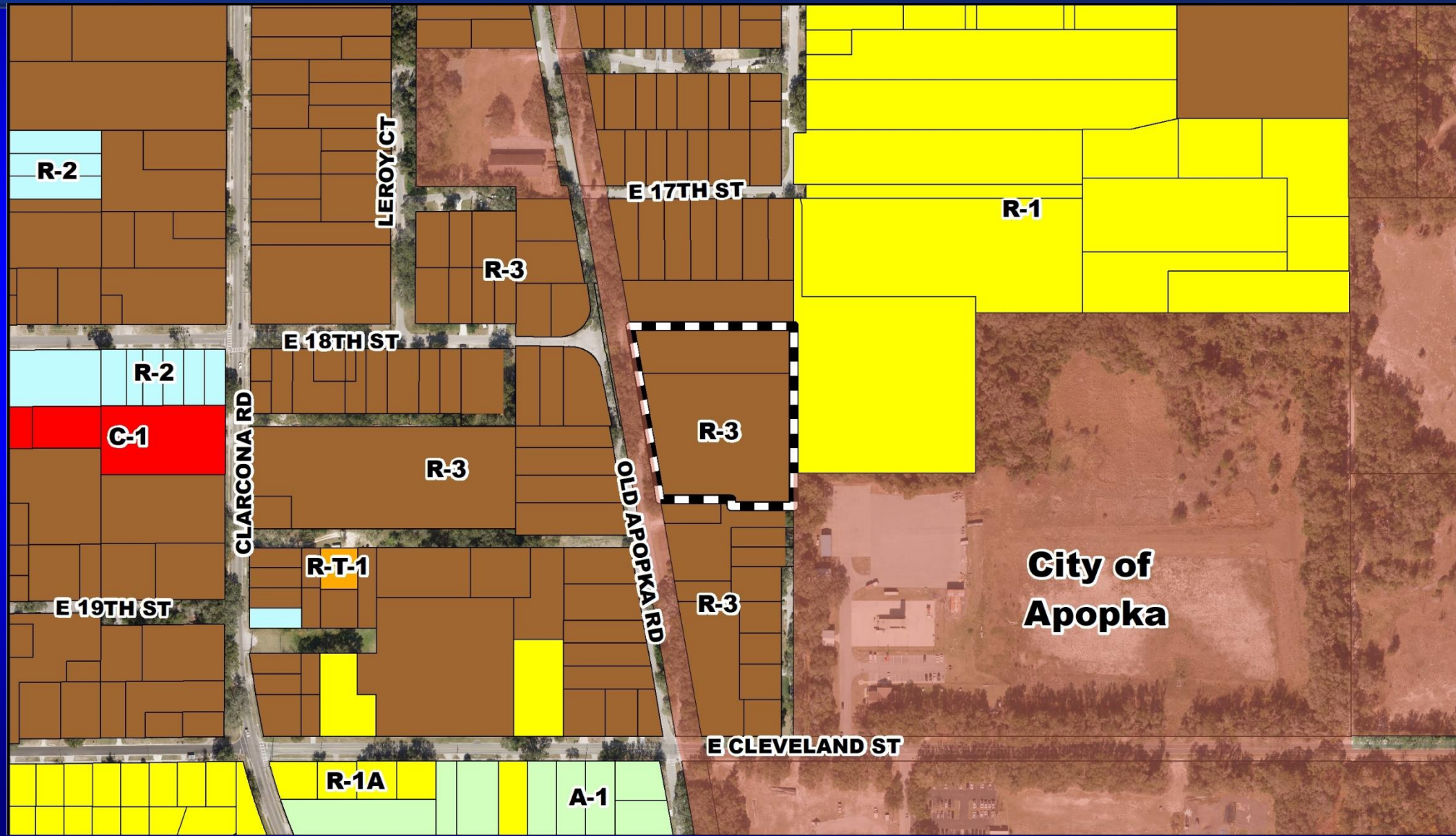
Future Land Use Map

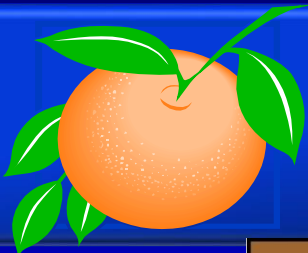




Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

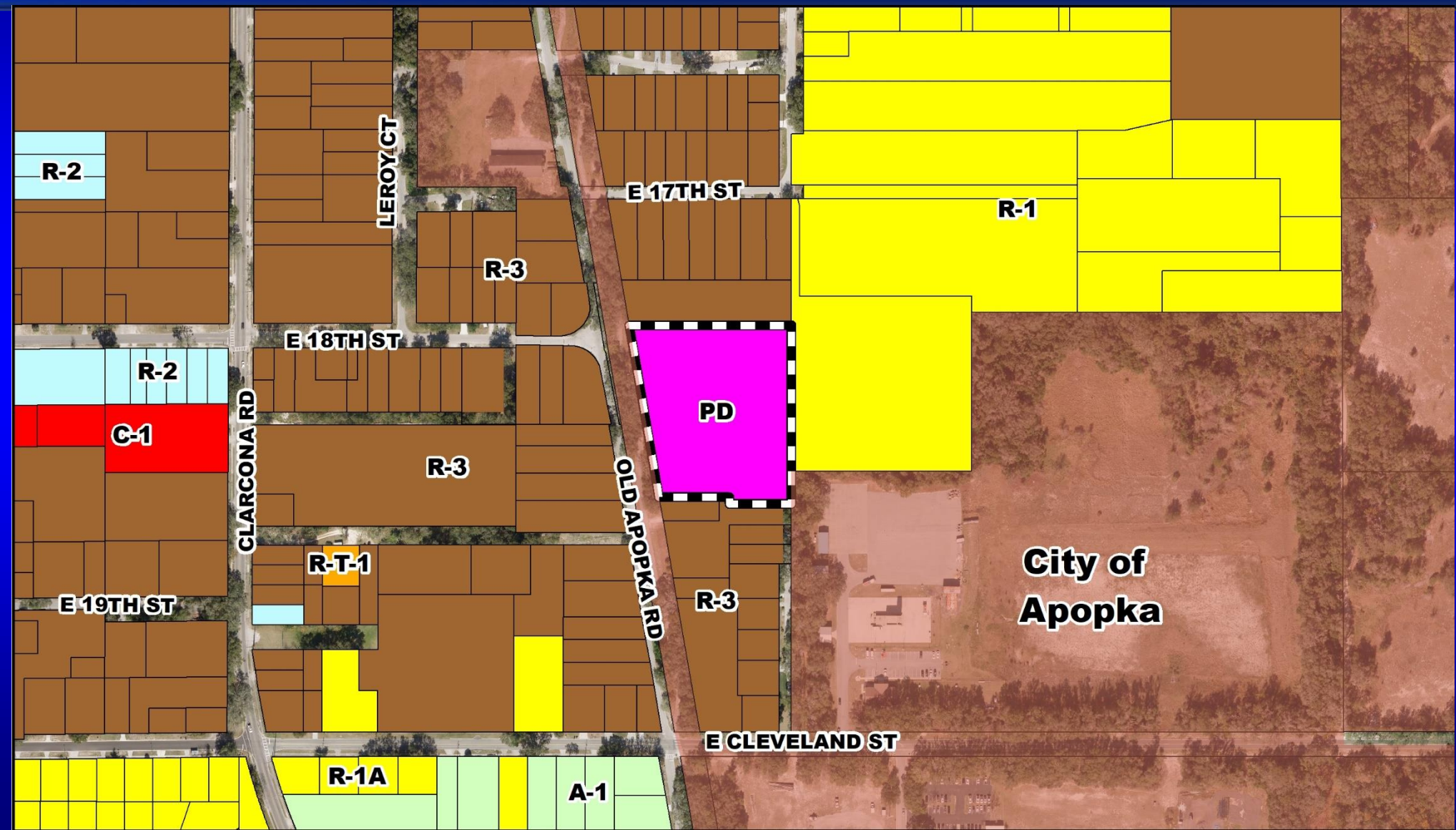
Zoning Map

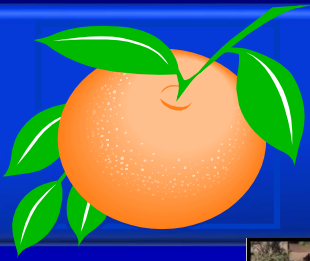




Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

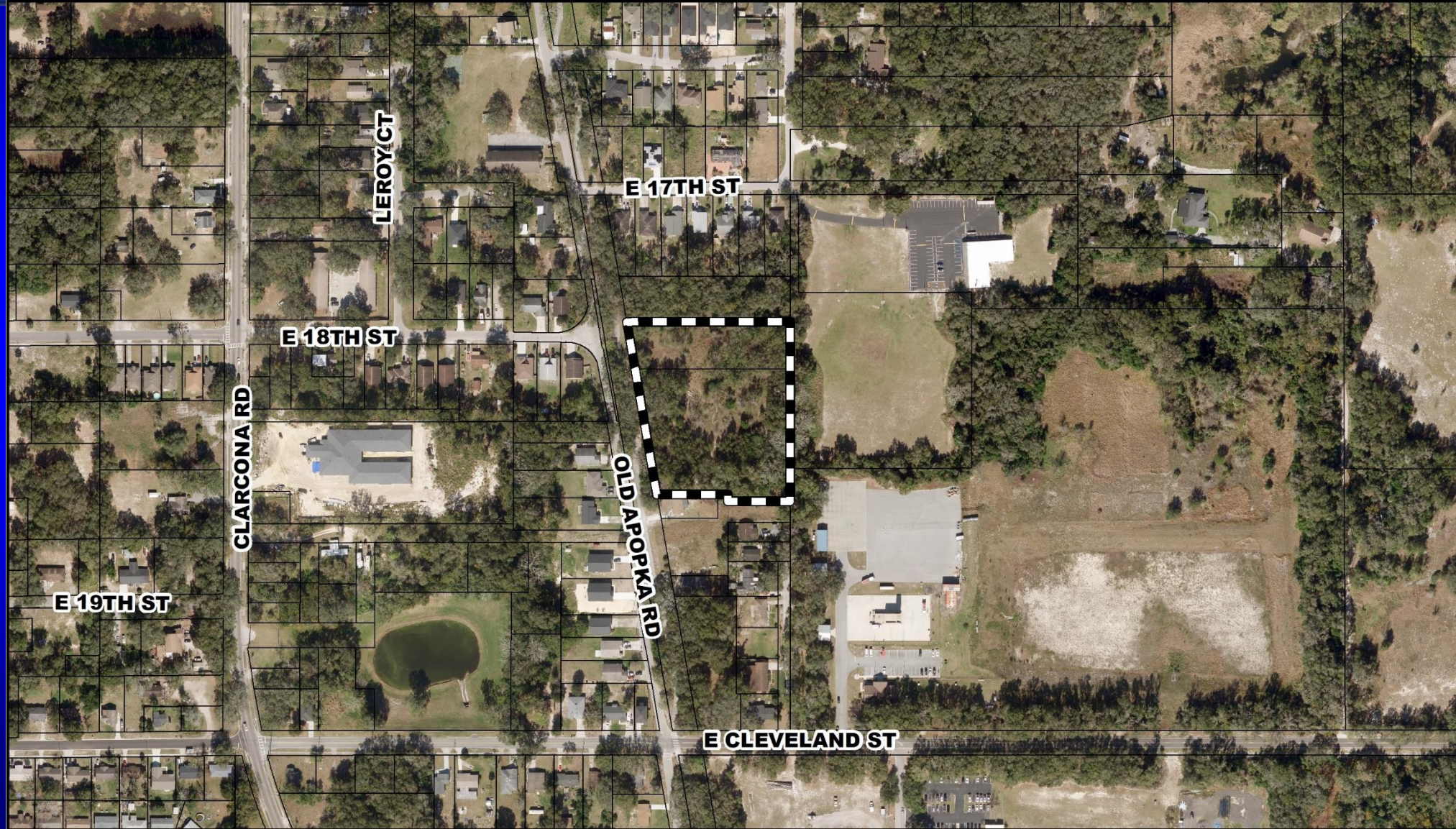
Proposed Zoning Map



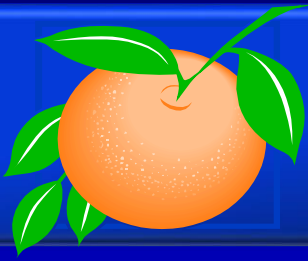


Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

Aerial Map



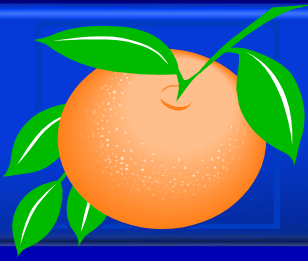




Action Requested

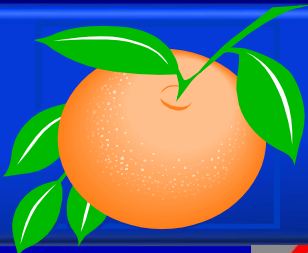
Make a finding of consistency with the Comprehensive Plan and APPROVE the Hibiscus Springs Planned Development / Land Use Plan (PD / LUP) received March 24, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.

District 2



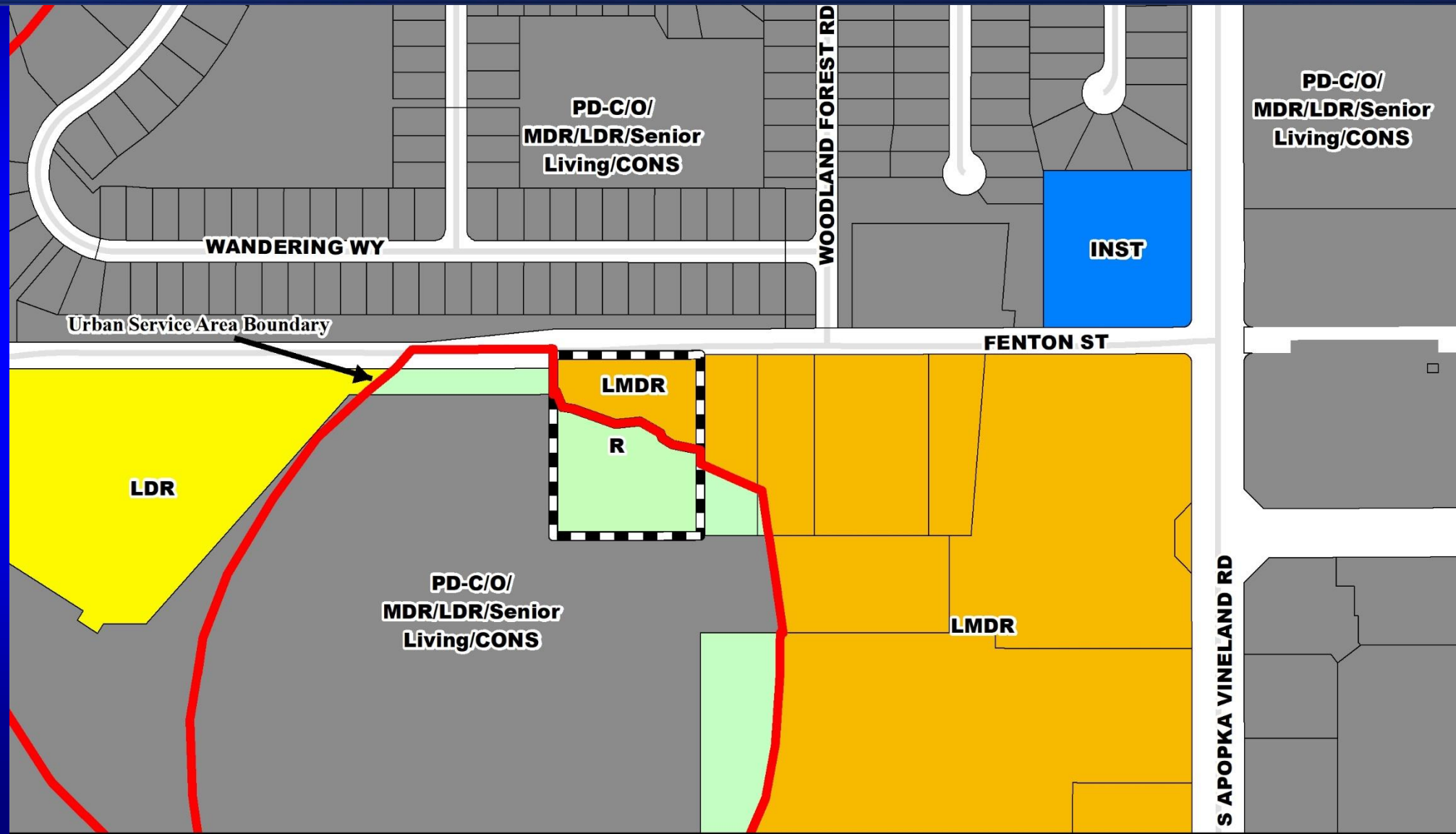
Fenton Street Planned Development / Land Use Plan (PD / LUP)

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)

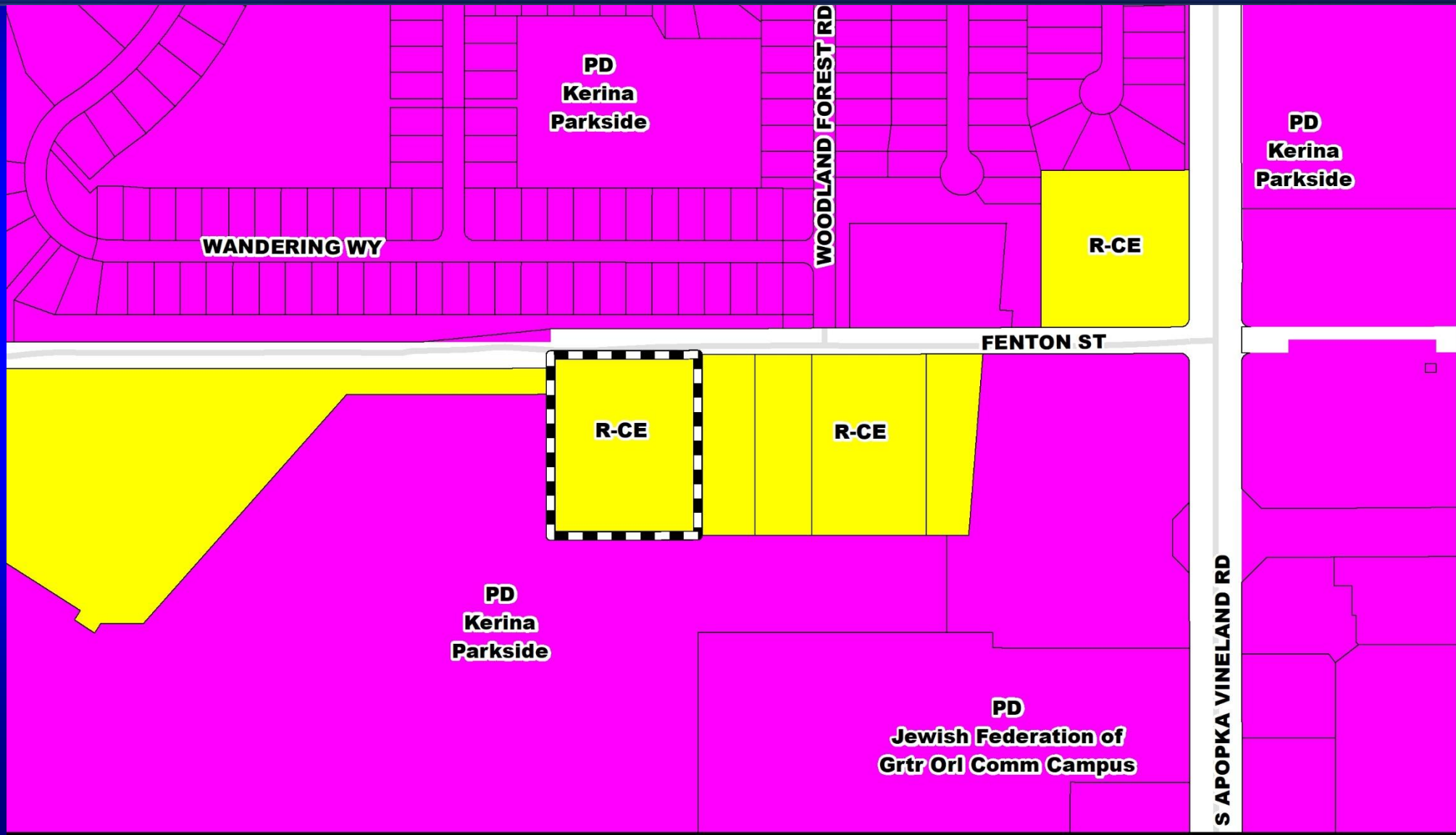
Future Land Use Map





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

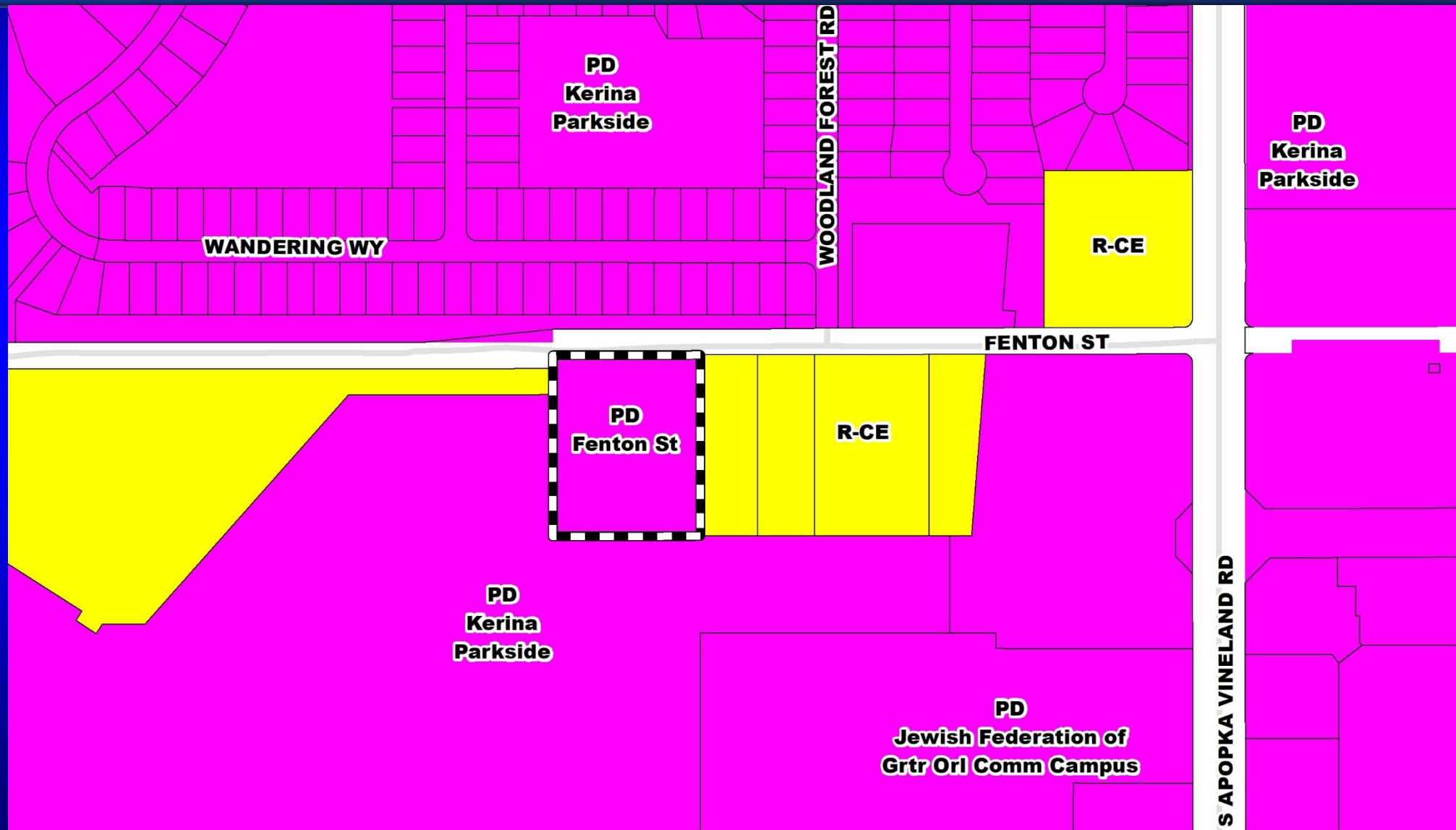
Zoning Map

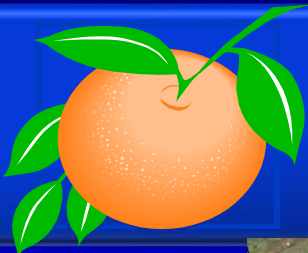




Fenton Street Planned Development / Land Use Plan (PD / LUP)

Proposed Zoning Map

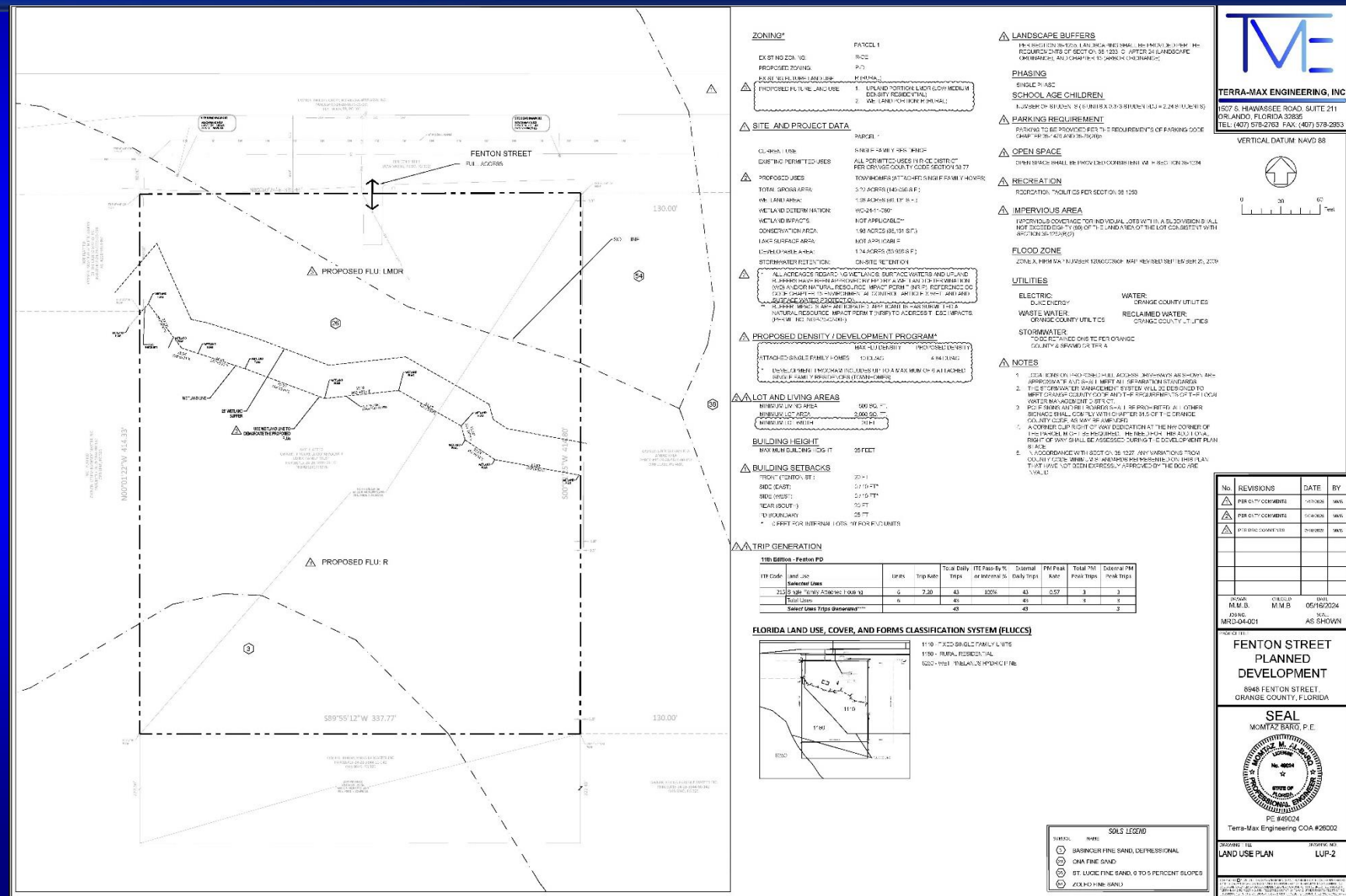


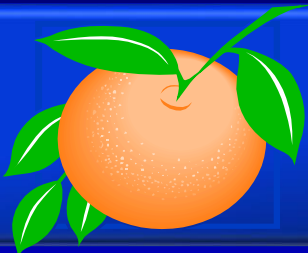


Fenton Street Planned Development / Land Use Plan (PD / LUP)

Aerial Map



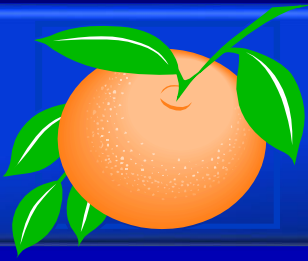




Action Requested

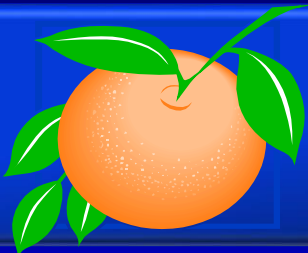
Make a finding of consistency with the Comprehensive Plan and APPROVE the Fenton Street Planned Development / Land Use Plan (PD / LUP) received March 10, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.

District 1

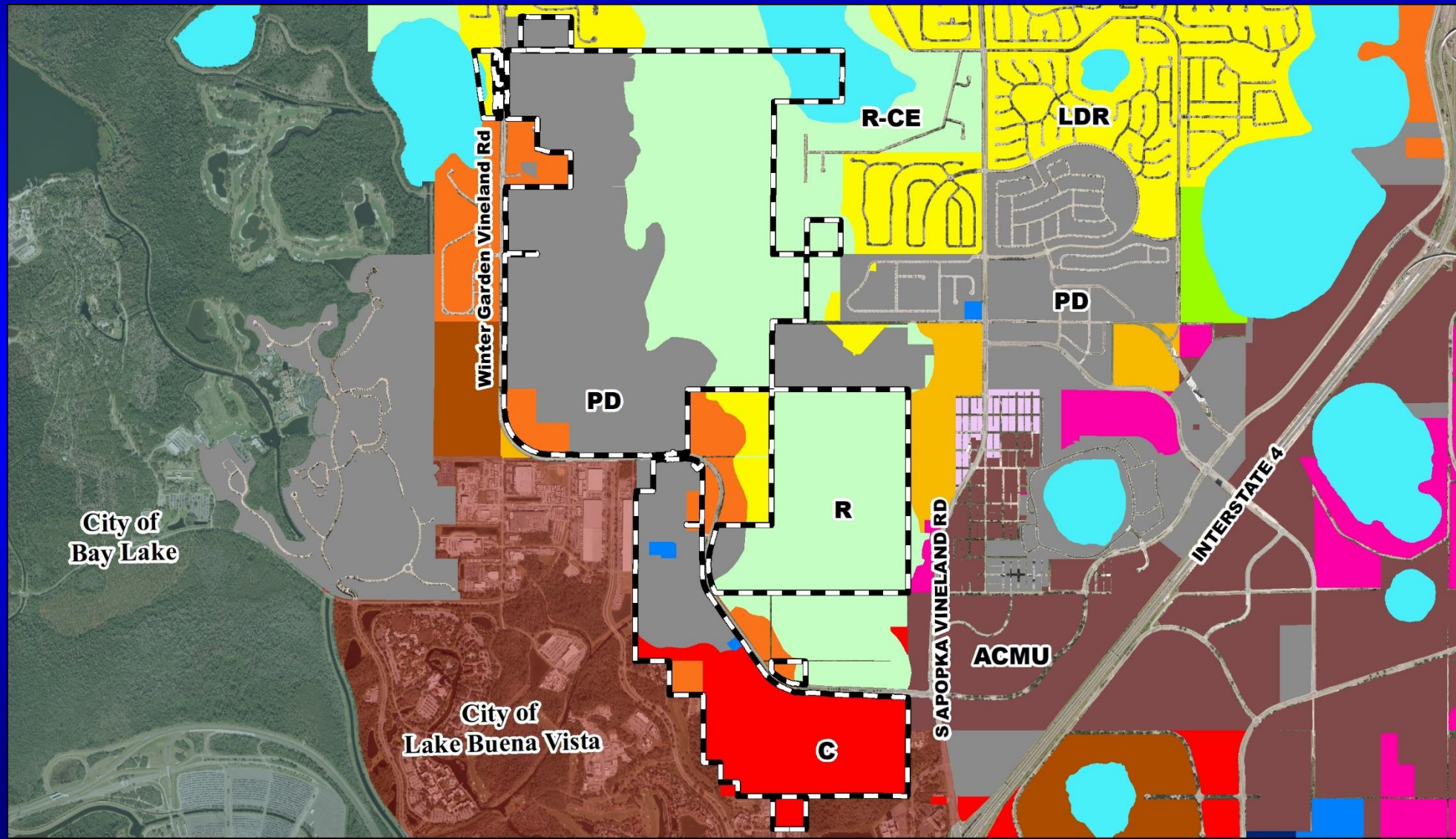


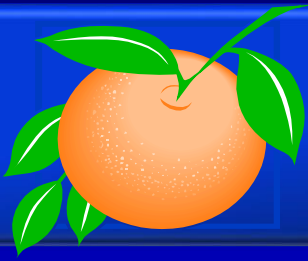
Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA)

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.



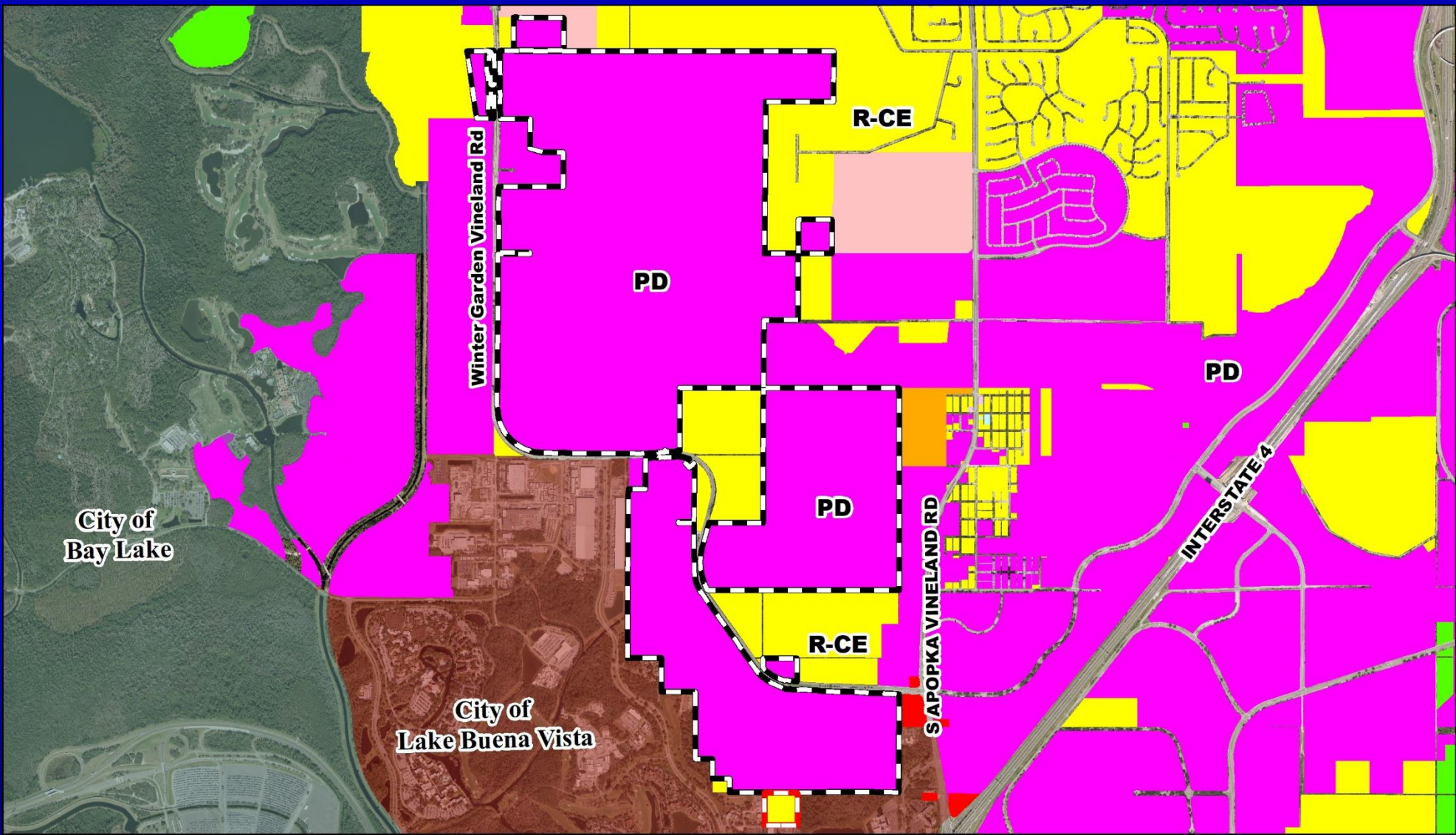
Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Future Land Use Map

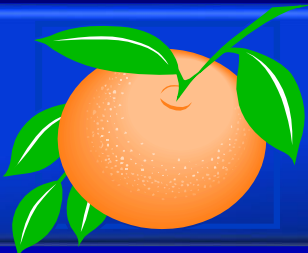




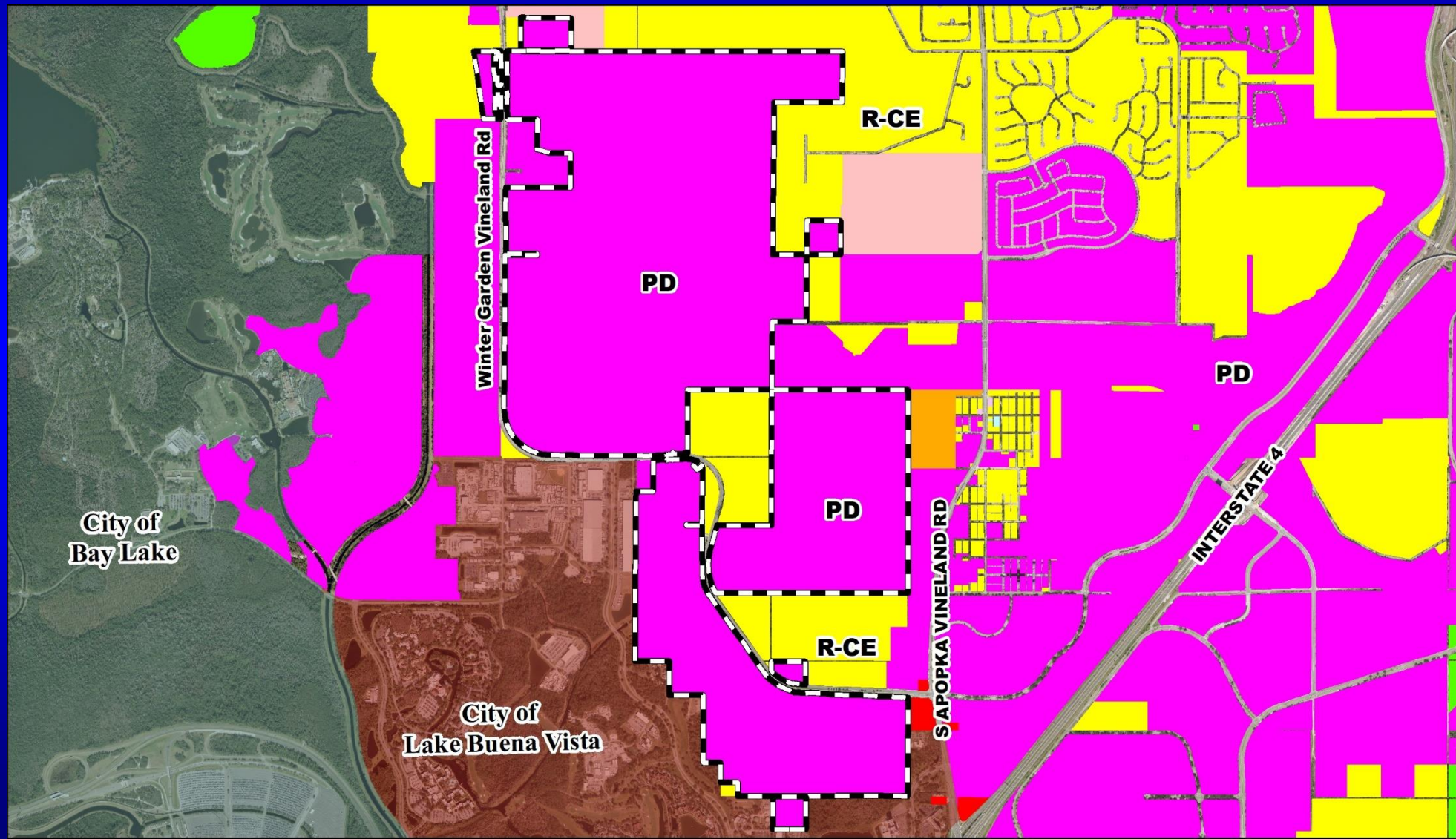
Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA)

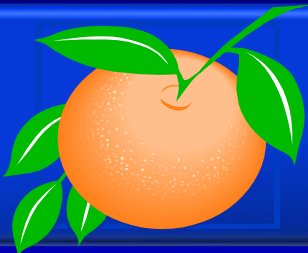
Zoning Map



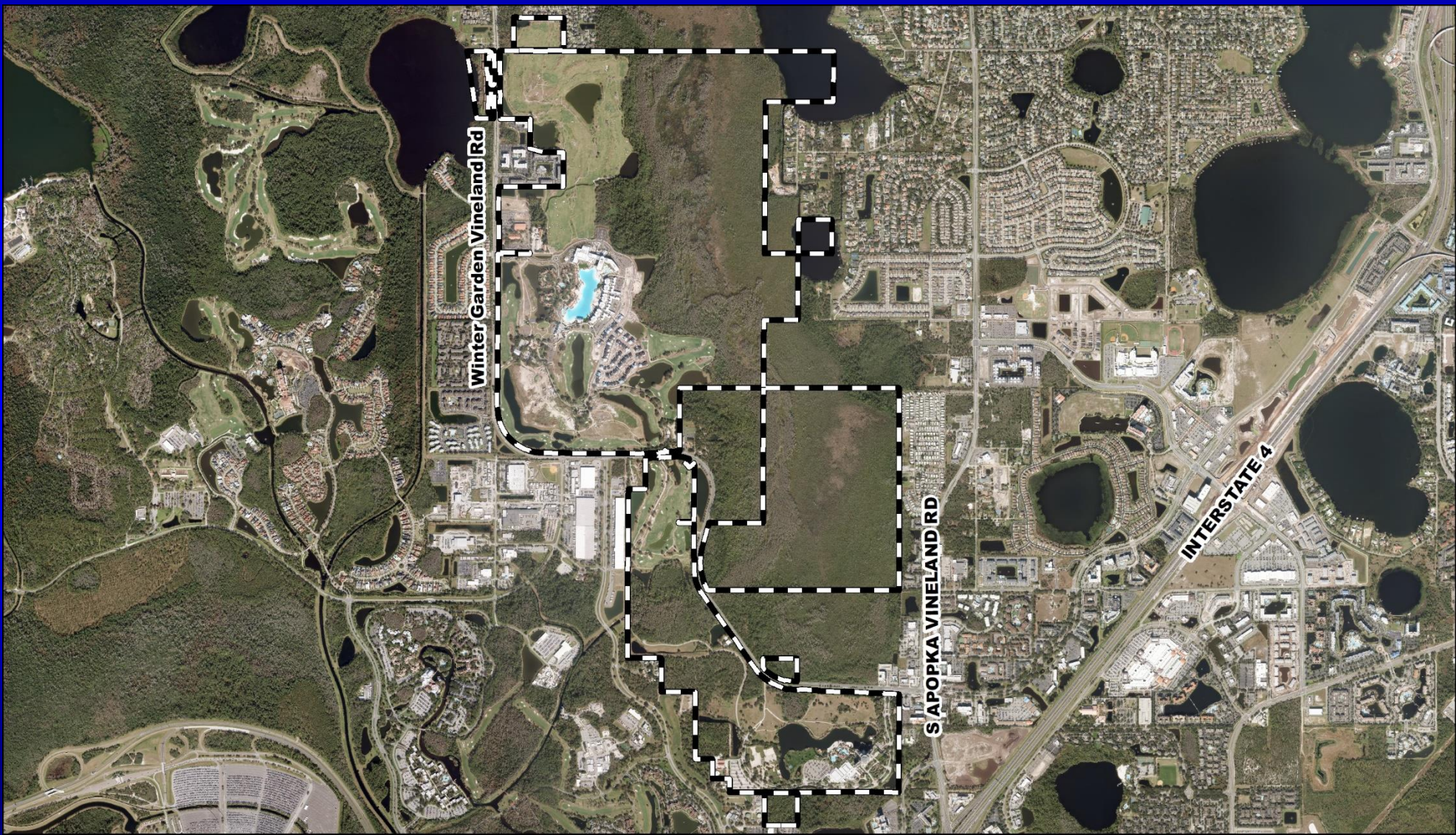


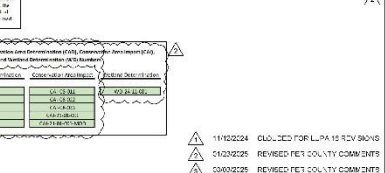
Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Proposed Zoning Map



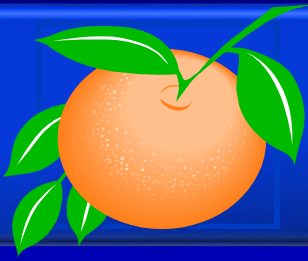


Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map





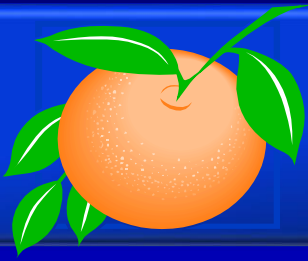
 Prepared for Grand Cypress Orlando LLC													
PROJECT TEAM: OWNER: GRAND CYPRESS ORLANDO, LLC C/O DART INTERESTS FLORIDA, LLC 4300 N. Orange Avenue, Suite 500 Orlando, FL 32807 (407) 658-6242													
CIVIL ENGINEER: EVANS ENGINEERING, INC. 715 11th Avenue Orlando, FL 32803 (407) 872-1815													
Location: 													
Sheet Title: LAND USE PLAN & CHARTS AMENDMENT #16													
<table border="0" style="width: 100%;"> <tr> <td>Date:</td> <td>09/20/2024</td> <td>Scale:</td> <td>1"=90'</td> </tr> <tr> <td>Drawn By:</td> <td>TLD</td> <td>Designed By:</td> <td>TLD</td> </tr> <tr> <td>Approve By:</td> <td>DE</td> <td>Project No.</td> <td>12720</td> </tr> </table>		Date:	09/20/2024	Scale:	1"=90'	Drawn By:	TLD	Designed By:	TLD	Approve By:	DE	Project No.	12720
Date:	09/20/2024	Scale:	1"=90'										
Drawn By:	TLD	Designed By:	TLD										
Approve By:	DE	Project No.	12720										
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Sheet Number: L10.01 </td> <td style="width: 50%;"></td> </tr> </table>		Sheet Number: L10.01											
Sheet Number: L10.01													



Action Requested

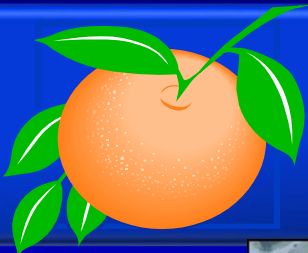
Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Grand Cypress Resort Planned Development / Land Use Plan (PD / LUP) received March 10, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.

District 1

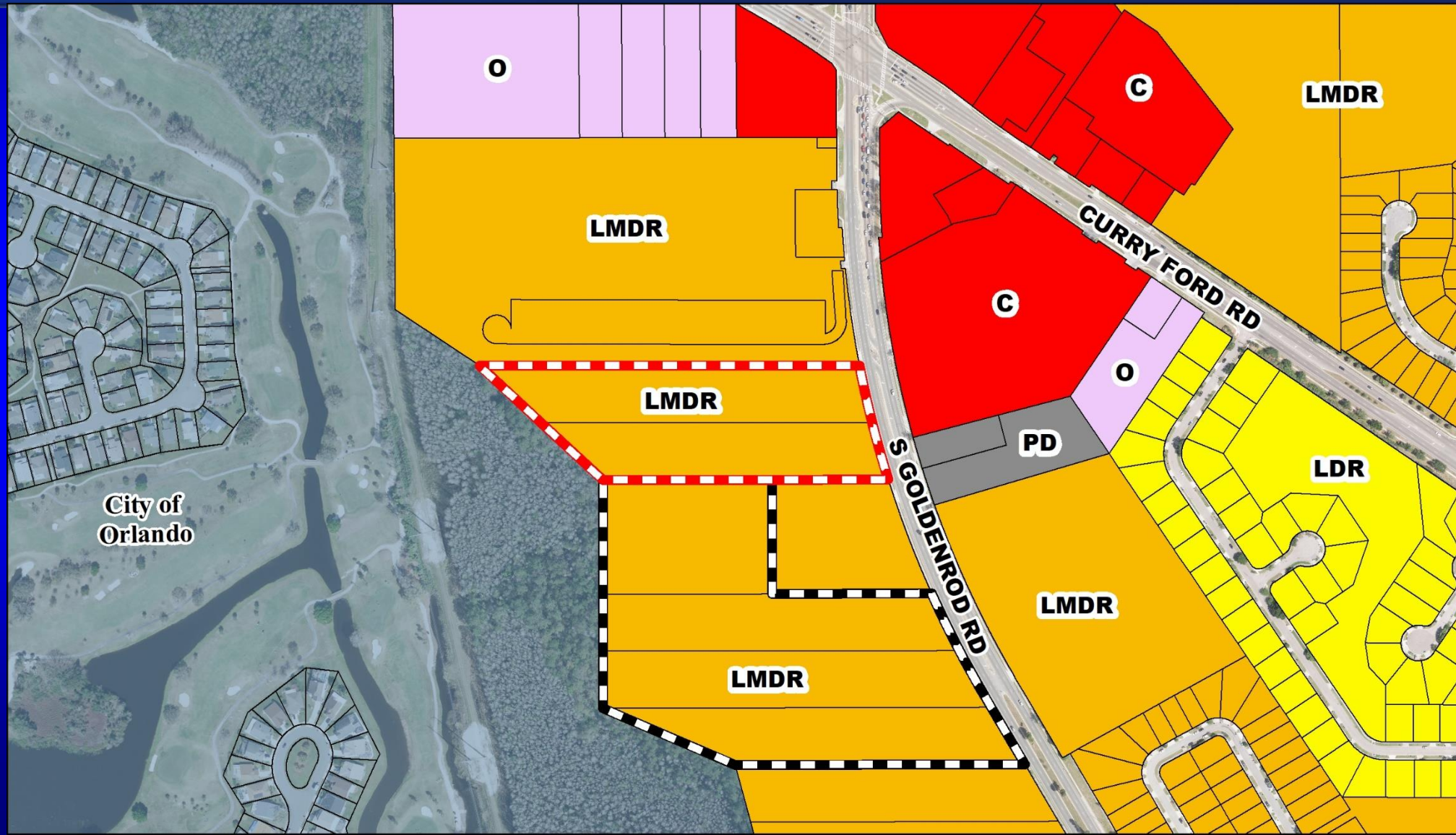


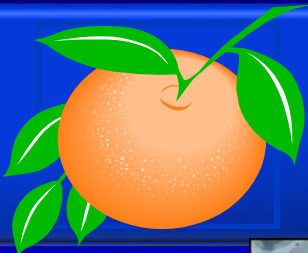
South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA)

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.

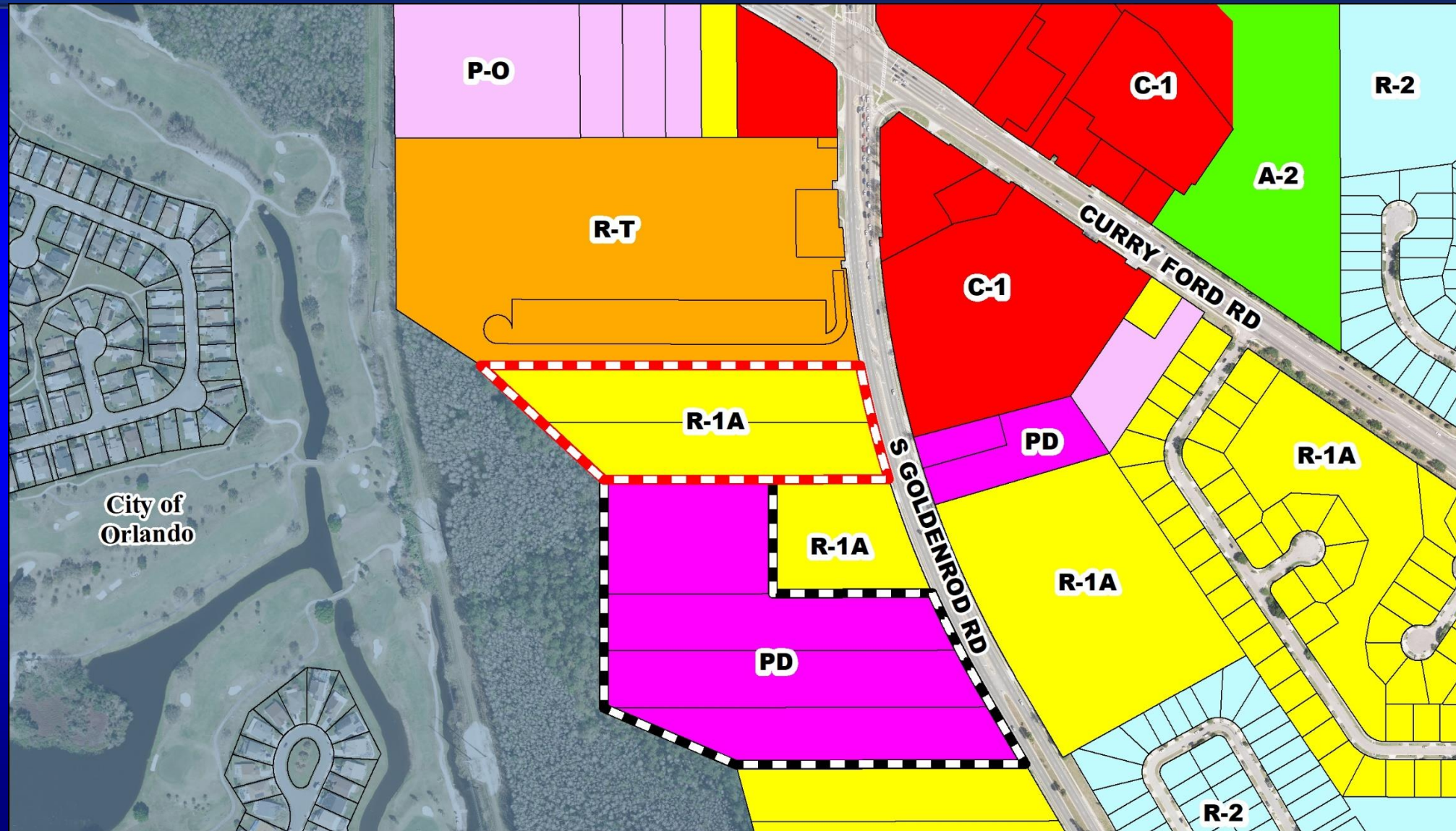


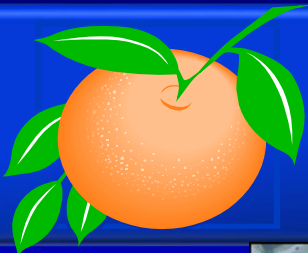
South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Future Land Use Map



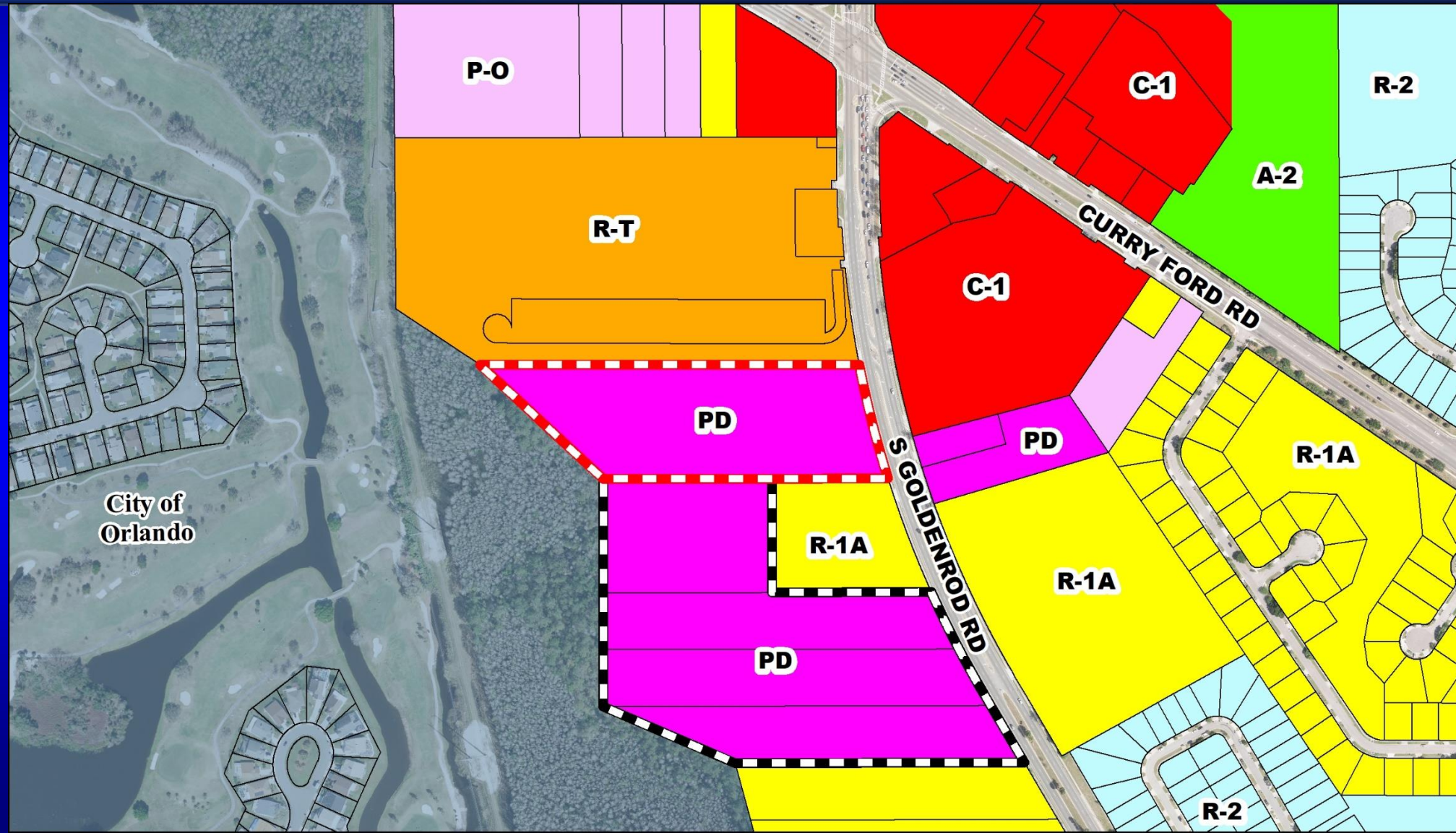


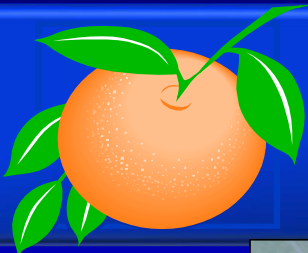
South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map



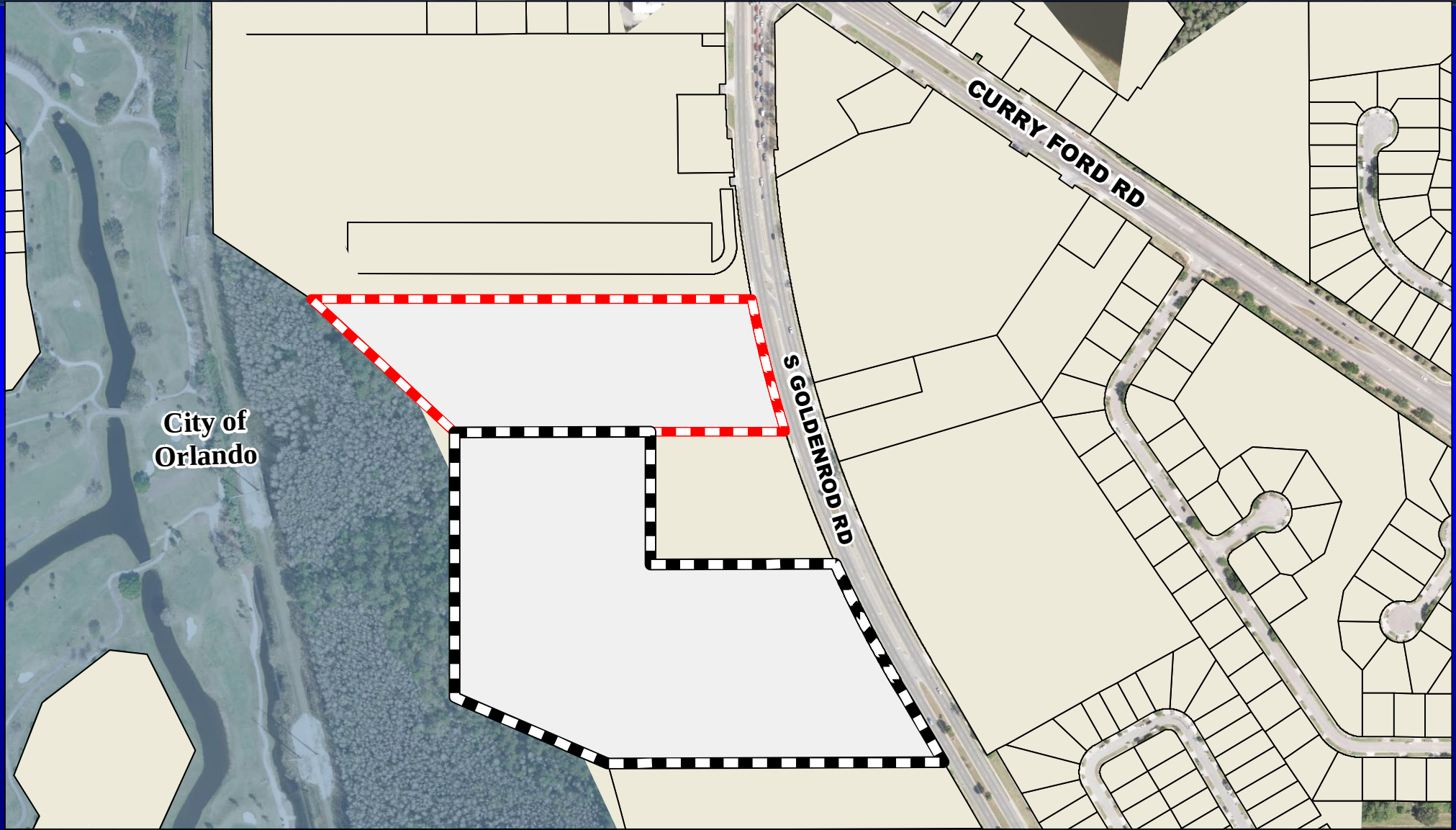


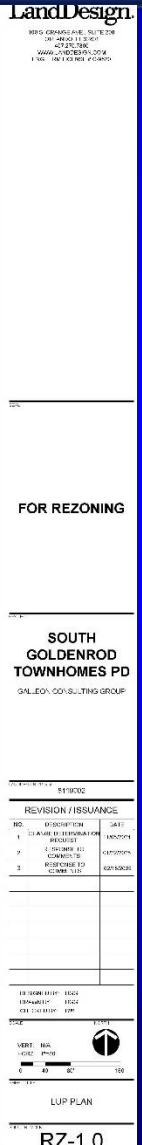
South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Proposed Zoning Map

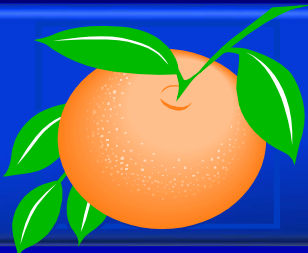




South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Aerial Map



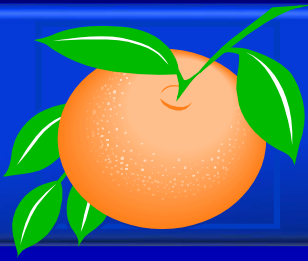




Action Requested

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