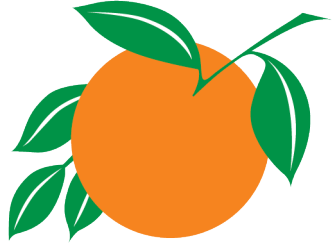


ORANGE



COUNTY
FLORIDA

Meeting and Public Hearing

April 21, 2026

Board of County Commissioners

Board of County Commissioners

B. Development Review Committee Appeal

BACKGROUND

APPLICANT:	Mike Stewart on Behalf of the Keene's Pointe Community Association
CASE:	DRCA-25-06-143
LOCATION:	Generally located north and east of Winter Garden Vineland Road and west of Lake Tibet.
TRACT SIZE:	807 total gross acres
DISTRICT:	1
REQUEST:	<i>This case was continued from the March 10, 2026 BCC Public Hearing.</i> An appeal of the Development Review Committee's (DRC) decision of December 3, 2025, to uphold the Zoning Manager's decision regarding the denial of Tree Removal Permit (TRP) TRP-25-04-068 and the Notice of Violation (NOV) issued under FIR-25-05-0295.

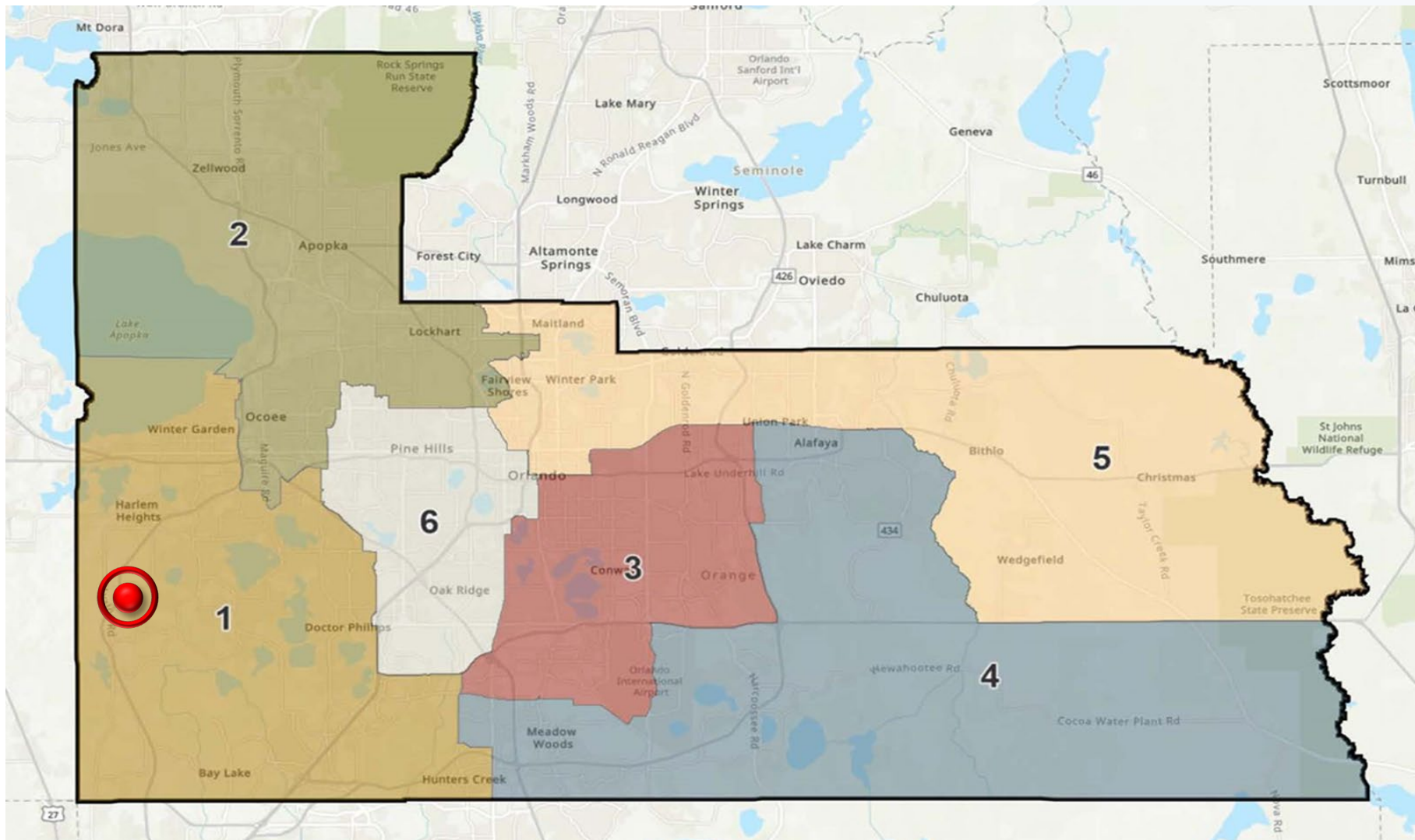
Board of County Commissioners

C. Substantial Change Public Hearings

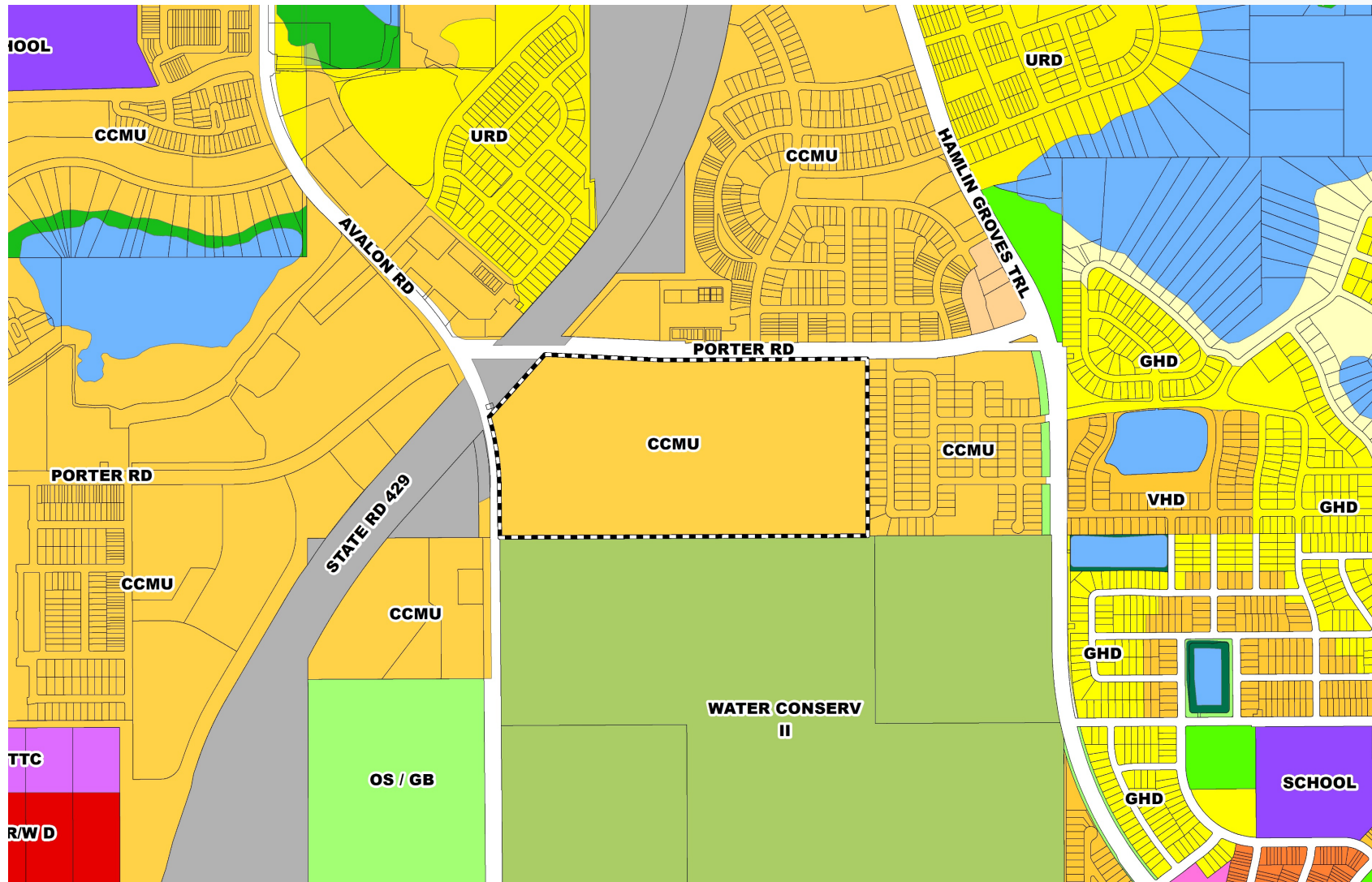
Orlando Health Central Porter Road Medical Campus Planned Development (PD) - Unified Neighborhood Plan (UNP)

- Case:** CDR-25-09-231
- Applicant:** Andrew McCown, GAI Consultants, Inc.
- District:** 1
- Acreage:** 73.60 gross acres (overall PD)
- Location:** 17000 Porter Road, Winter Garden, FL 34787. Generally located south of Porter Road and east of County Road 545.
- Request:** To amend the Master Sign Plan (MSP) for the PD to add several new directional signs. In addition, the following three (3) waivers are requested from Orange County Code:
1. A waiver from Orange County Code Section 31.5 - 76 (c) to allow directional signs to have a maximum height of (10) feet; In lieu of the maximum height of (6) feet.
 2. A waiver from Orange County Code Section 31.5 - 76 (b) to allow directional signs to have a maximum copy area of (32.66) feet; In lieu of the maximum copy area of (6) feet.
 3. A waiver from Orange County Code Section 31.5 - 15(a)(2) to allow 2351 square feet of wall signage in lieu of standard code allowance of 400 square feet.

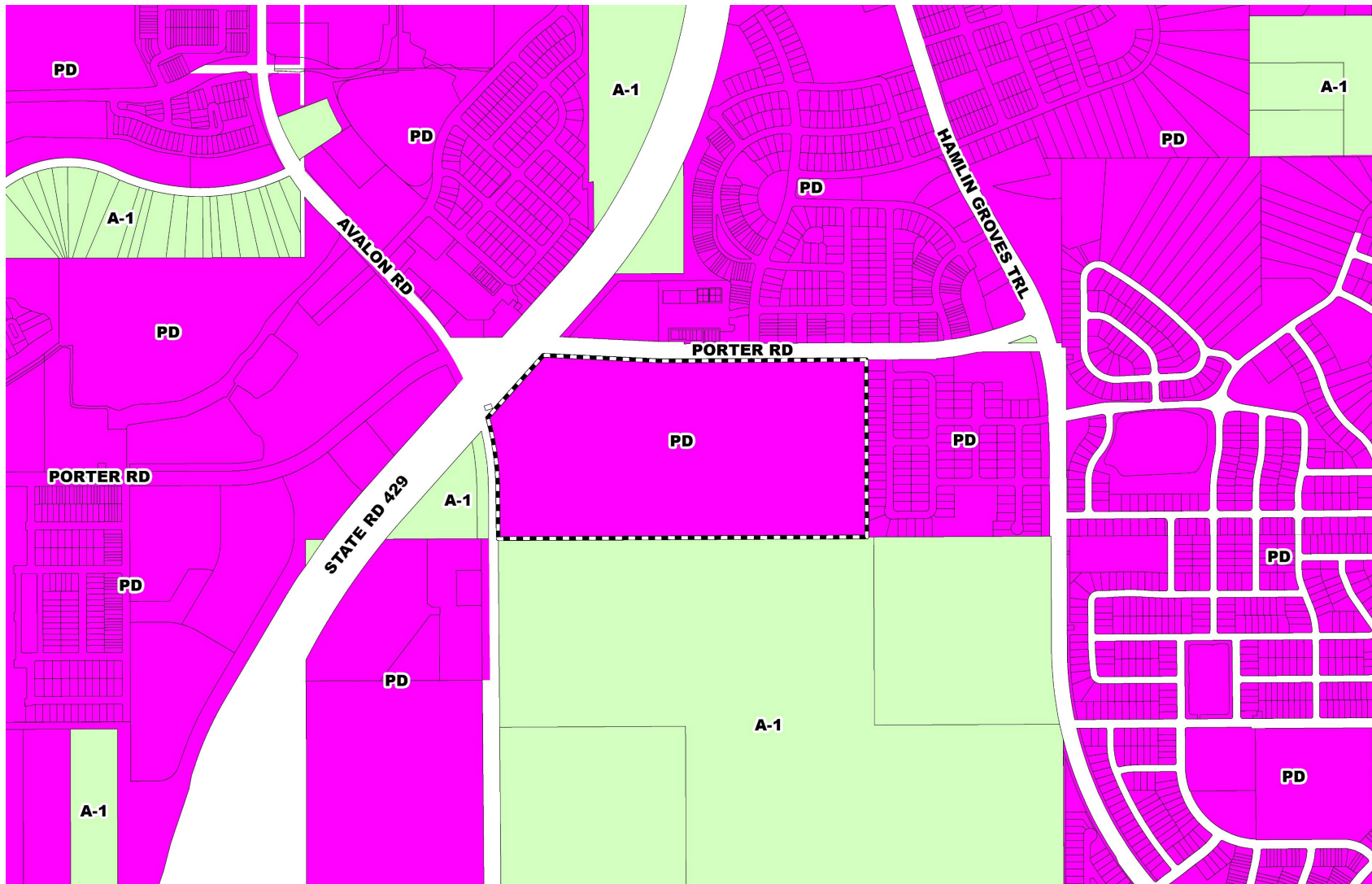
DISTRICT MAP



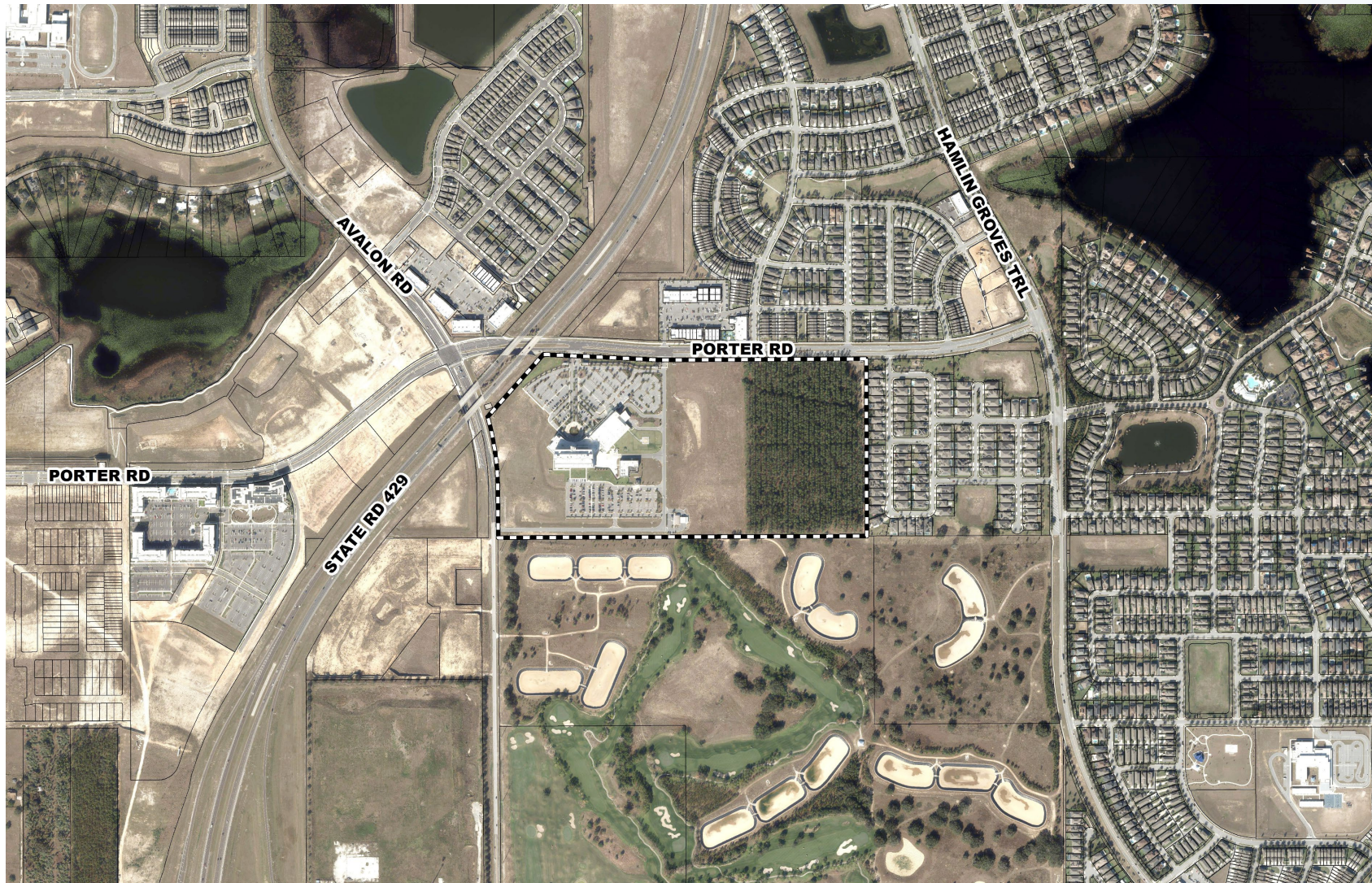
Orlando Health Central Porter Road Medical Campus Planned Development (PD) - Unified Neighborhood Plan (UNP) Future Land Use



Orlando Health Central Porter Road Medical Campus Planned Development (PD) - Unified Neighborhood Plan (UNP) Zoning



Orlando Health Central Porter Road Medical Campus Planned Development (PD) - Unified Neighborhood Plan (UNP) Aerial



Orlando Health Central Porter Road Medical Campus Planned Development (PD) - Unified Neighborhood Plan (UNP) Overall Land Use Plan



Horizon West

17000 Porter Rd.
Winter Garden, FL 34787

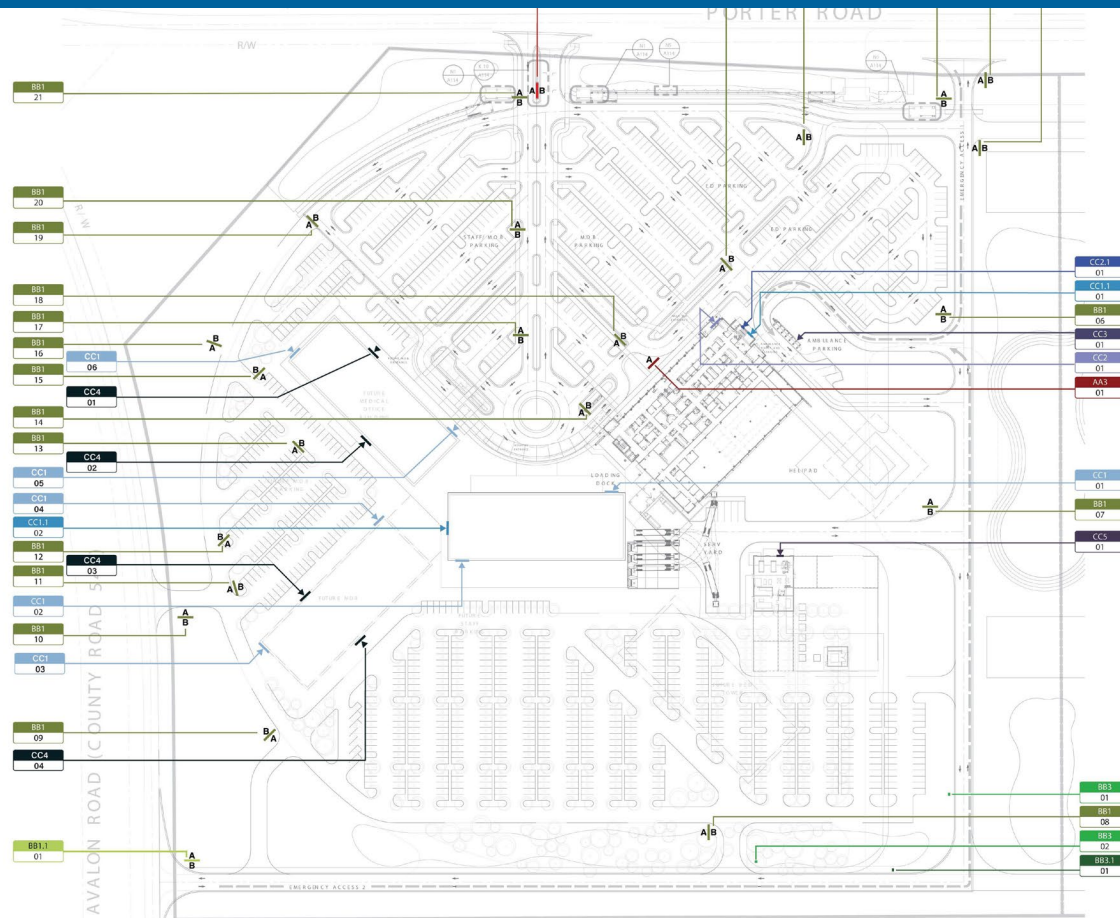
DRAWN BY AK
CHECKED BY AM
DATE OF ISSUE 09/09/2025
SCALE AS DRAWN
REVISION 05-01/06/26

CONCEPT PLAN BY OTHERS

Sign Location Plan

P-5.4

618 E. South Street Suite 700



LEGEND		WALL SIGNS		LABEL LEGEND	
Ground Signs			SIGN TYPE CC1		SIGN TYPE AA3 01
	SIGN TYPE AA1.1		SIGN TYPE CC1.1		SIGN TYPE BB1 01
	SIGN TYPE AA3		SIGN TYPE CC2		SIGN TYPE BB1 08
Directional Signs			SIGN TYPE CC2.1		SIGN TYPE BB1 02
	SIGN TYPE BB1		SIGN TYPE CC4		SIGN TYPE BB1 01
	SIGN TYPE BB1.1		SIGN TYPE CC3		
	SIGN TYPE BB3				

ACTION REQUESTED

DRC Recommendation

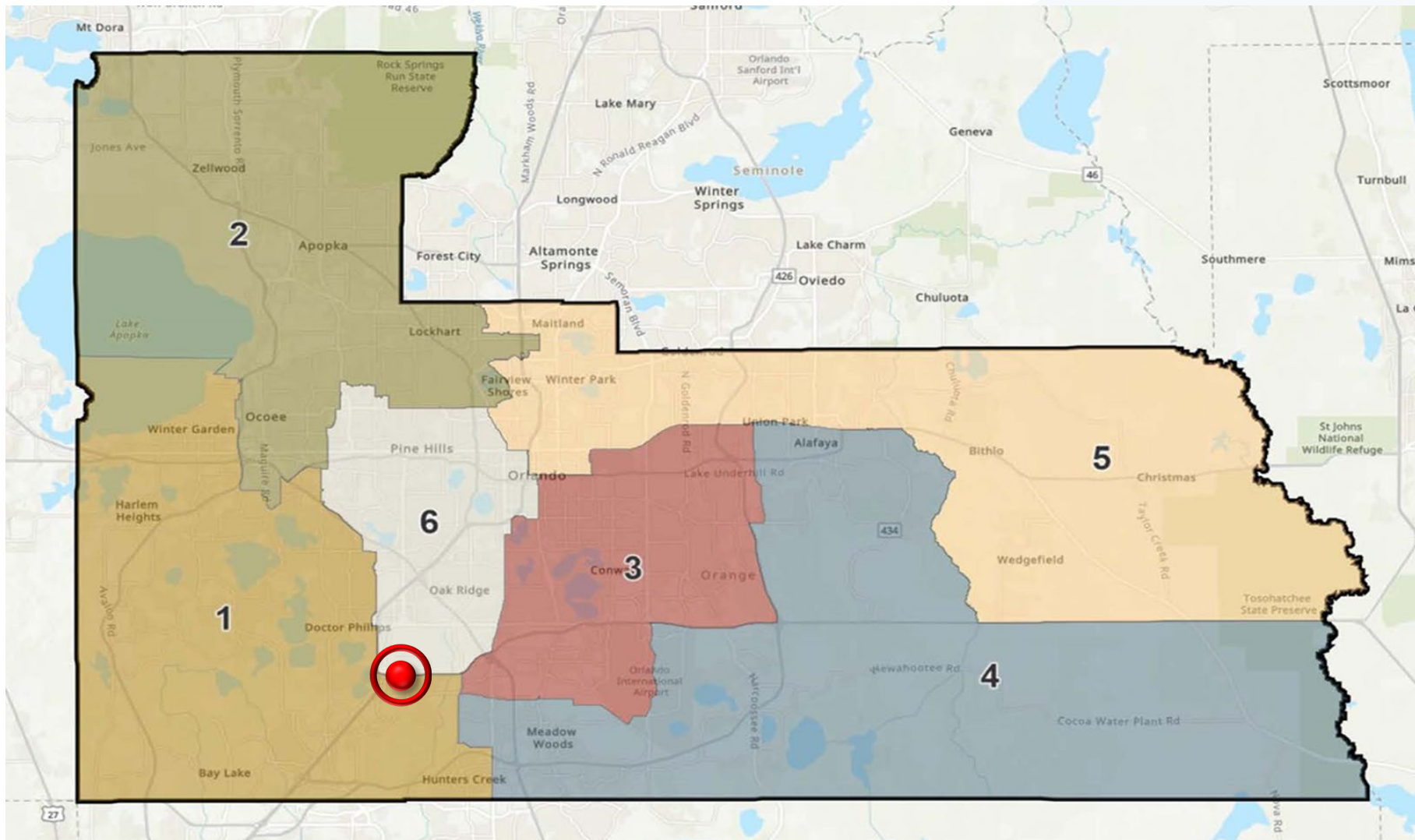
- **Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Master Sign Plan for the Orlando Health Central Porter Road Medical Campus Planned Development (PD) – Unified Neighborhood Plan (UNP) received February 26, 2026, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

District 1

Orangewood N-1 Planned Development (PD)

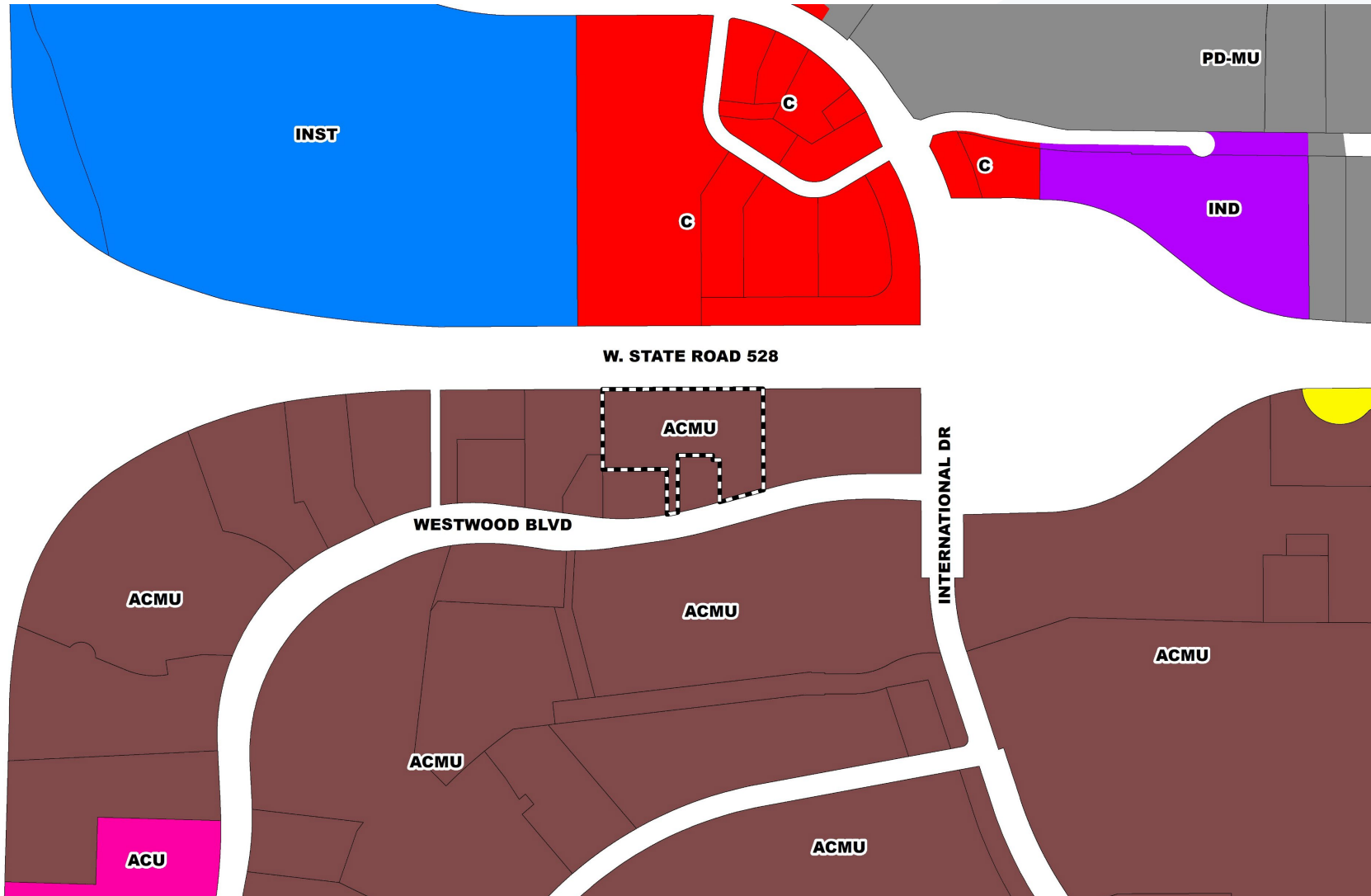
- Case:** CDR-25-10-252
- Applicant:** Vijaysimha Seelam, England Thims and Miller
- District:** 1
- Acreage:** 7.28 gross acres (affected area only)
- Location:** Generally located north of Central Florida Parkway, south of State Road 528, east of Interstate 4, and west of Westwood Boulevard.
- Request:** To assign a specific development program of 250 multifamily residential units to PD Parcel Westwood 2.

DISTRICT MAP

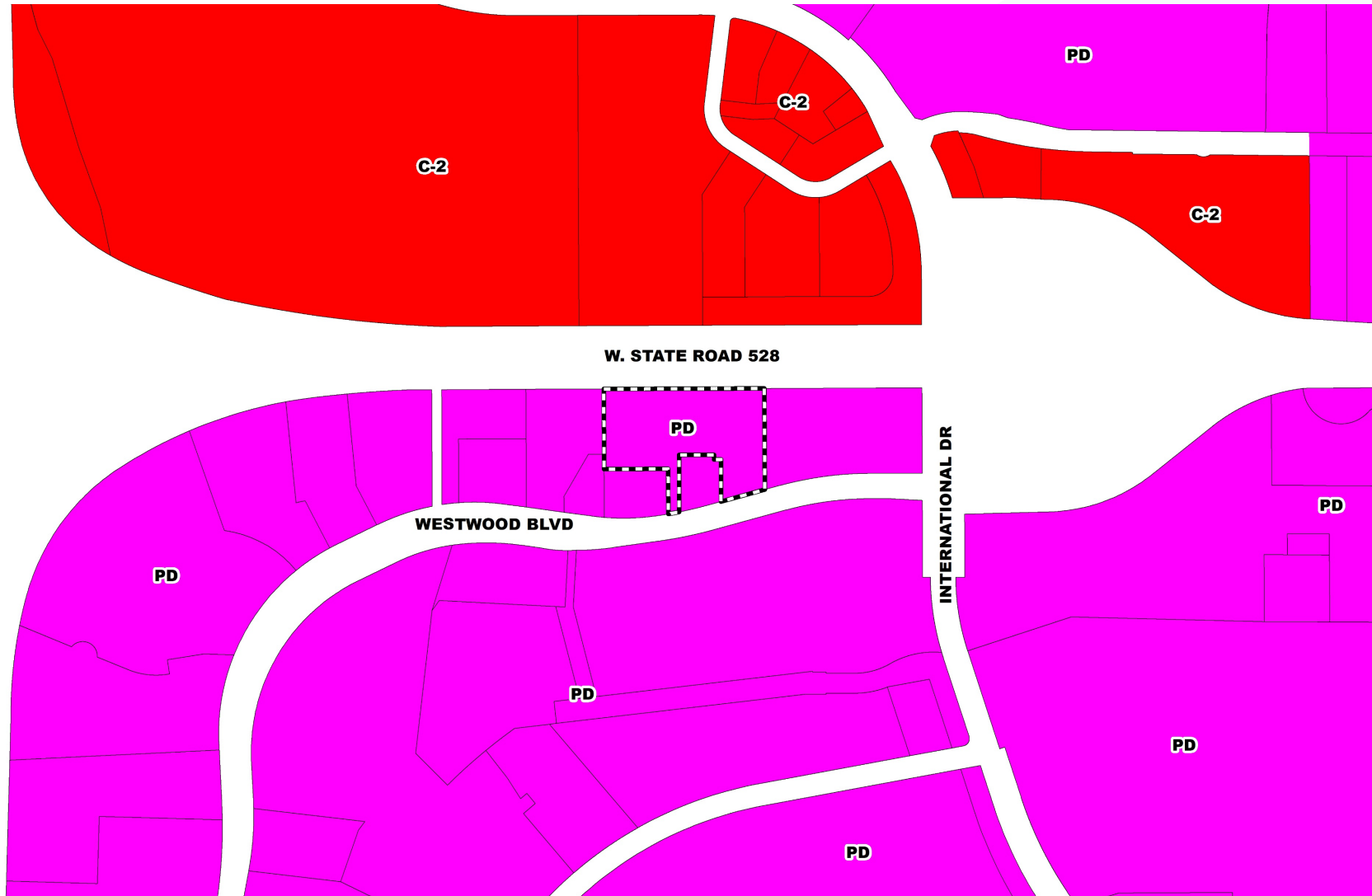


Orangewood N-1 Planned Development (PD)

Future Land Use



Orangewood N-1 Planned Development (PD) Zoning



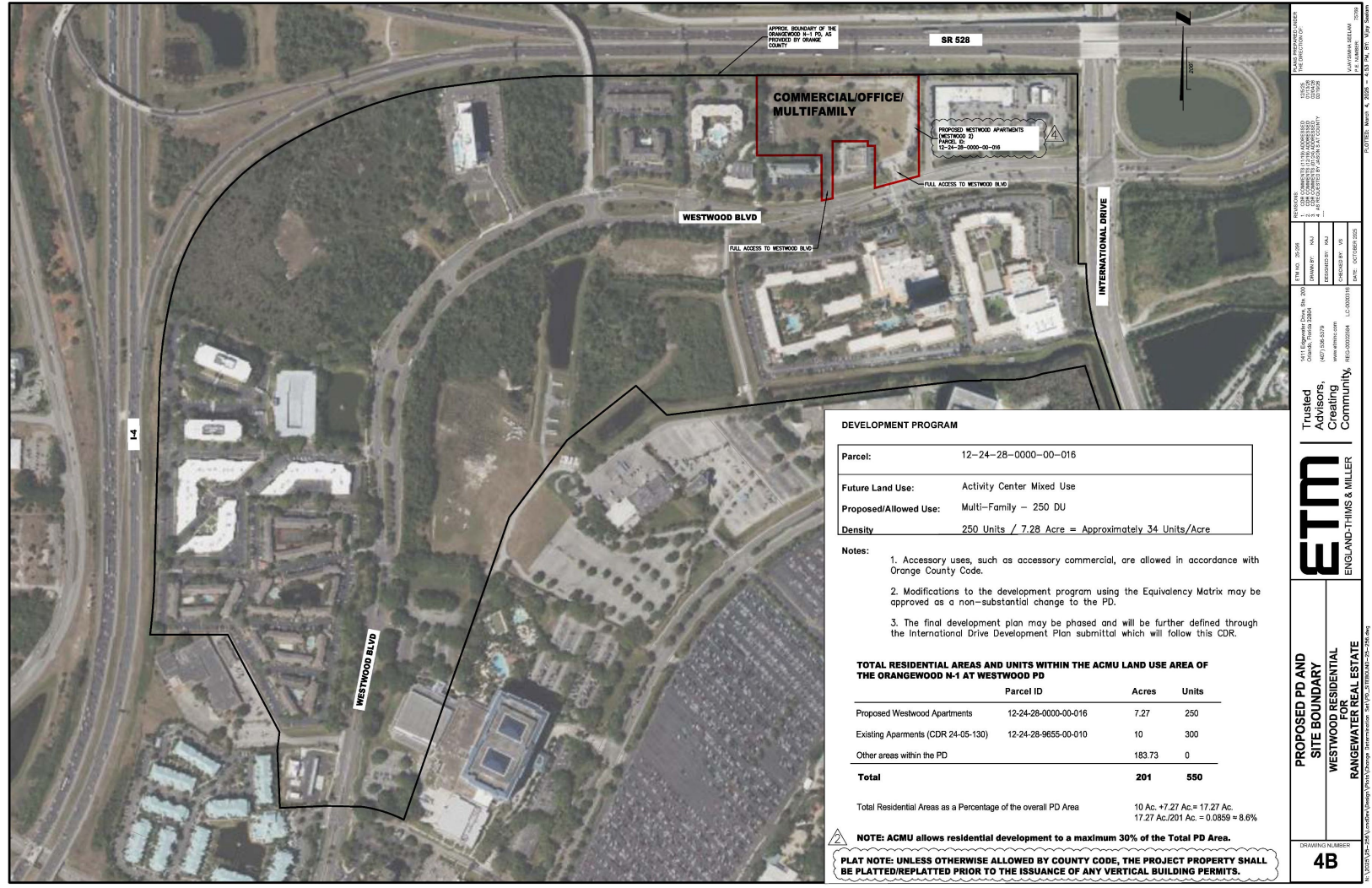
Orangewood N-1 Planned Development (PD)

Aerial



Orangewood N-1 Planned Development (PD)

Overall Land Use Plan



DEVELOPMENT PROGRAM

Parcel:	12-24-28-0000-00-016
Future Land Use:	Activity Center Mixed Use
Proposed/Allowed Use:	Multi-Family – 250 DU
Density:	250 Units / 7.28 Acre = Approximately 34 Units/Acre

- Notes:**
1. Accessory uses, such as accessory commercial, are allowed in accordance with Orange County Code.
 2. Modifications to the development program using the Equivalency Matrix may be approved as a non-substantial change to the PD.
 3. The final development plan may be phased and will be further defined through the International Drive Development Plan submittal which will follow this CDR.

TOTAL RESIDENTIAL AREAS AND UNITS WITHIN THE ACMU LAND USE AREA OF THE ORANGEWOOD N-1 AT WESTWOOD PD

	Parcel ID	Acres	Units
Proposed Westwood Apartments	12-24-28-0000-00-016	7.27	250
Existing Apartments (CDR 24-05-130)	12-24-28-9655-00-010	10	300
Other areas within the PD		183.73	0
Total		201	550

Total Residential Area as a Percentage of the overall PD Area
 10 Ac. / 7.27 Ac. = 17.27 Ac.
 17.27 Ac. / 201 Ac. = 0.0869 = 8.6%

NOTE: ACMU allows residential development to a maximum 30% of the Total PD Area.
PLAT NOTE: UNLESS OTHERWISE ALLOWED BY COUNTY CODE, THE PROJECT PROPERTY SHALL BE PLATTED/REPLATTED PRIOR TO THE ISSUANCE OF ANY VERTICAL BUILDING PERMITS.

Trusted Advisors, Creating Community
ETM
 ENGLAND, THIMS & MILLER

PROPOSED PD AND SITE BOUNDARY
WESTWOOD RESIDENTIAL
RANGEWATER REAL ESTATE

DRAWING NUMBER
4B

14111 Englewood Drive, Suite 200
 Orlando, Florida 32834
 (407) 536-5339
 www.etm.com
 REG-00202044 LC-00001014

DATE: 02/08/2022
 CHECKED BY: VM
 PREPARED BY: AMJ
 DRAWN BY: 25-2095

DESIGN: THE PLANNING CENTER
 DATE: 02/08/2022
 PROJECT: March 4, 2025 - 4.33 PM, VPM, Susan

ACTION REQUESTED

DRC Recommendation

- **Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Orangetown N-1 Planned Development (PD) received February 4, 2026, in order to create 250 multi-family units subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

District 1

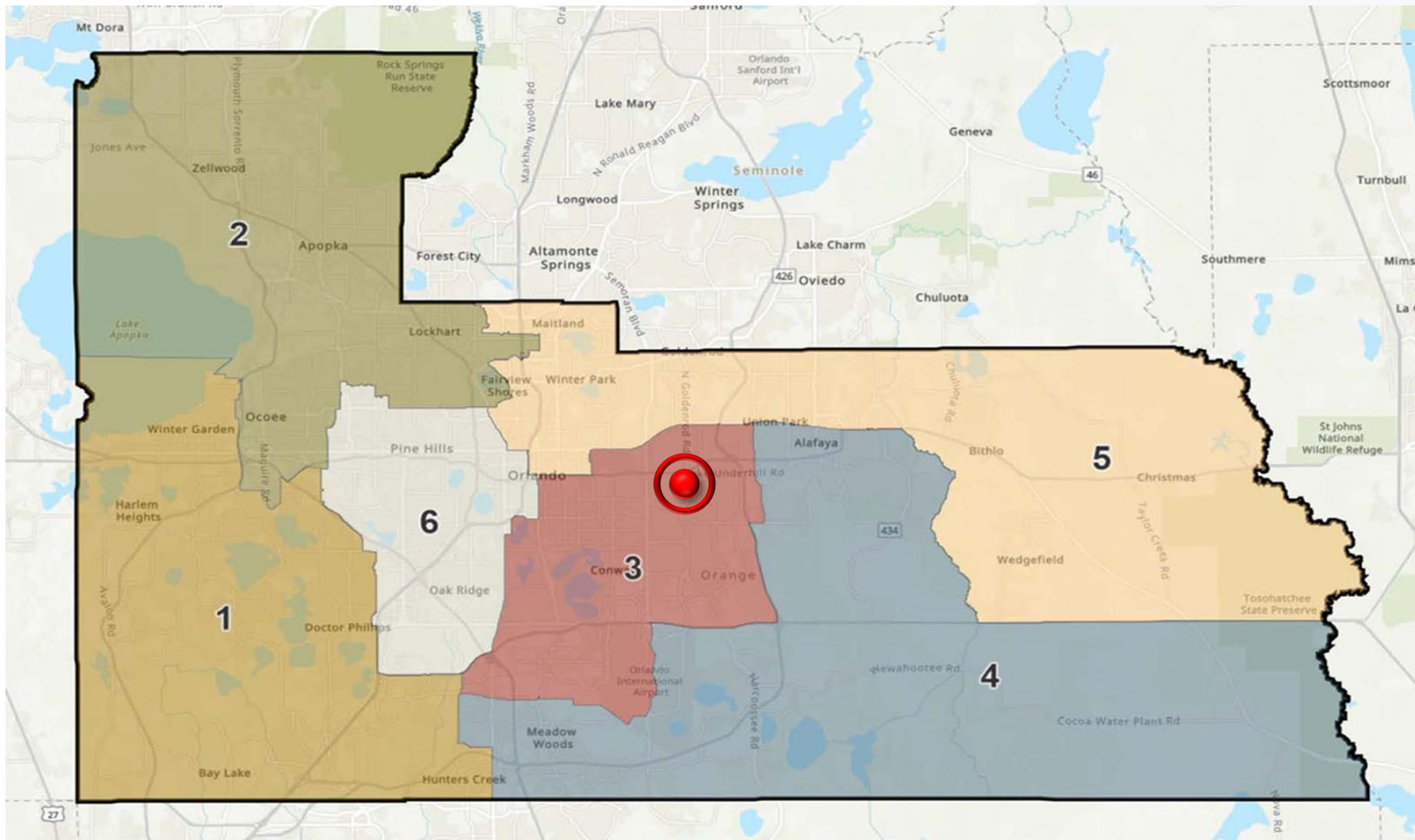
Board of County Commissioners

D. Preliminary Subdivision Plan Public Hearing

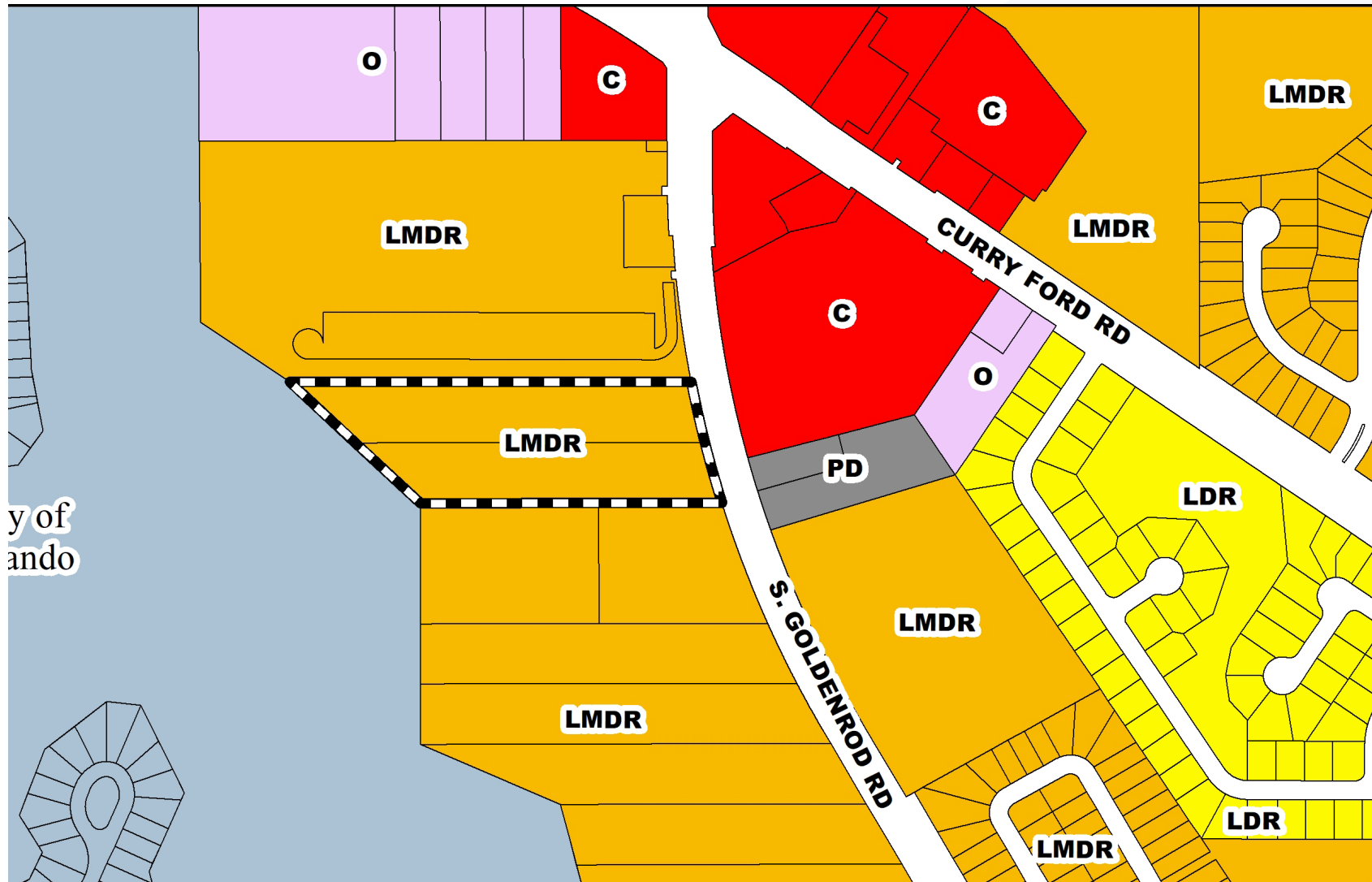
South Goldenrod Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP)

Case:	PSP-25-05-093
Applicant:	Jason Rostek, Land Design, Inc.
District:	3
Acreage:	6.84 gross acres 4.81 developable acres
Location:	Generally located west of South Goldenrod Road, south of Curry Ford Road, east of 436, and north of Pershing Avenue
Request:	To subdivide 6.84 acres in order to construct 38 single-family attached residential dwelling units.

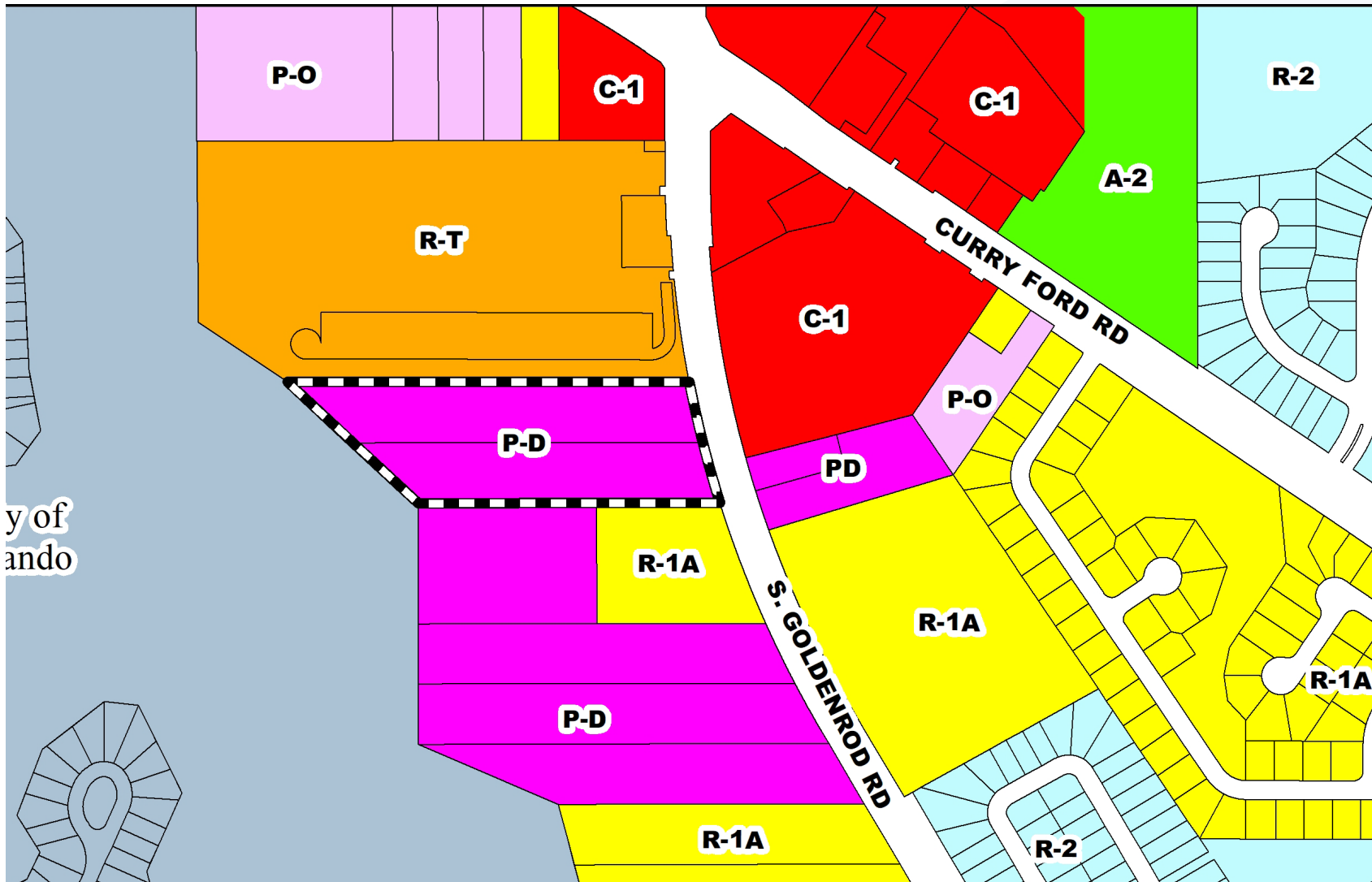
DISTRICT MAP



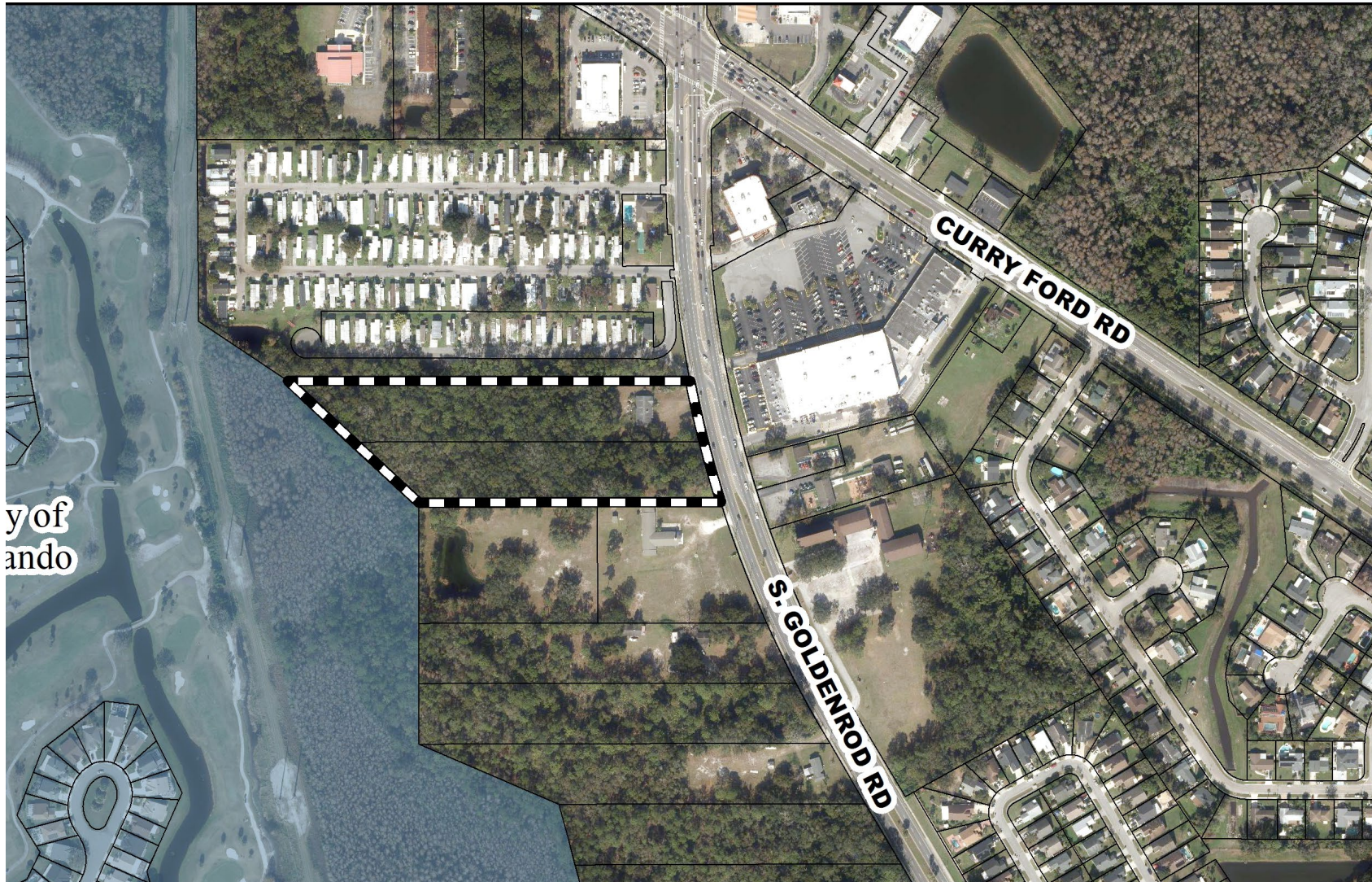
South Goldenrod Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) Future Land Use



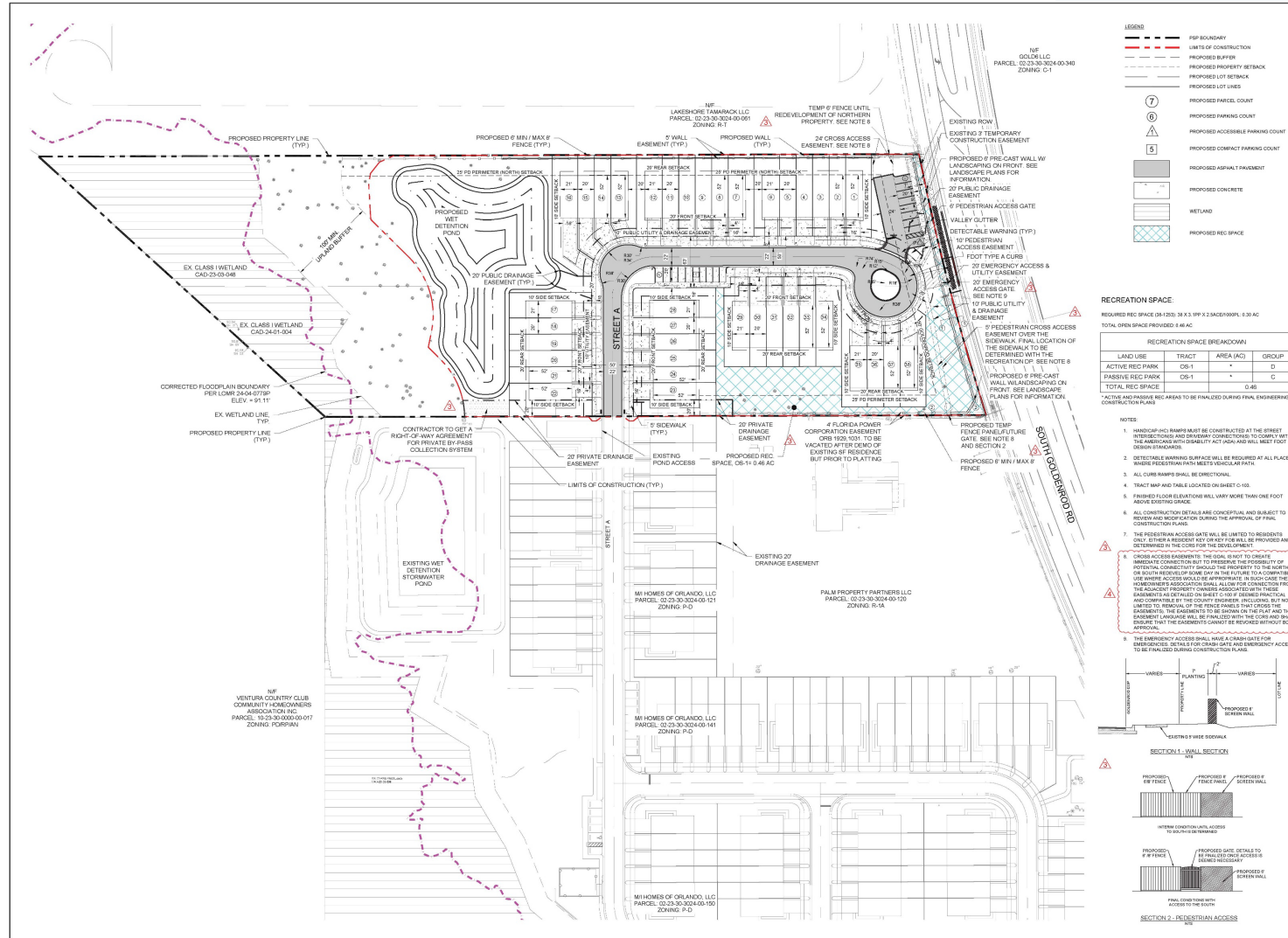
South Goldenrod Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) Zoning



South Goldenrod Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) Aerial



South Goldenrod Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) Overall Preliminary Subdivision Plan



LEGEND

- PSP BOUNDARY
- LIMITS OF CONSTRUCTION
- PROPOSED BUFFER
- PROPOSED PROPERTY SETBACK
- PROPOSED LOT SETBACK
- PROPOSED LOT LINES
- PROPOSED PARCEL COUNT
- PROPOSED PARKING COUNT
- △ PROPOSED ACCESSIBLE PARKING COUNT
- △ PROPOSED CONTRACT PARKING COUNT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- METLAND
- PROPOSED REC SPACE

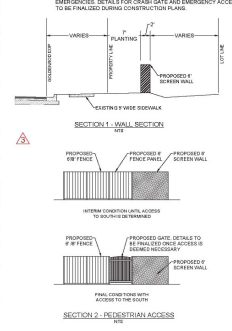
RECREATION SPACE

REQUIRED REC SPACE (24-120): 38 X 5.5' W/ 3' SIDEWALK, 630 AC
TOTAL OPEN SPACE PROVIDED: 446 AC

RECREATION SPACE BREAKDOWN				
LAND USE	TRACT	AREA (AC)	GROUP	
ACTIVE REC PARK	OS-1	*	A	D
PASSIVE REC PARK	OS-1	*	C	C
TOTAL REC SPACE			0.48	

*ACTIVE AND PASSIVE REC AREAS TO BE FINALIZED DURING FINAL ENGINEERING CONSTRUCTION PLANS

- NOTES**
- HANDICAP ACCESS MUST BE CONSTRUCTED AT THE STREET INTERSECTIONS AND DRIVEWAY CONNECTIONS TO COMPLY WITH THE AMERICAN WITH DISABILITY ACT AND SHALL MEET FOOT CURB STANDARDS.
 - DETERMINED WARNING SURFACE SHALL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.
 - ALL CURB RAMP SHALL BE DIRECTIONAL.
 - TRACT MAP AND TITLE LOCATED ON SHEET C-103.
 - FINISHED FLOOR ELEVATIONS WILL VARY MORE THAN ONE FOOT ABOVE FINISHED GRADE.
 - ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
 - THE PEDESTRIAN ACCESS GATE WILL BE LIMITED TO RESIDENTS ONLY. EITHER A RESIDENT KEY OR PASS WILL BE PROVIDED AND DETERMINED BY THE CORP FOR THE DEVELOPMENT.
 - CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITY TO REMAIN IMMEDIATE CONNECTION BUT TO PRESERVE THE POSSIBILITY OF FUTURE CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJACENT PROPERTY OWNERS ASSOCIATED WITH THESE EASEMENTS AND SHALL BE RESPONSIBLE FOR THE FUTURE CONSTRUCTION OF THE UTILITY TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EASEMENT LANGUAGE WILL BE FINALIZED WITH THE CORP AND SHALL ENSURE THAT THE EASEMENTS CAN BE REVERSED WITHOUT REC.
 - THE EMERGENCY ACCESS SHALL HAVE A CANOPY GATE FOR EMERGENCIES. DETAILS FOR CANOPY GATE AND EMERGENCY ACCESS TO BE FINALIZED DURING CONSTRUCTION PLANS.



LandDesign
116 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
WWW.LANDDESIGN.COM
TEL: 407.738.1100
EXT: 1000 / 10000 / 10000

SOUTH GOLDENROD TOWNHOMES PD / SOUTH GOLDENROD SUBDIVISION PHASE 2 PSP

PSP-25-05-093

#110922

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
	COUNTY TAG	09/20/25
△	RESPONSE TO COMMENTS	09/15/25
△	RESPONSE TO COMMENTS	11/14/25
△	RESPONSE TO COMMENTS	01/03/26
△	RESPONSE TO COMMENTS	02/05/26

SITE PLAN

C-100

ACTION REQUESTED

DRC Recommendation

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the South Goldenrod Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) received February 6, 2026, in order to create 38 townhouse units subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

District 3