

# Proposed Eastwind E. Colonial Multi-Family Development

BCC Meeting| March 10, 2026

**PAPE-DAWSON**

# EASTWIND AND THE DEVELOPMENT TEAM



Eastwind has over 20 years of experience developing apartment communities in Florida, including 10 projects in the Orlando MSA, with a local Orlando office.

## DEVELOPMENT TEAM



Proposed Eastwind E. Colonial Multi-Family Development





FUTURE LAND USE MAP  
AMENDMENT



REZONING TO PLANNED  
DEVELOPMENT (PD)



316 UNIT MULTI-FAMILY  
APARTMENT COMPLEX



Proposed Eastwind E. Colonial Multi-Family Development

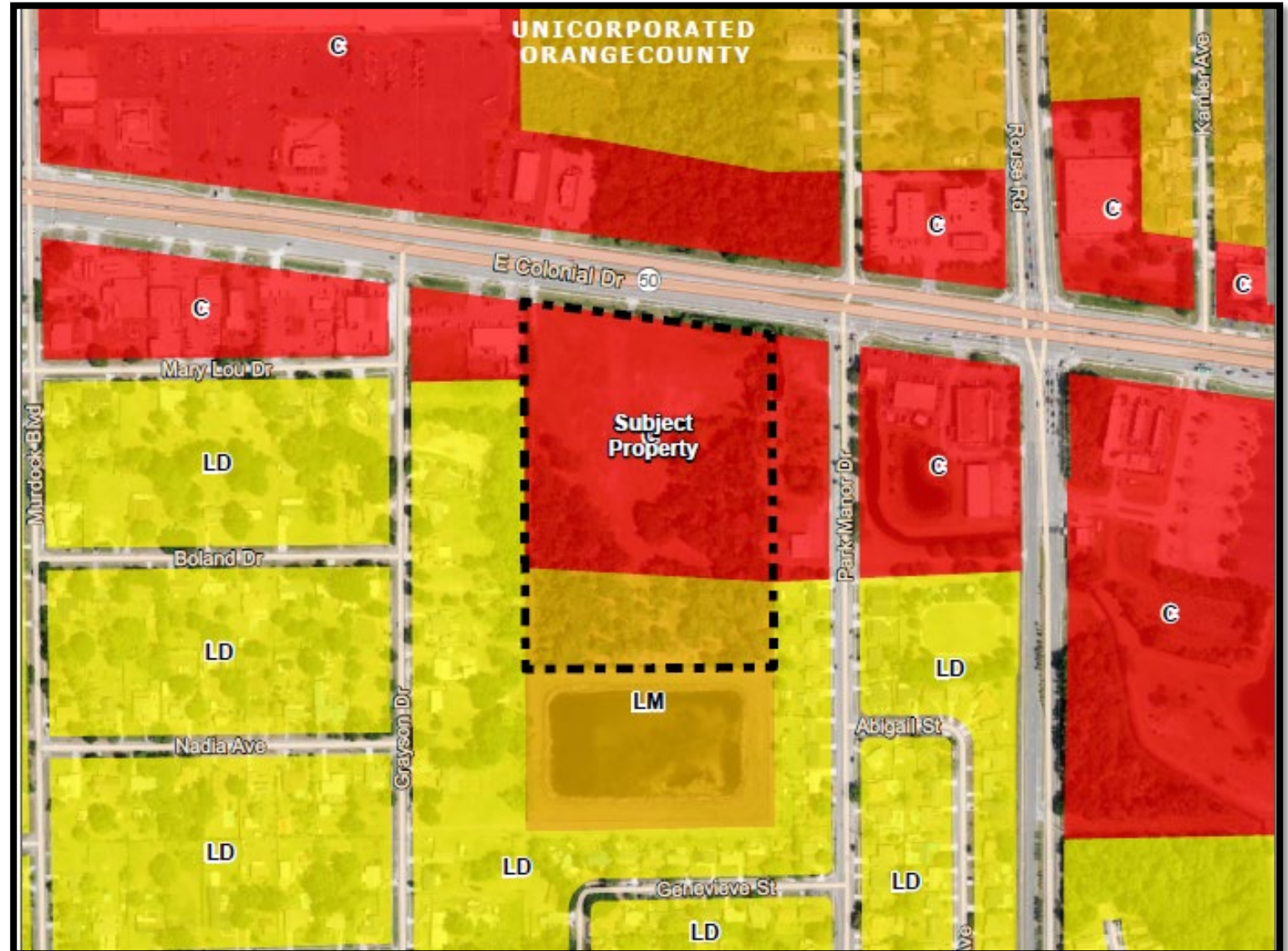
## PROPERTY INFORMATION

- Owner: Diamond Holdings Group, LLC
- Parcel ID #21-22-31-0000-00-009
- Address: 10850 E Colonial Dr., Orlando
- Property Size: 14.06 acres
- Wetlands: 1.465 acres



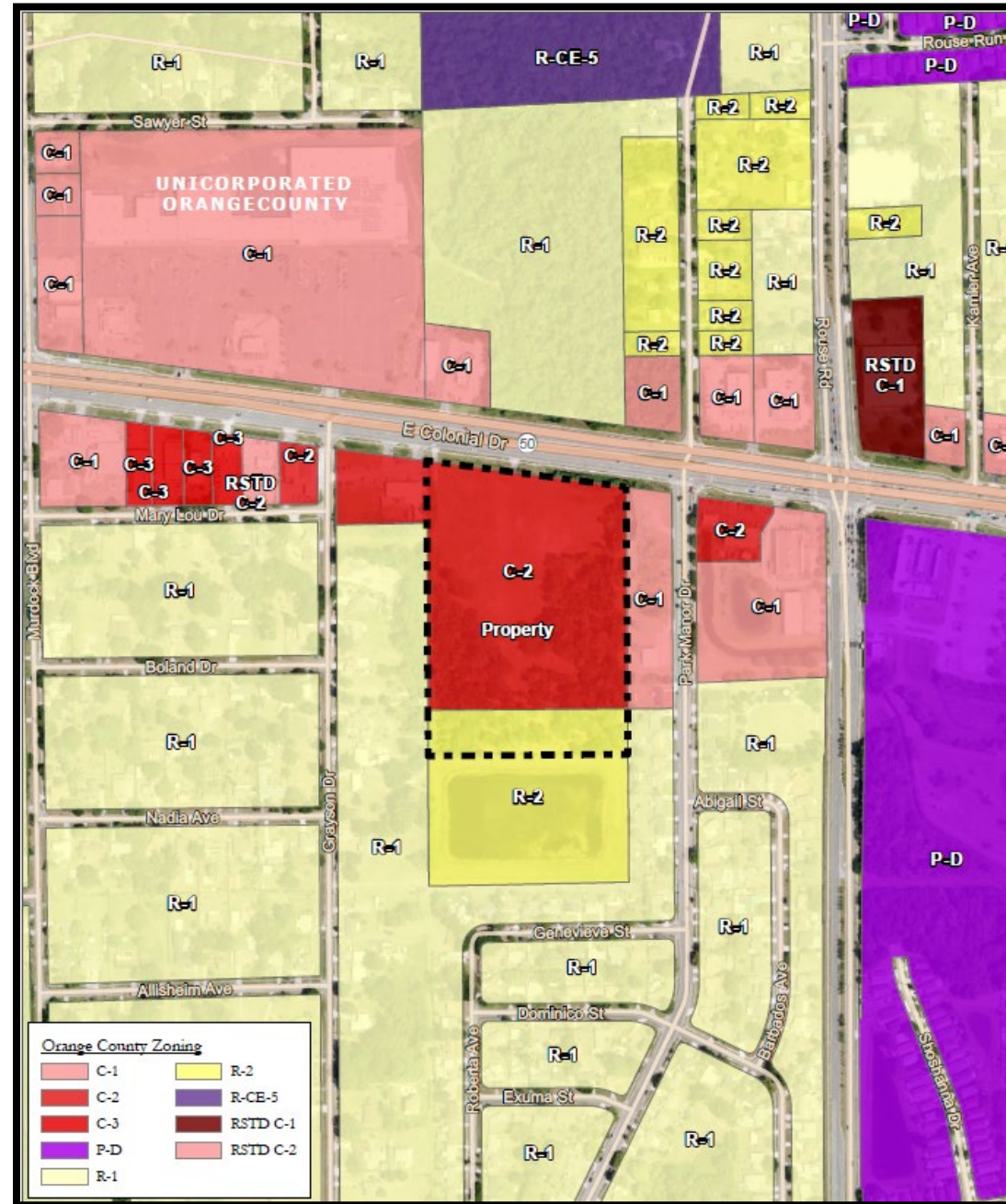
Current Future Land Use Designation:  
Commercial and Low Medium Density Residential

Proposed Future Land Use Designation:  
Medium-High Density Residential (MHDR)  
(Max 35 du/acre)



Current Zoning Designation:  
C-2 and R-2

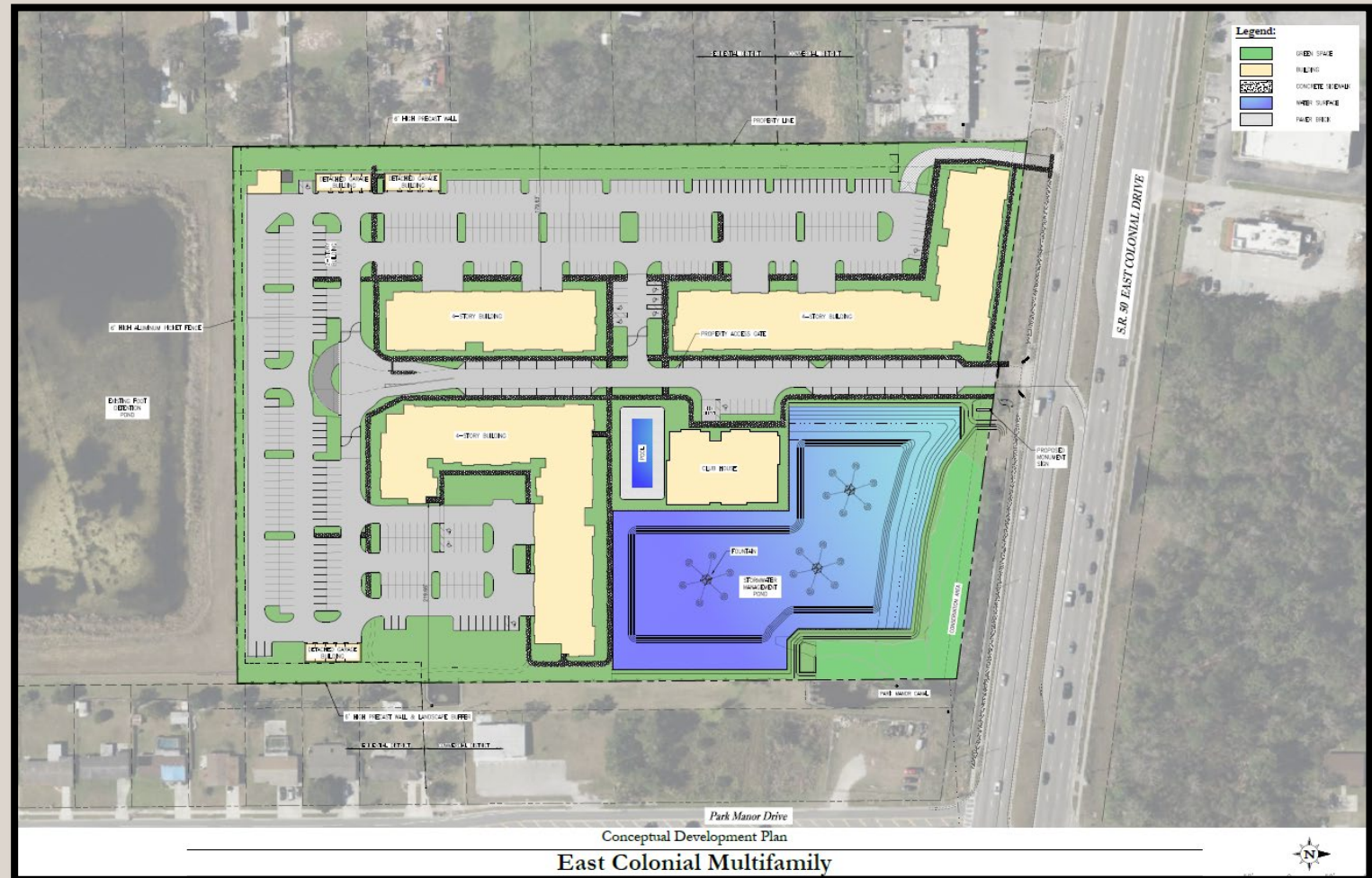
Proposed Zoning Designation:  
Planned Development (PD)  
(22.7 du/acre)



# Conceptual Development Plan

## DEVELOPMENT PROGRAM

- 316 dwelling units
- Increases local housing supply, helping meet demand and support housing affordability.
- Four (4) Story Buildings
- Club House w/swimming pool
- Passive Recreation/Open Space Areas
- Pond overlook area
- Dog walk area & dog waste stations





# RENDERING

# Process Milestones



Community Meeting

January 14, 2026



Orange County LPA Meeting Date:

January 15, 2026



Orange County LPA Recommendation: Recommended Transmittal of the requested Future Land Use Map Amendment

# COMMUNITY MEETING FEEDBACK

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STORMWATER  
MANAGEMENT



TRAFFIC AND SITE  
ACCESS



RESIDENTIAL  
COMPATIBILITY

# PROJECT BENEFITS TO COMMUNITY



Advances Orange County's planning objectives while providing meaningful benefits to residents and local workforce



Supports nearby employment centers by providing housing opportunities near major employers



Thoughtfully designed to meet or exceed most Orange County planning and development standards, including:



Strong vehicular and pedestrian connectivity



A network of active and passive recreation spaces



Quality community amenities that enhance livability and neighborhood character

# TRANSPORTATION IMPACT ANALYSIS (TIA)



Performed in accordance with:

Orange County guidelines and standards



Provides two (2) evaluations:

Future Land Use Amendment Impact Evaluation  
Capacity and operational analysis



Methodology for the analysis was agreed to with County prior to commencement of the study



TIA has been reviewed by the County and all comments have been addressed

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FLU Amendment Impact Evaluation Conclusions

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Proposed FLU amendment from Commercial/Low-Medium Density Residential to Medium-High Density Residential/PD capped at 322 multifamily units

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Proposed FLU amendment results in decrease in max trip generation potential

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95% reduction in Daily trip generation potential

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95% reduction in PM Peak Hour trip generation potential

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No new roadway deficiencies are identified as a result of the proposed FLU amendment

**FUTURE LAND USE  
(FLU) AMENDMENT  
TRAFFIC ANALYSIS**

# CAPACITY AND OPERATIONAL

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## TIA Conclusions

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No roadway deficiencies identified (with or without the project) based on latest CMS data at project buildout

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No new intersection deficiencies were identified as a result of project impacts

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No turn lane improvements are recommended at project driveway

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Access will also require FDOT approval

# QUESTIONS