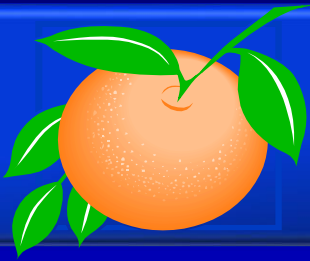


*Board of County Commissioners*

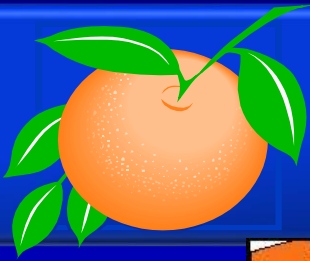
# Public Hearings

May 6, 2025

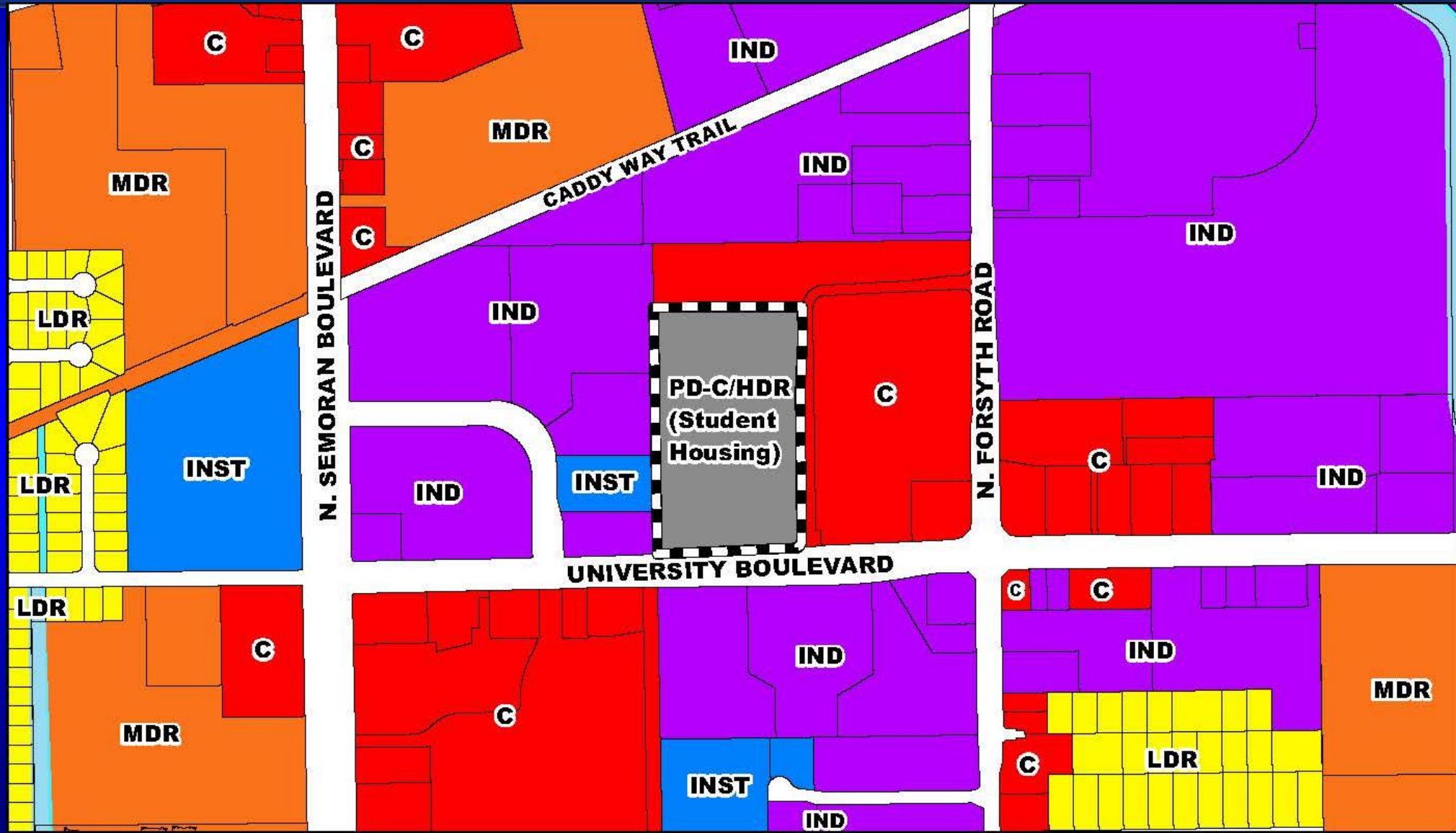


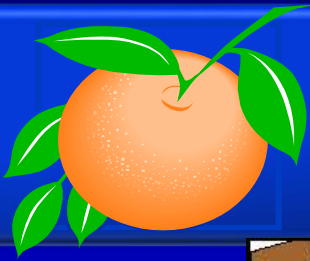
# **Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP)**

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

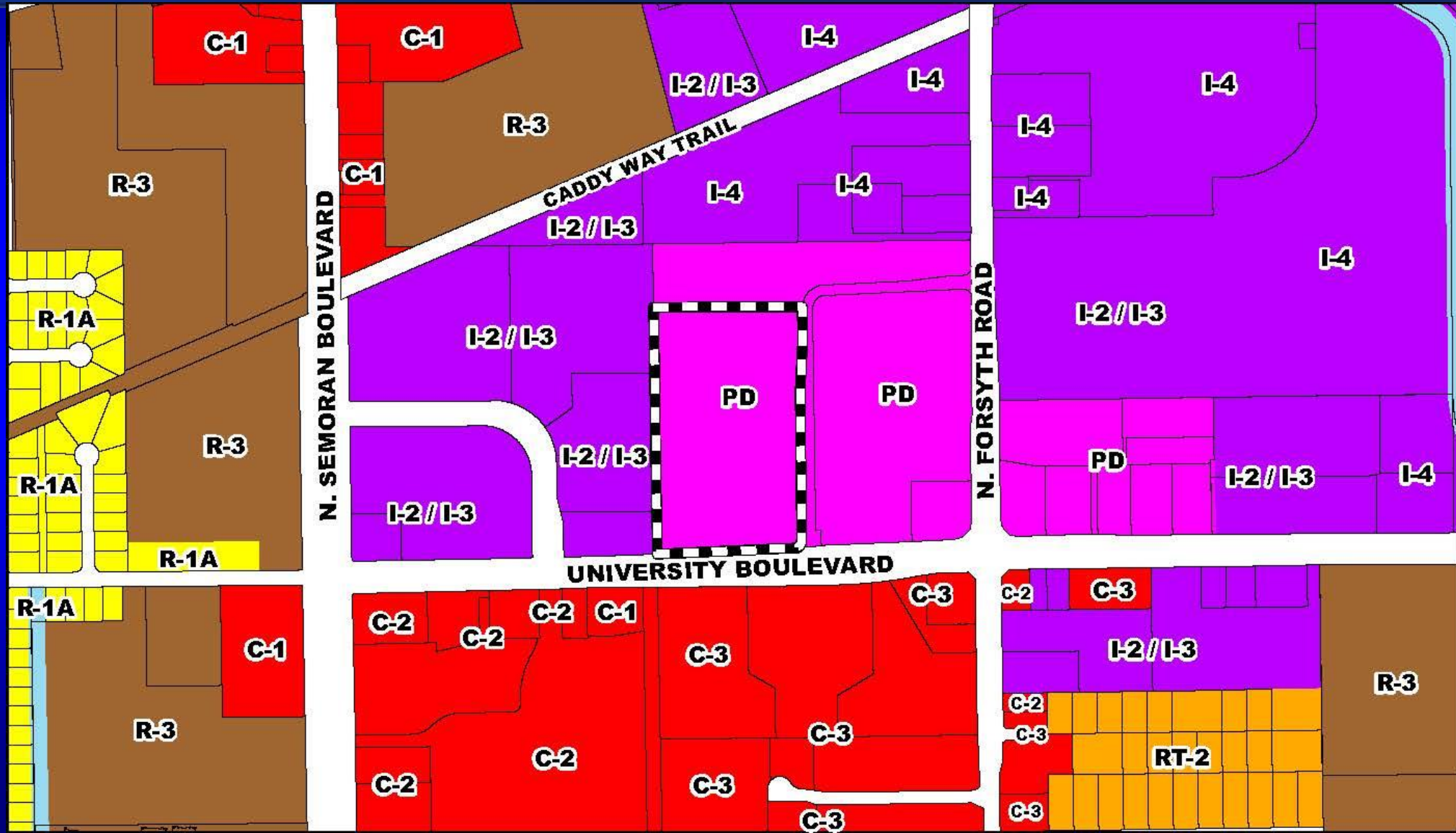


# Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) Future Land Use Map

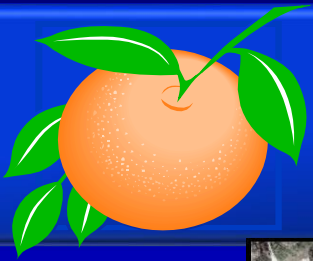




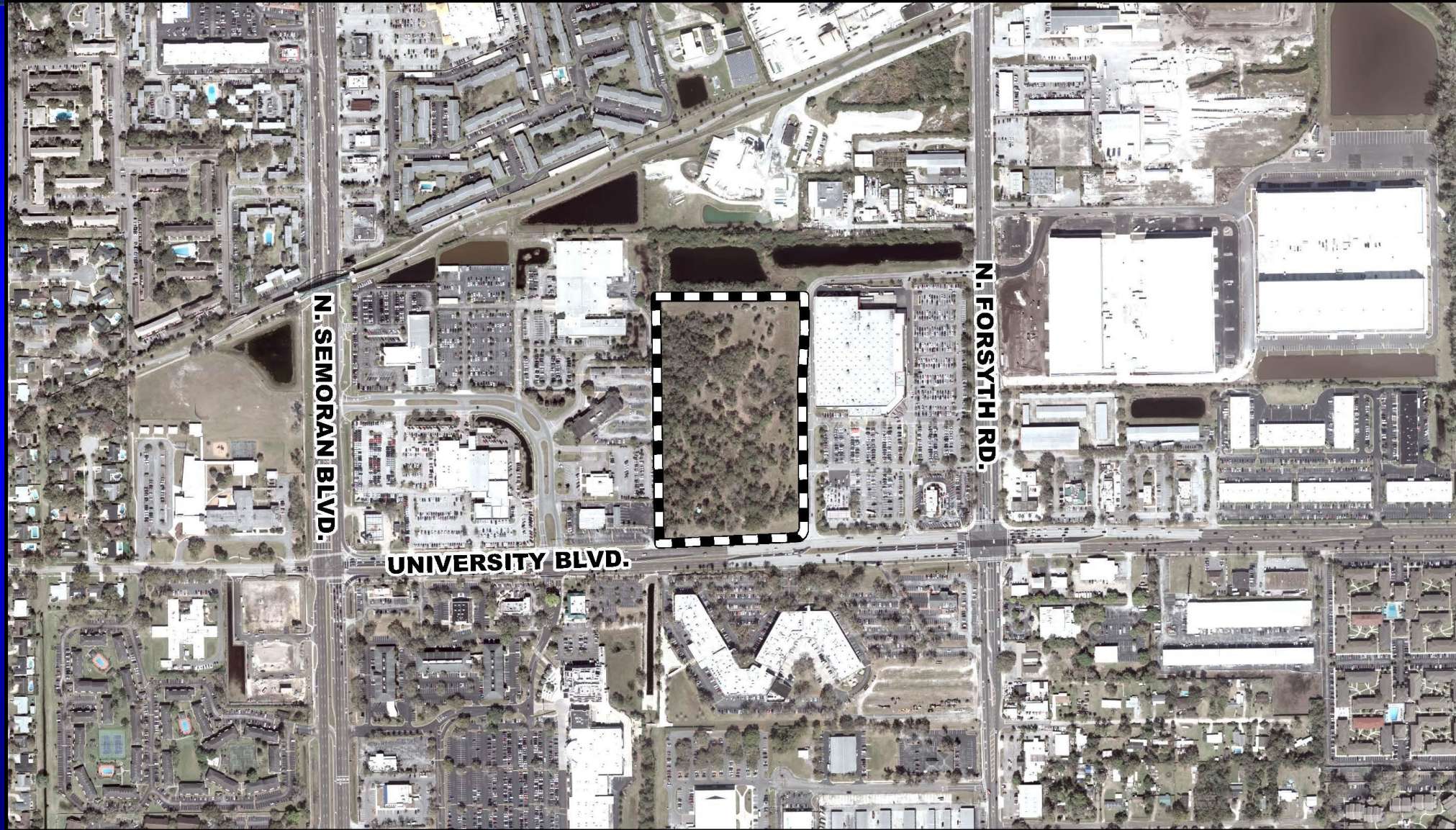
# Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) Zoning Map



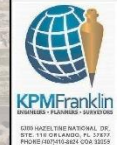




# Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) Aerial Map





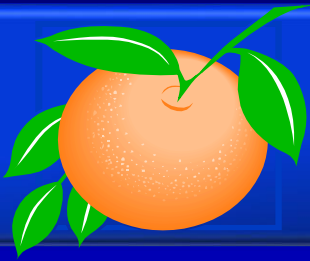
[illegible][illegible][illegible]

OVERALL SITE PLAN

S: VERITY PROPERTIES 30  
 L: 4 PHASE - STUDENT HOUSING DEVELOPMENT PLAN

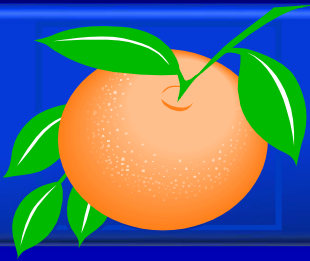
CAUTION  
0 12  
IF THIS SCALE BAR  
DOES NOT MEASURE 1'  
THE DOCUMENT IS  
NOT TO SCALE

24-1132 CCG KIP 30 KIP C1.0		4
---	--	---



**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.**

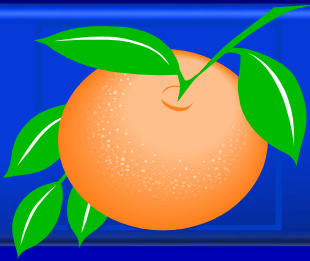


# Action Requested

**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.**

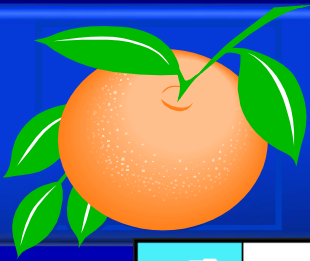
**District 5**





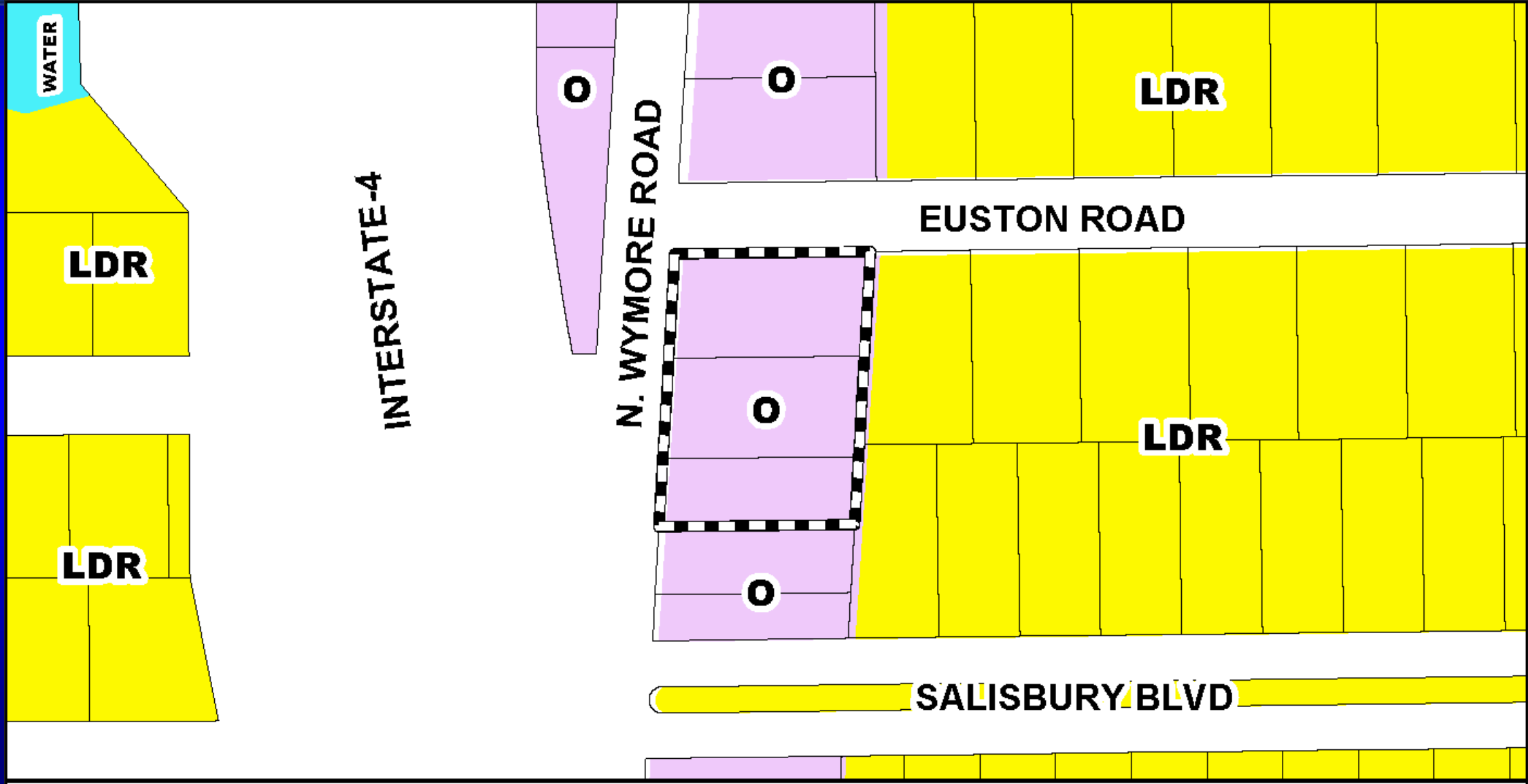
## Share the Care Planned Development / Land Use Plan (PD/LUP)

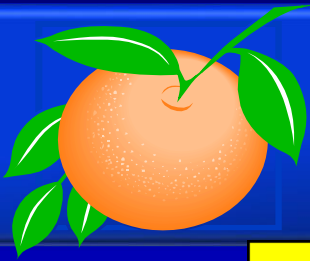
<b>Case:</b>	LUP-24-12-293
<b>Applicant:</b>	Mary Philbin, Share the Care, Inc.
<b>District:</b>	5
<b>Location:</b>	118, 112 & 108 North Wymore Road; South of Euston Road / East of N. Wymore Road
<b>Acreage:</b>	0.71 gross acres
<b>Request:</b>	<p>To rezone three (3) parcels containing 0.71 gross acres 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:</p> <ol style="list-style-type: none"><li>1. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8-feet setback along the west property line in lieu of 25-feet.</li><li>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.</li><li>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.</li><li>4. A waiver from Section 24-4(d) building perimeter landscaping to allow 5-feet building perimeter landscaping along the east side of the proposed building in lieu of 8-feet.</li></ol>



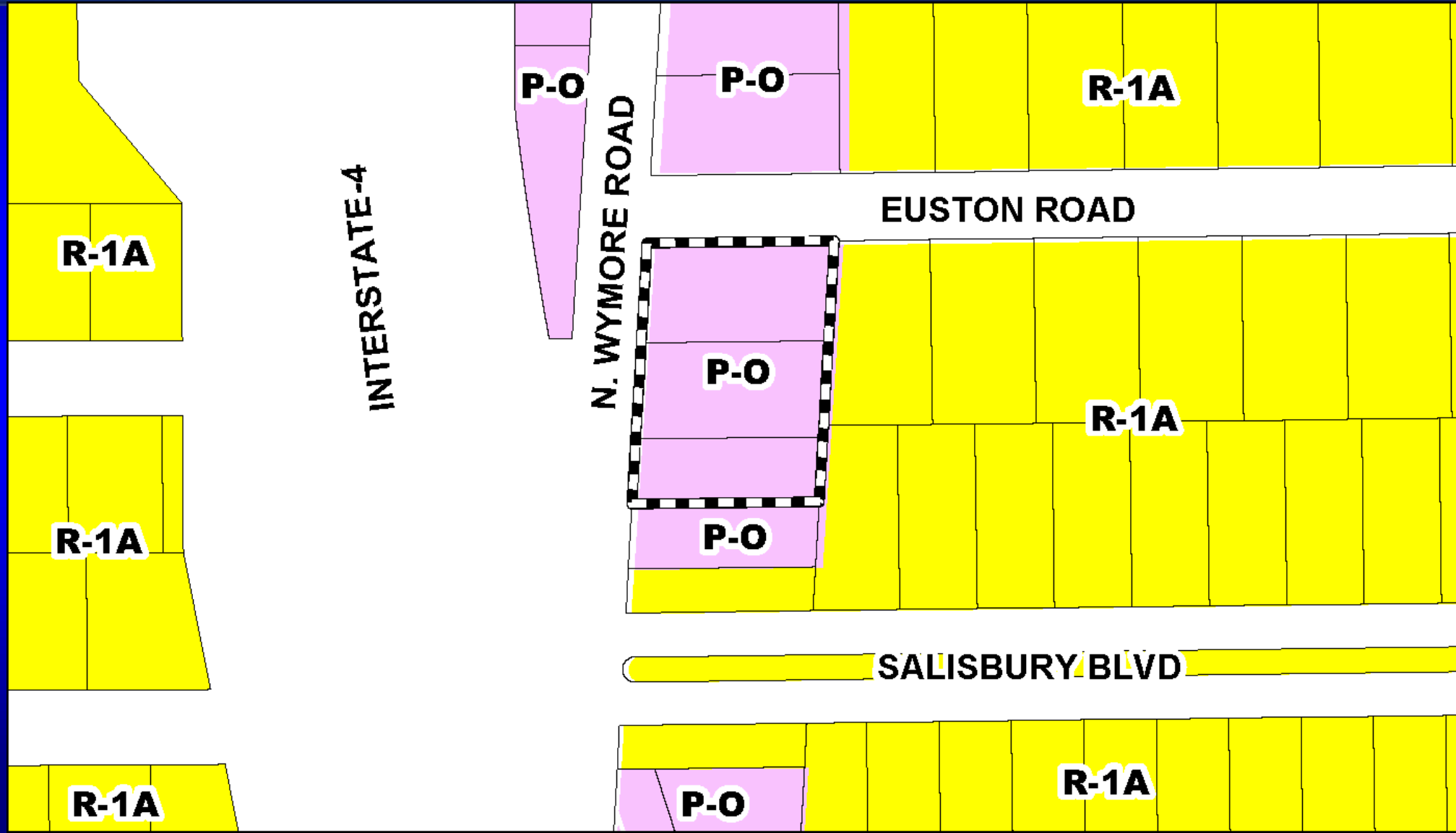
# Share the Care Planned Development / Land Use Plan (PD/LUP)

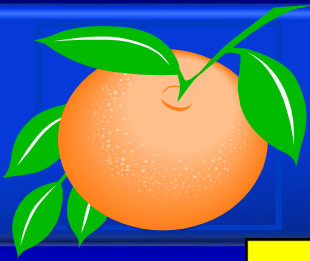
## Future Land Use Map





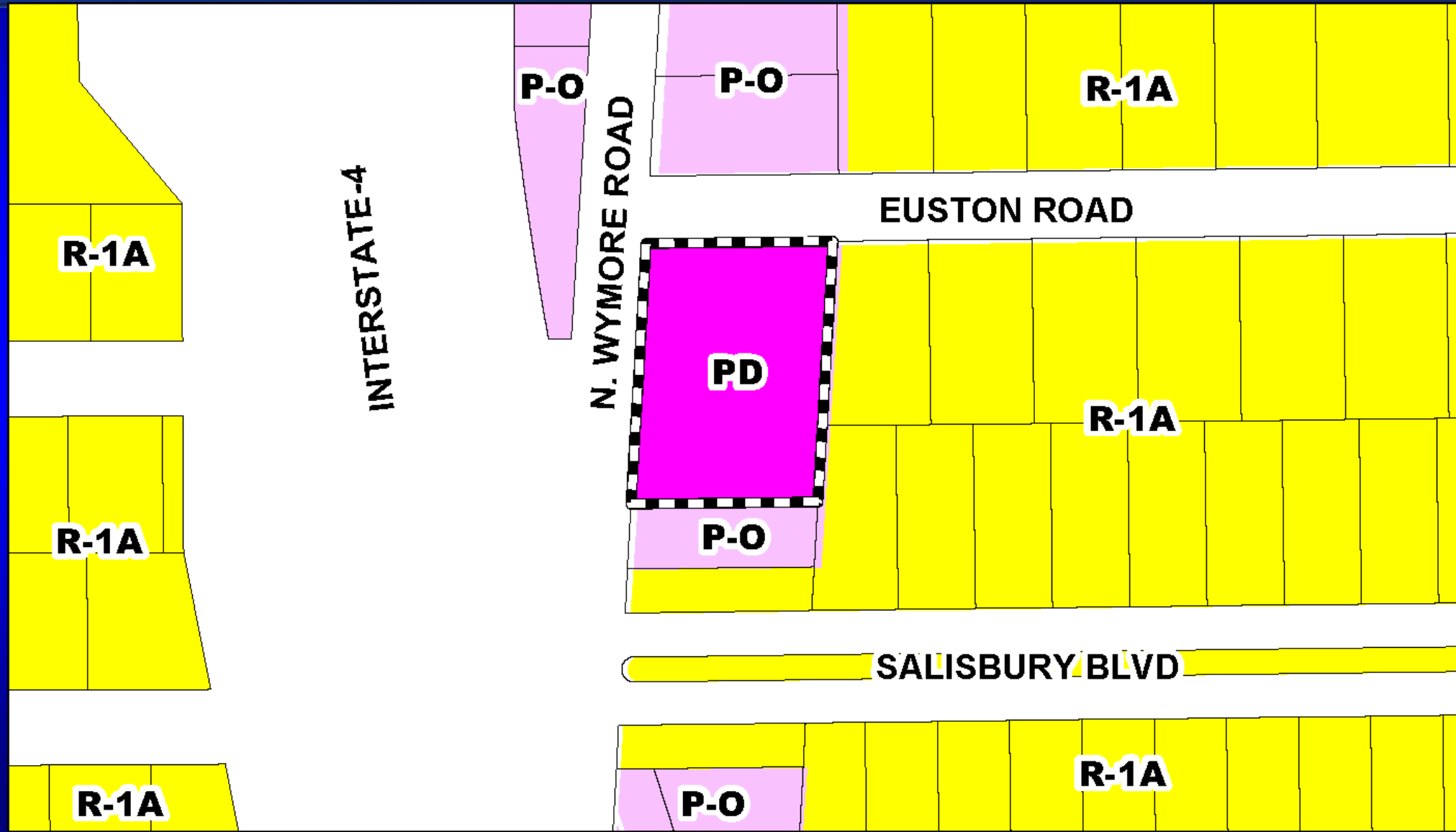
# Share the Care Planned Development / Land Use Plan (PD/LUP) Zoning Map



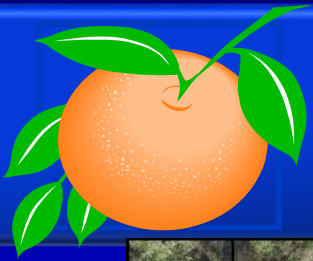


# Share the Care Planned Development / Land Use Plan (PD/LUP)

## Proposed Zoning Map

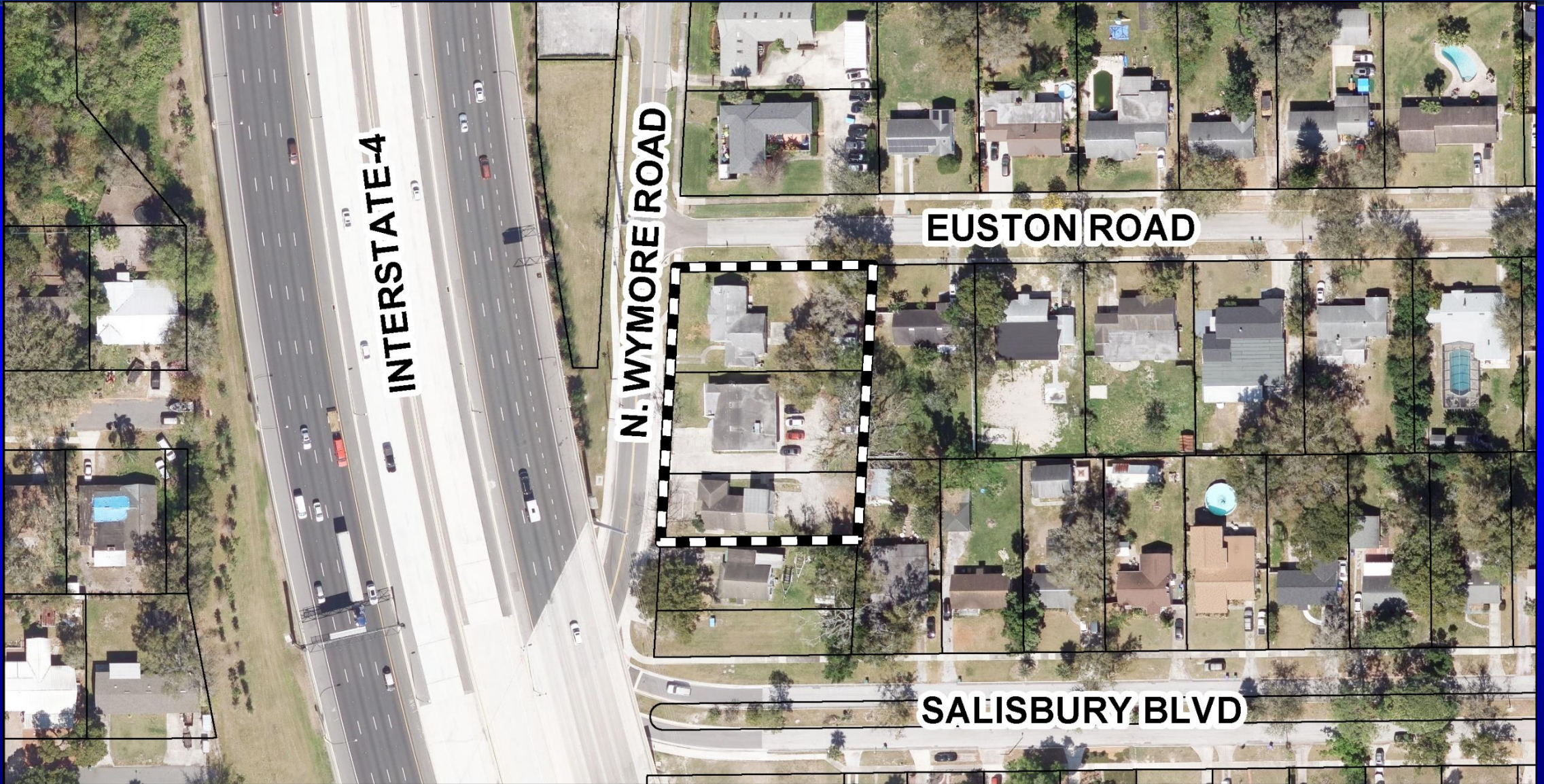




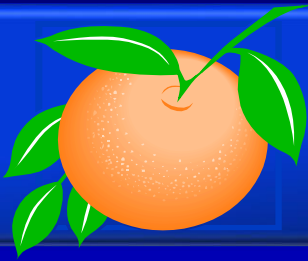


# Share the Care Planned Development / Land Use Plan (PD/LUP)

## Aerial Map

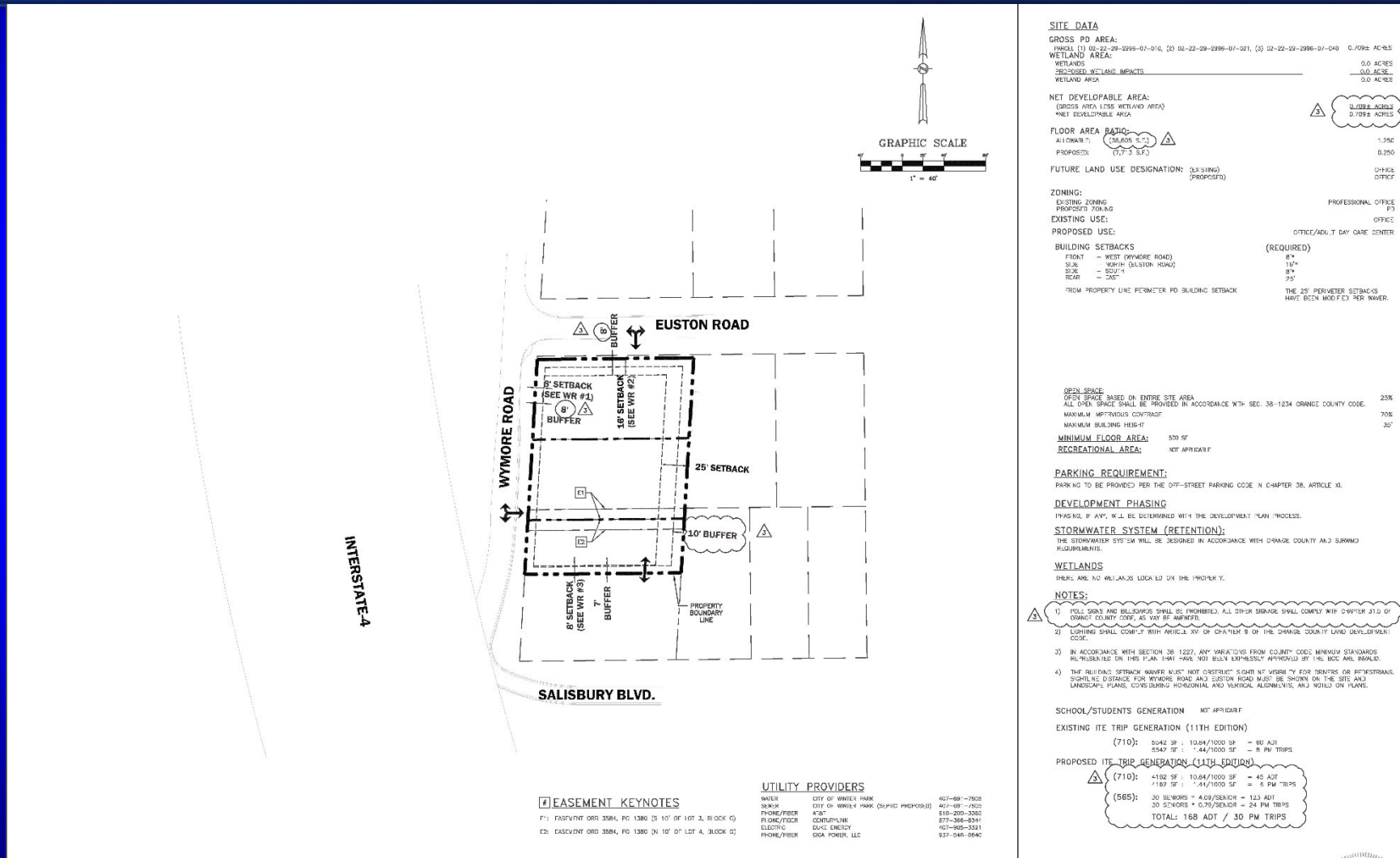






# Share the Care Planned Development / Land Use Plan (PD/LUP)

## Overall Land Use Plan



**SITE DATA**

GROSS PD AREA: PARCEL (1) 02-22-29-2999-01-010, (2) 02-22-29-2999-01-021, (3) 02-22-29-2999-01-041 0.7096 ACRES  
WETLAND AREA: 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  
PROPOSED ZONING: P-3

**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:** OPEN SPACE BASED ON ENTIRE SITE AREA 25%  
ALL OPEN SPACE SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 38-1234 ORANGE COUNTY CODE. 70%  
MAXIMUM HEIGHT/STORY: 35'  
MAXIMUM BUILDING HEIGHT: 35'

**MINIMUM FLOOR AREA:** 500 SF  
**RECREATIONAL AREA:** NOT APPLICABLE

**PARKING REQUIREMENT:** PARKING TO BE PROVIDED PER THE CITY-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 DISCRETION.
- 4) THE BUILDING SETBACK WAIVER MUST NOT OBSTRUCT SIGHT TRIANGLES FOR DRIVERS OR PEDESTRIANS. SIGHTLINE 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

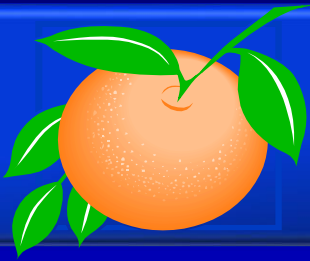
**EXISTING ITE TRIP GENERATION (11TH EDITION)**

(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

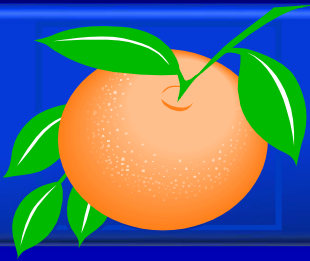
(565): 30 SEWERS \* 4.02/SEWER = 123 ADT  
30 SEWERS \* 0.79/SEWER = 24 PM TRIPS  
TOTAL: 168 ADT / 30 PM TRIPS



# 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.**

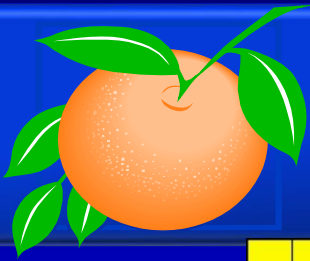
**District 5**



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

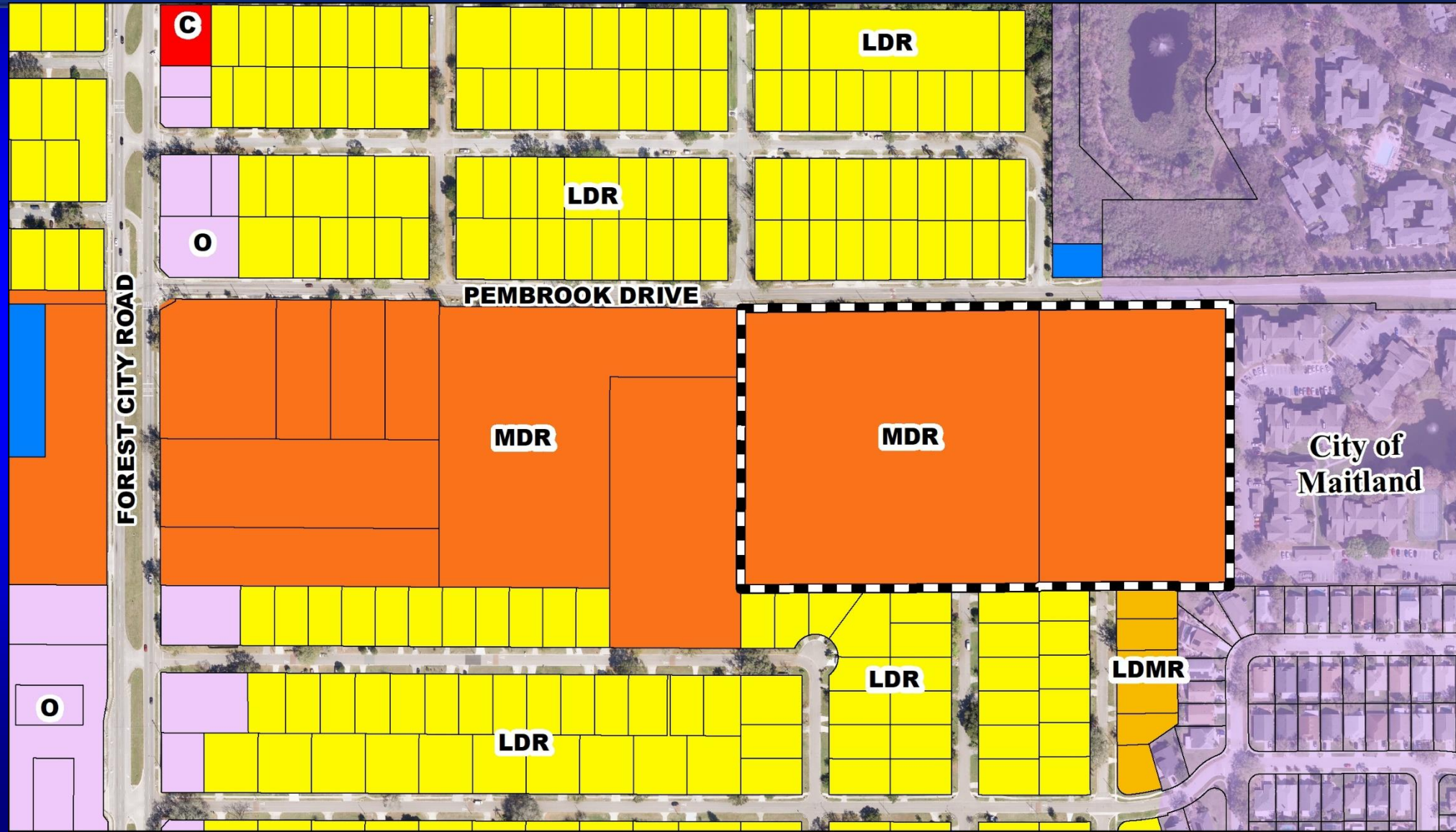
<b>Case:</b>	LUP-24-12-298
<b>Applicant:</b>	M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
<b>District:</b>	2
<b>Location:</b>	2200 & 2300 Pembroke Drive; East of Forest City Road / South of Pembroke Drive
<b>Acreage:</b>	15.39 gross acres
<b>Request:</b>	<p>To rezone 15.4 acres from 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:</p> <ol style="list-style-type: none"><li>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.</li></ol>

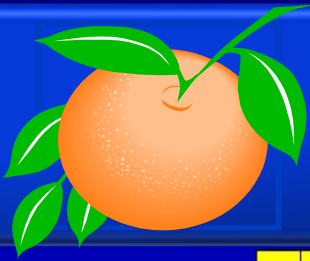




# Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

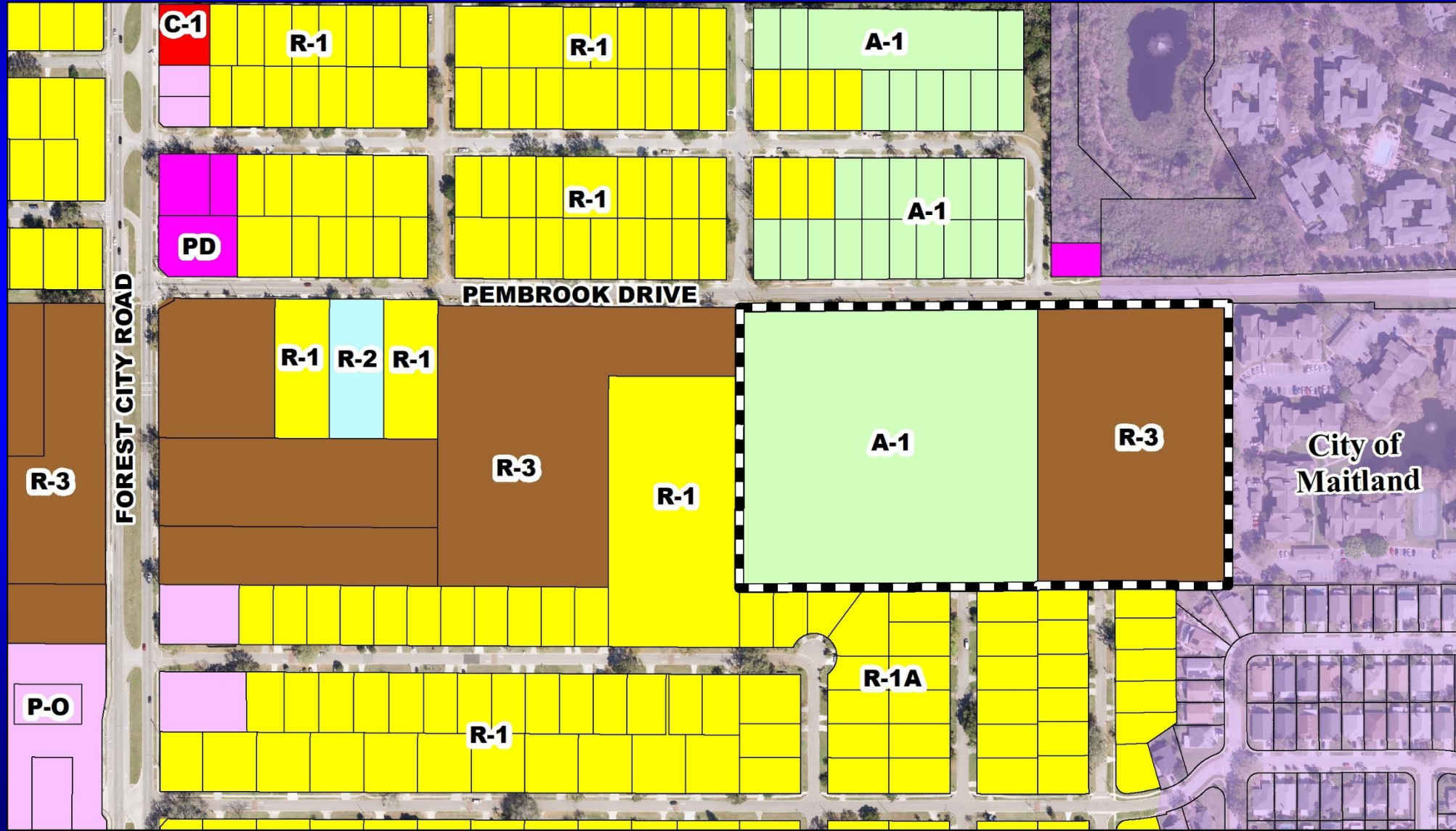
## Future Land Use Map



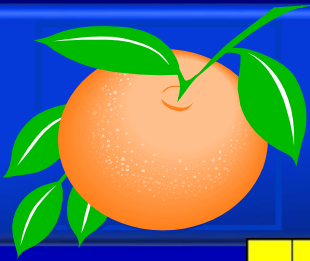


# Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

## Zoning Map

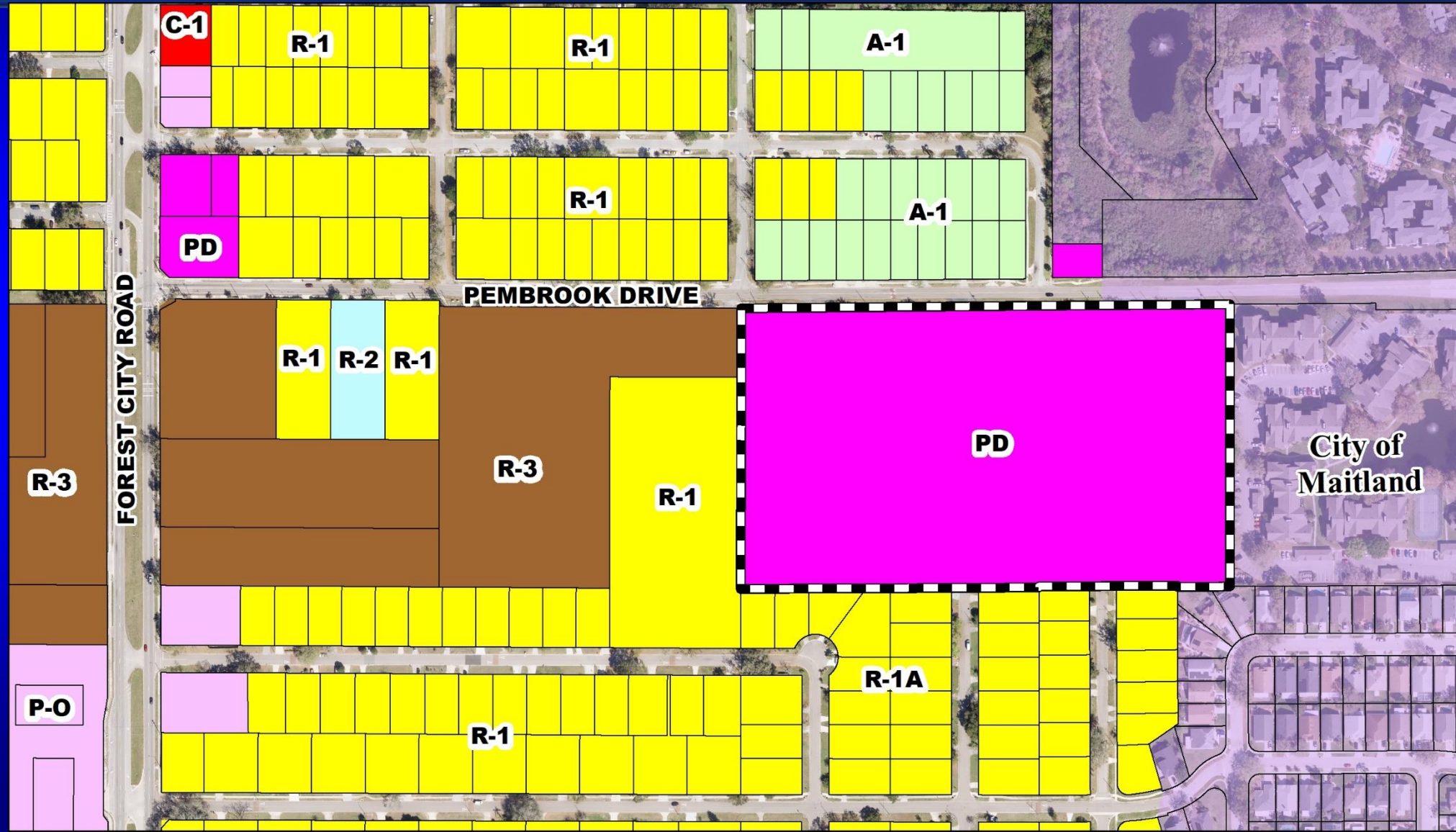




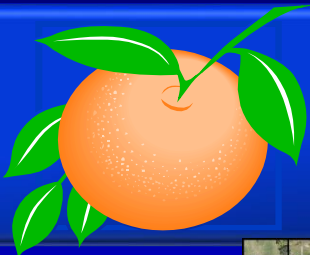


# Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

## Proposed Zoning Map

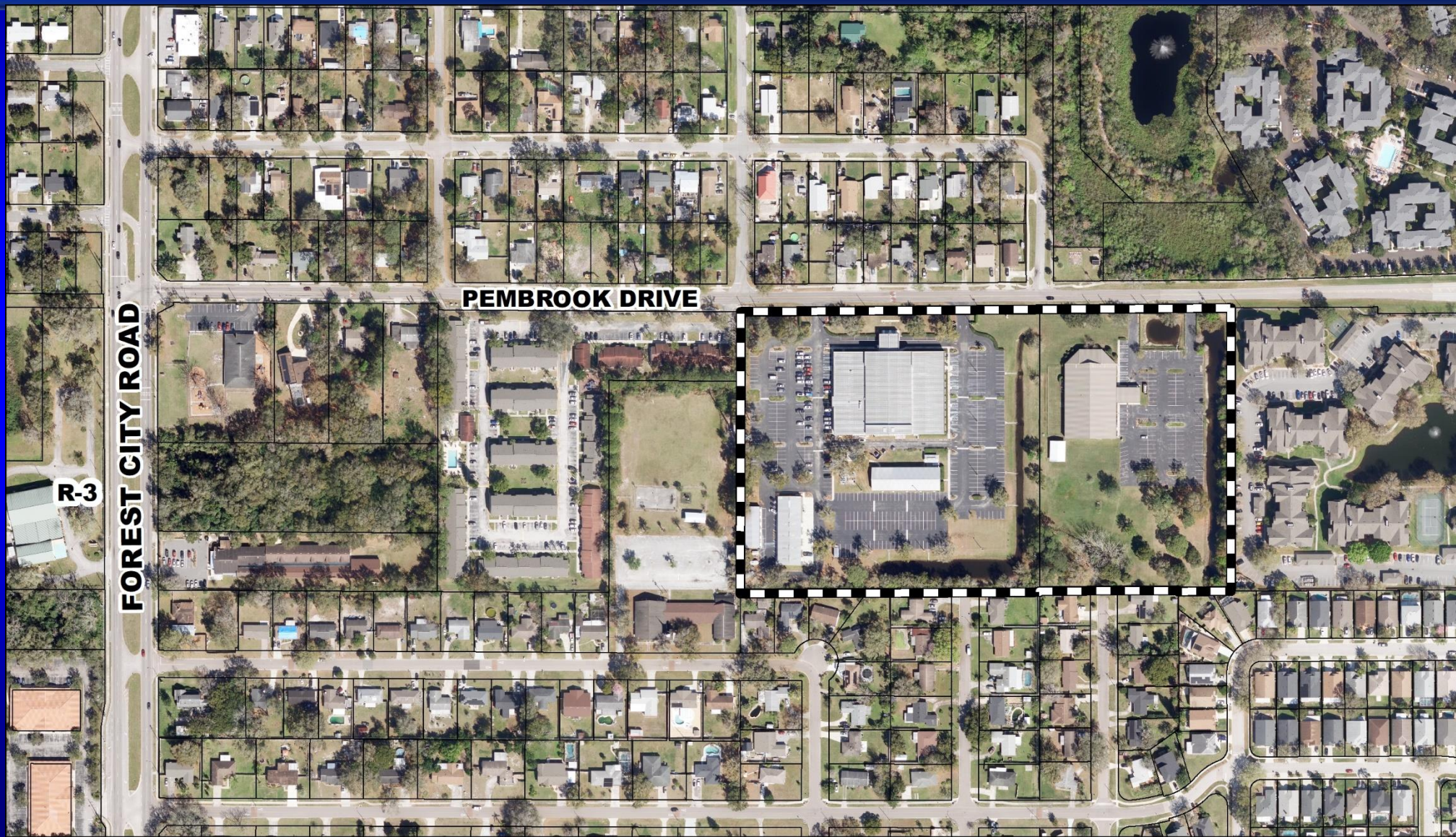




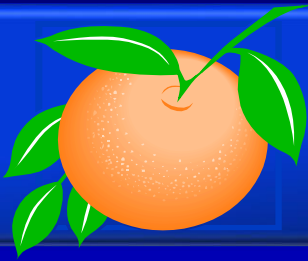


# Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

## Aerial Map

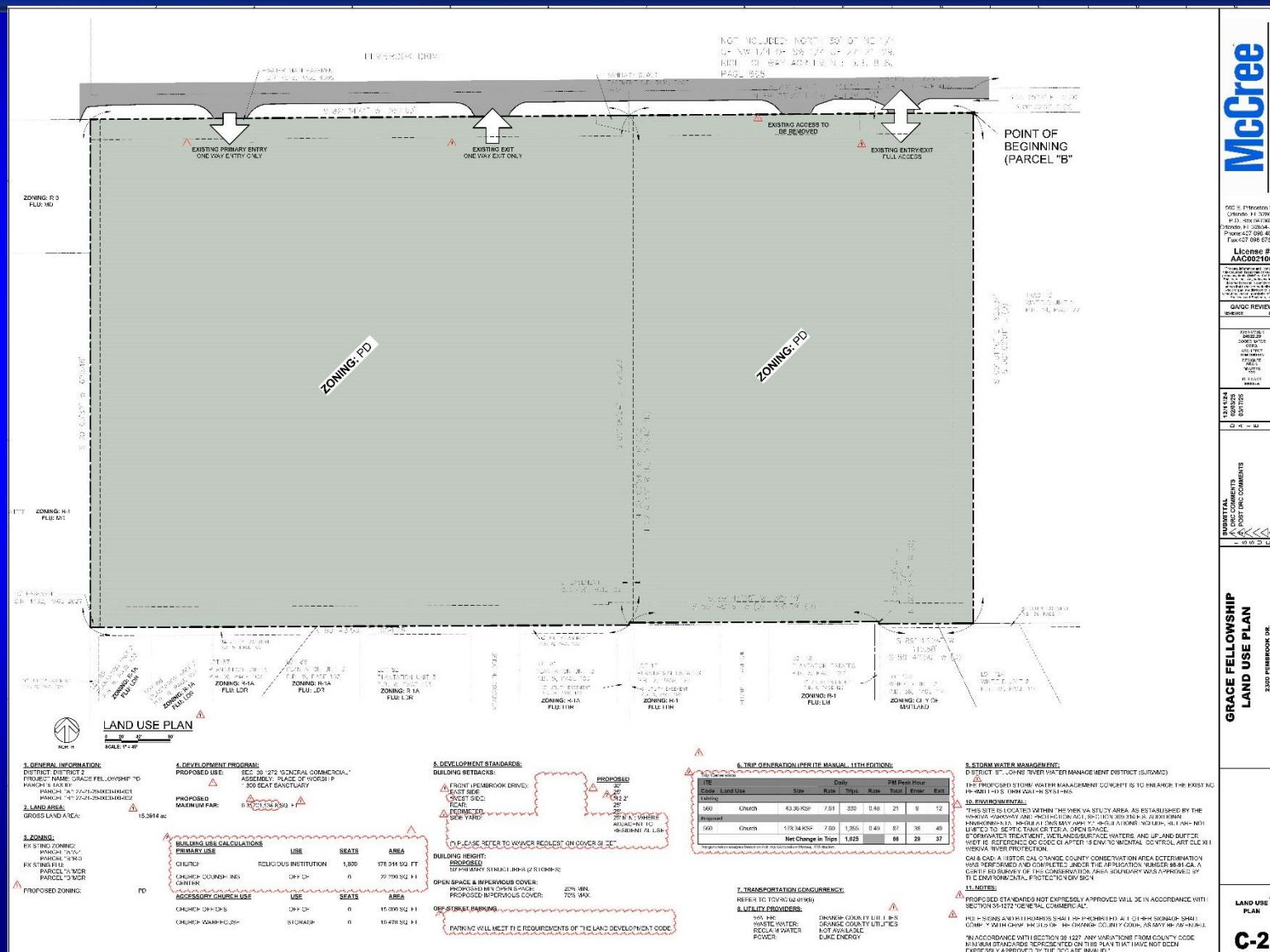






# Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

## Overall Land Use Plan



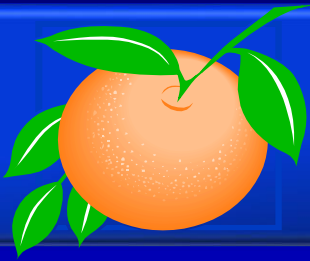
**McGree**  
ARCHITECTS & ENGINEERS, INC.

100 S. Pine Street  
Orlando, FL 32801  
P.O. Box 14700  
Orlando, FL 32816-0470  
Phone: 407.596.4800  
Fax: 407.596.4801  
License #  
AA0002106

DATE: 01/15/2021  
BY: J. McGree  
CHECKED: J. McGree  
SCALE: 1/4\"/>

**GRACE FELLOWSHIP  
LAND USE PLAN**  
3300 PARKWAY DR  
ORLANDO, FL 32819

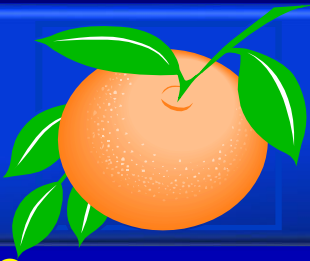
**C-2**



# 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.**

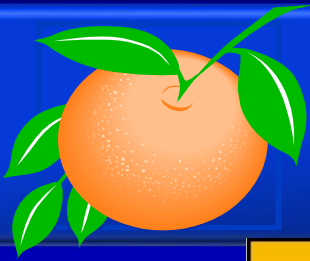
**District 2**



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

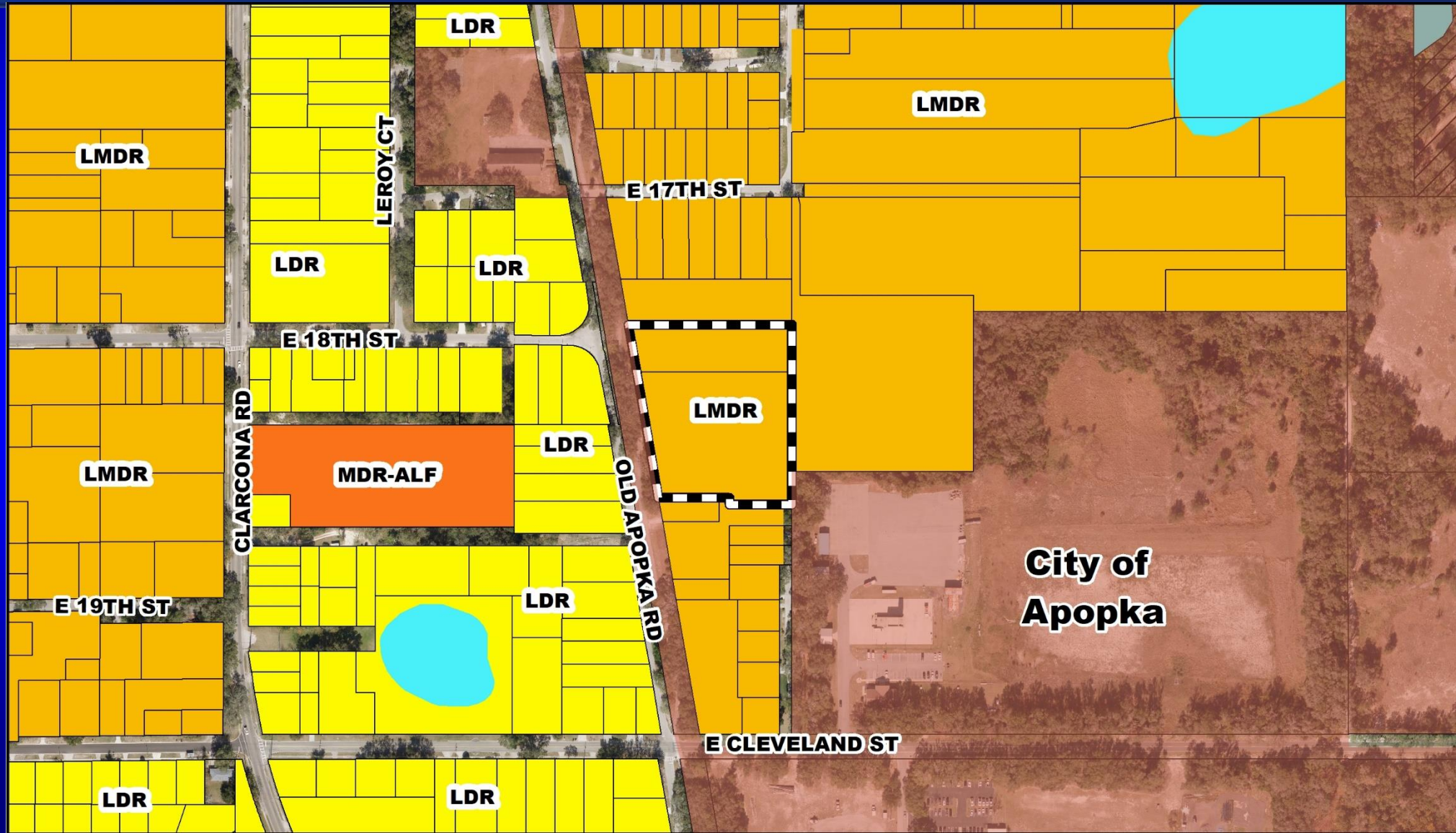
<b>Case:</b>	LUP-24-11-264
<b>Applicant:</b>	Bradley Elwell, AVCON, Inc.
<b>District:</b>	2
<b>Location:</b>	East of Old Apopka Road / West of Sheeler Avenue / North of East Cleveland Street
<b>Acreage:</b>	3.47 gross acres
<b>Request:</b>	<p>To rezone 3.47 acres from R-3 (Multi-Family Dwelling District) 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:</p> <ol style="list-style-type: none"><li>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.</li><li>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.</li><li>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.</li><li>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.'</li><li>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.</li></ol>



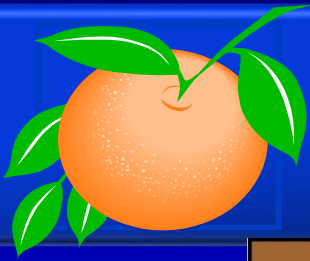


# Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

## Future Land Use Map

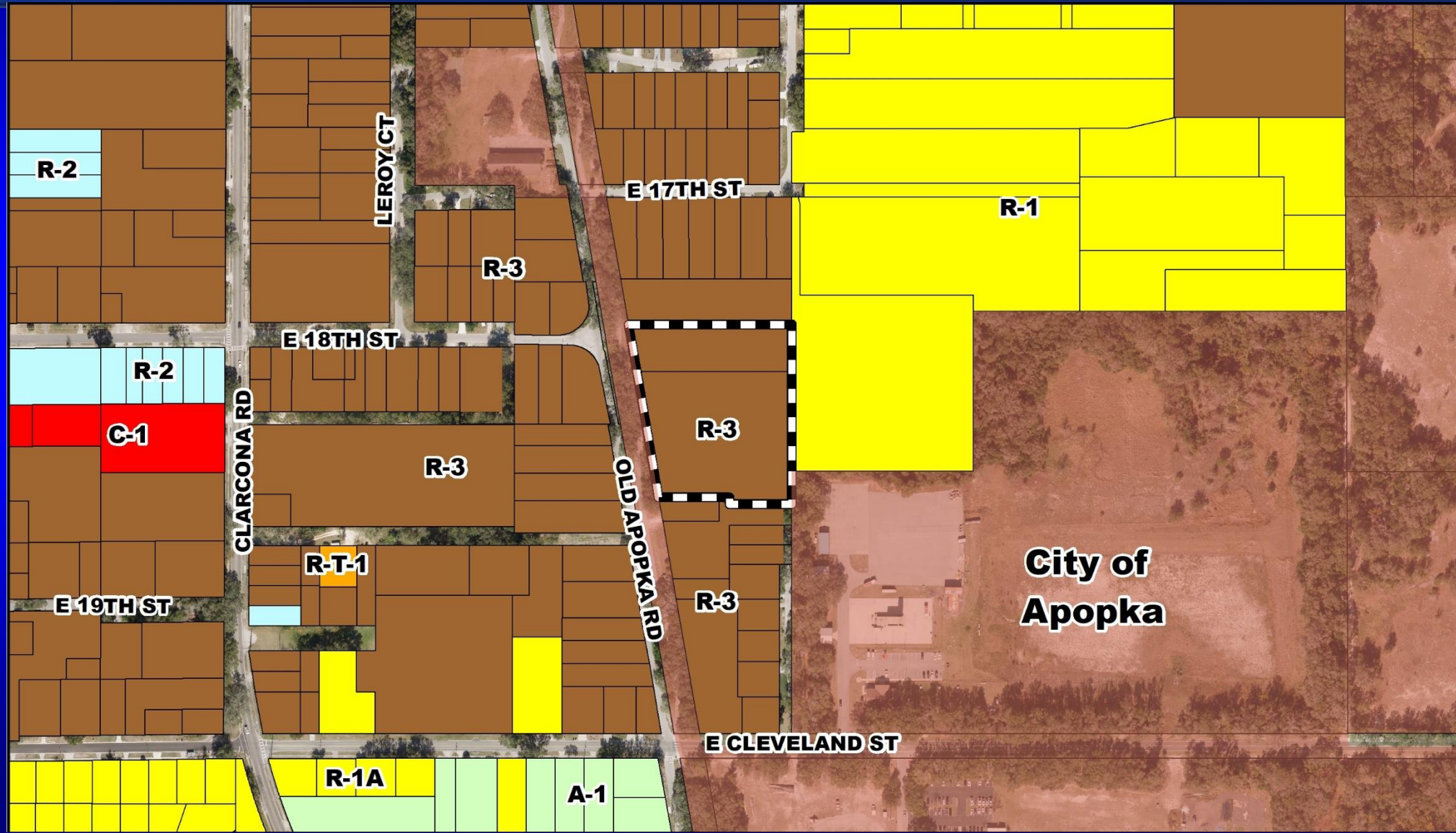




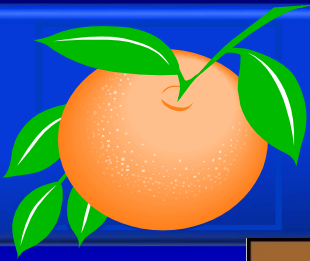


# Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

## Zoning Map

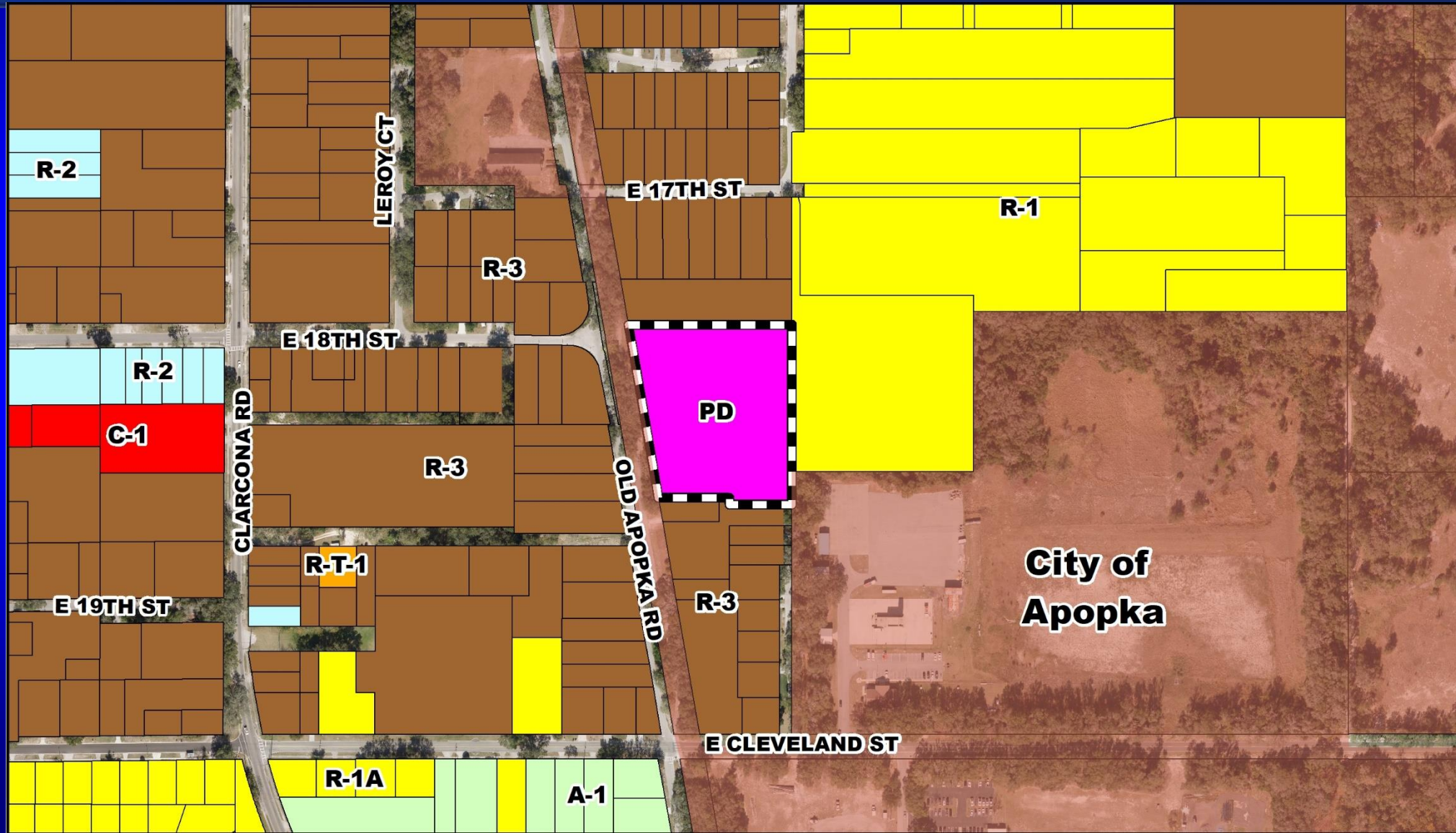




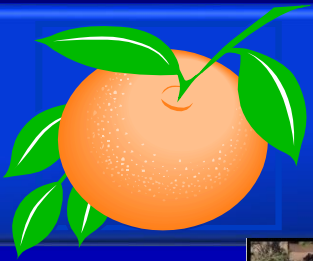


# Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

## Proposed Zoning Map

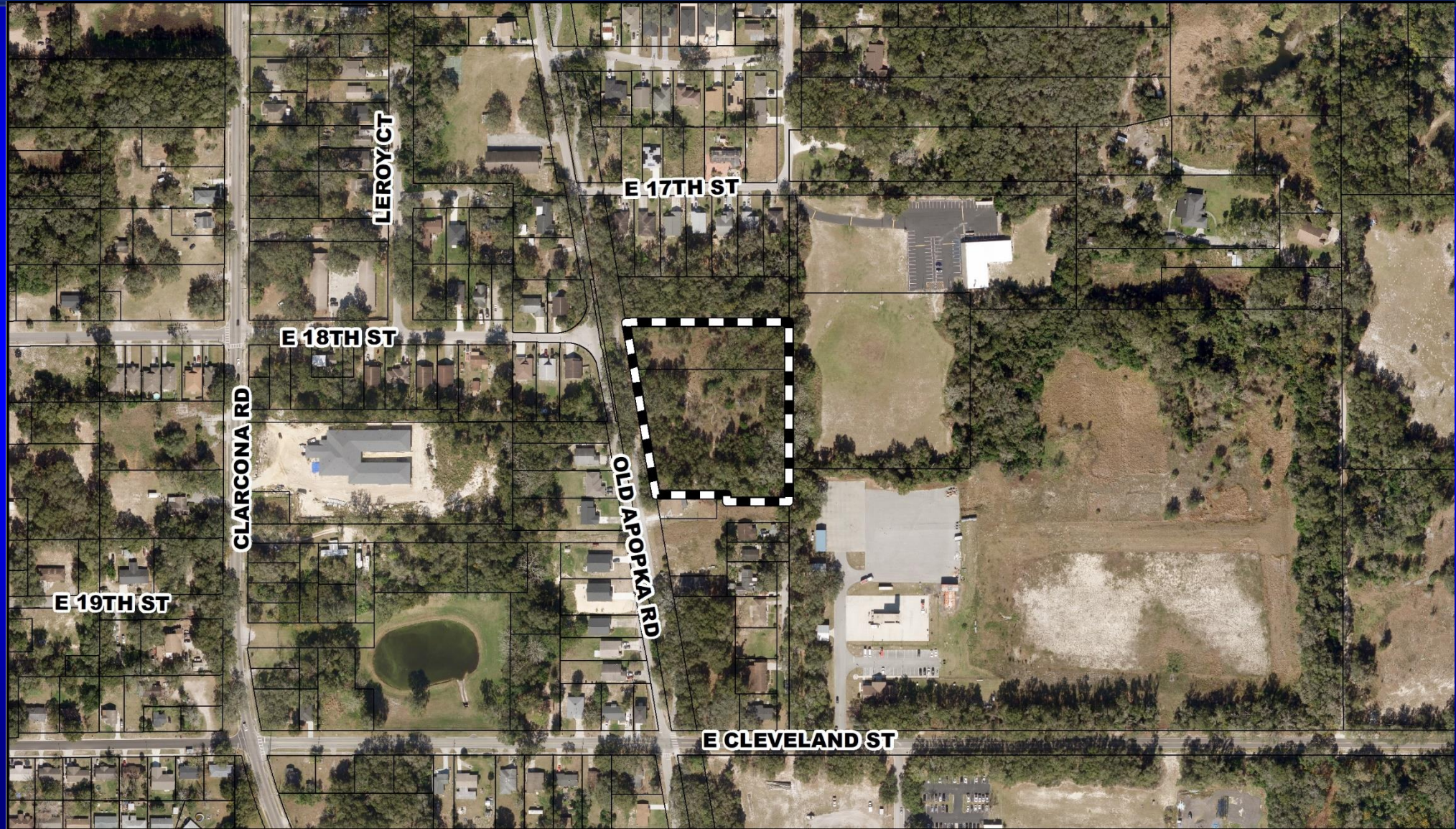






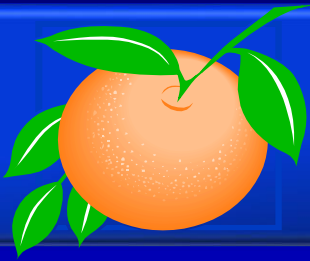
# Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

## Aerial Map







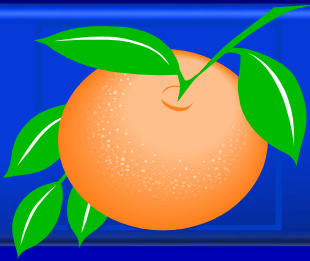


# Action Requested

**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.**

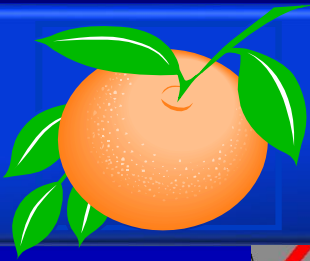
**District 2**





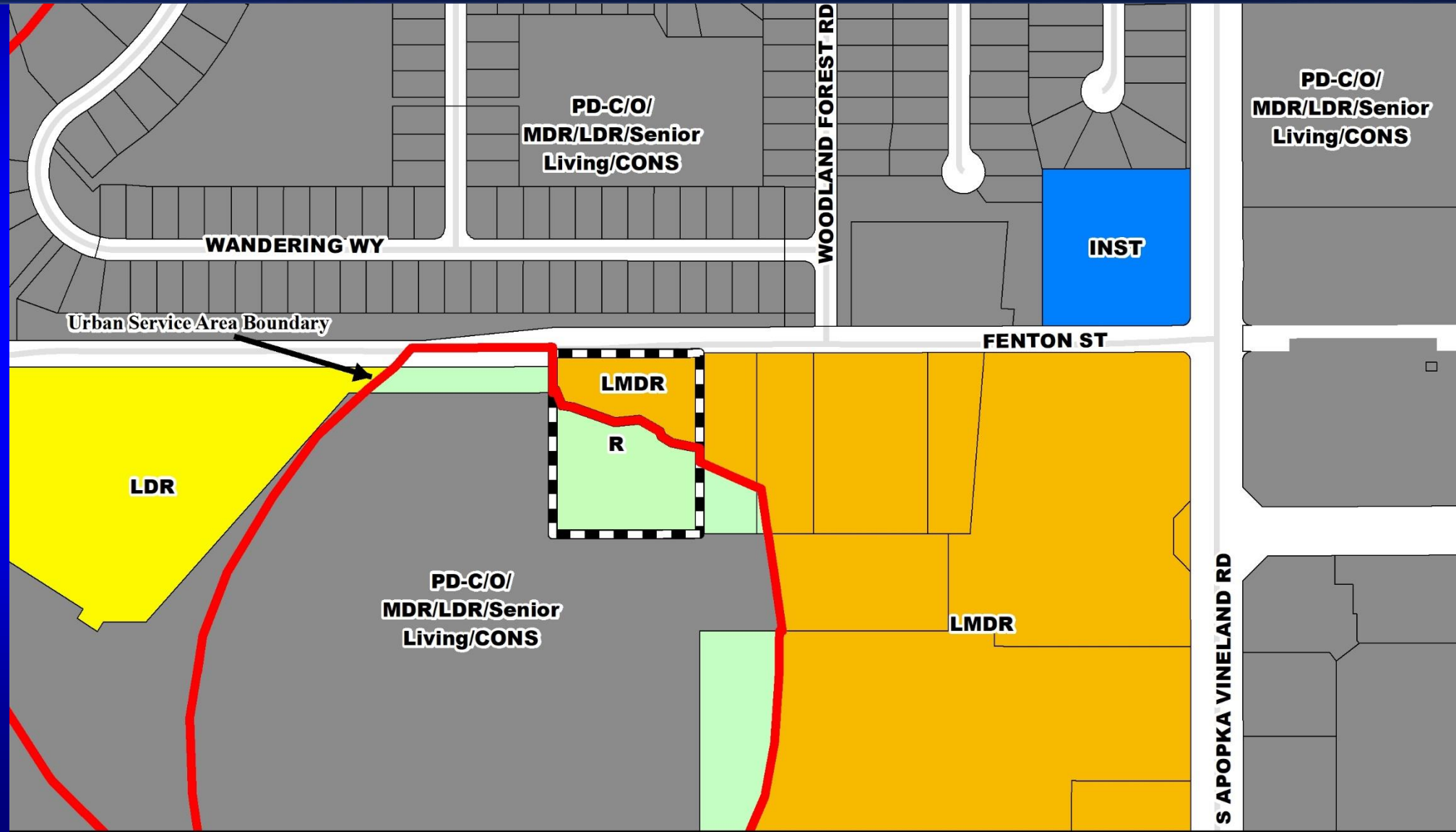
## **Fenton Street Planned Development / Land Use Plan (PD / LUP)**

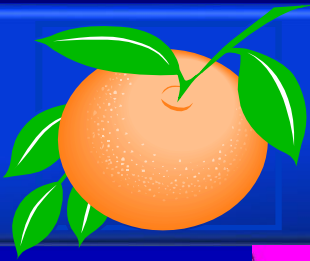
<b>Case:</b>	LUP-24-12-297
<b>Applicant:</b>	Momtaz Barq, Terra-Max Engineering, Inc.
<b>District:</b>	1
<b>Location:</b>	South of Fenton Street / West of S. Apopka Vineland Road
<b>Acreage:</b>	1.24 upland developable acres 3.22 gross acres
<b>Request:</b>	To rezone 3.22 acres from R-CE (Country Estate 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)

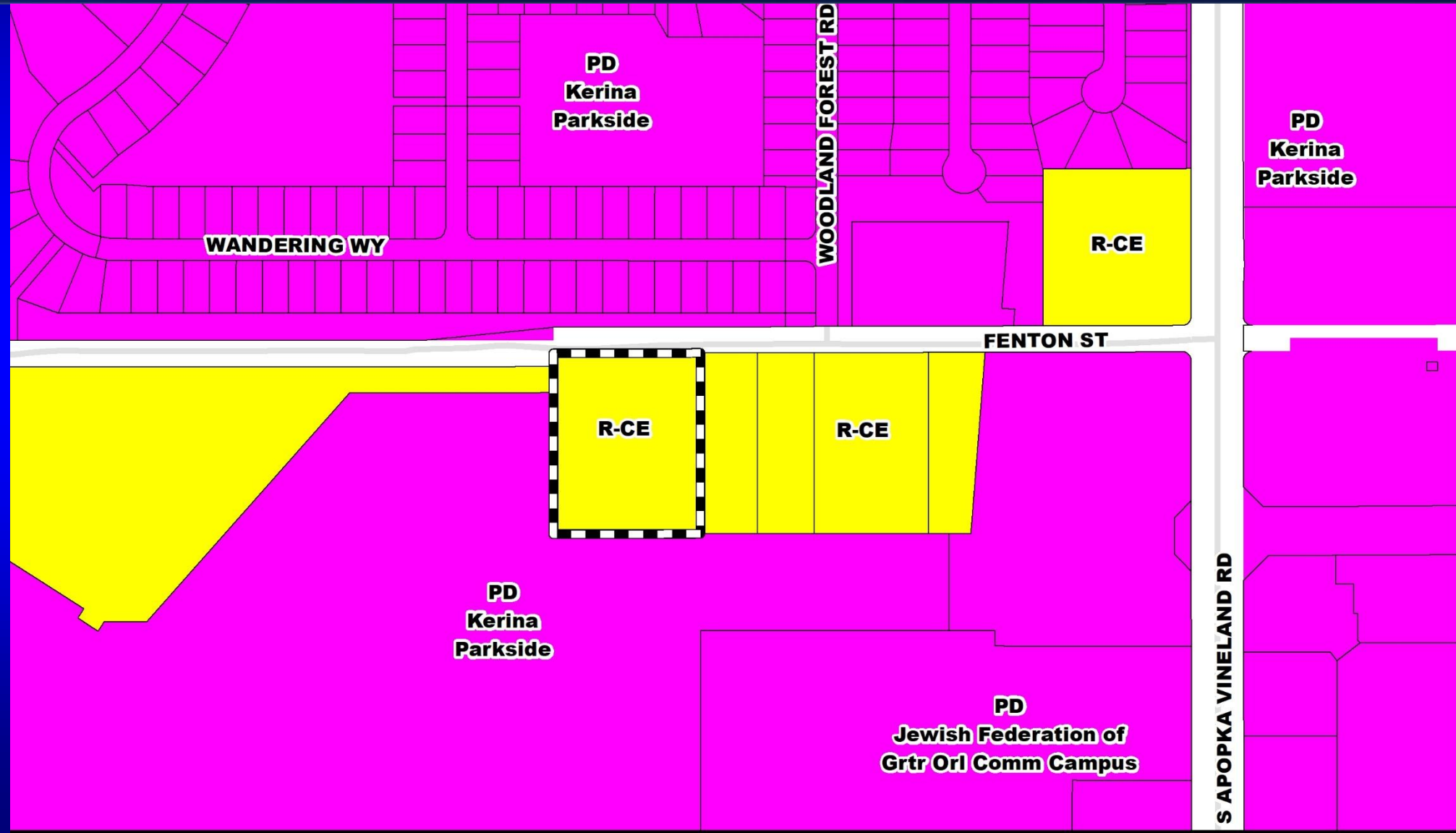
## Future Land Use Map



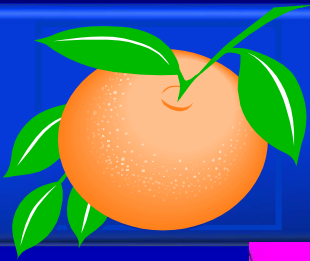


# Fenton Street Planned Development / Land Use Plan (PD / LUP)

## Zoning Map

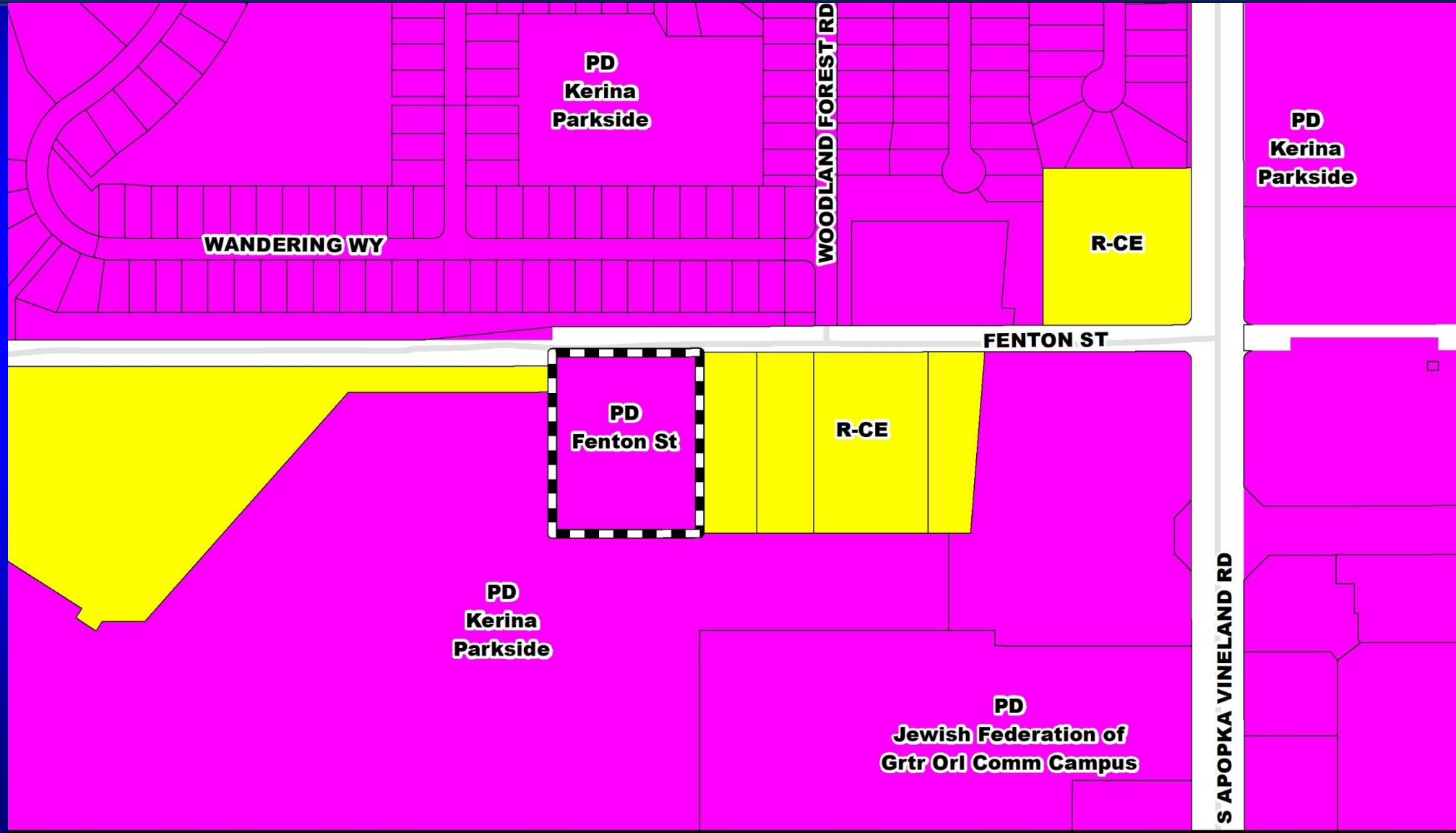




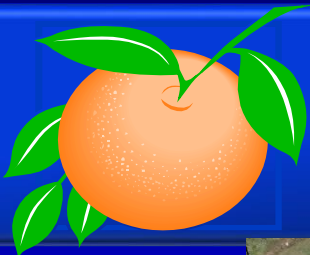


# Fenton Street Planned Development / Land Use Plan (PD / LUP)

## Proposed Zoning Map





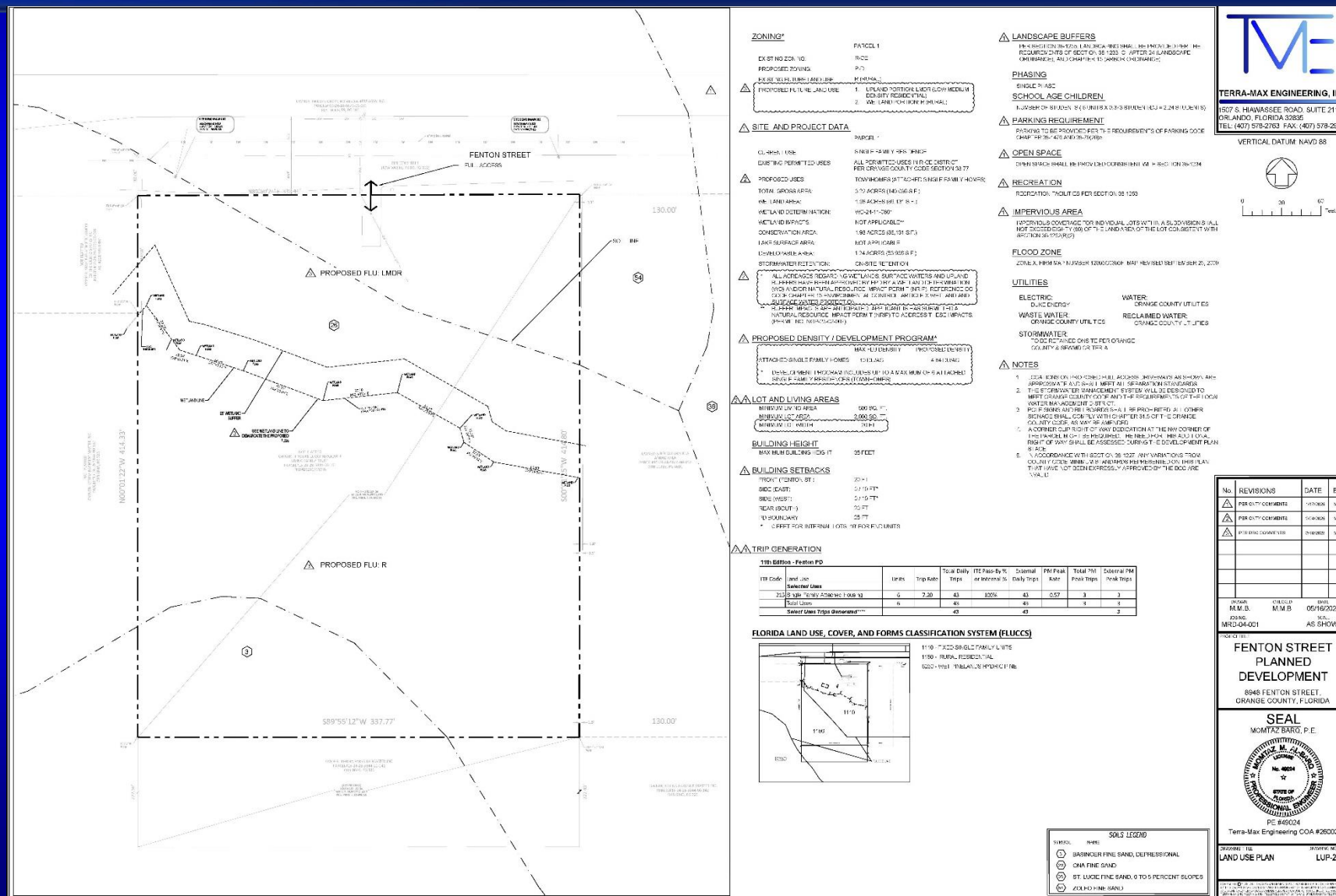


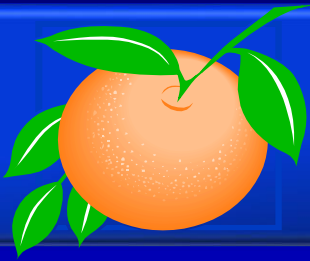
# Fenton Street Planned Development / Land Use Plan (PD / LUP)

## Aerial Map







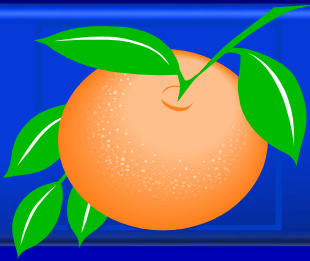


# Action Requested

**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.**

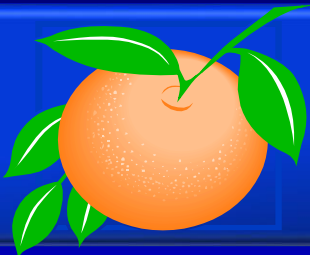
**District 1**





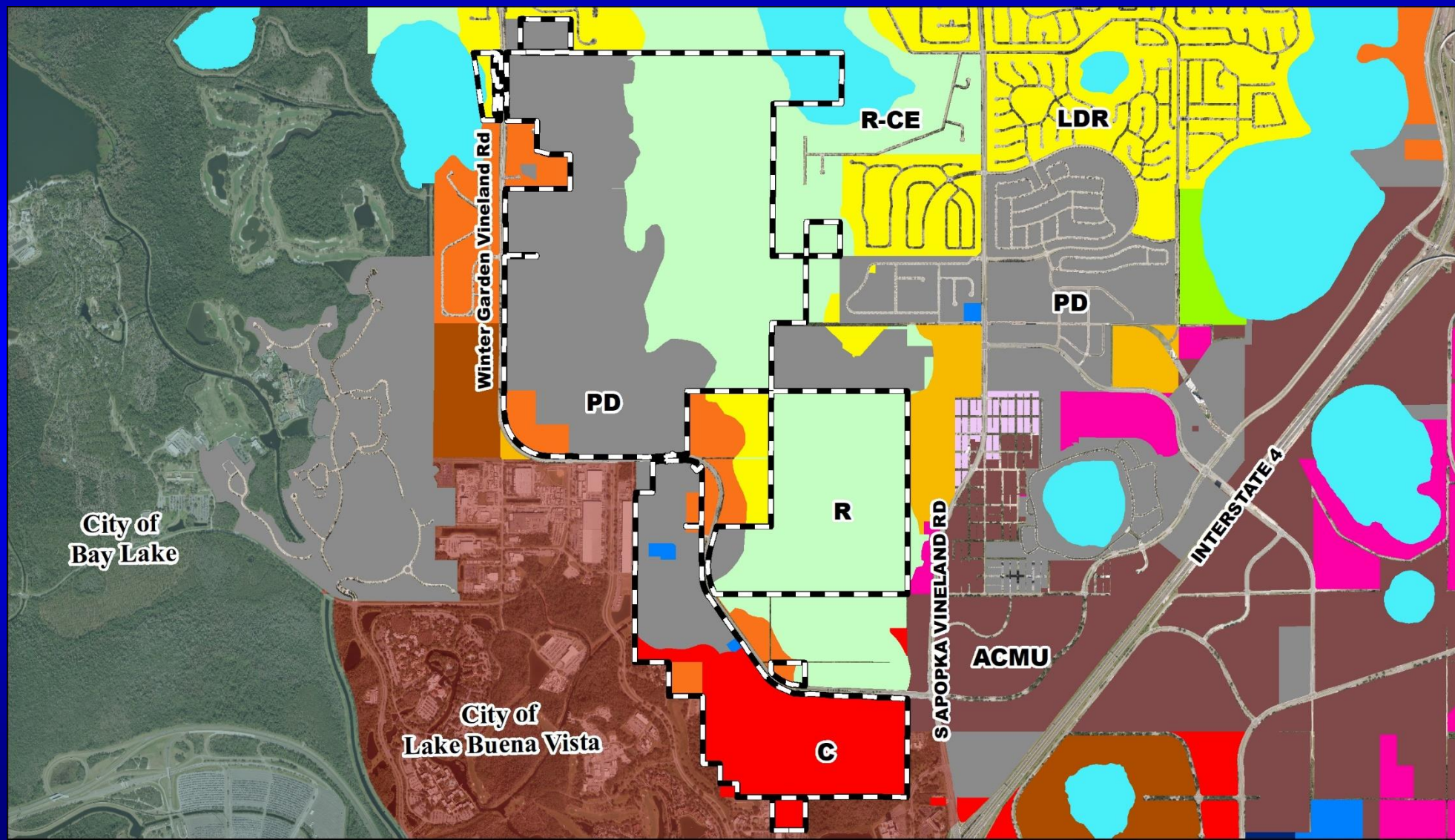
# **Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA)**

<b>Case:</b>	LUPA-24-11-278
<b>Applicant:</b>	David Evans, Evans Engineering, Inc.
<b>District:</b>	1
<b>Location:</b>	South of Winter Garden Vineland Road / West of S Apopka Vineland Road
<b>Acreage:</b>	10.02 acres (area to be rezoned) 1,606 gross acres (new overall PD acreage)
<b>Request:</b>	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.

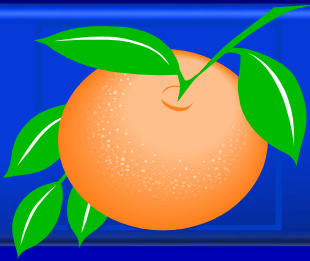


# Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA)

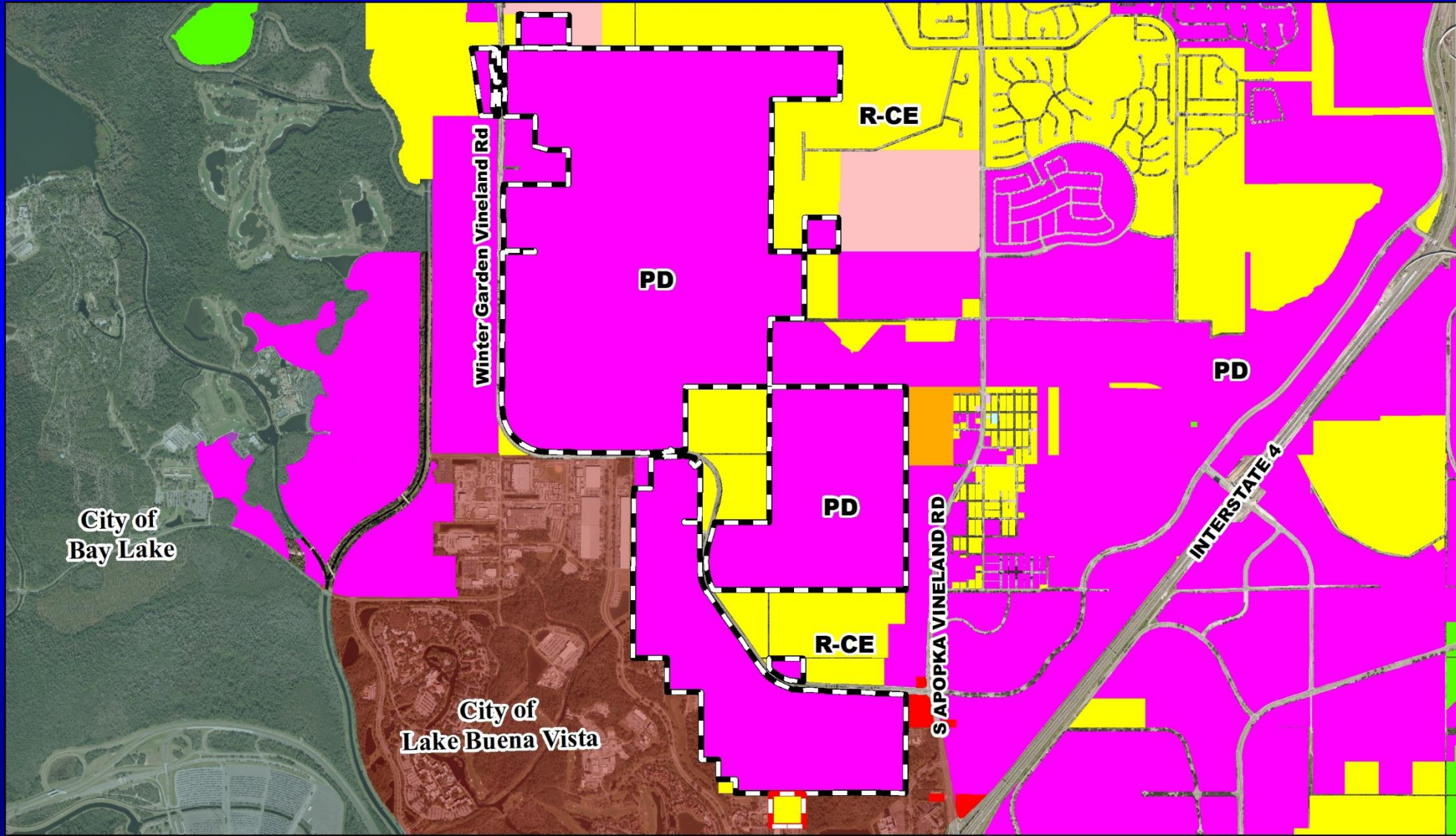
Future Land Use Map



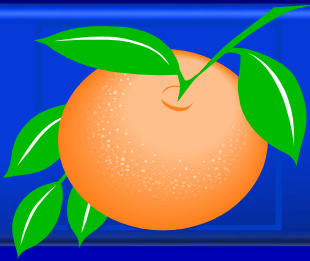




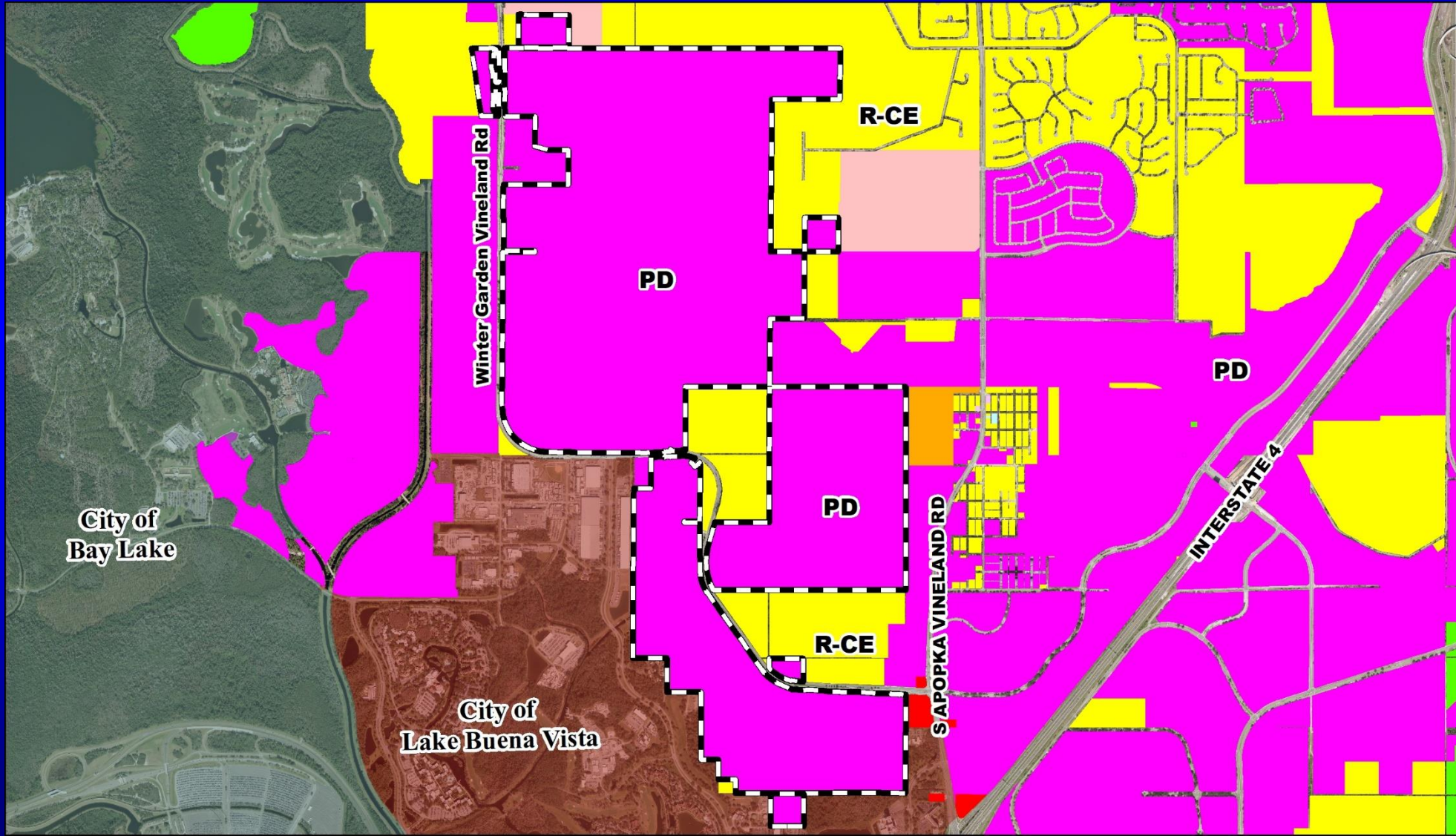
# Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map



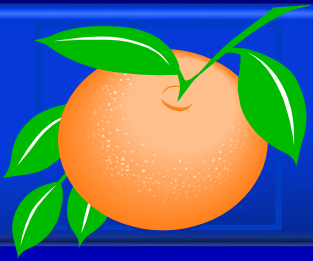




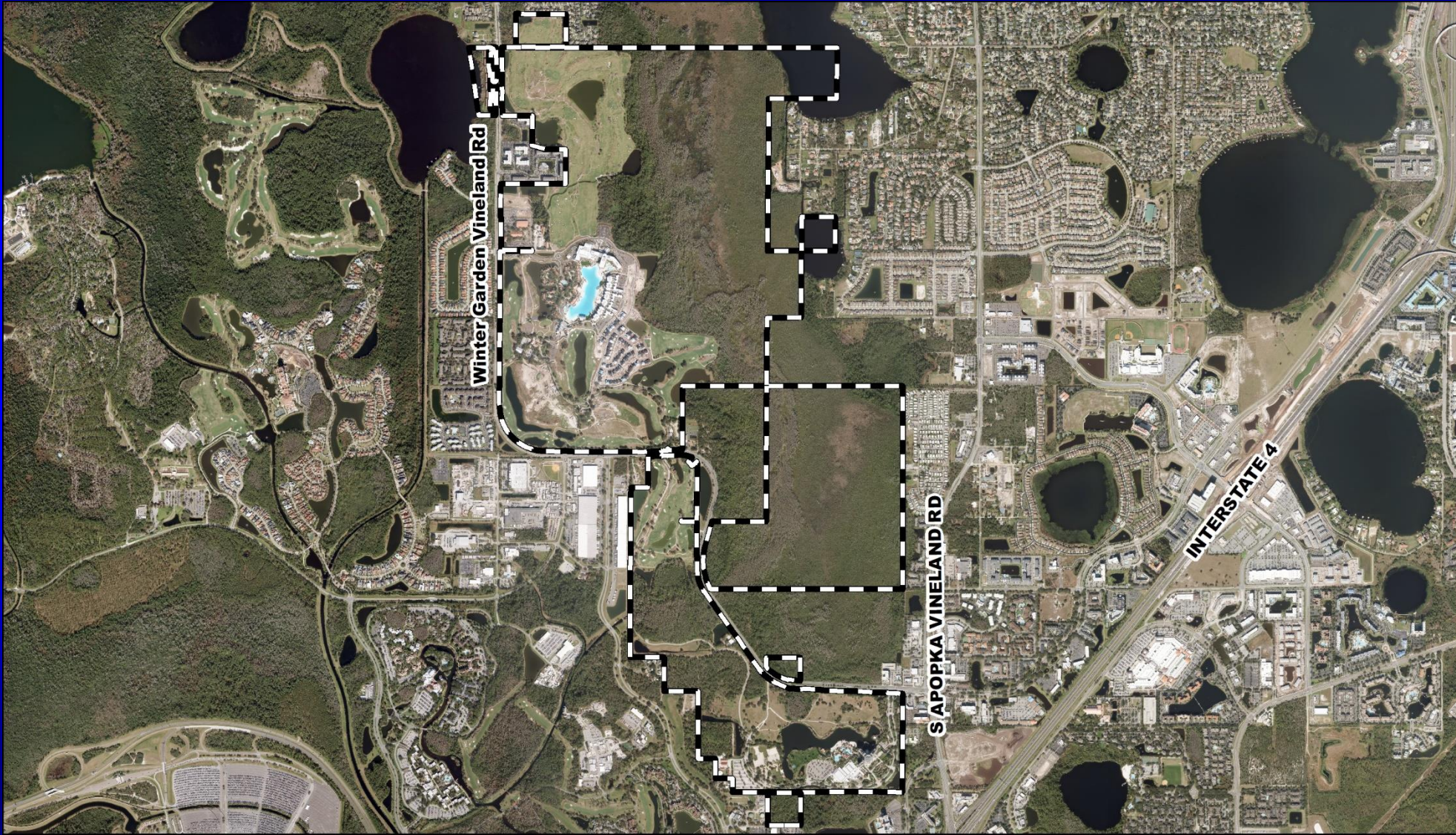
# Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Proposed Zoning Map







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

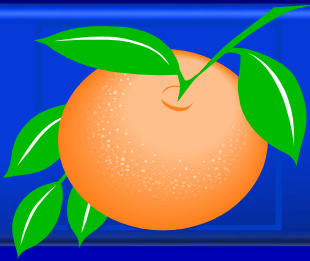






	Sheet Number: <b>L10.01</b>
--	--------------------------------

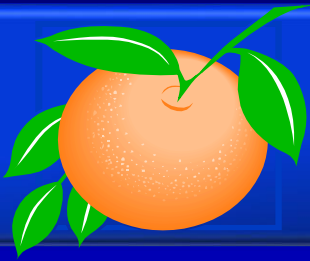




# Action Requested

**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.**

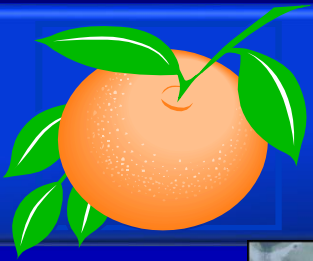
**District 1**



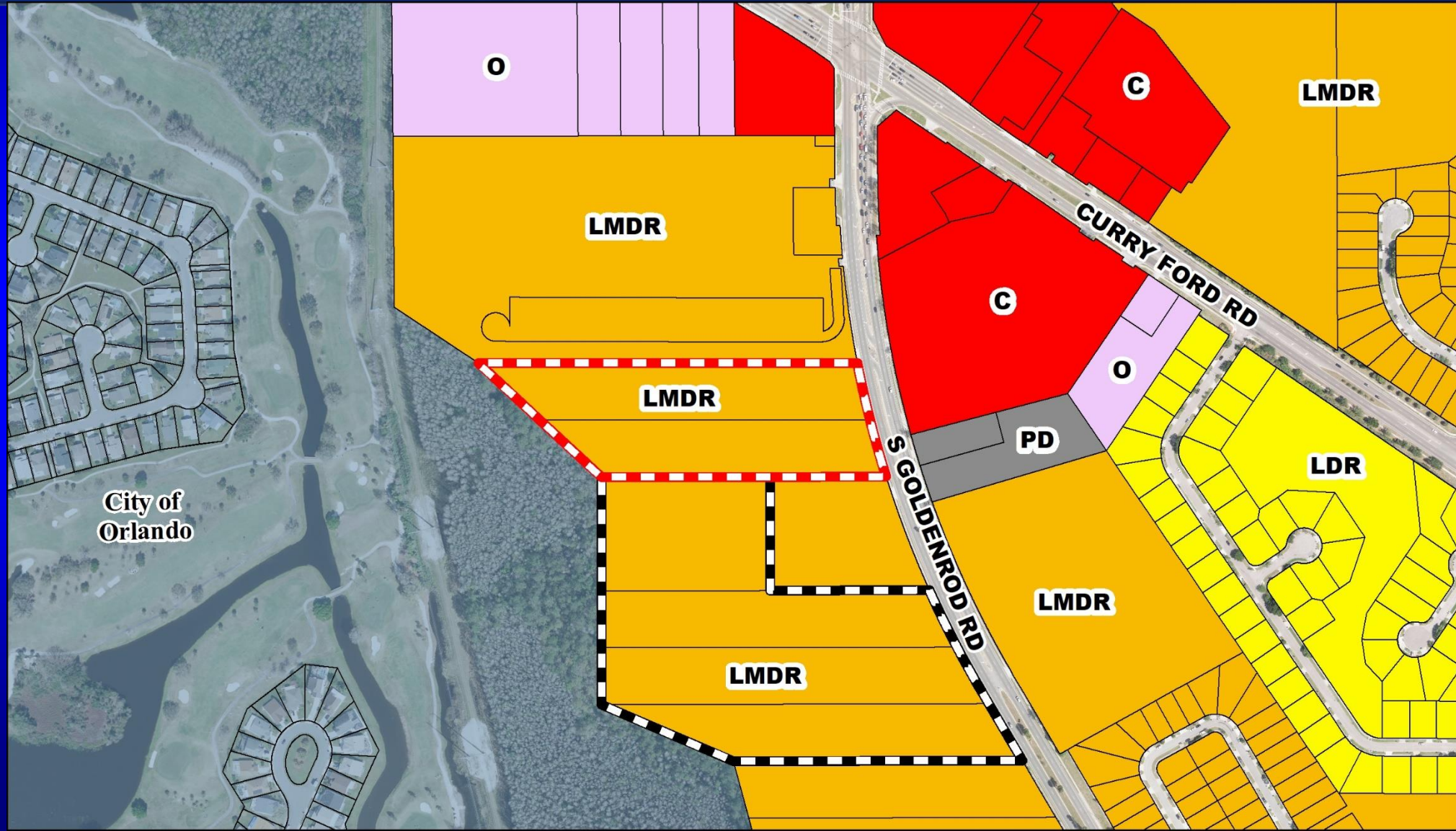
## **South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA)**

<b>Case:</b>	LUPA-24-11-268
<b>Applicant:</b>	Brian Forster, Land Design
<b>District:</b>	3
<b>Location:</b>	2400 South Goldenrod Road; West of Goldenrod Road / North of Pershing Avenue
<b>Acreage:</b>	6.84 acres to be added / 14.33 acres existing PD aces 21.16 (new overall PD acreage)
<b>Request:</b>	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.

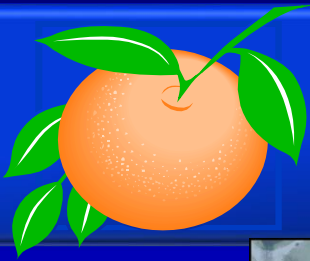




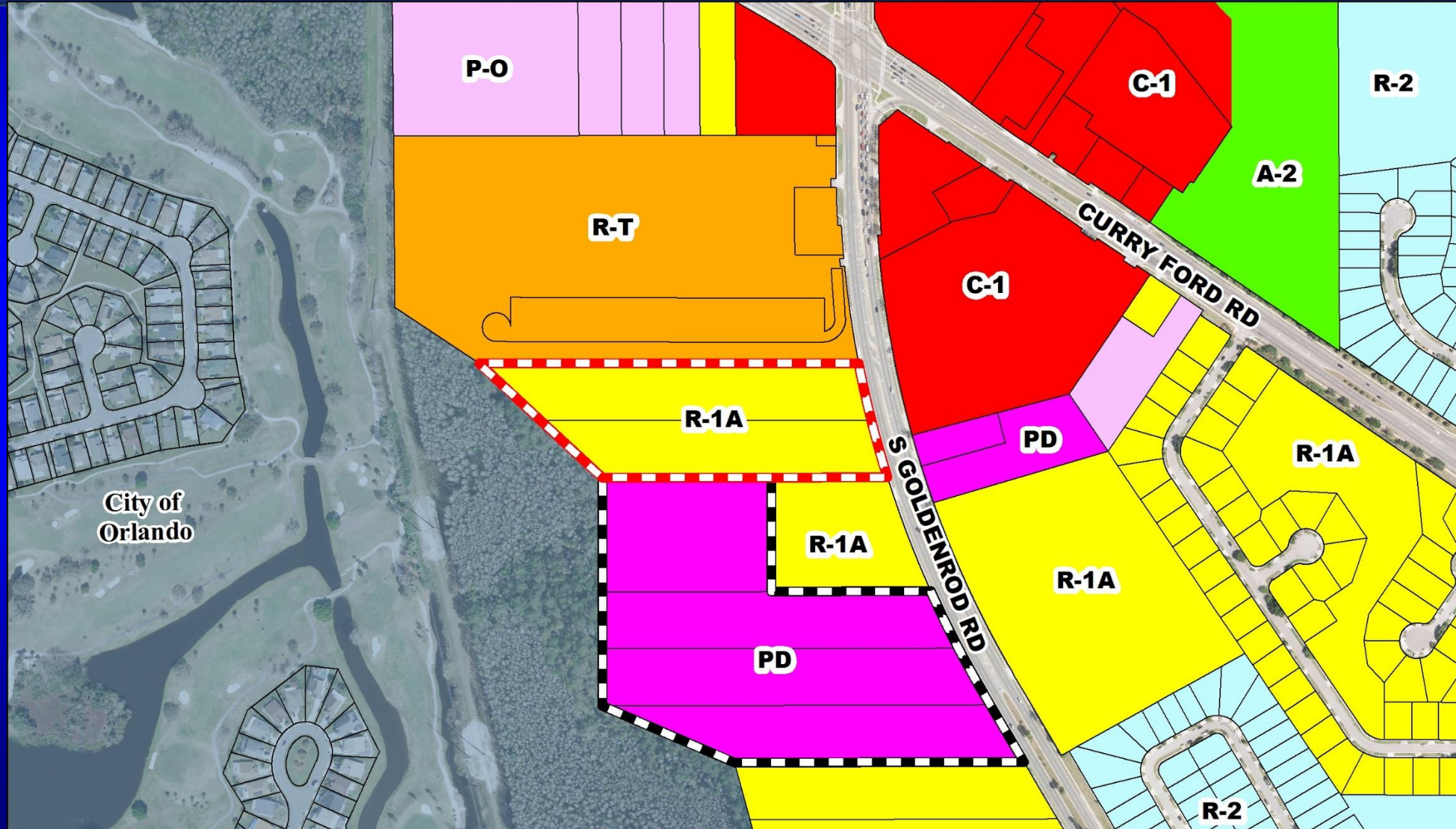
# South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Future Land Use Map



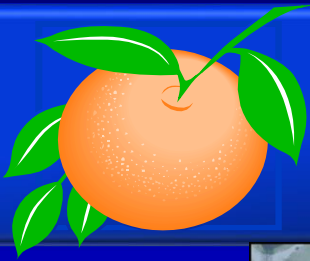




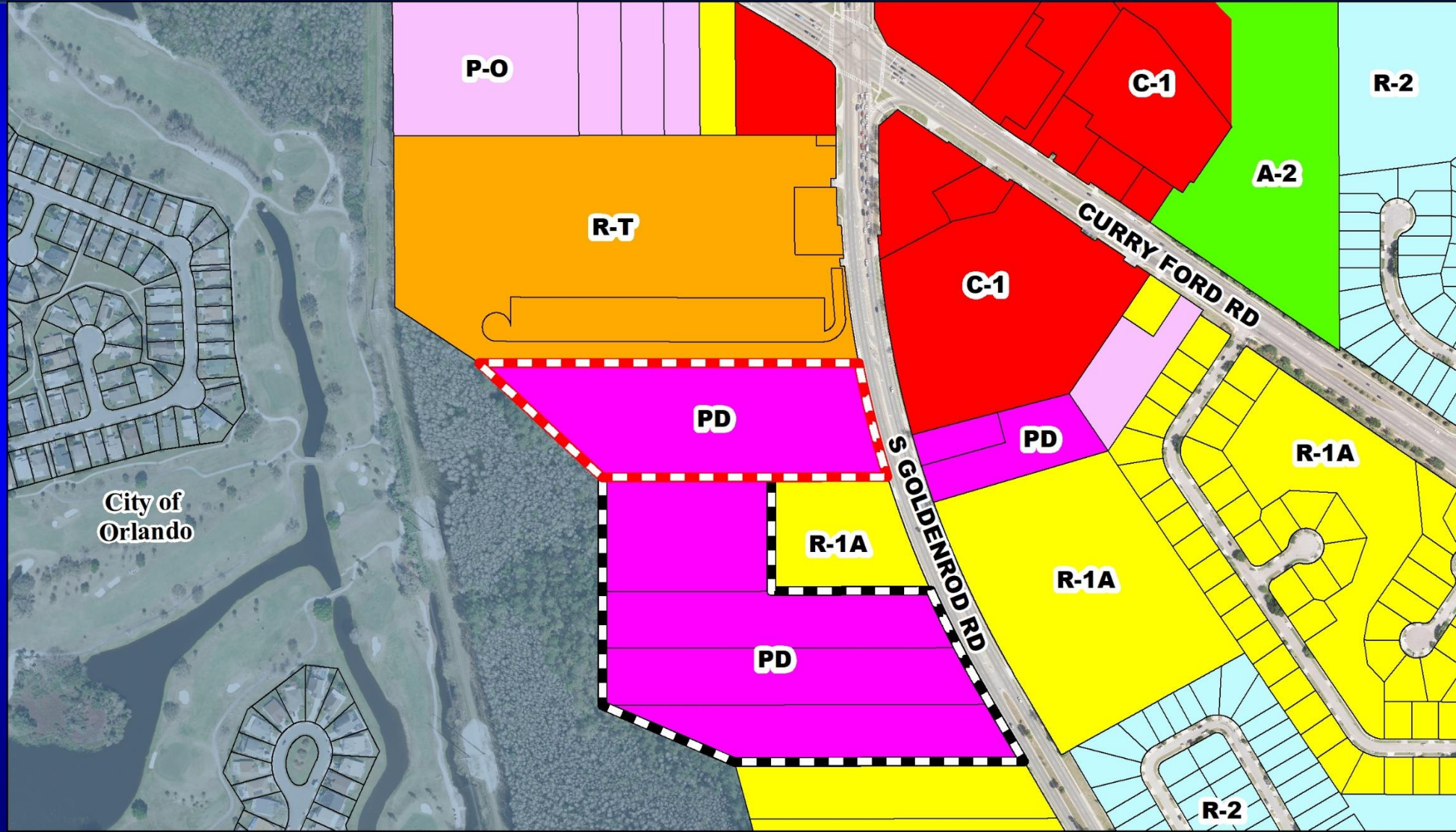
# South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map

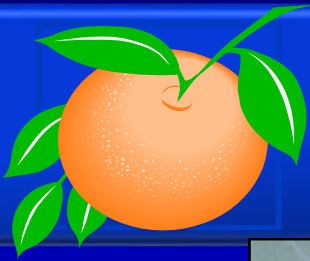






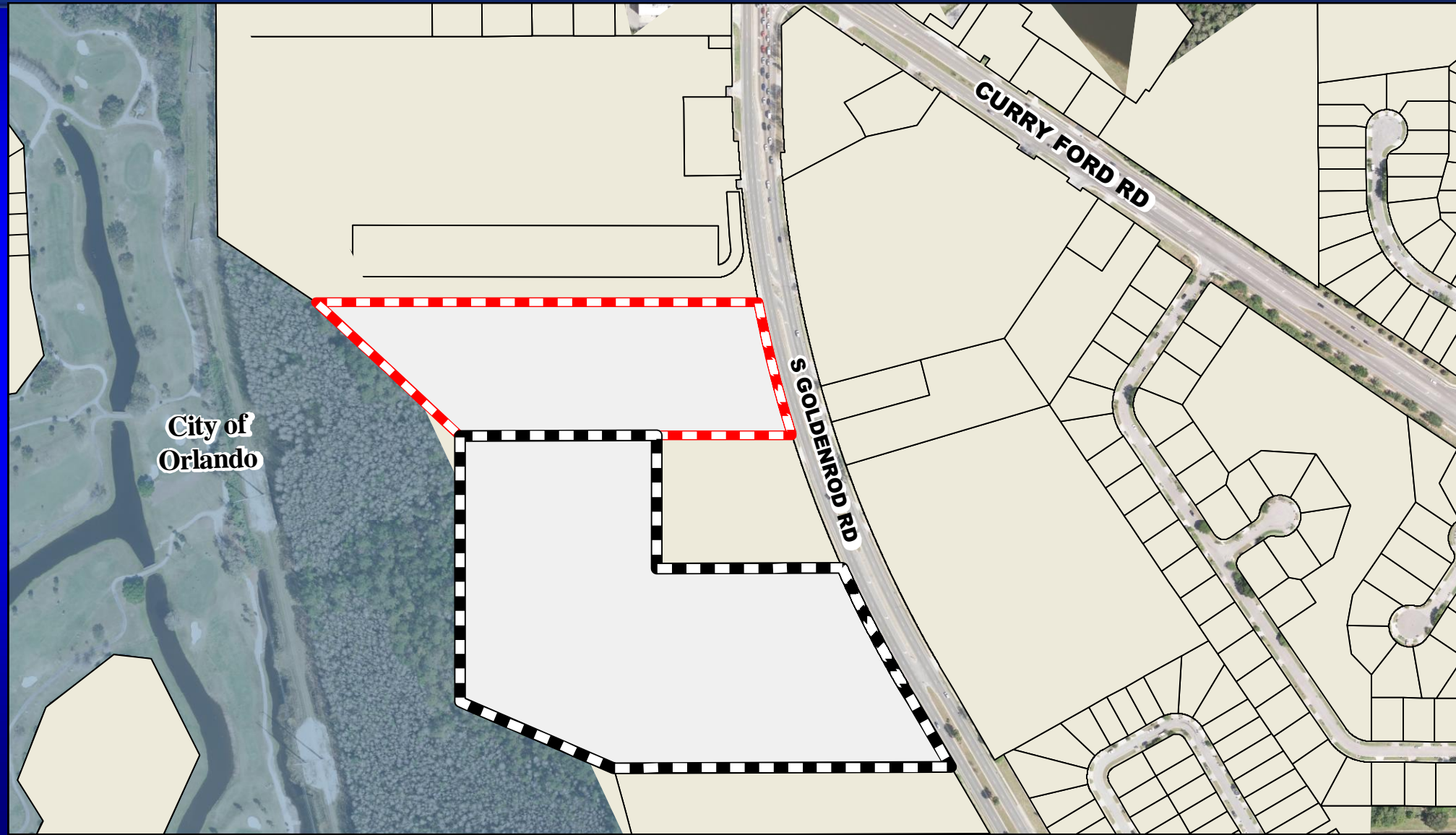
# South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Proposed Zoning Map



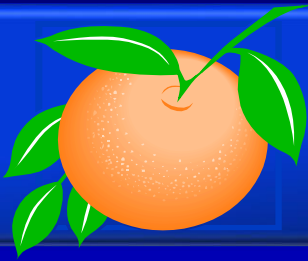


# South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA)

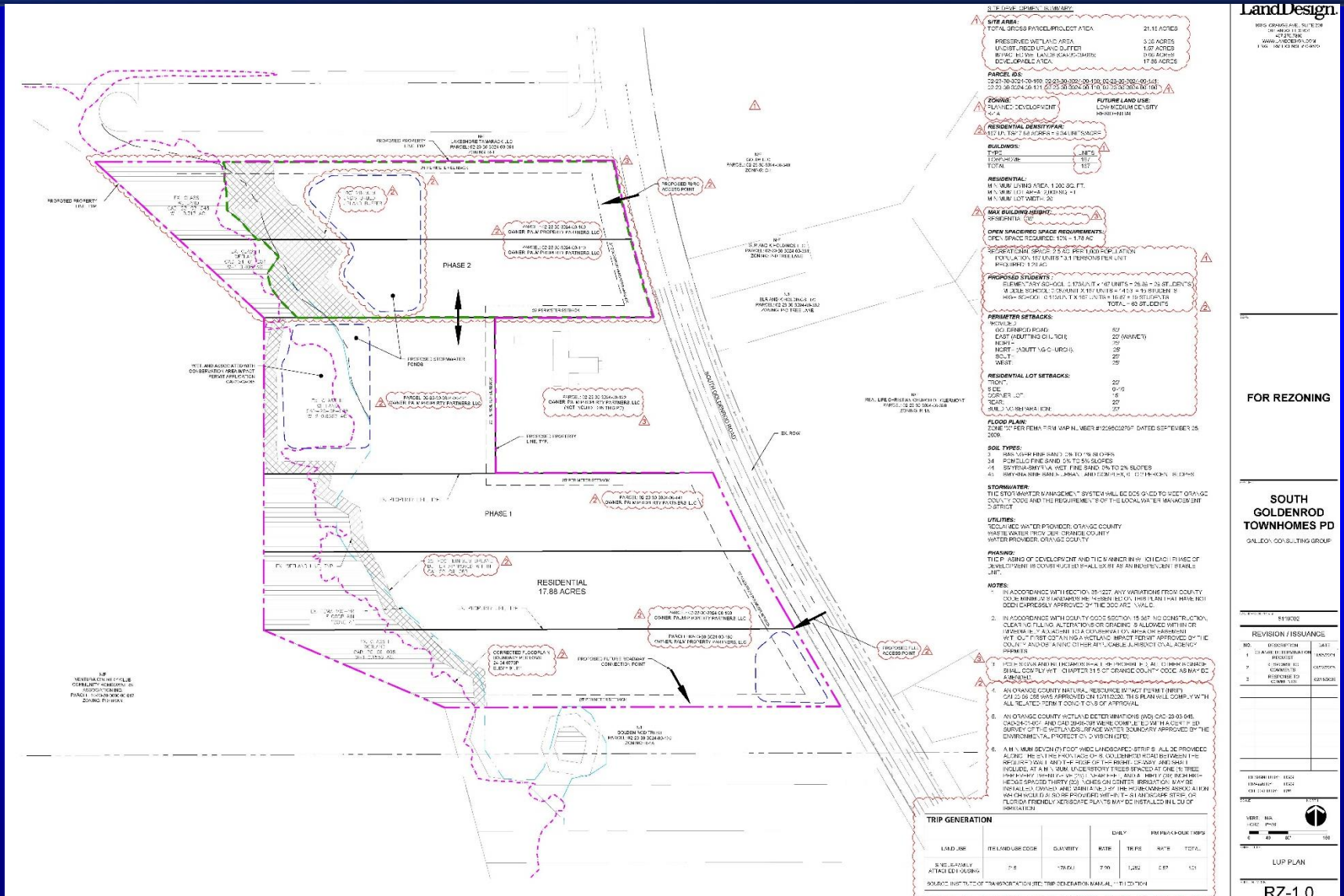
Aerial Map







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



**LandDesign**  
1000 CHESAPEAKE, SUITE 200  
ORANGE, FL 32668  
407.737.7373  
WWW.LANDDESIGN.COM  
1000 CHESAPEAKE, SUITE 200  
ORANGE, FL 32668

**FOR REZONING**

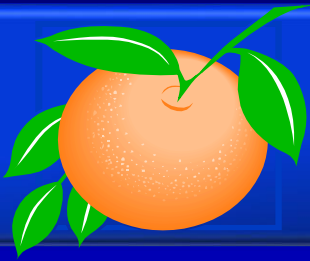
**SOUTH GOLDENROD TOWNHOMES PD**  
SULLIVAN CONSULTING GROUP

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	1/20/2024
2	REVISED	1/20/2024
3	REVISED	1/20/2024

**LUP PLAN**

**RZ-1.0**

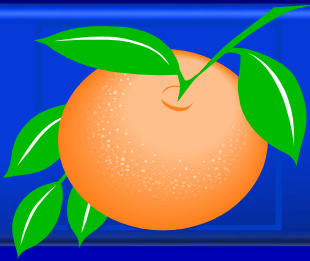


# Action Requested

**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)

<b>Case:</b>	CDR-24-05-130
<b>Applicant:</b>	Steve Boyd, Boyd Civil Engineering, Inc.
<b>District:</b>	1
<b>Acreage:</b>	10 acres (affected area)
<b>Location:</b>	North of Central Florida Parkway / South of State Road 528/ East of Interstate 4 / West of Westwood Boulevard
<b>Request:</b>	<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