

Board of County Commissioners

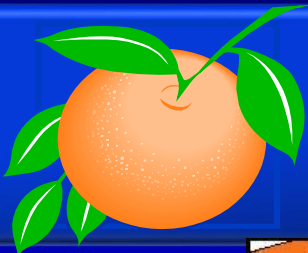
Public Hearings

May 6, 2025



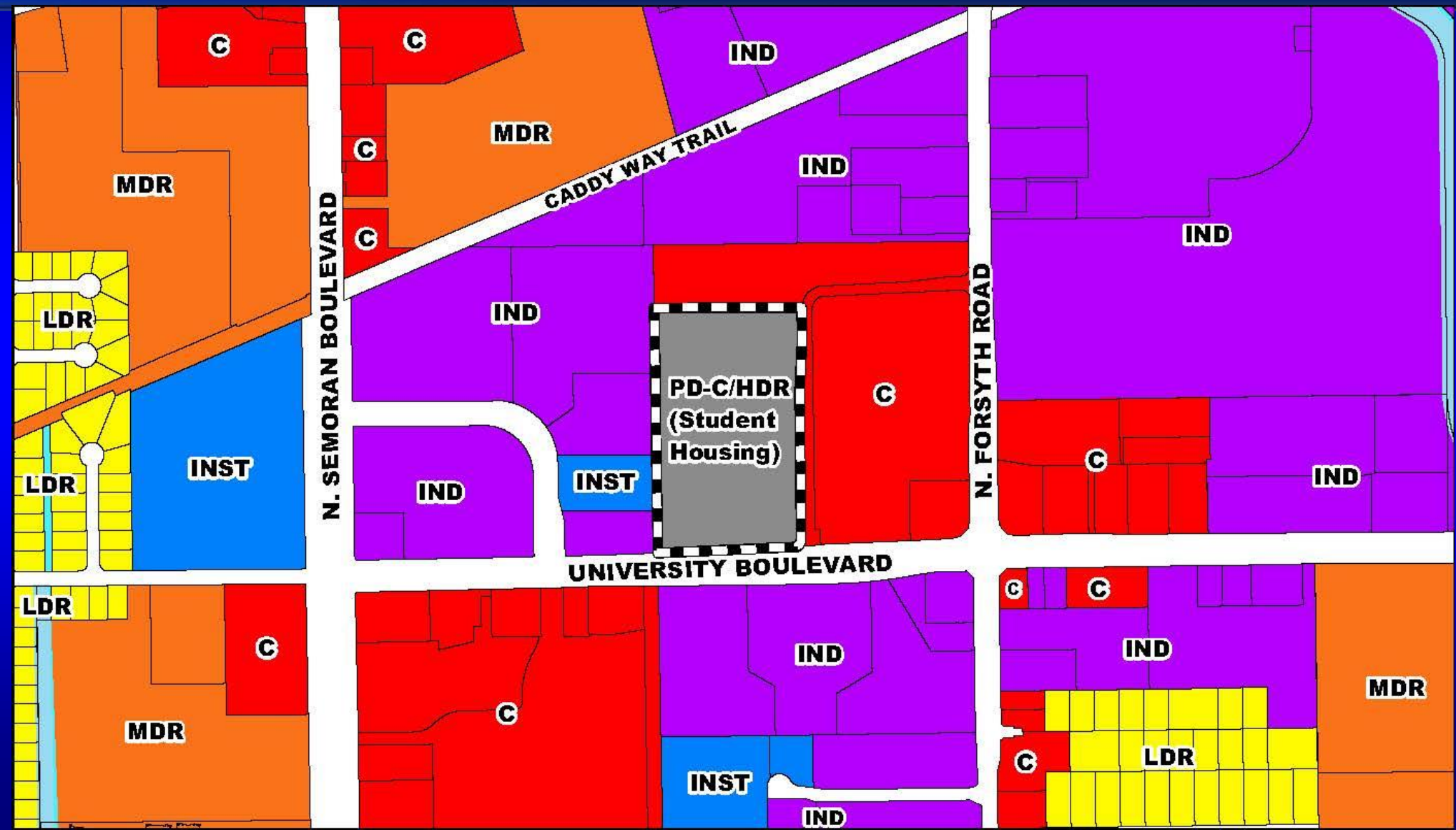
Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP)

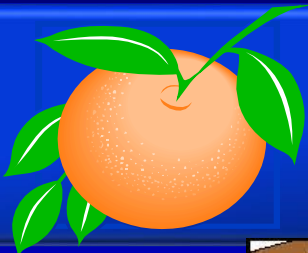
Case:	DP-24-10-242
Applicant:	Brittany Eveler, Nvision Development
District:	5
Acreage:	13.14 gross acres
Location:	North of University Boulevard / East of N. Semoran Boulevard
Request:	To construct a 182 unit (580 bed) student housing development, along with 6,103 sq. ft. of retail space.



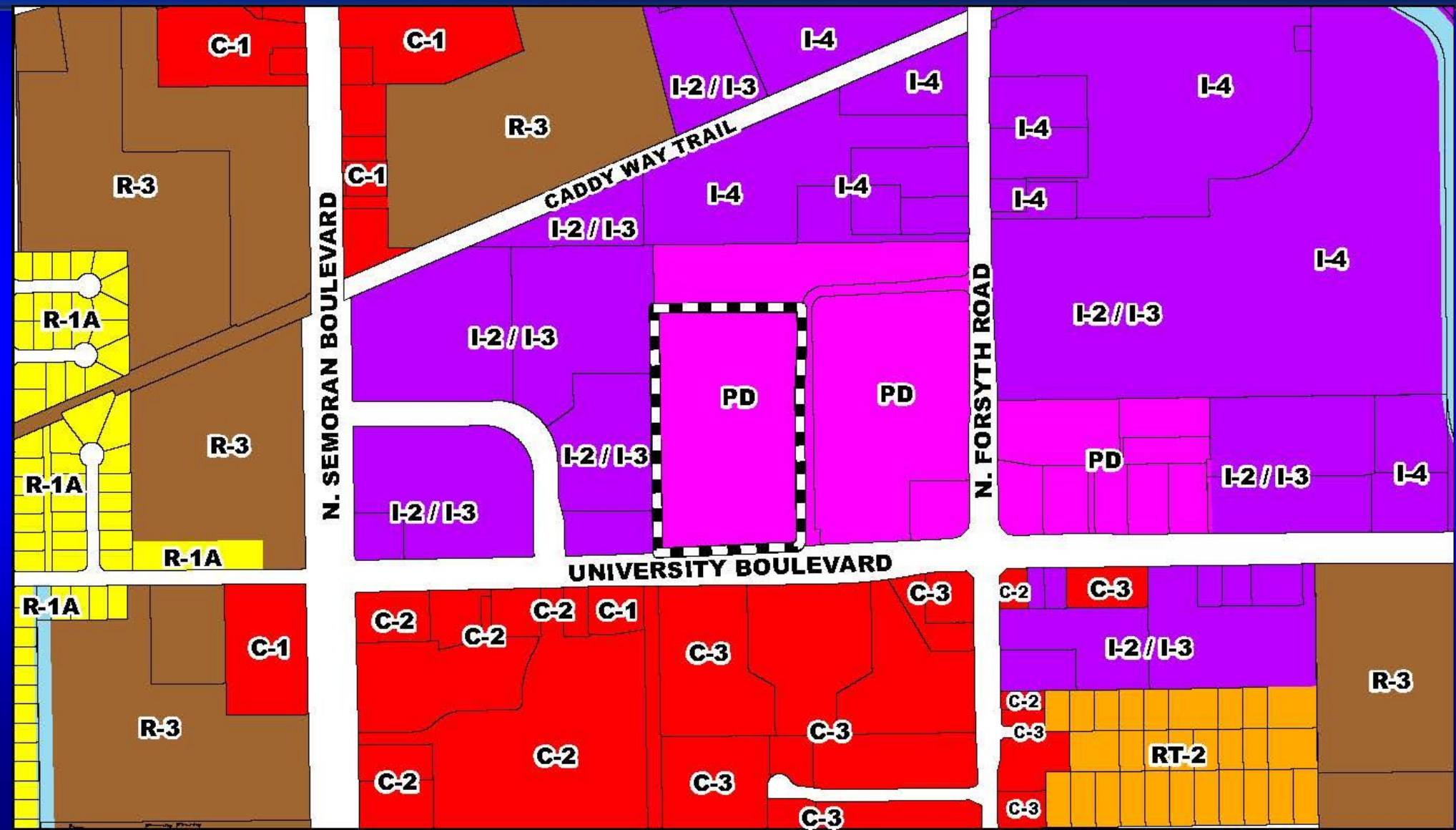
Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP)

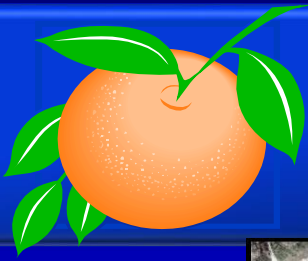
Future Land Use Map



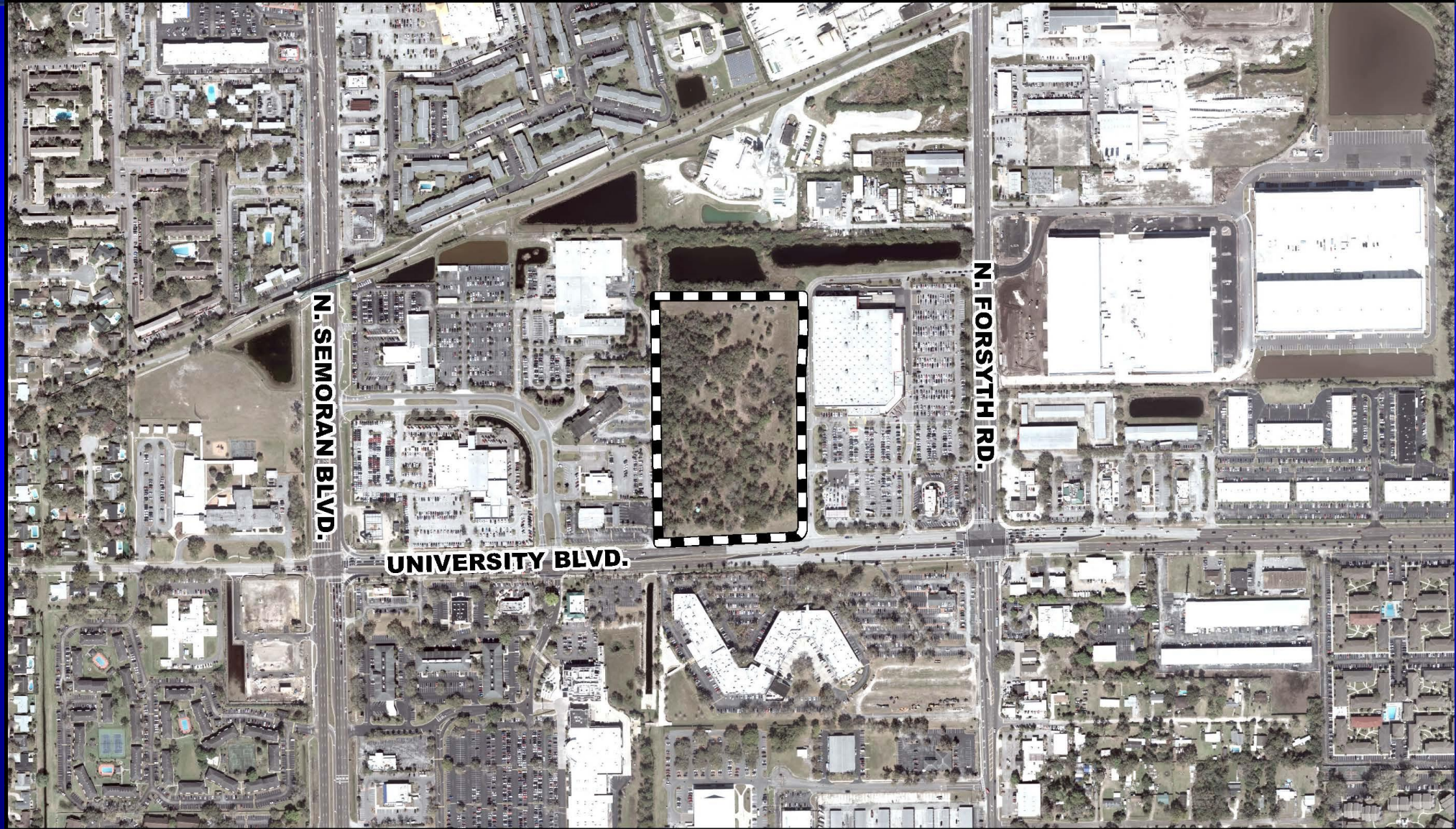


Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) Zoning Map





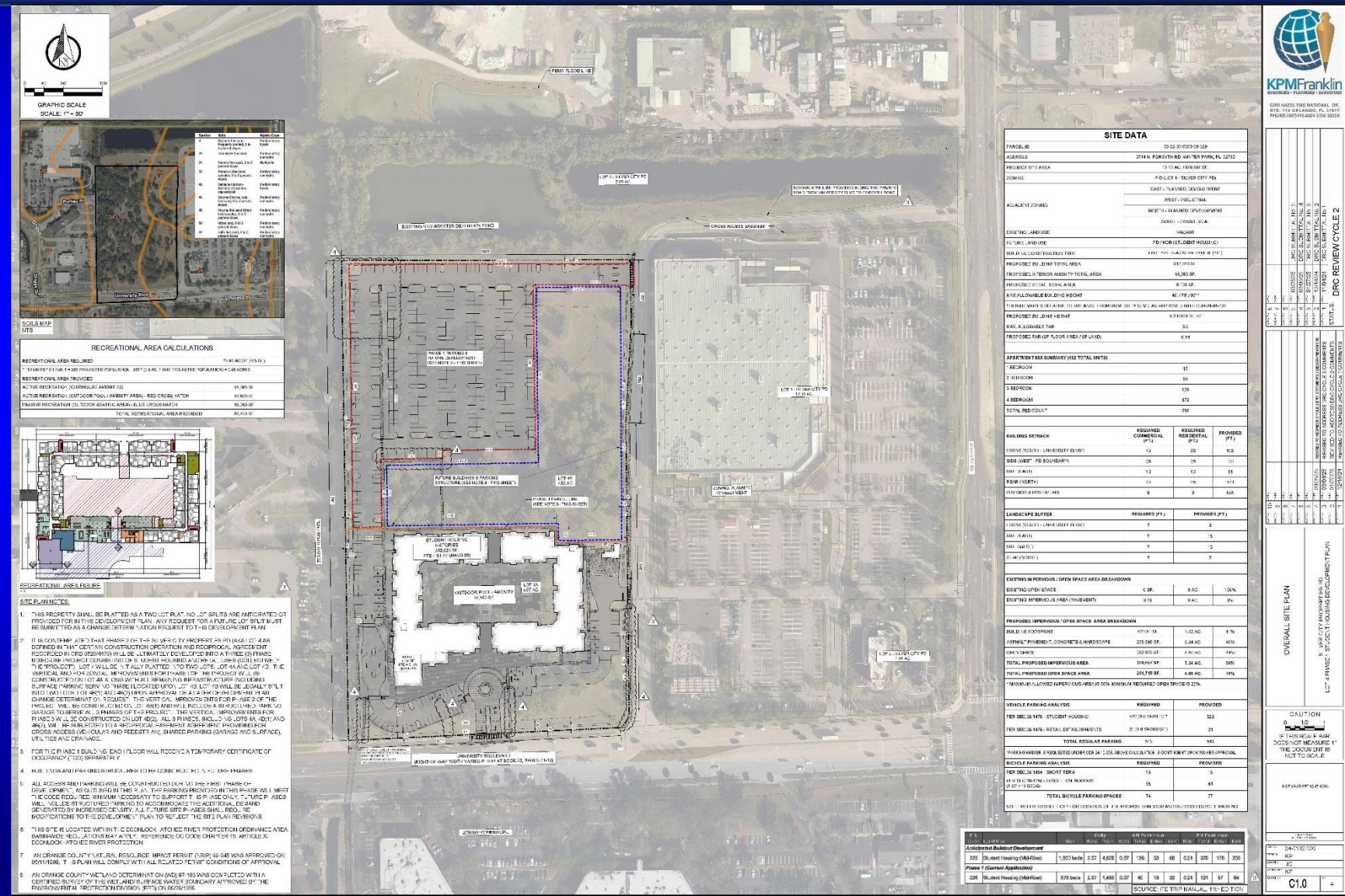
Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) Aerial Map





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

Overall Development Plan



SITE DATA			
PARCEL ID	022000000000		
ADDRESS	17th St. & 18th St. Silver City, NM		
PROJECT SITE AREA	1.73 AC. (74,800 SF)		
ZONING	PD LOT 4 - SILVER CITY PD		
ADJACENT EDGES	EAST - EXISTING DEVELOPMENT WEST - EXISTING DEVELOPMENT NORTH - EXISTING DEVELOPMENT SOUTH - EXISTING DEVELOPMENT		
EXISTING AND USE	VACANT		
PROPOSED AND USE	STUDENT HOUSING		
PROPOSED BUILDING TYPE	STUDENT HOUSING		
PROPOSED TOTAL BUILDING AREA	100,000 SF		
PROPOSED TOTAL LOT AREA	100,000 SF		
PROPOSED TOTAL BUILDING HEIGHT	40' (12.19M)		
PROPOSED BUILDING HEIGHT	40' (12.19M)		
PROPOSED BUILDING FOOTPRINT	100,000 SF		
PROPOSED BUILDING FOOTPRINT AREA	100,000 SF		
APARTMENT SUMMARY (PER TOTAL UNIT)			
1 BEDROOM	10		
2 BEDROOM	10		
3 BEDROOM	10		
4 BEDROOM	10		
TOTAL BED COUNT	40		
BUILDING FOOTPRINT			
	REQUIRED (SF)	PROPOSED (SF)	PROVIDED (SF)
1 BEDROOM	10	10	10
2 BEDROOM	10	10	10
3 BEDROOM	10	10	10
4 BEDROOM	10	10	10
TOTAL BUILDING FOOTPRINT	40	40	40
LANDSCAPE BUFFER			
	REQUIRED (SF)	PROPOSED (SF)	PROVIDED (SF)
1 BEDROOM	10	10	10
2 BEDROOM	10	10	10
3 BEDROOM	10	10	10
4 BEDROOM	10	10	10
TOTAL LANDSCAPE BUFFER	40	40	40
EXISTING IMPROVEMENTS (PER SPACE AREA BREAKDOWN)			
	EXISTING (SF)	PROPOSED (SF)	TOTAL (SF)
1 BEDROOM	10	10	20
2 BEDROOM	10	10	20
3 BEDROOM	10	10	20
4 BEDROOM	10	10	20
TOTAL IMPROVEMENTS	40	40	80
PROPOSED IMPROVEMENTS (PER SPACE AREA BREAKDOWN)			
	REQUIRED (SF)	PROPOSED (SF)	PROVIDED (SF)
1 BEDROOM	10	10	10
2 BEDROOM	10	10	10
3 BEDROOM	10	10	10
4 BEDROOM	10	10	10
TOTAL IMPROVEMENTS	40	40	40
VEHICLE PARKING ANALYSIS			
	REQUIRED	PROVIDED	
PER 100 SQ. FT. OF GROUND AREA	10	10	10
PER 100 SQ. FT. OF BUILDING AREA	10	10	10
PER 100 SQ. FT. OF TOTAL AREA	10	10	10
TOTAL VEHICLE PARKING	40	40	40
VEHICLE PARKING ANALYSIS			
	REQUIRED	PROVIDED	
PER 100 SQ. FT. OF GROUND AREA	10	10	10
PER 100 SQ. FT. OF BUILDING AREA	10	10	10
PER 100 SQ. FT. OF TOTAL AREA	10	10	10
TOTAL VEHICLE PARKING	40	40	40

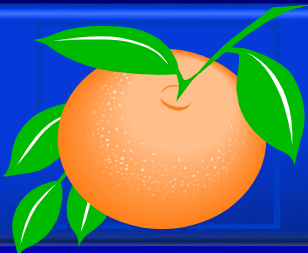
OVERALL SITE PLAN			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
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45	46	47	48
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53	54	55	56
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133	134	135	136
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157	158	159	160
161	162	163	164
165	166	167	168
169	170	171	172
173	174	175	176
177	178	179	180
181	182	183	184
185	186	187	188
189	190	191	192
193	194	195	196
197	198	199	200

Assessment Subtotal Development			
Item	Value	Value	Value
1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00
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11.00	11.00	11.00	11.00
12.00	12.00	12.00	12.00
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97.00	97.00	97.00	97.00
98.00	98.00	98.00	98.00
99.00	99.00	99.00	99.00
100.00	100.00	100.00	100.00



**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

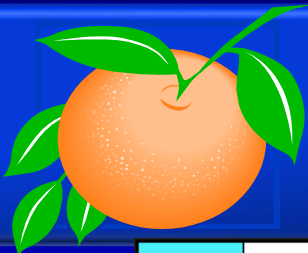
Make a finding of consistency with the Comprehensive Plan and APPROVE the Silver City Properties Planned Development (PD) / Lot 4 Phase 1 Student Housing Development Plan (DP) dated “Received March 26, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation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

District 5



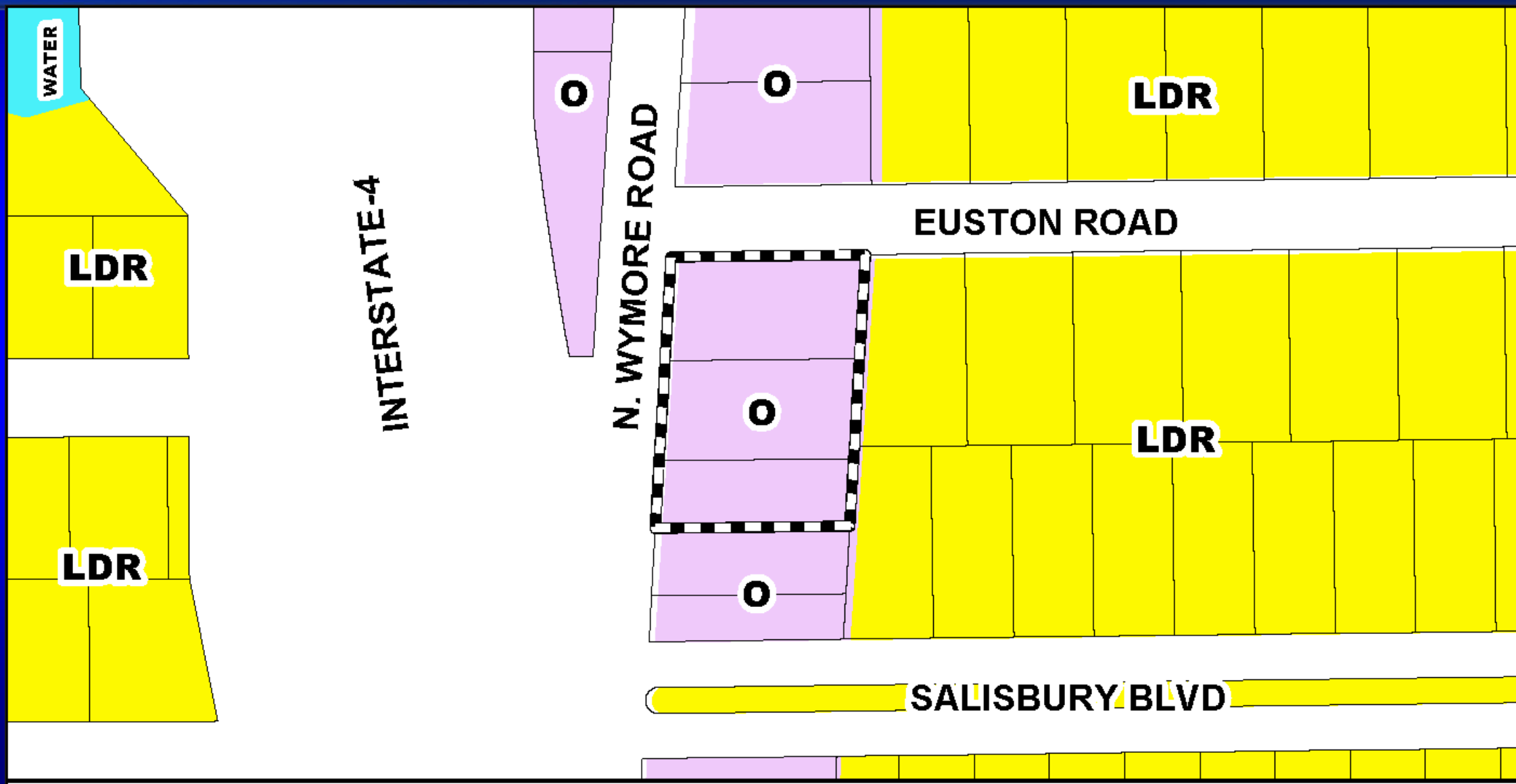
Share the Care Planned Development / Land Use Plan (PD/LUP)

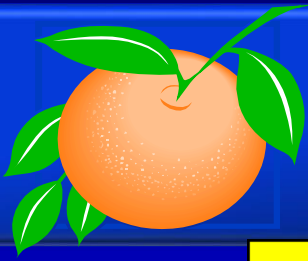
Case:	LUP-24-12-293
Applicant:	Mary Philbin, Share the Care, Inc.
District:	5
Location:	118, 112 & 108 North Wymore Road; South of Euston Road / East of N. Wymore Road
Acreage:	0.71 gross acres
Request:	<p>To rezone three (3) parcels containing 0.71 gross acres from P-O (Professional Office District) 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">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.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-feet building perimeter landscaping along the east side of the proposed building in lieu of 8-feet.



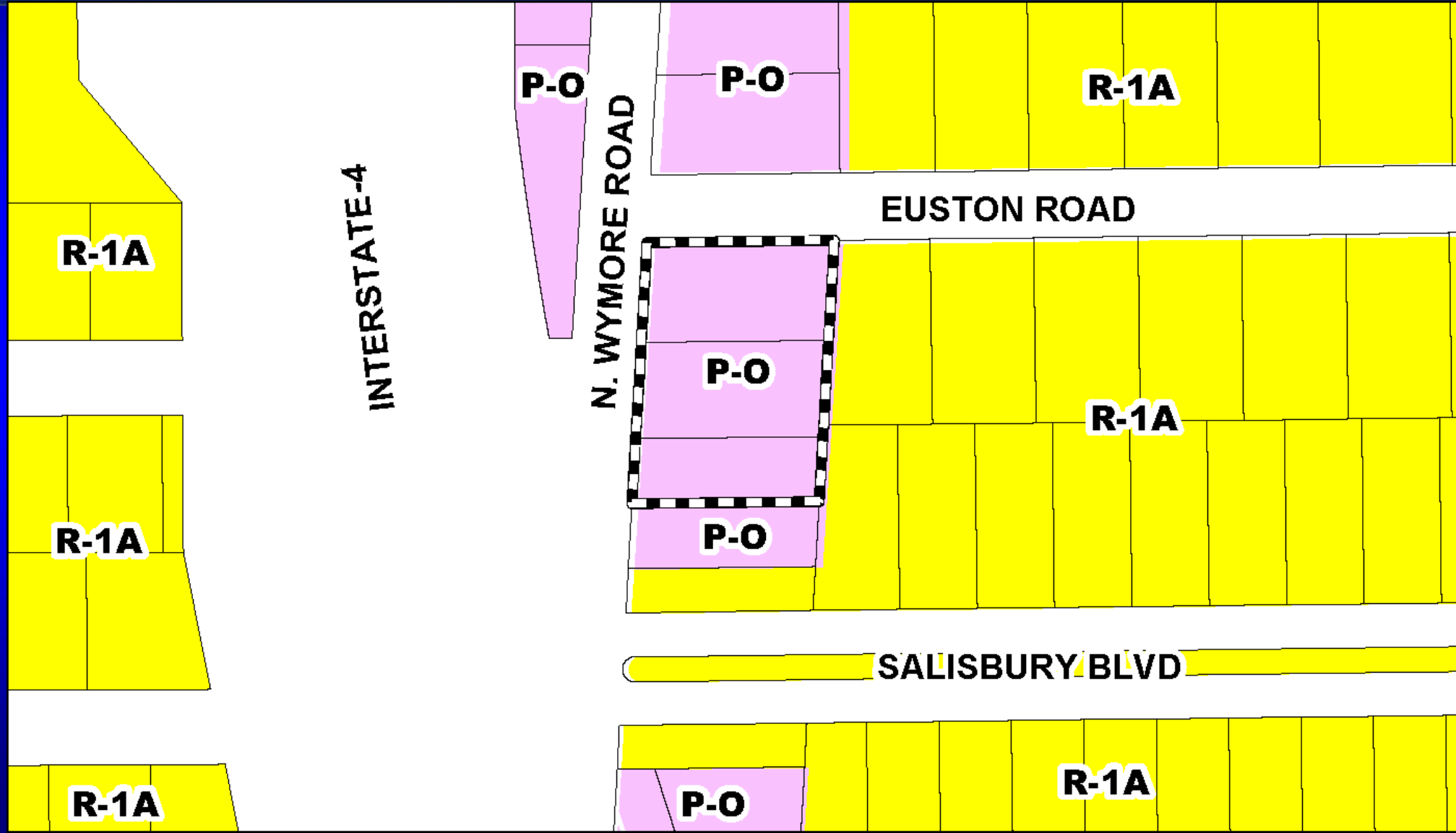
Share the Care Planned Development / Land Use Plan (PD/LUP)

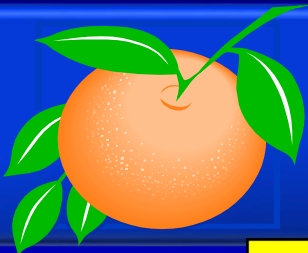
Future Land Use Map





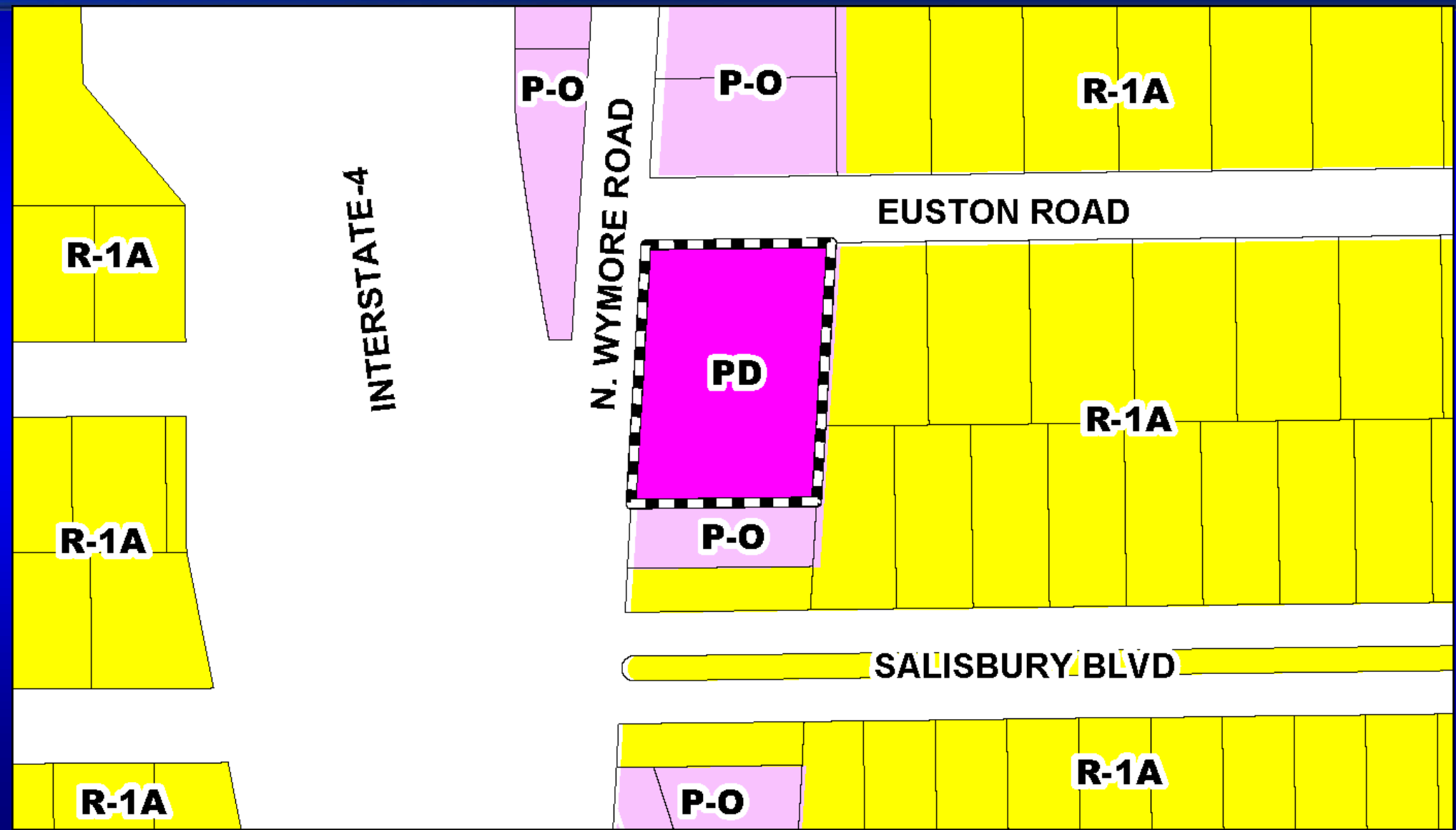
Share the Care Planned Development / Land Use Plan (PD/LUP) Zoning Map

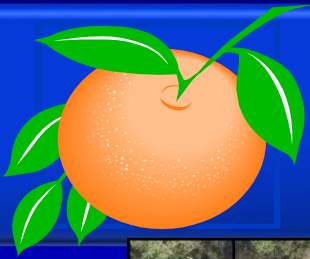




Share the Care Planned Development / Land Use Plan (PD/LUP)

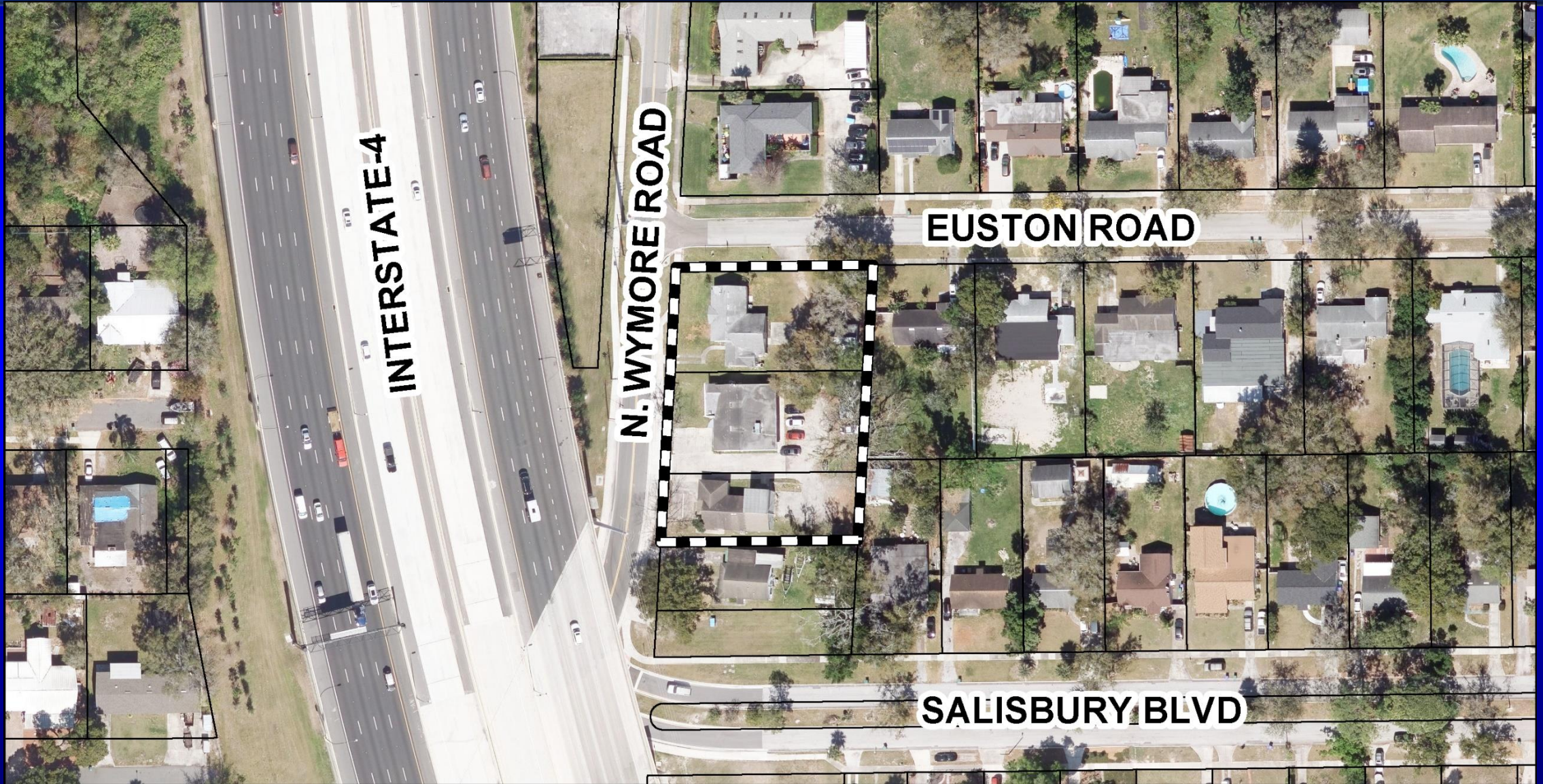
Proposed Zoning Map

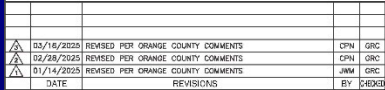




Share the Care Planned Development / Land Use Plan (PD/LUP)

Aerial Map



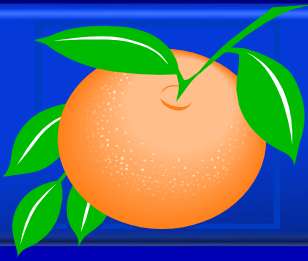




Action Requested

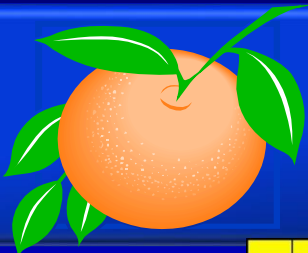
Make a finding of consistency with the Comprehensive Plan and APPROVE the Share the Care Planned Development / Land Use Plan (PD/LUP), dated “Received March 21, 2025”, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.

District 5



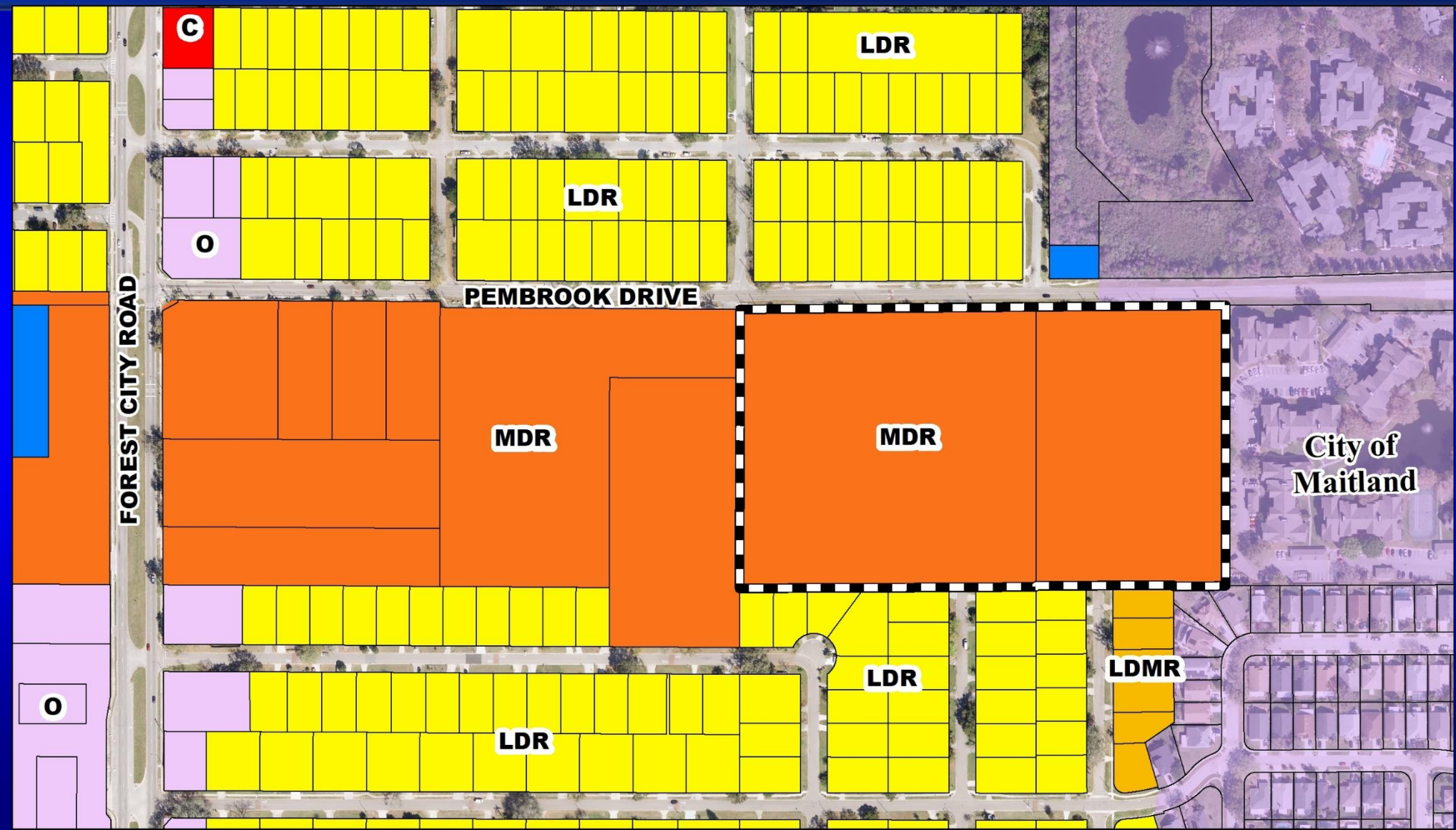
Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

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:	<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">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)

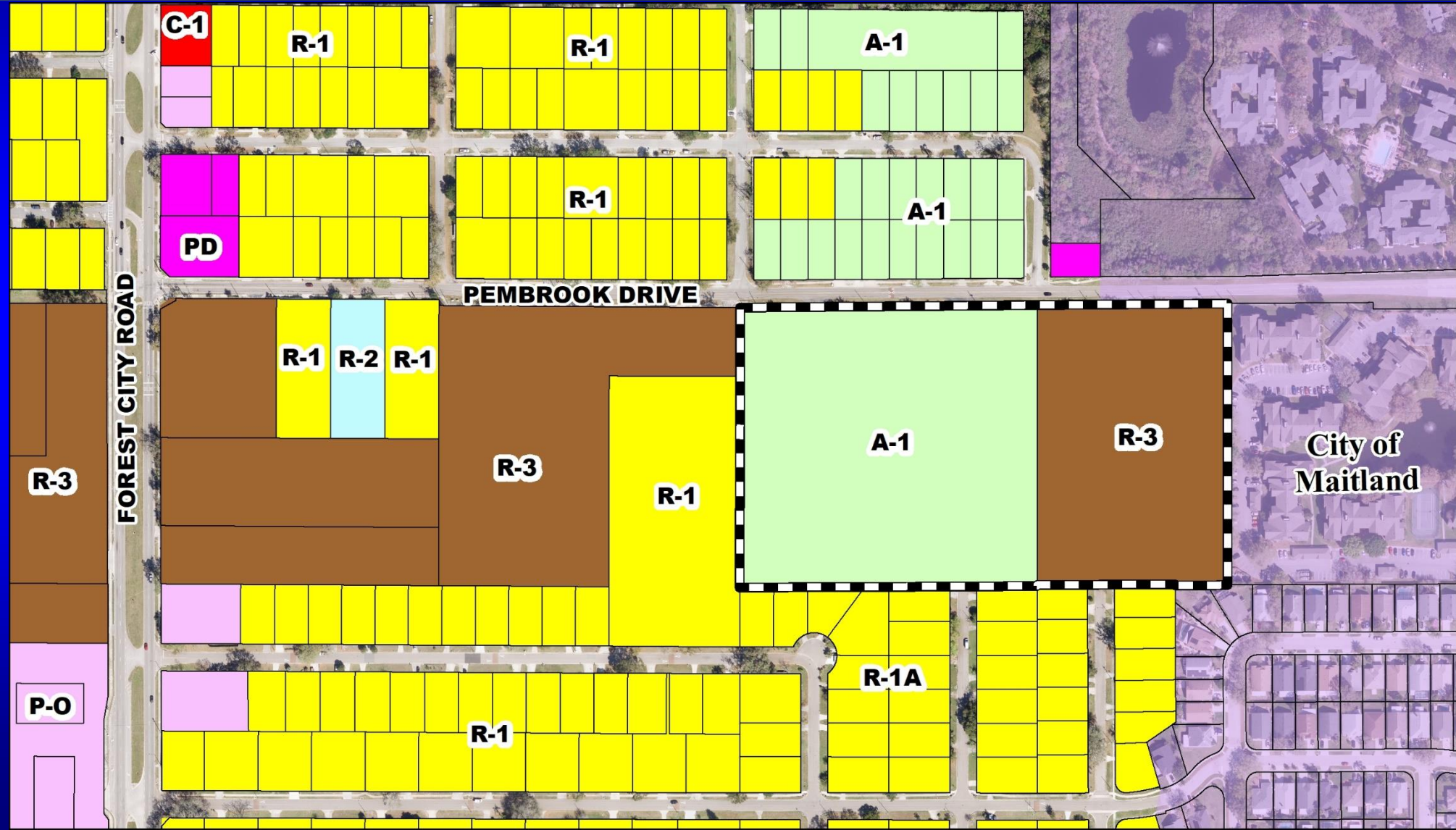
Future Land Use Map

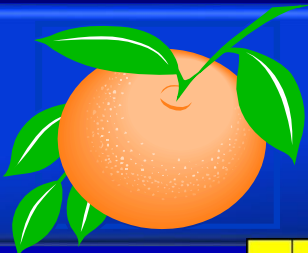




Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

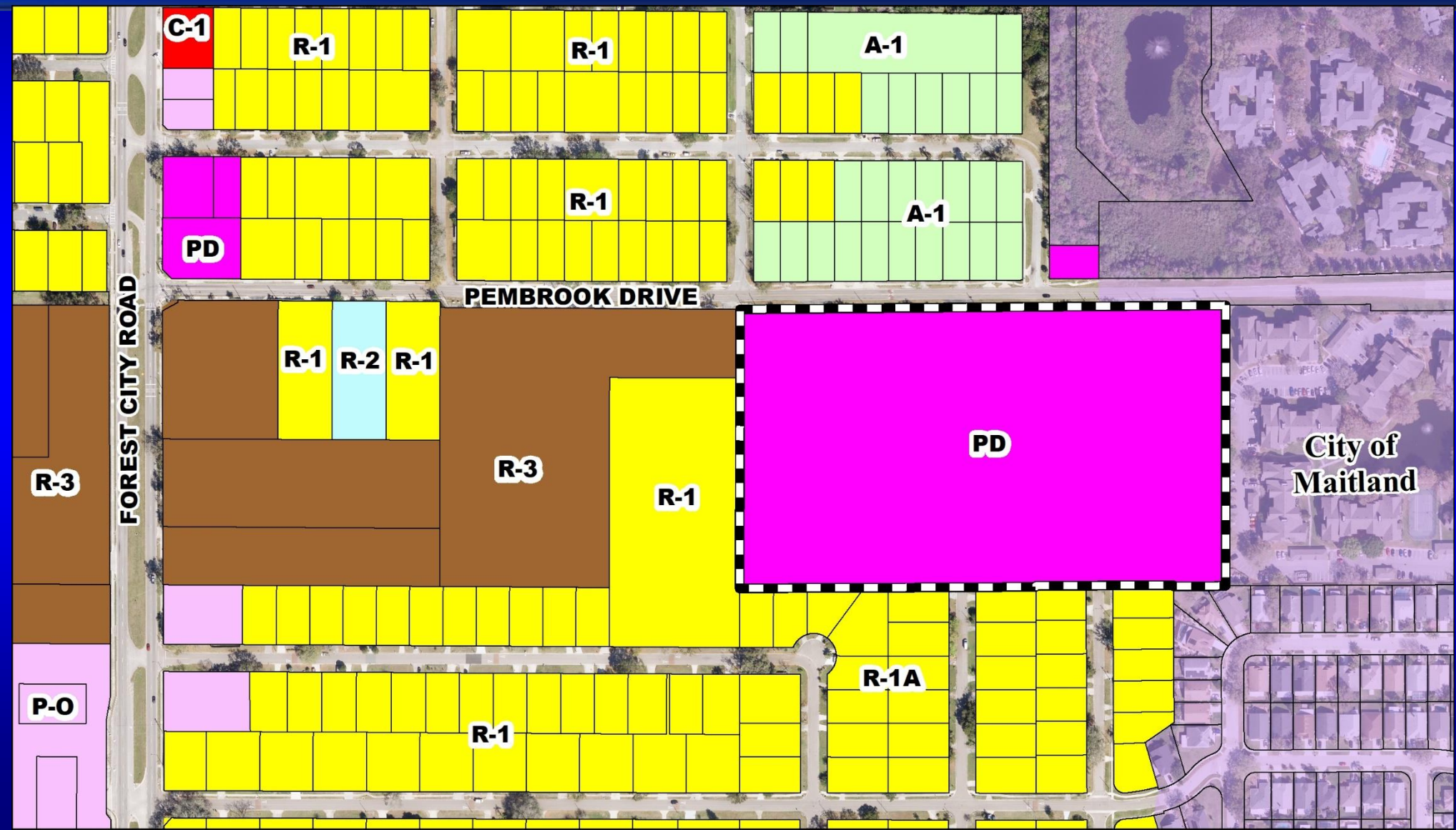
Zoning Map

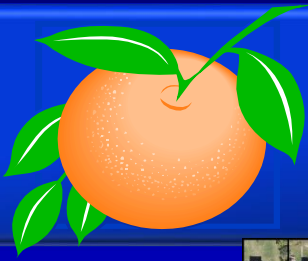




Grace Fellowship Planned Development / Land Use Plan (PD/LUP)

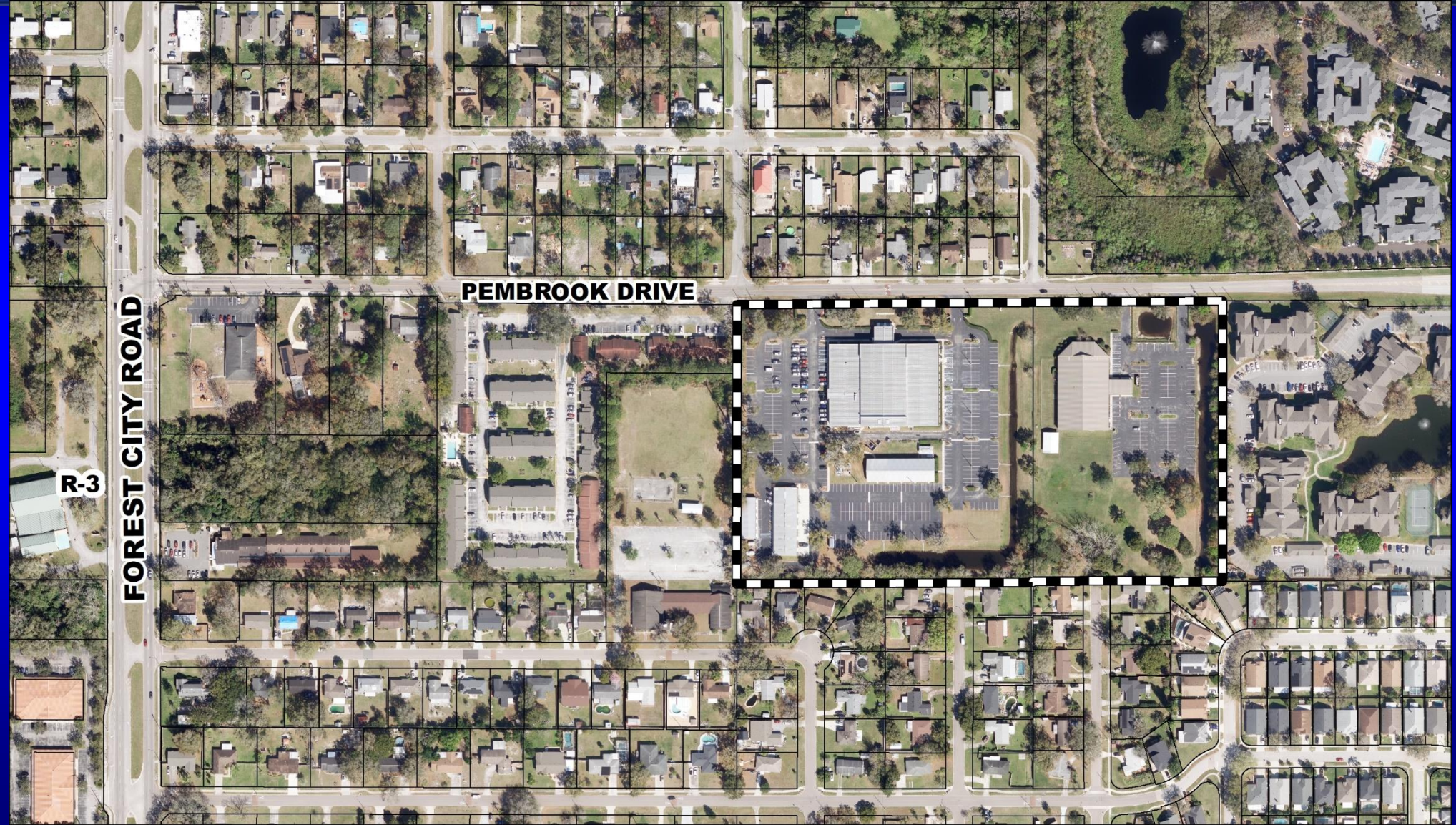
Proposed Zoning Map





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

Aerial Map

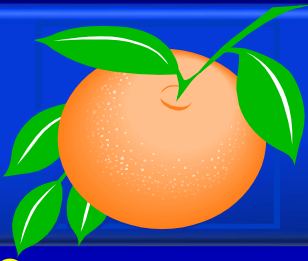




Action Requested

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



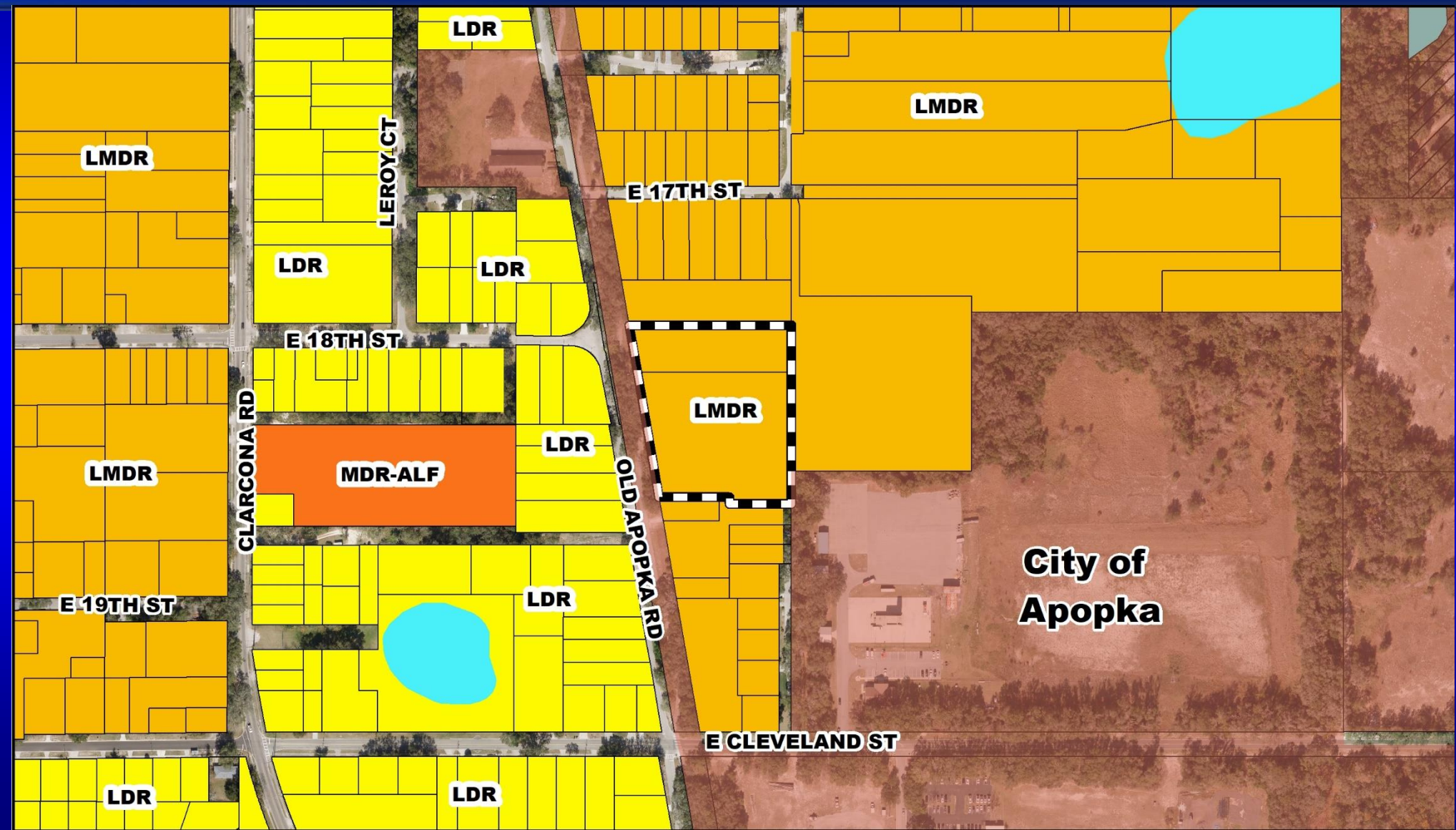
Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

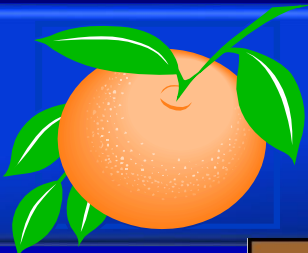
Case:	LUP-24-11-264
Applicant:	Bradley Elwell, AVCON, Inc.
District:	2
Location:	East of Old Apopka Road / West of Sheeler Avenue / North of East Cleveland Street
Acreage:	3.47 gross acres
Request:	<p>To rezone 3.47 acres from R-3 (Multi-Family Dwelling District) to PD (Planned Development District)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

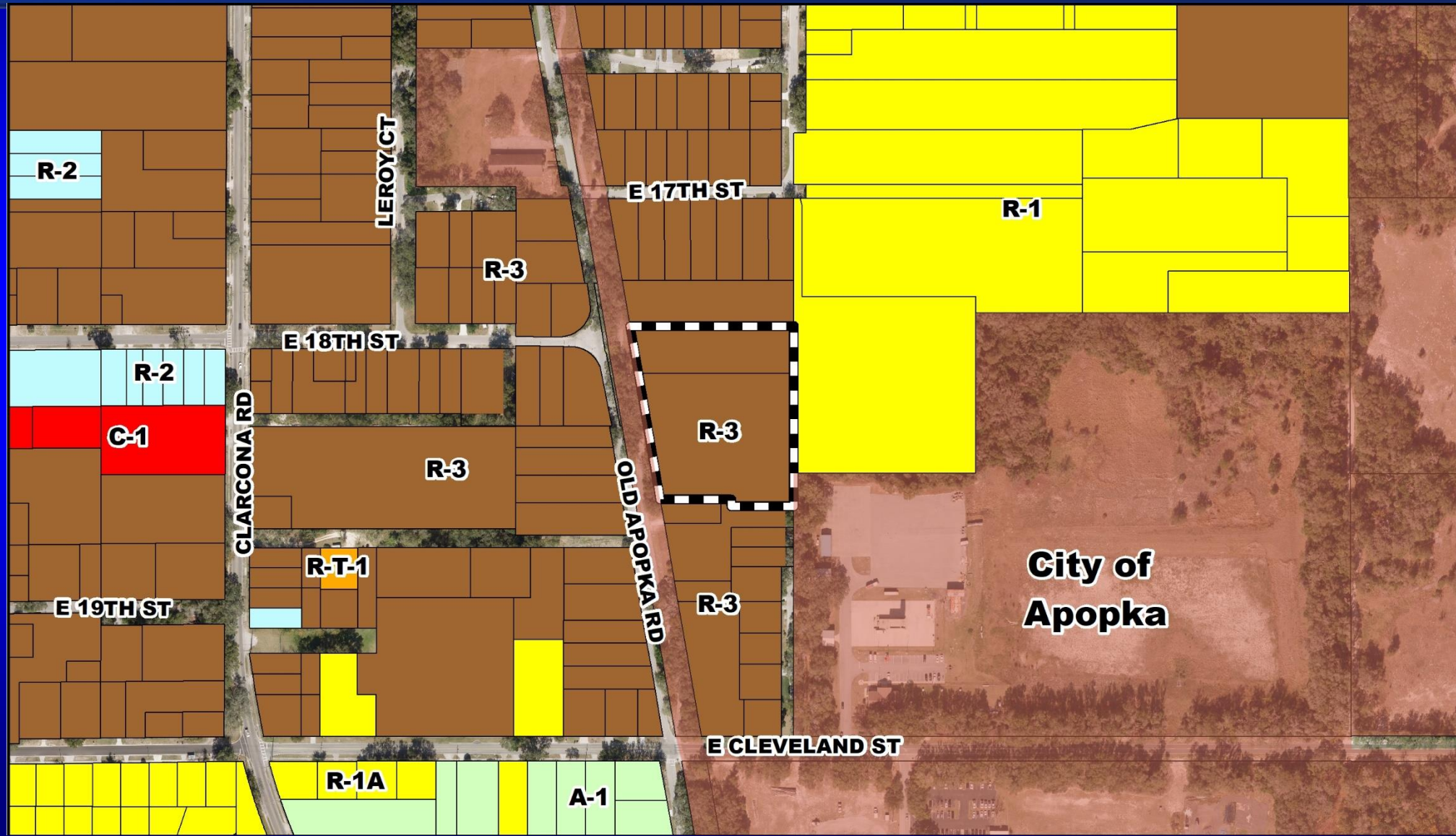
Future Land Use Map

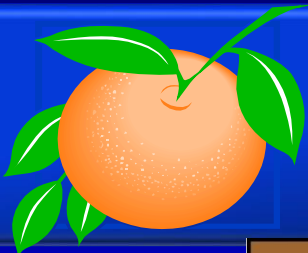




Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

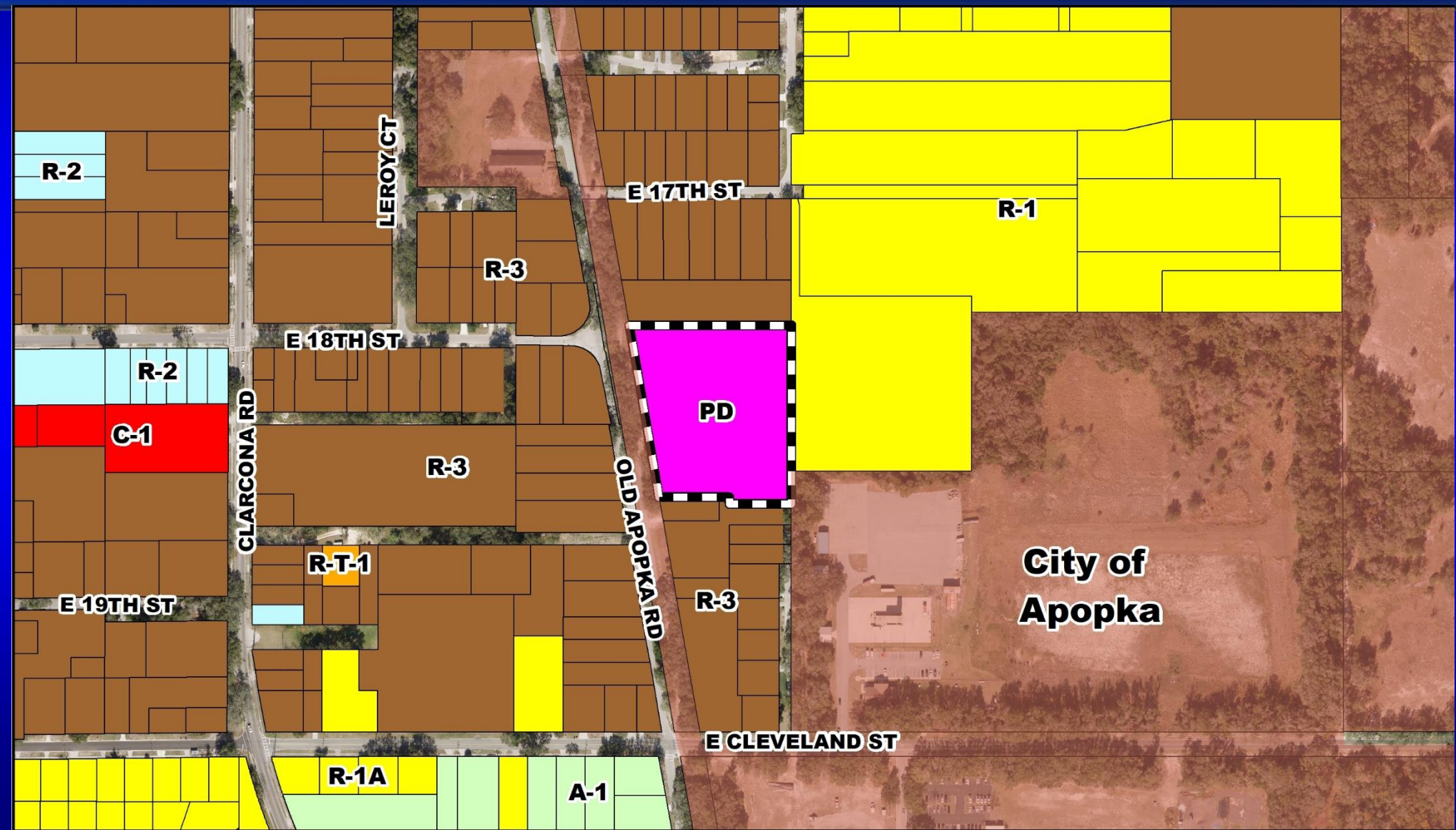
Zoning Map

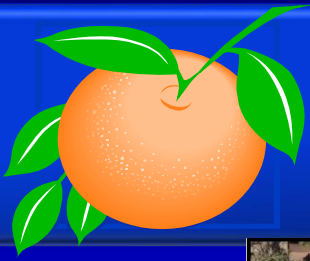




Hibiscus Springs Planned Development / Land Use Plan (PD/LUP)

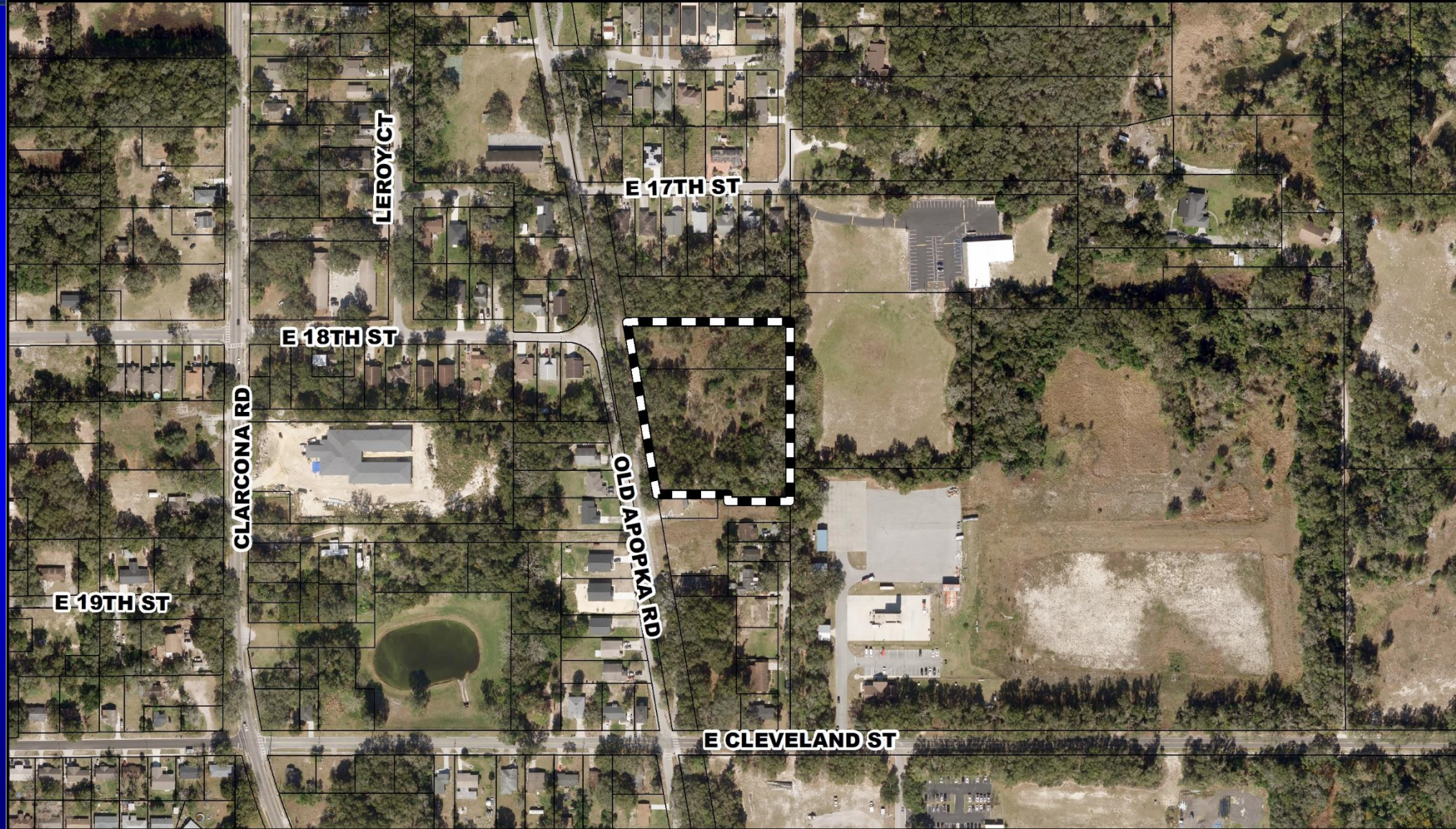
Proposed Zoning Map





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

Aerial Map



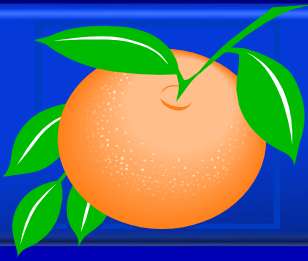




Action Requested

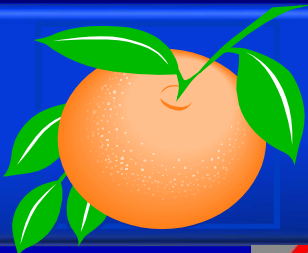
Make a finding of consistency with the Comprehensive Plan and APPROVE the Hibiscus Springs Planned Development / Land Use Plan (PD / LUP) received March 24, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.

District 2



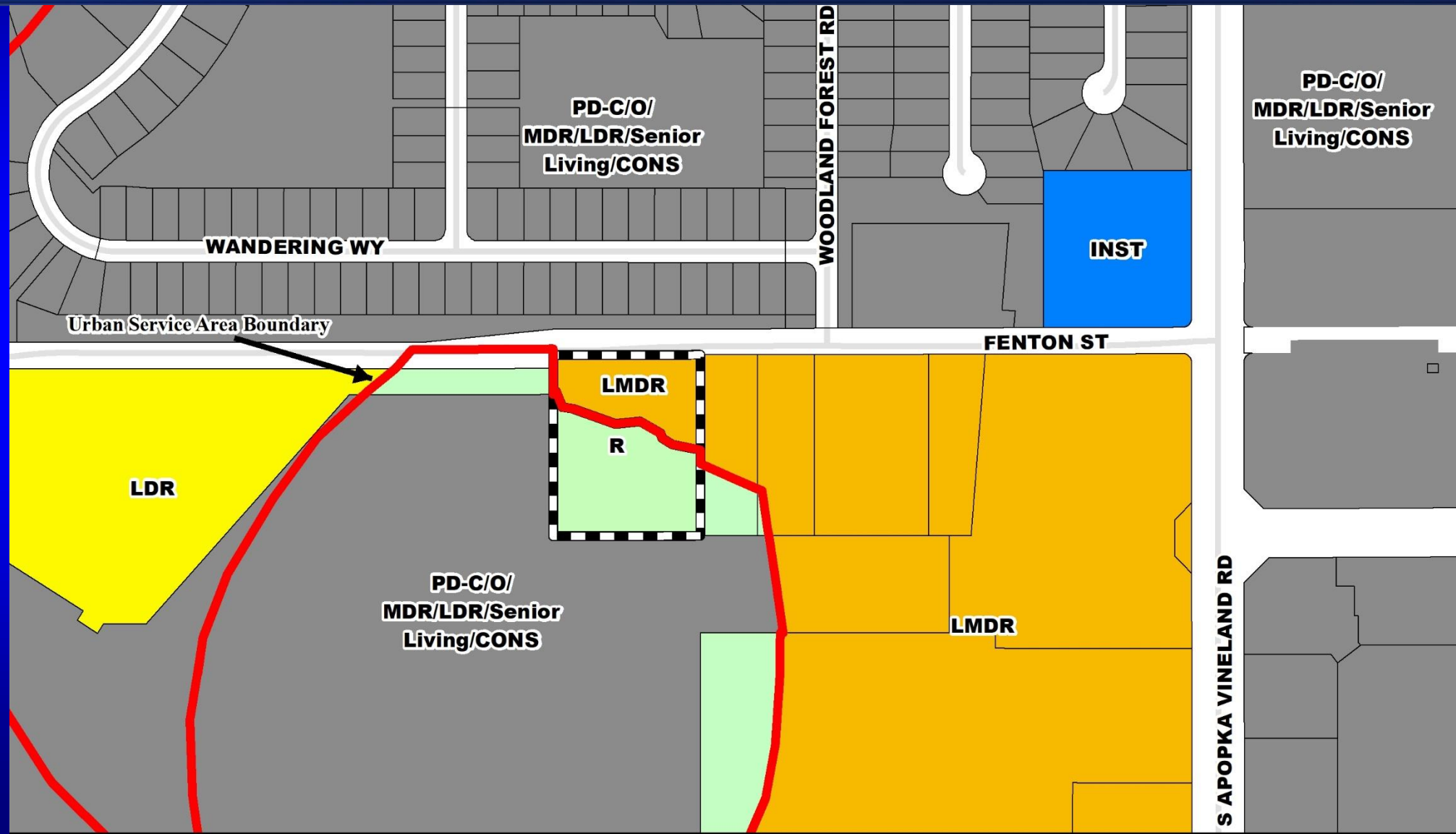
Fenton Street Planned Development / Land Use Plan (PD / LUP)

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)

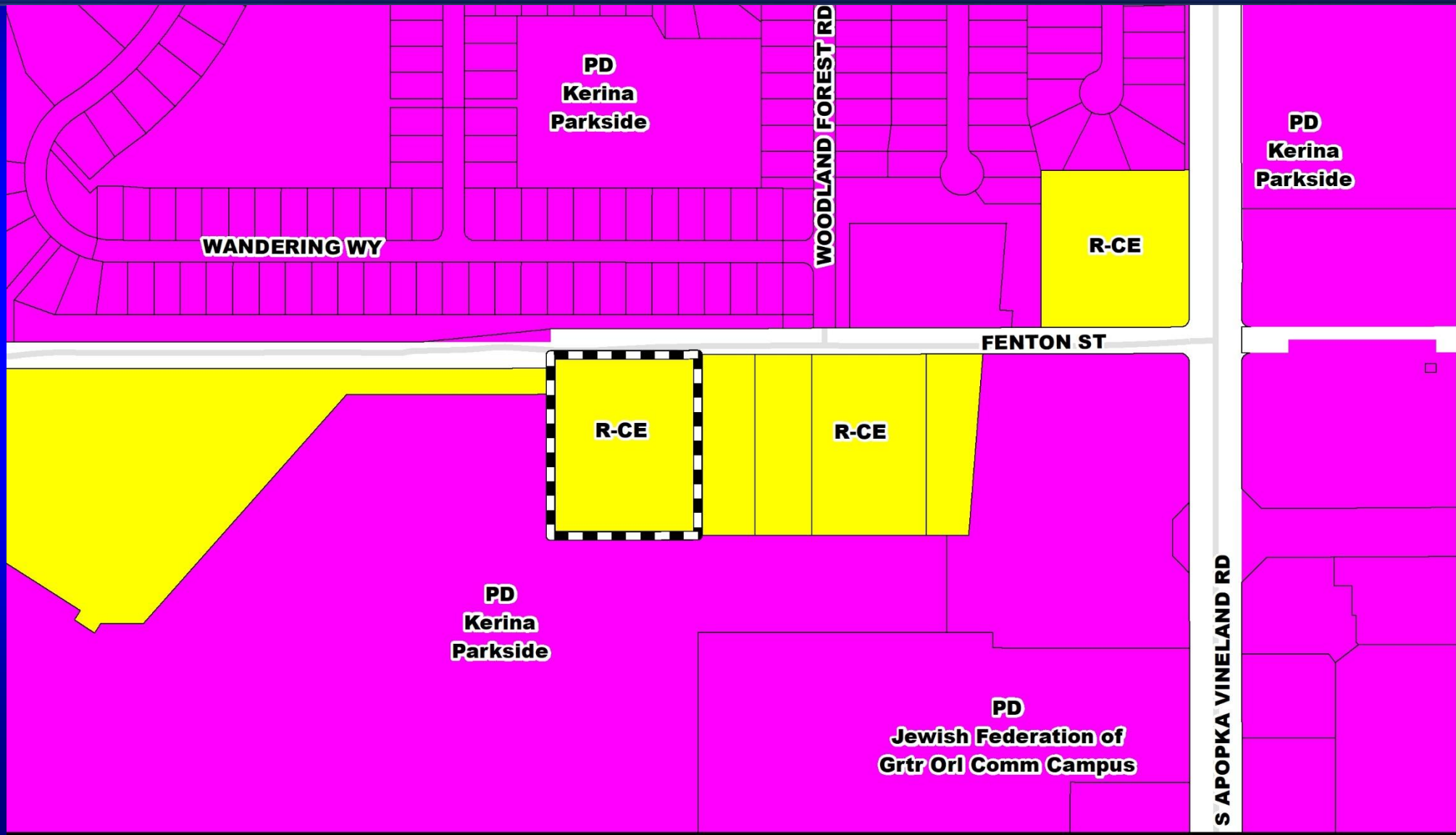
Future Land Use Map

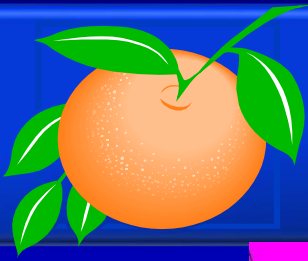




Fenton Street Planned Development / Land Use Plan (PD / LUP)

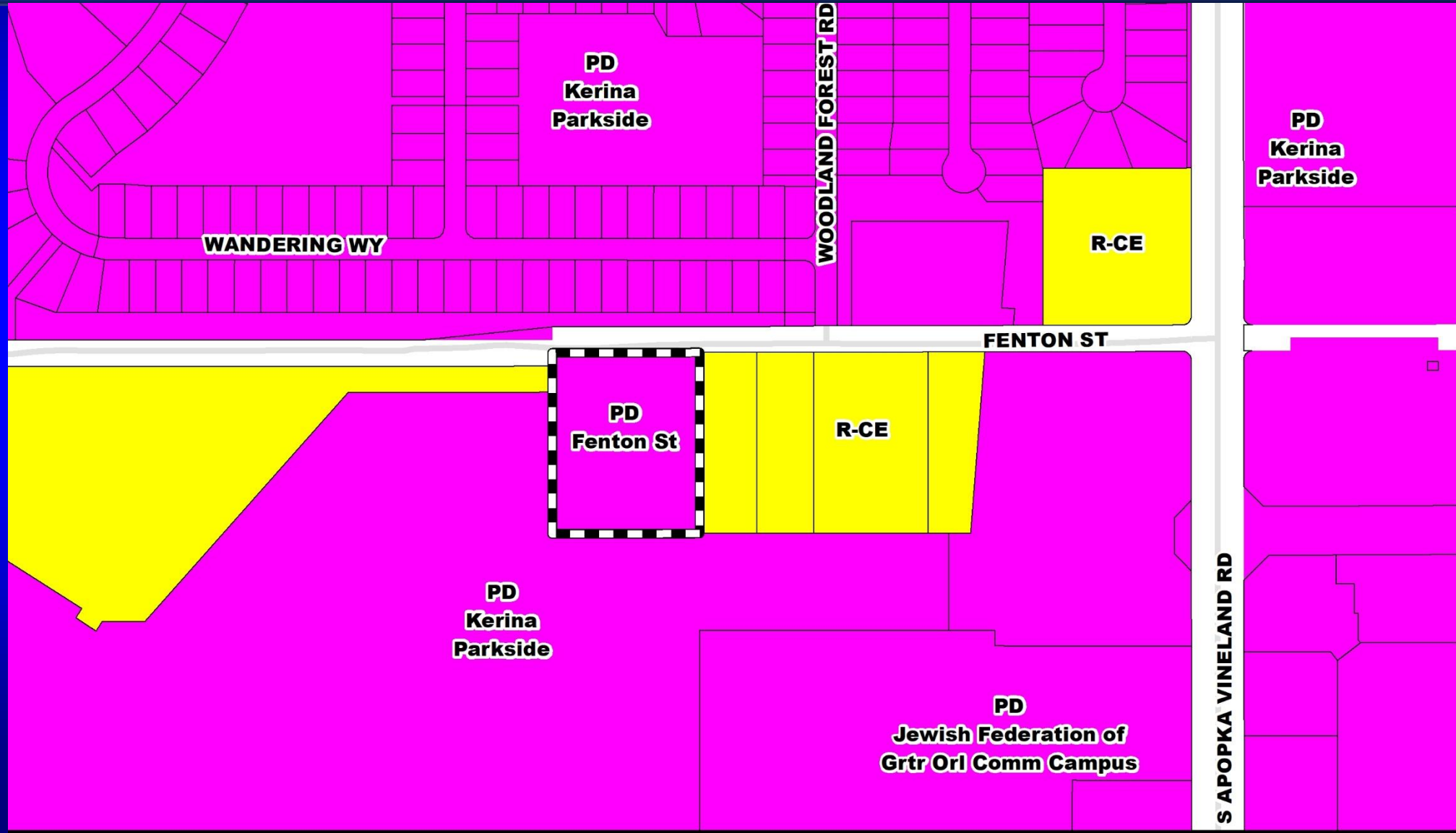
Zoning Map

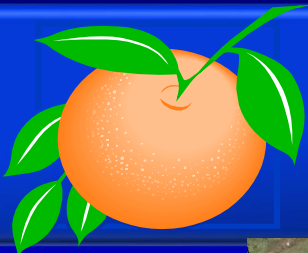




Fenton Street Planned Development / Land Use Plan (PD / LUP)

Proposed Zoning Map

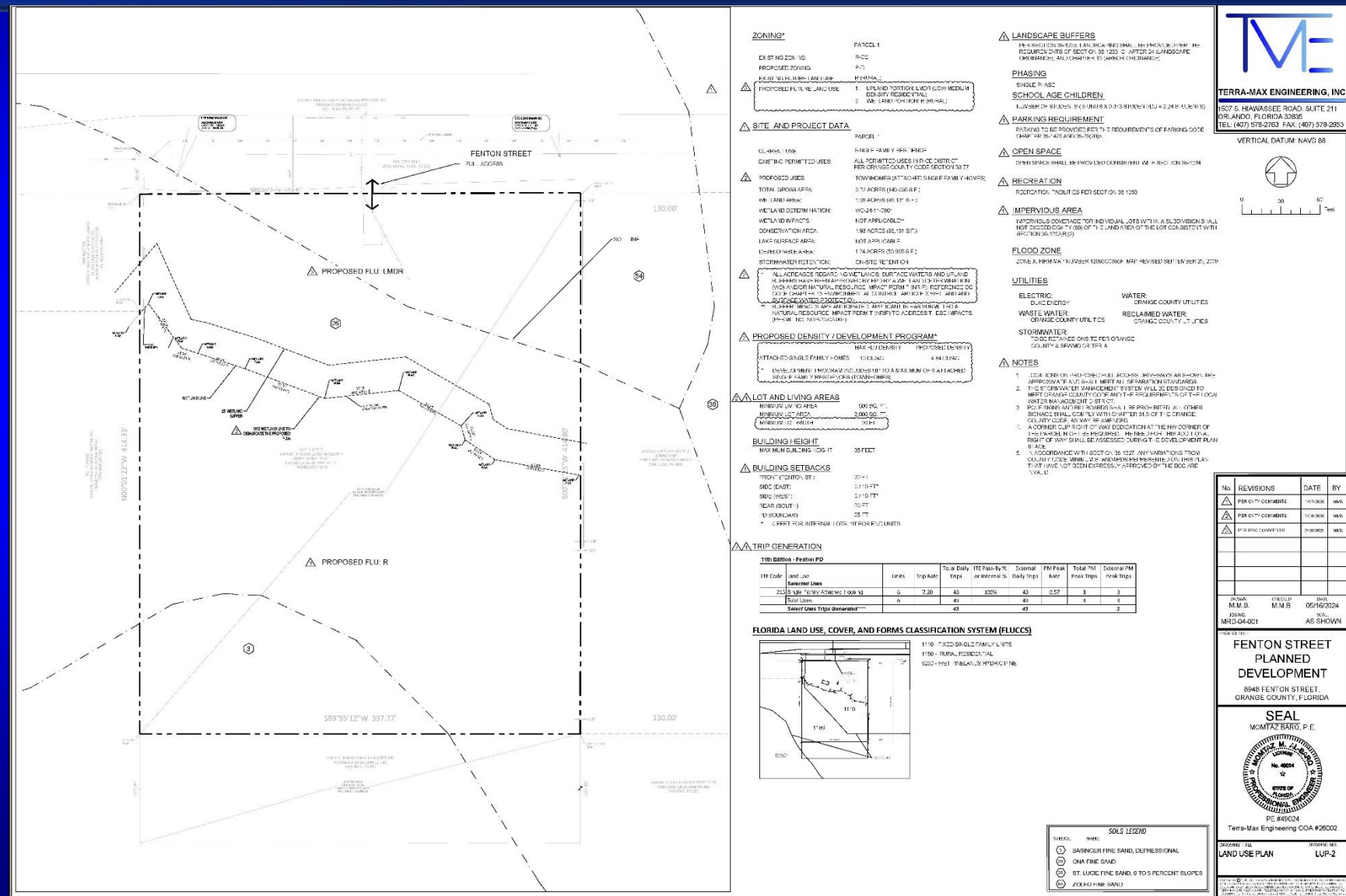




Fenton Street Planned Development / Land Use Plan (PD / LUP)

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

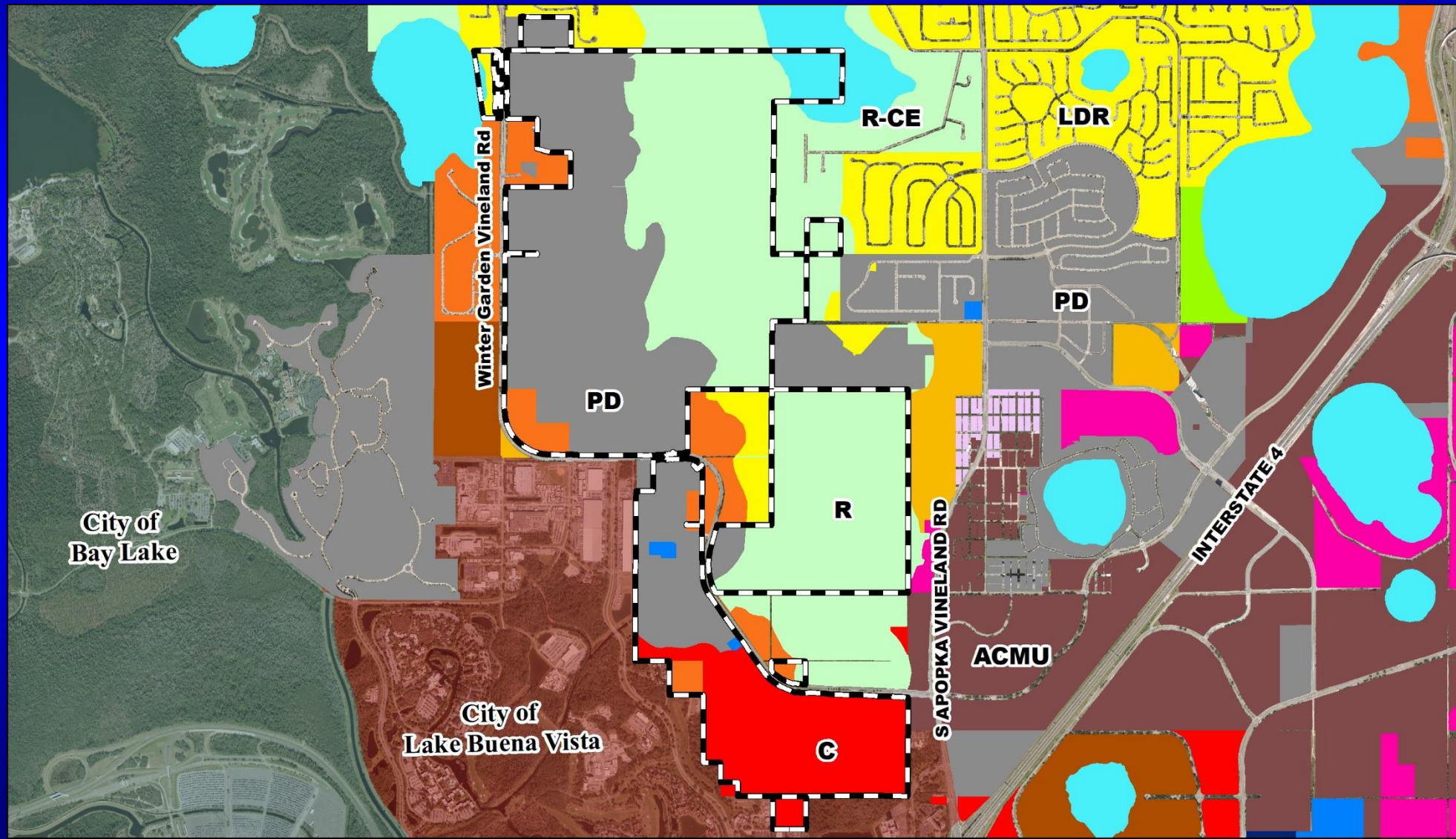


Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA)

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.

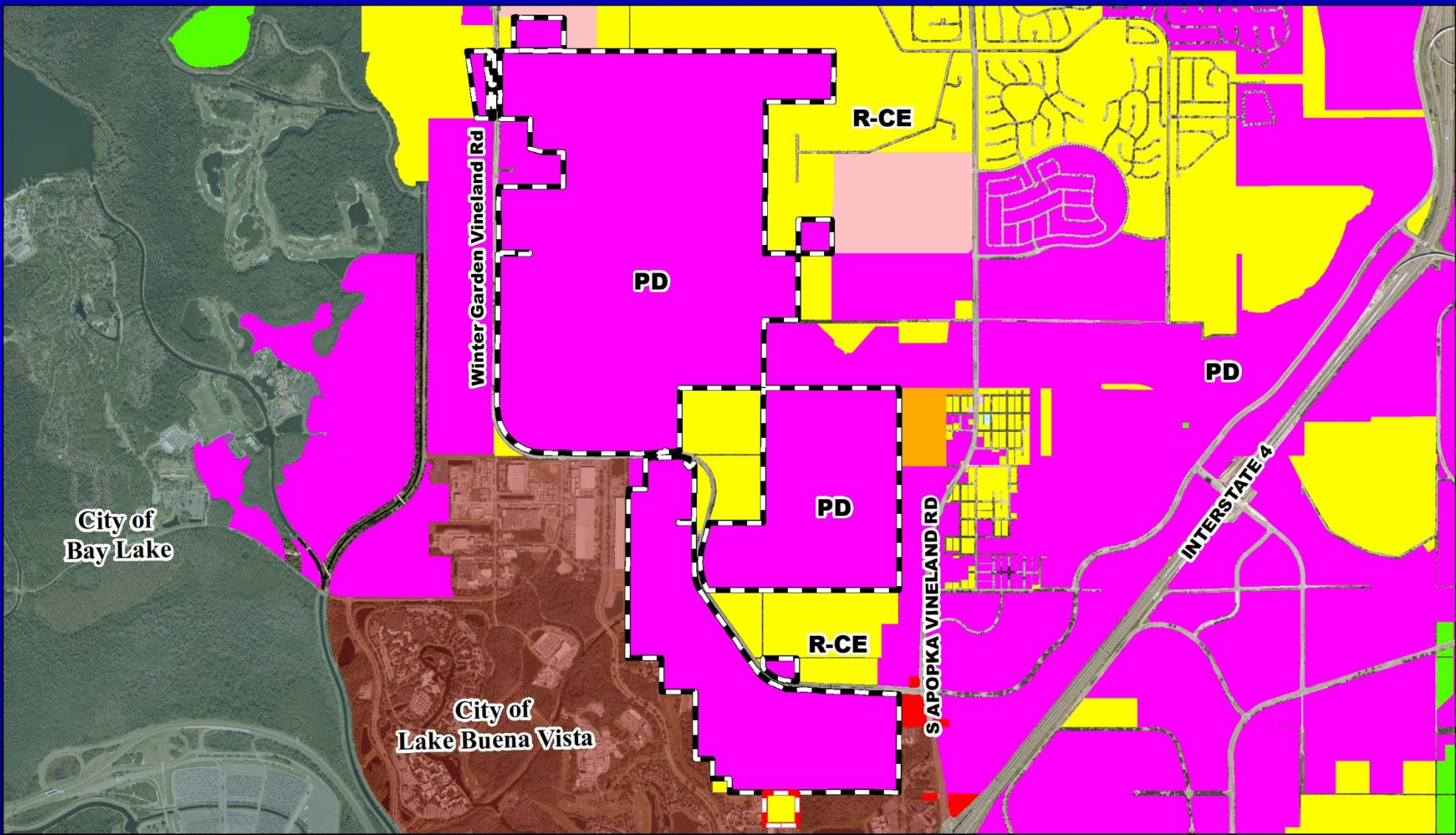


Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Future Land Use Map



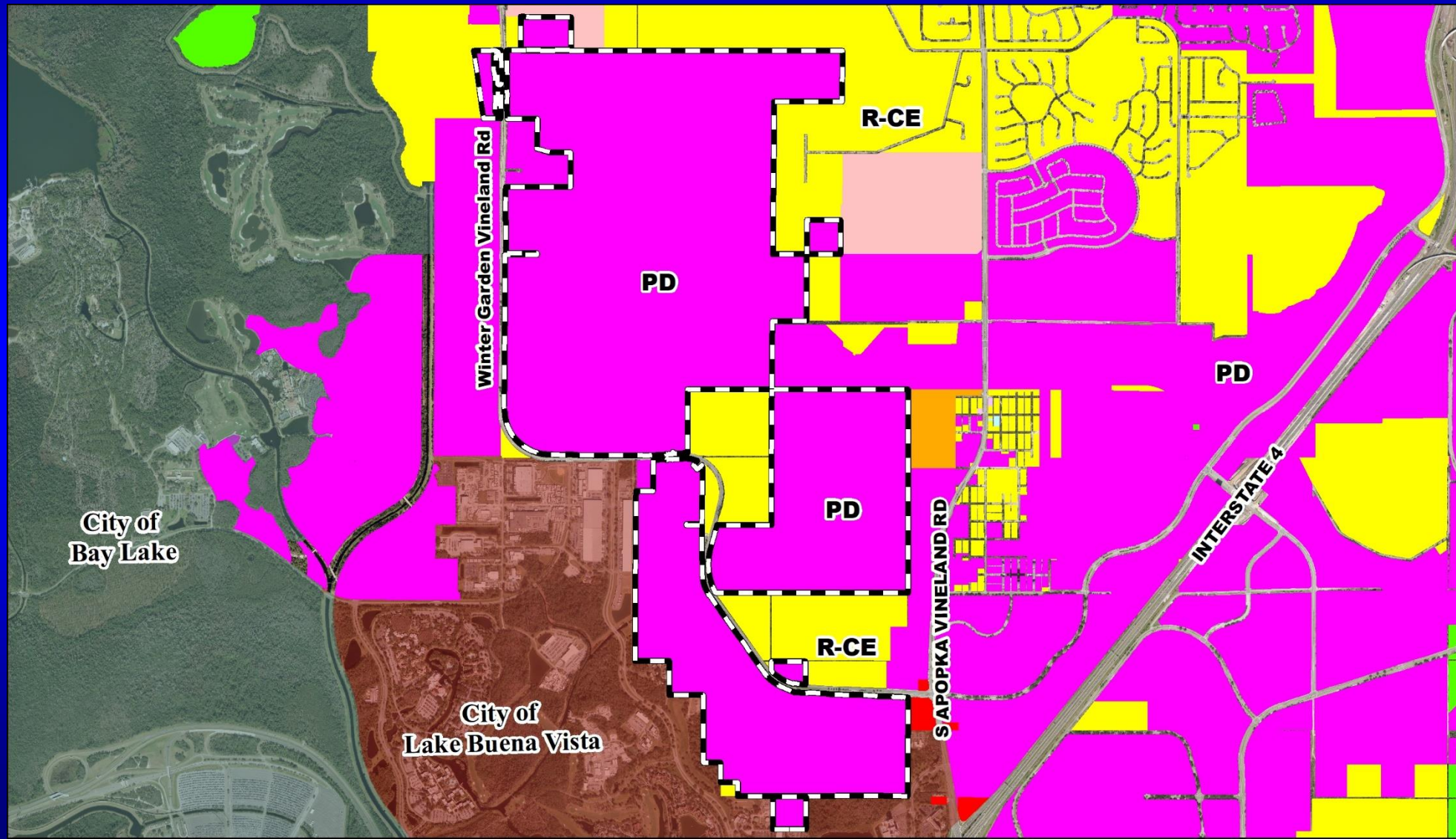


Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map



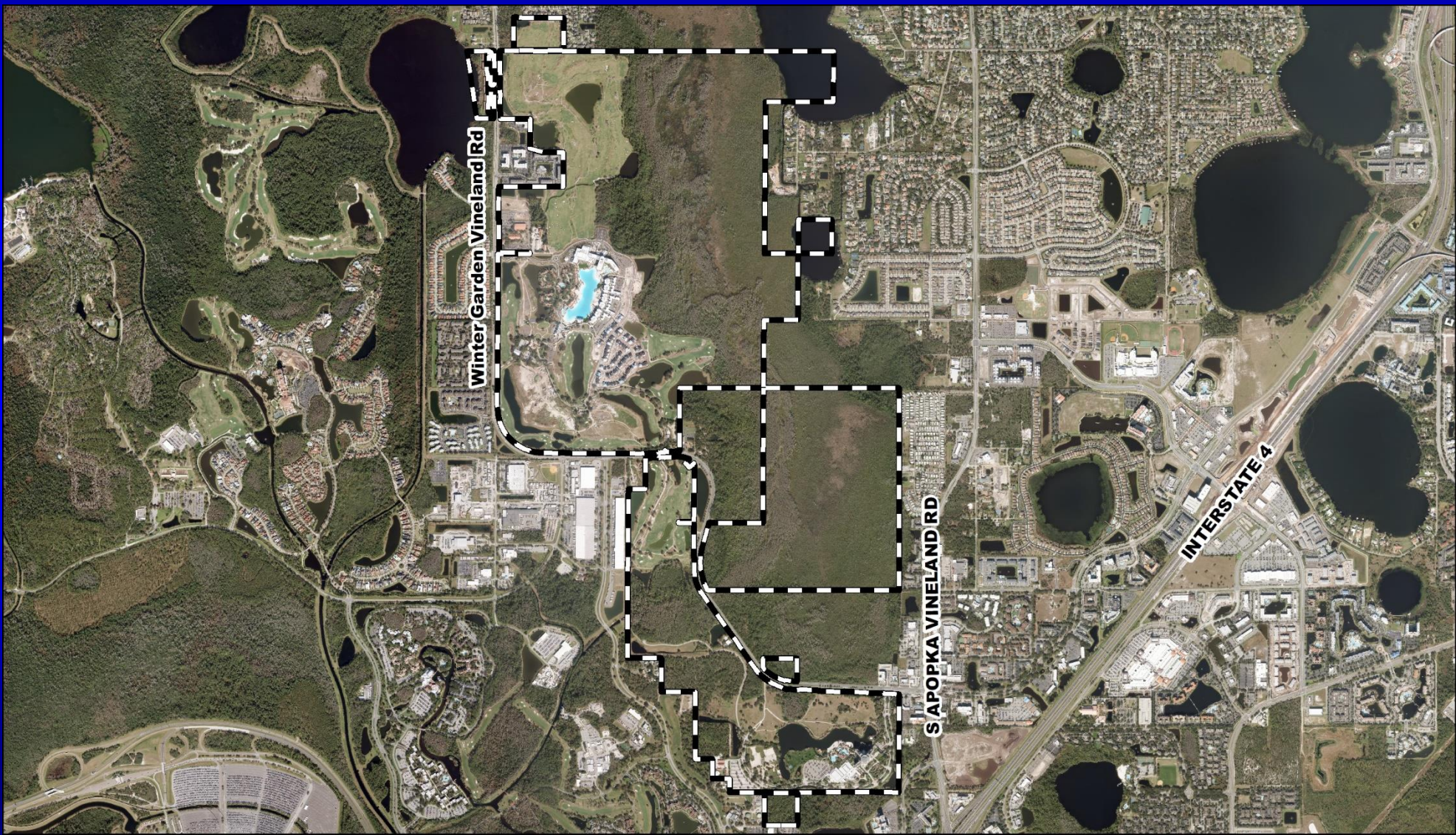


Grand Cypress Resort Planned Development / Land Use Plan Amendment (PD/LUPA) Proposed Zoning Map





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





11/02/2024 CLO-DCD FOR LPA IS REV

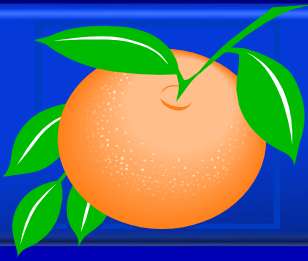




Action Requested

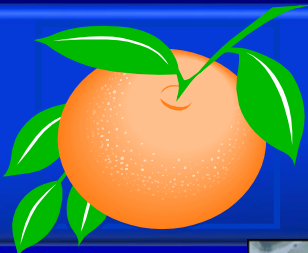
Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Grand Cypress Resort Planned Development / Land Use Plan (PD / LUP) received March 10, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report.

District 1

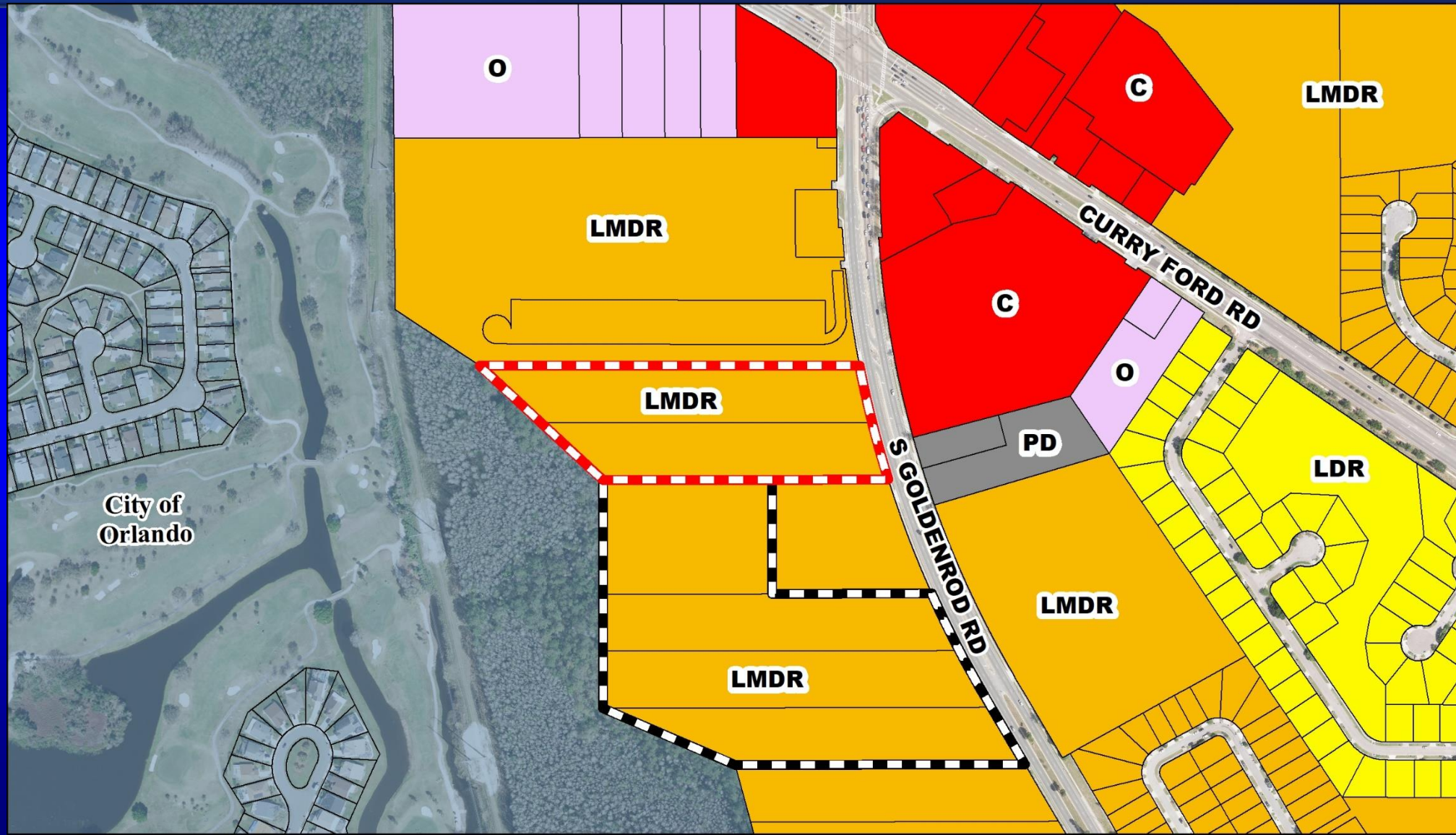


South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA)

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.

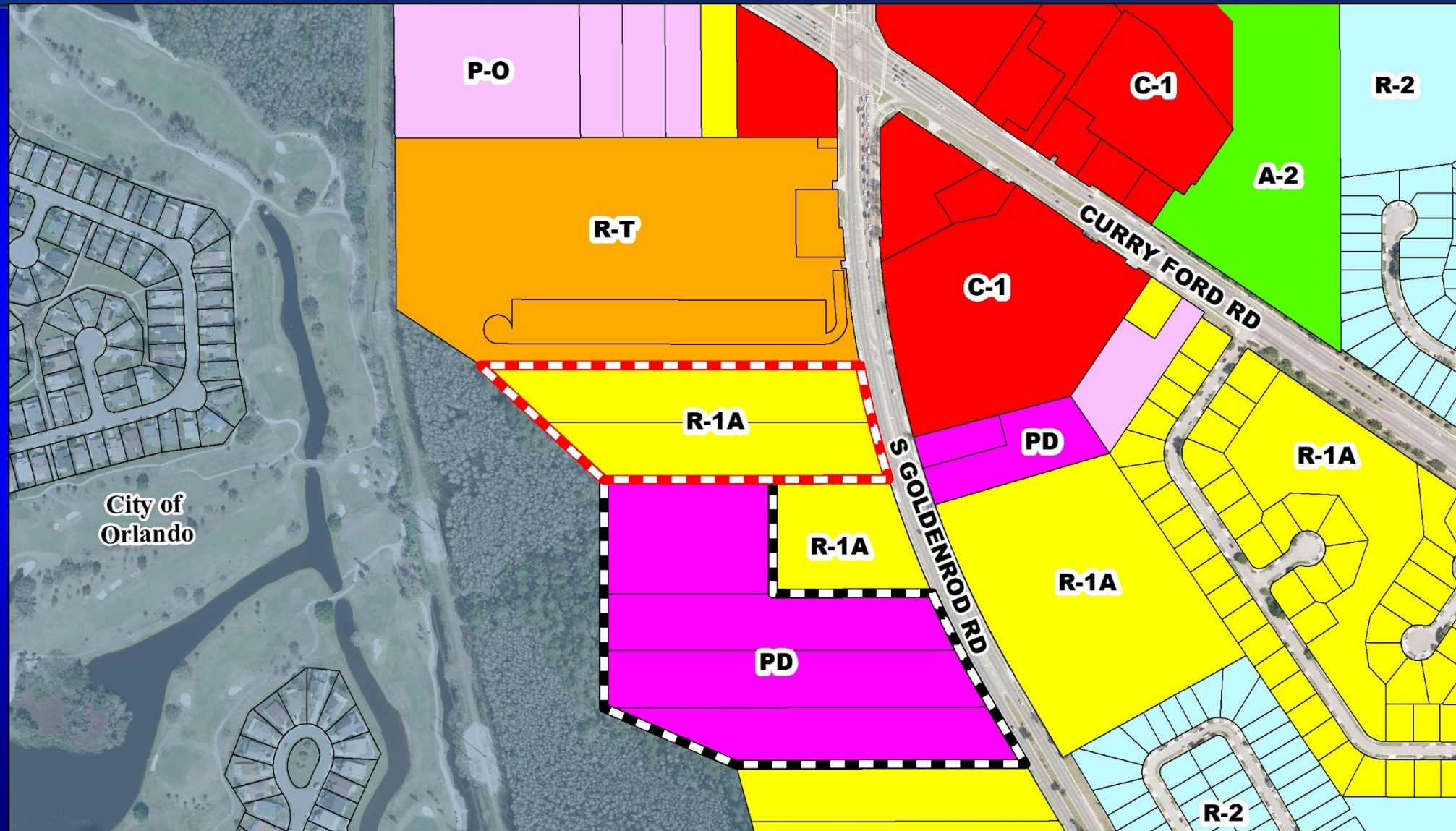


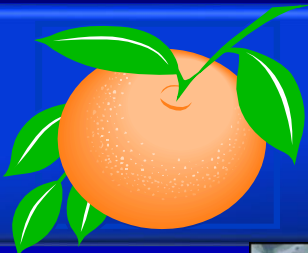
South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Future Land Use Map



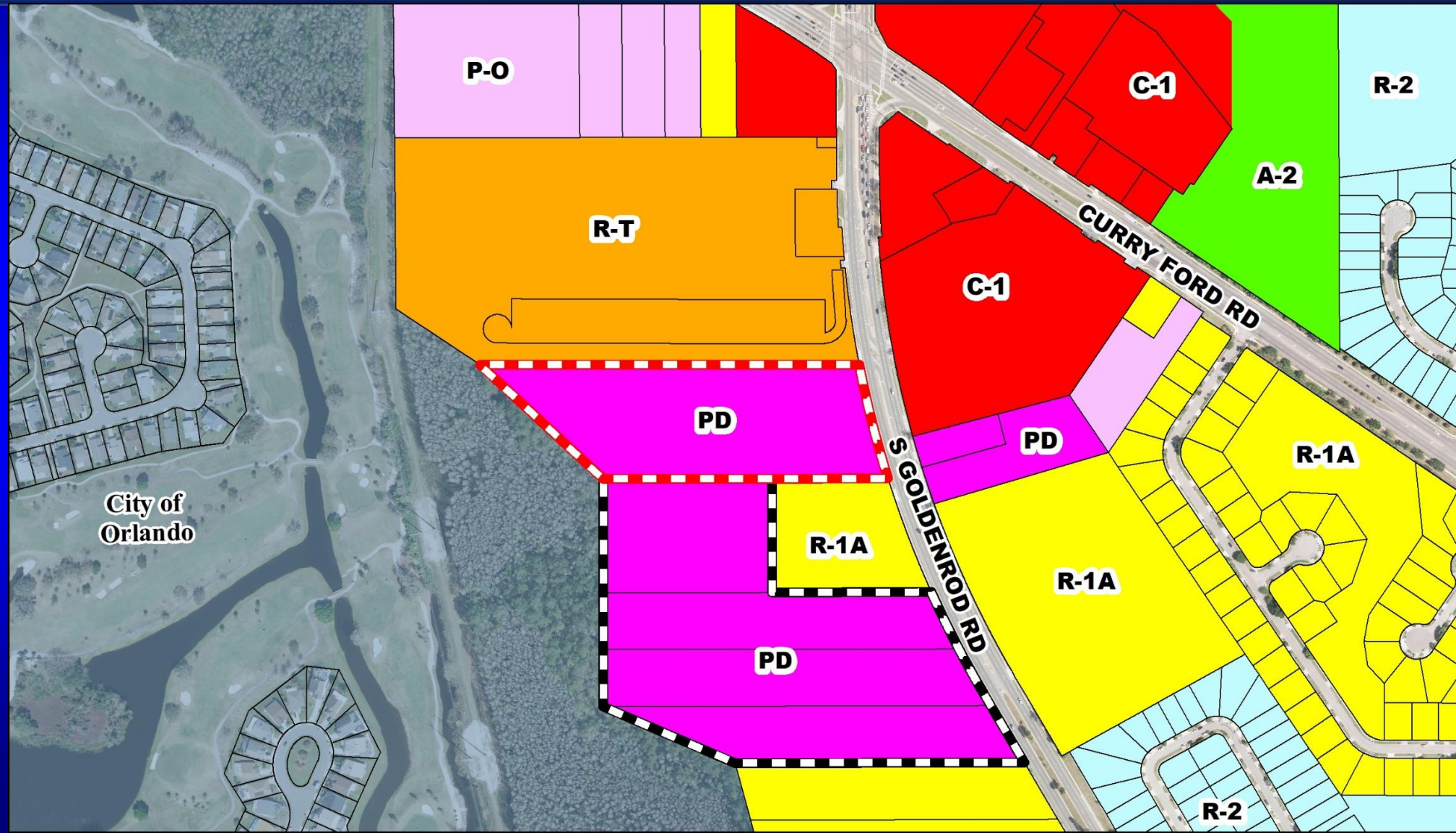


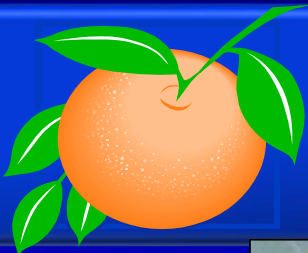
South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Zoning Map



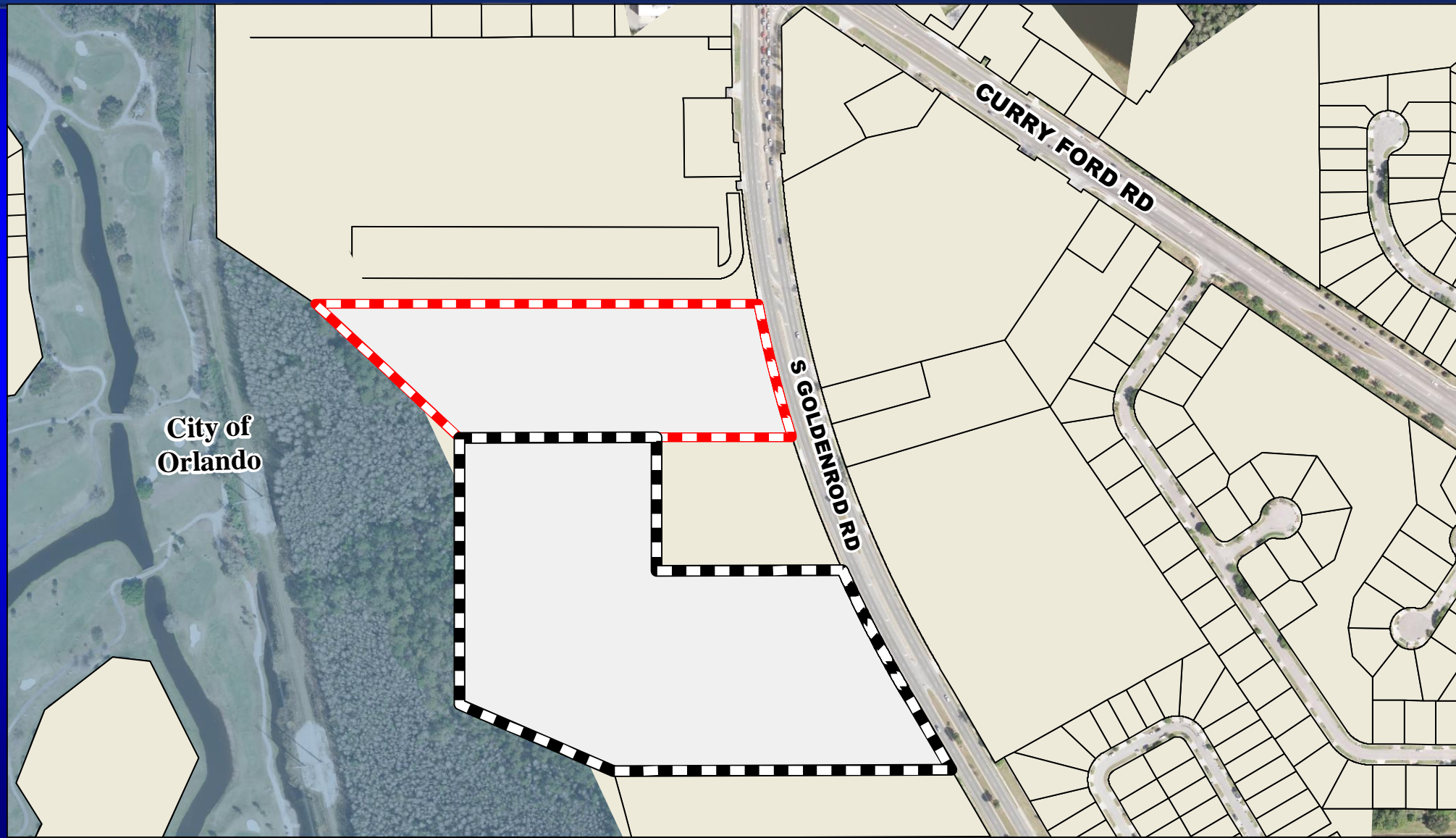


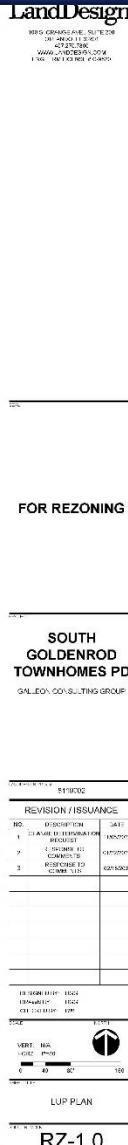
South Goldenrod Townhomes Planned Development / Land Use Plan Amendment (PD/LUPA) Proposed Zoning Map





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