ORANGE COUNTY FLORIDA

Meeting and Public Hearing

April 21, 2026

Board of County Commissioners

B. Development Review Committee Appeal

BACKGROUND

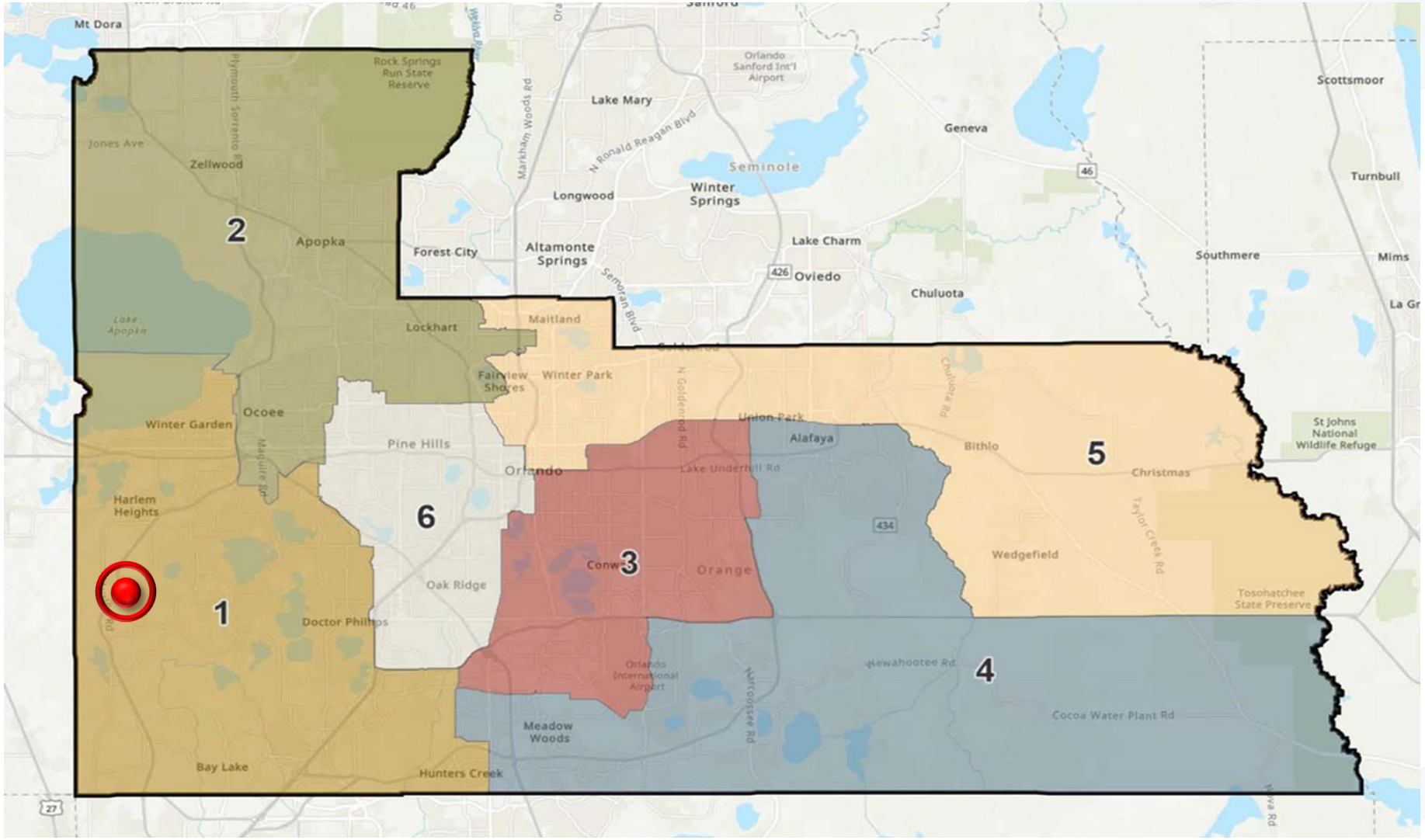
APPLICANT:	**Mike Stewart on Behalf of the Keene's Pointe Community Association**
CASE:	**DRCA-25-06-143**
LOCATION:	**Generally located north and east of Winter Garden Vineland Road and west of Lake Tibet.**
TRACT SIZE:	**807 total gross acres**
DISTRICT:	**1**
REQUEST:	***This case was continued from the March 10, 2026 BCC Public Hearing.***
	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.

C. Substantial Change Public Hearings

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

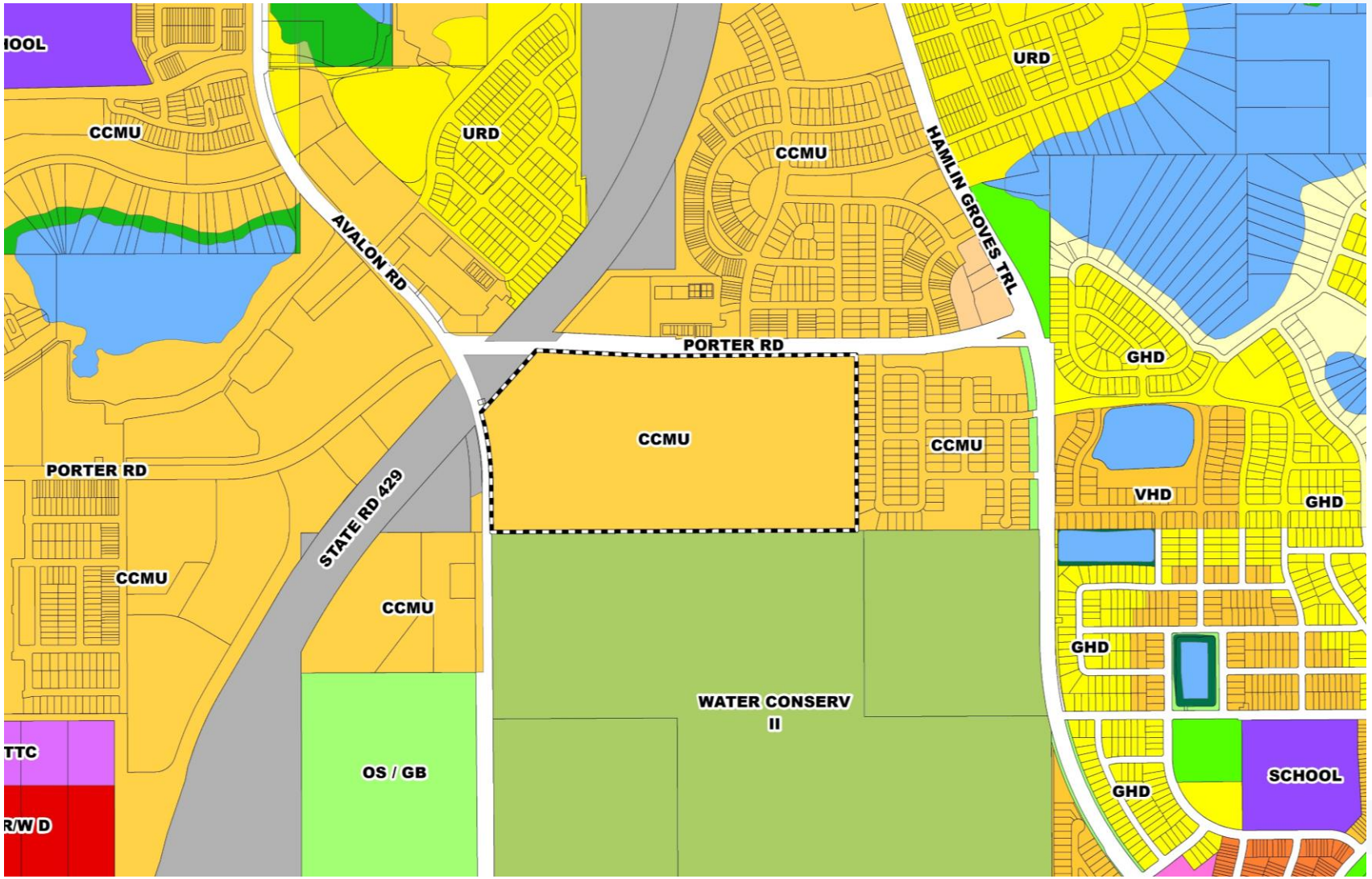
Case:	CDR-25-09-231
Applicant:	Andrew McCown, GAI Consultants, Inc.
District:	1
Acreage:	73.60 gross acres (overall PD)
Location:	17000 Porter Road, Winter Garden, FL 34787. Generally located south of Porter Road and east of County Road 545.
Request:	To amend the Master Sign Plan (MSP) for the PD to 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



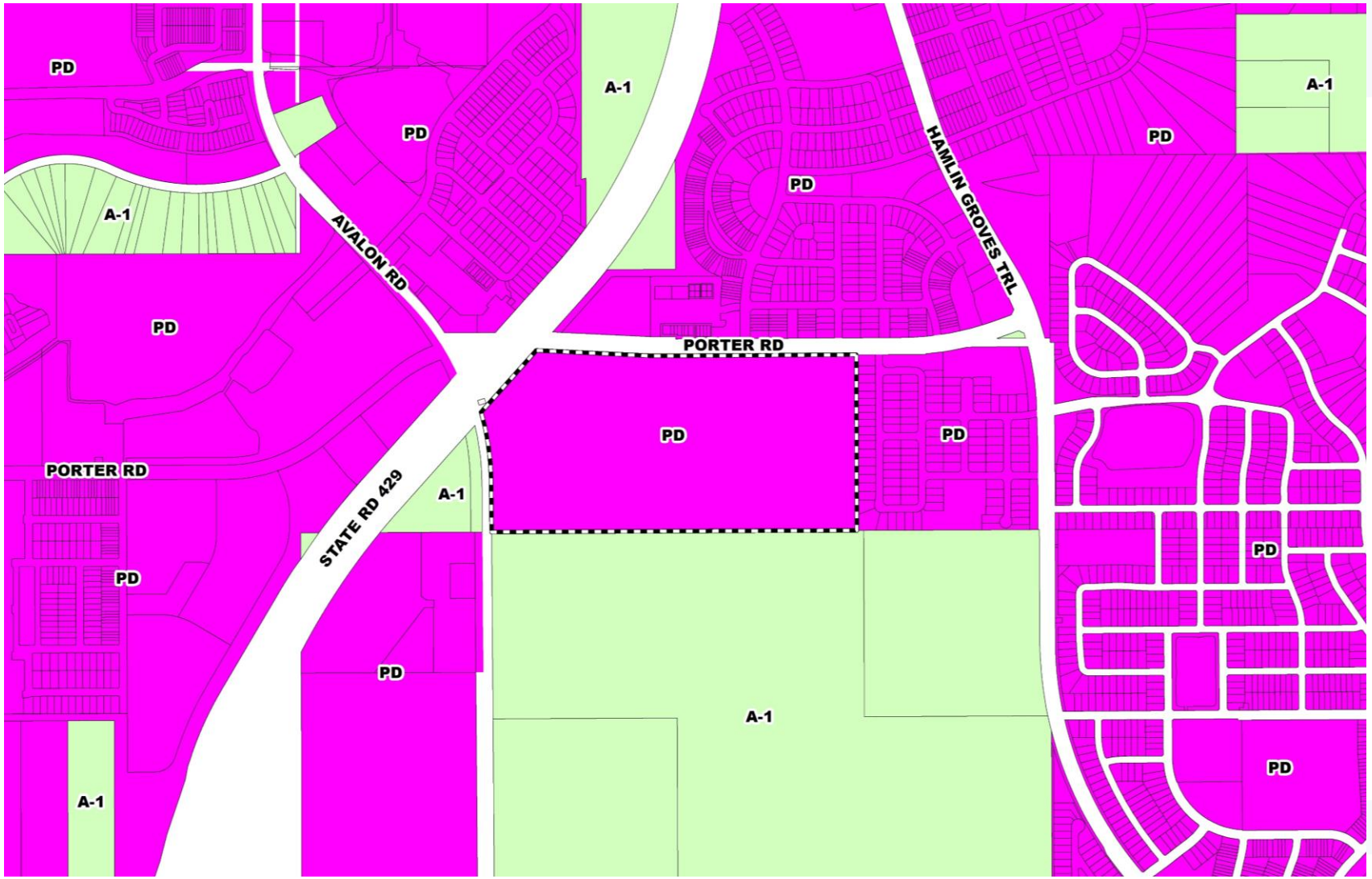
Orlando Health Central Porter Road Medical Campus Planned Development (PD) - Unified Neighborhood Plan (UNP)

Future Land Use



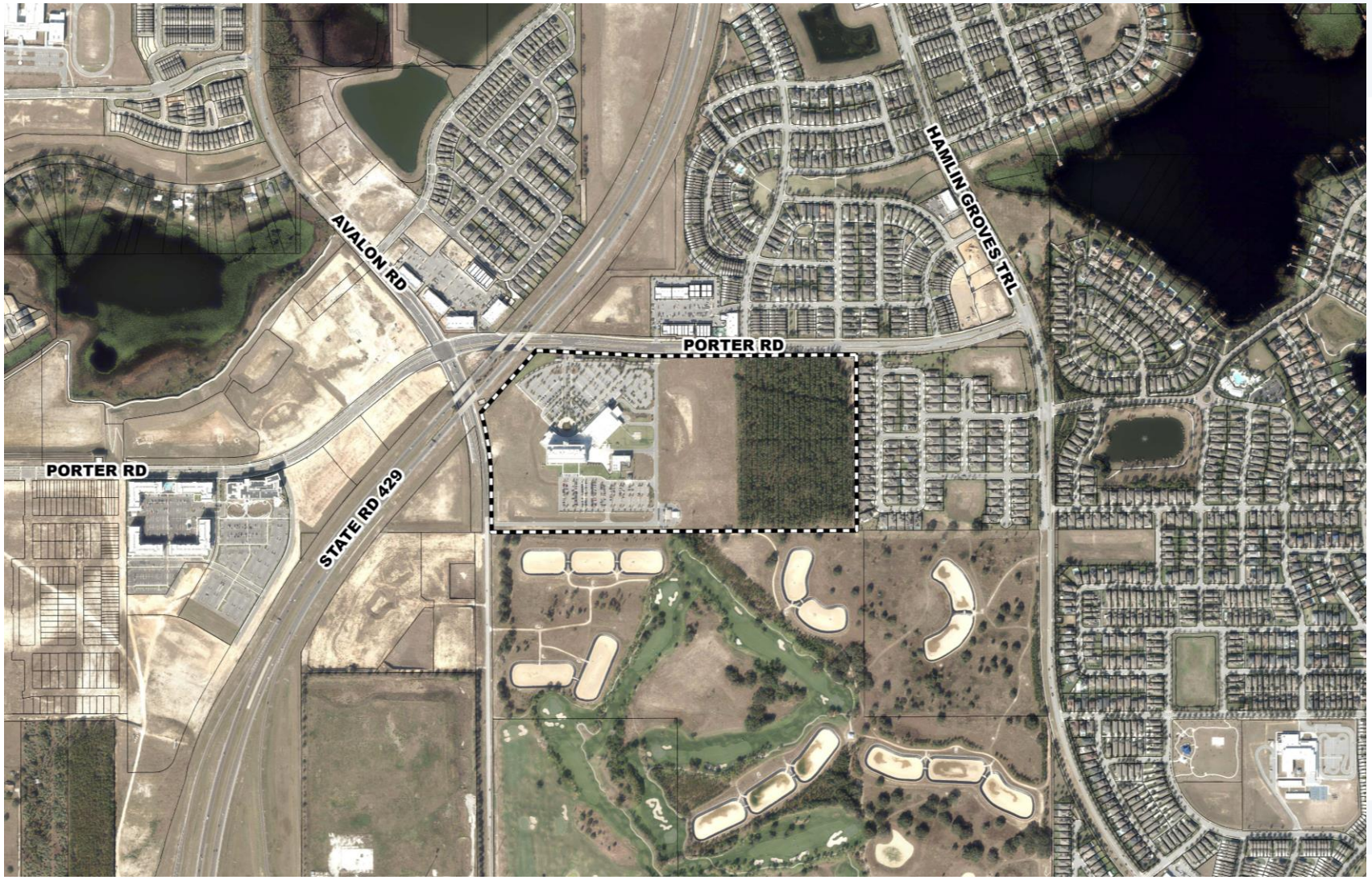
Orlando Health Central Porter Road Medical Campus Planned Development (PD) - Unified Neighborhood Plan (UNP)

Zoning



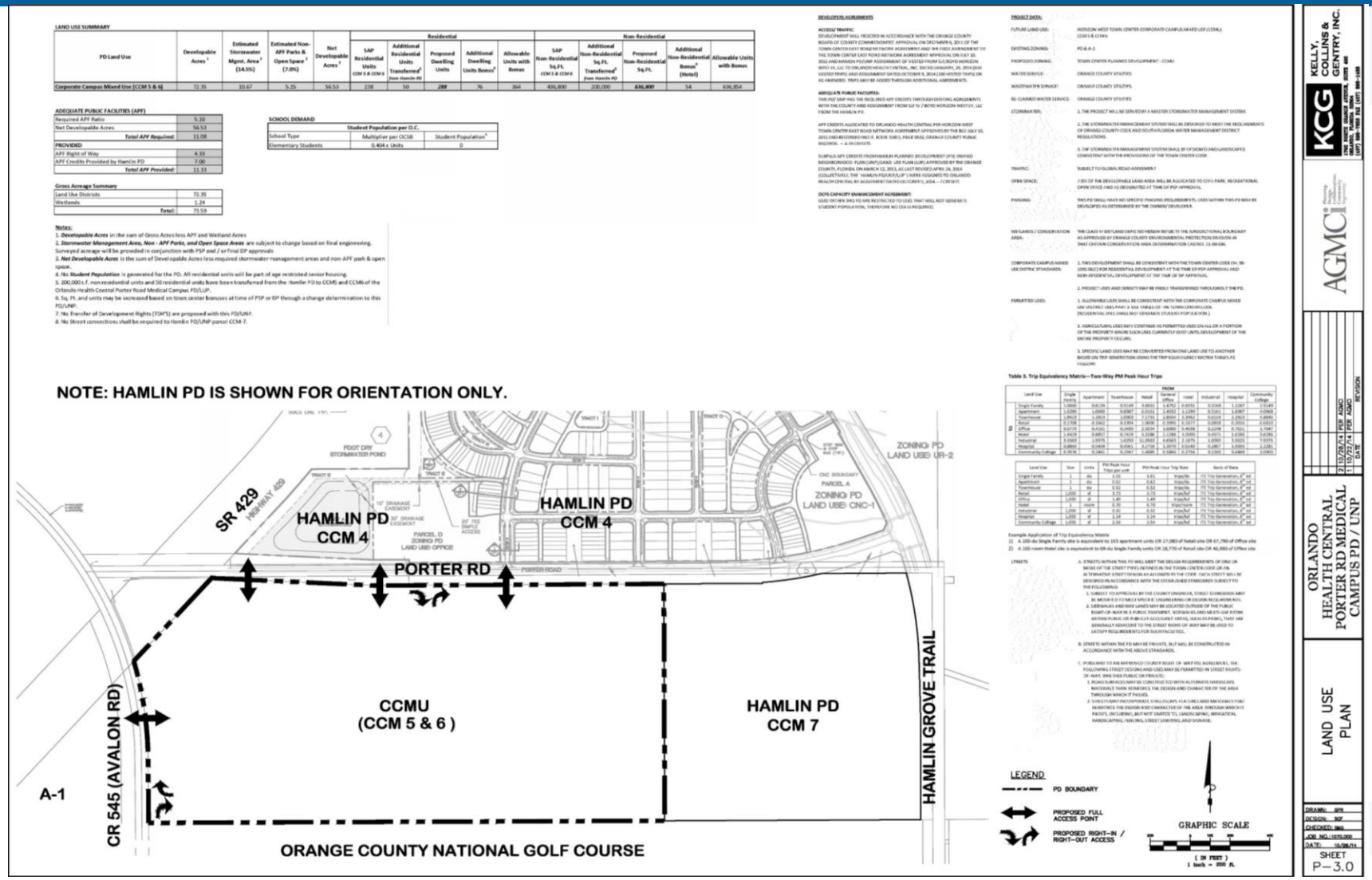
Orlando Health Central Porter Road Medical Campus Planned Development (PD) - Unified Neighborhood Plan (UNP)

Aerial



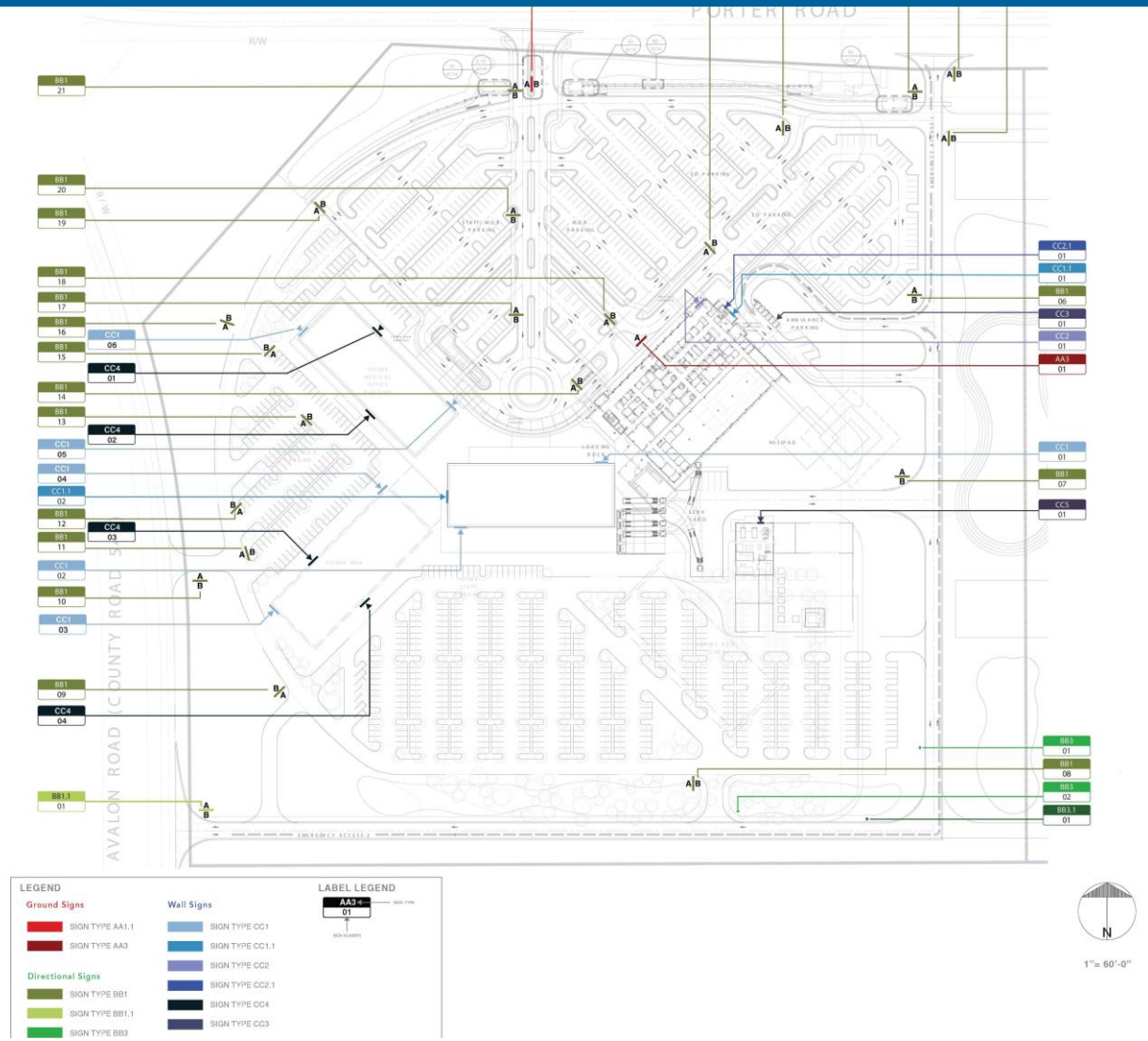
Orlando Health Central Porter Road Medical Campus Planned Development (PD) - Unified Neighborhood Plan (UNP)

Overall Land Use Plan



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

Overall Land Use Plan



ORLANDO HEALTH®

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

ACTION REQUESTED

DRC Recommendation

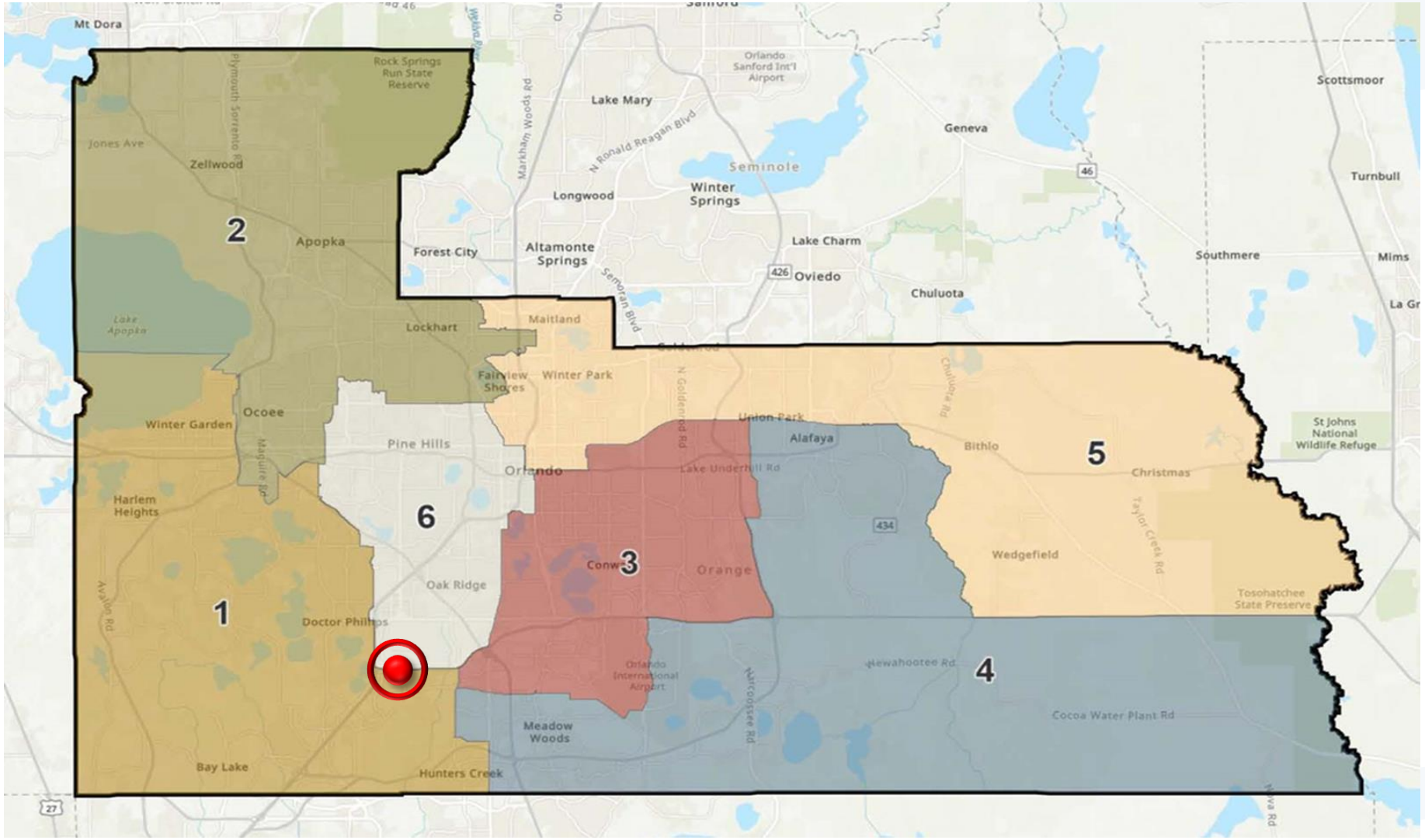
- **Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Master Sign Plan for the Orlando Health Central Porter Road Medical Campus Planned Development (PD) – Unified Neighborhood Plan (UNP) received February 26, 2026, subject to the conditions listed under the Development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

District 1

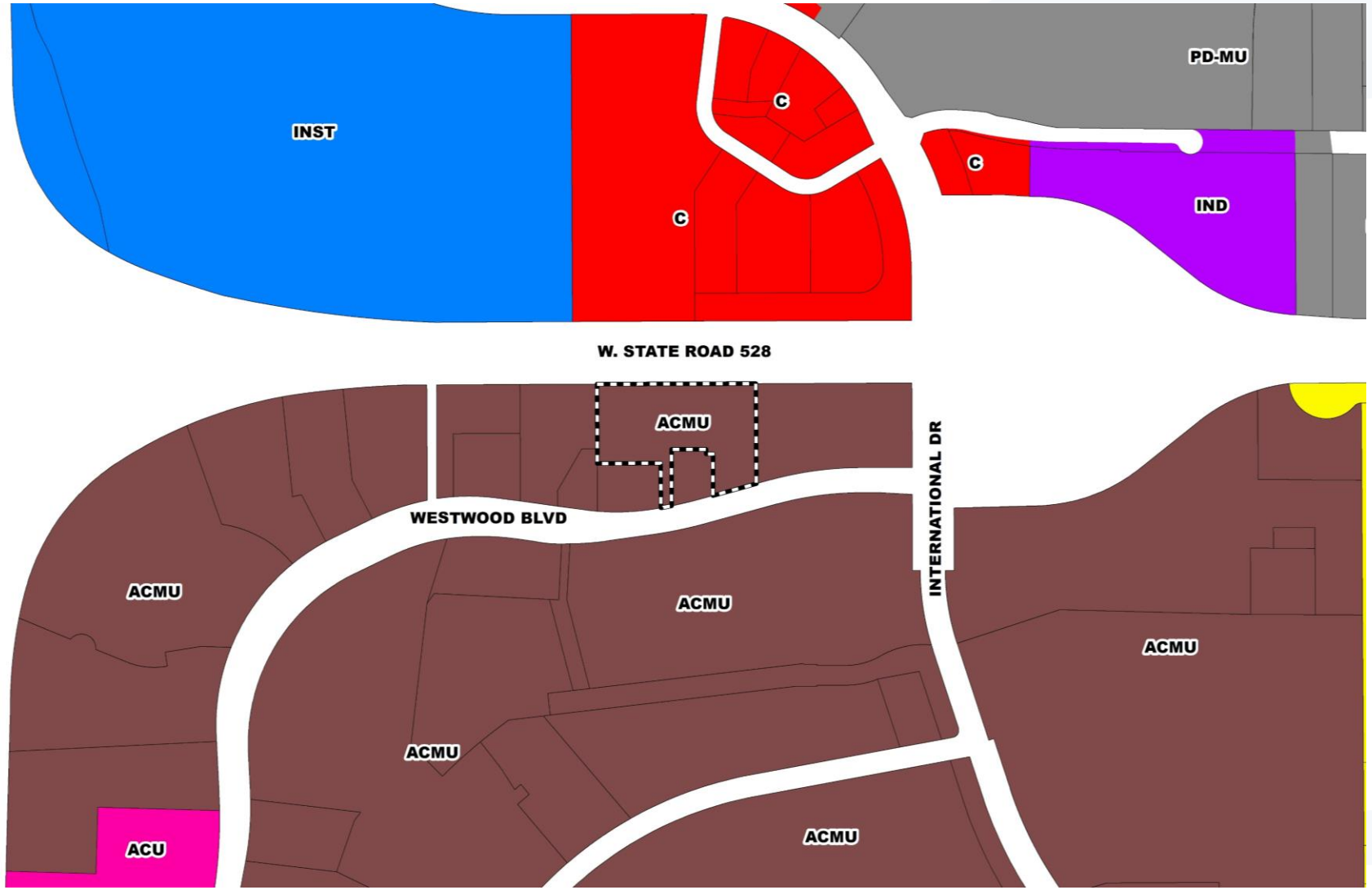
Orangewood N-1 Planned Development (PD)

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.**

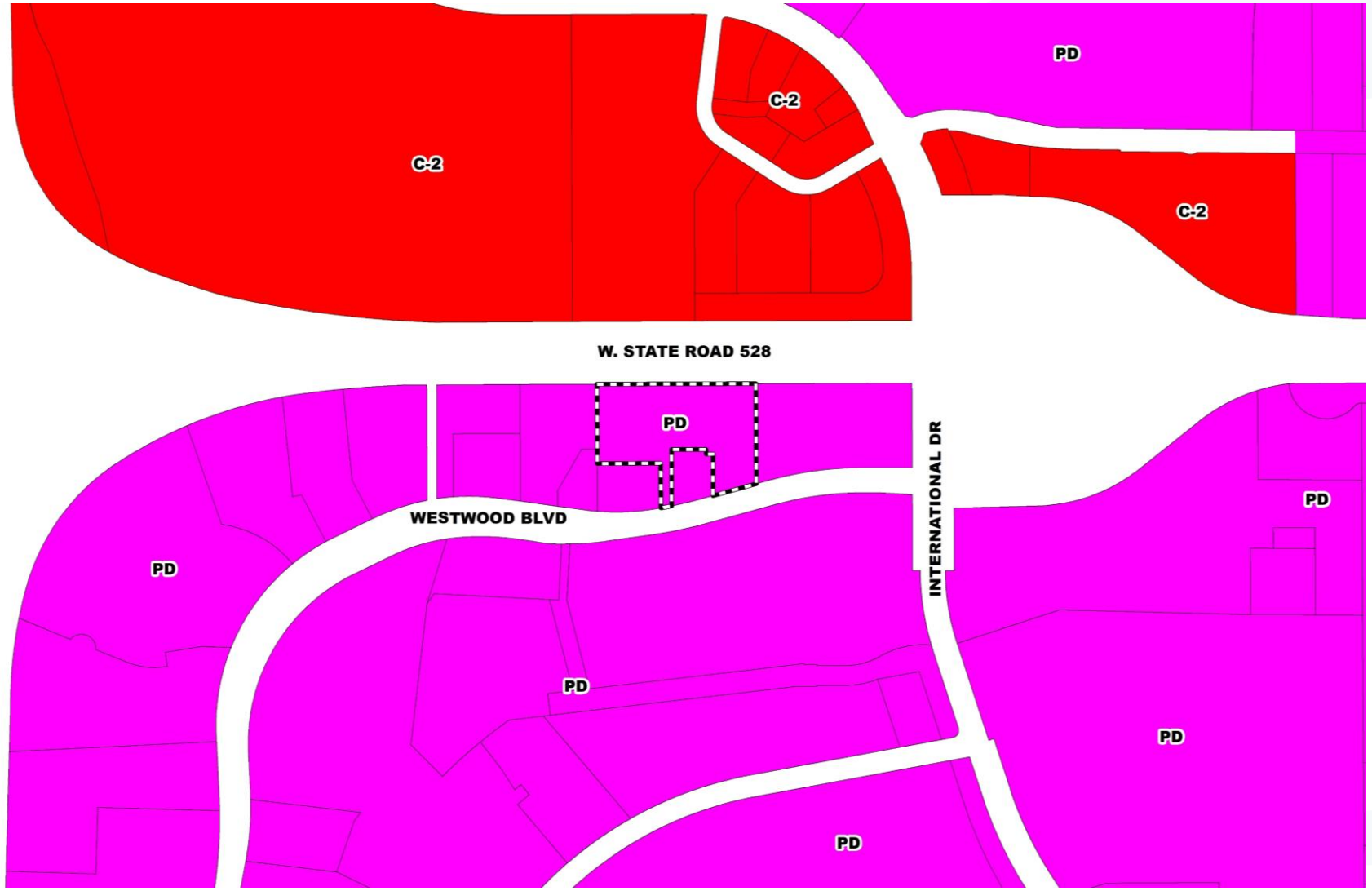
DISTRICT MAP



Orangewood N-1 Planned Development (PD)
Future Land Use



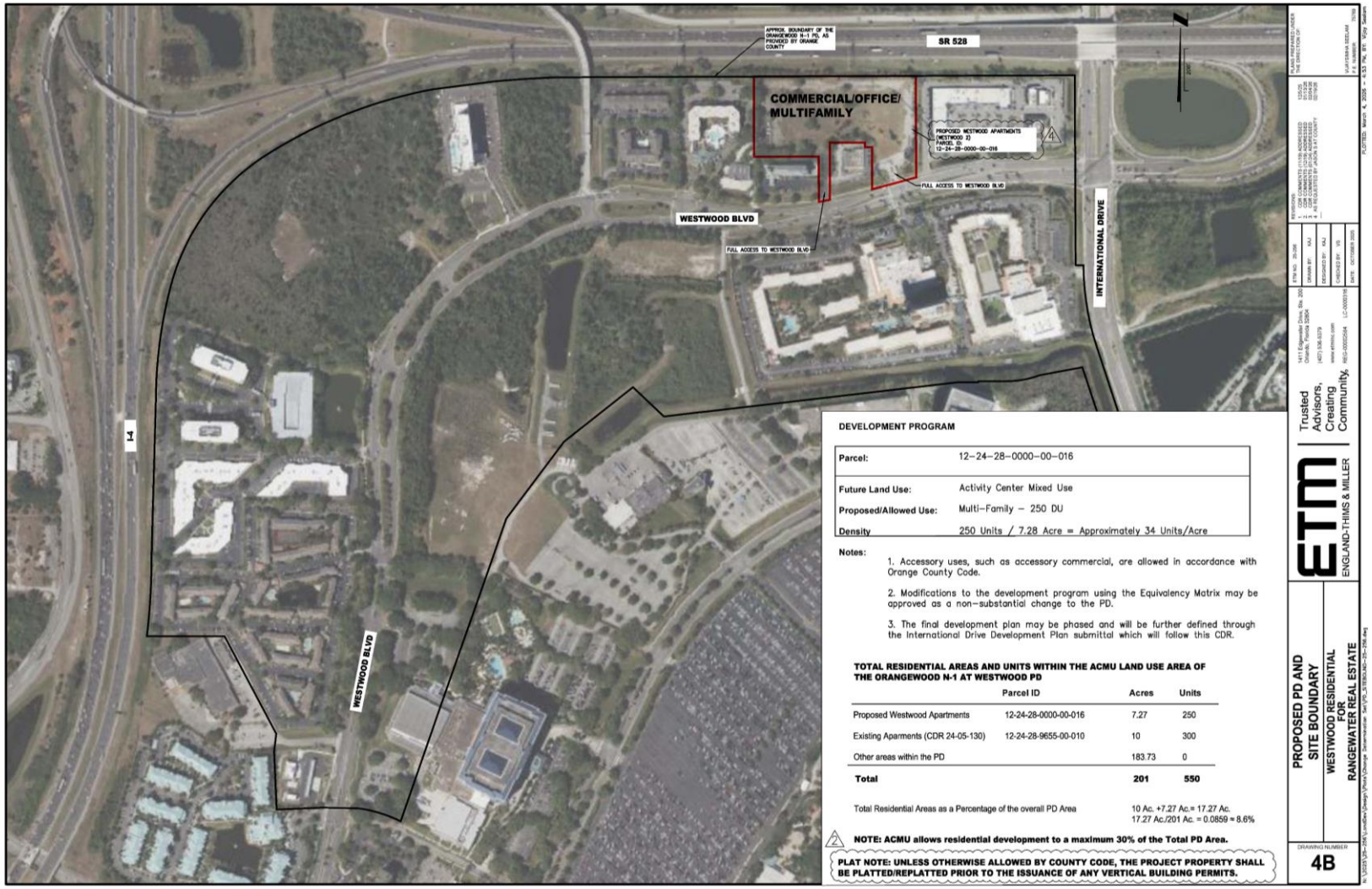
Orangewood N-1 Planned Development (PD)
Zoning



Orangewood N-1 Planned Development (PD)

Aerial

Orangewood N-1 Planned Development (PD)
Overall Land Use Plan



ACTION REQUESTED

DRC Recommendation

- **Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Orangewood 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.**

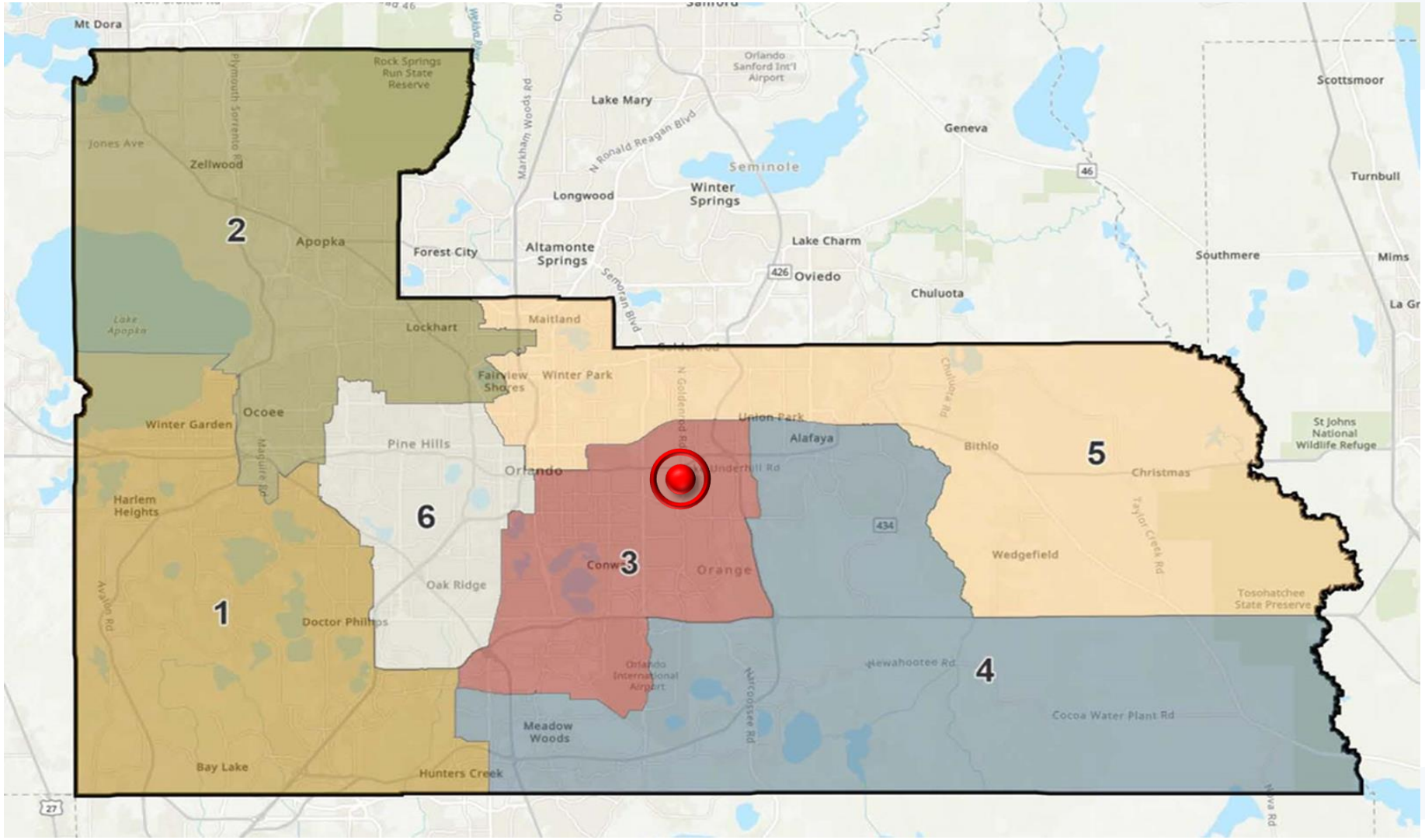
District 1

D. Preliminary Subdivision Plan Public Hearing

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

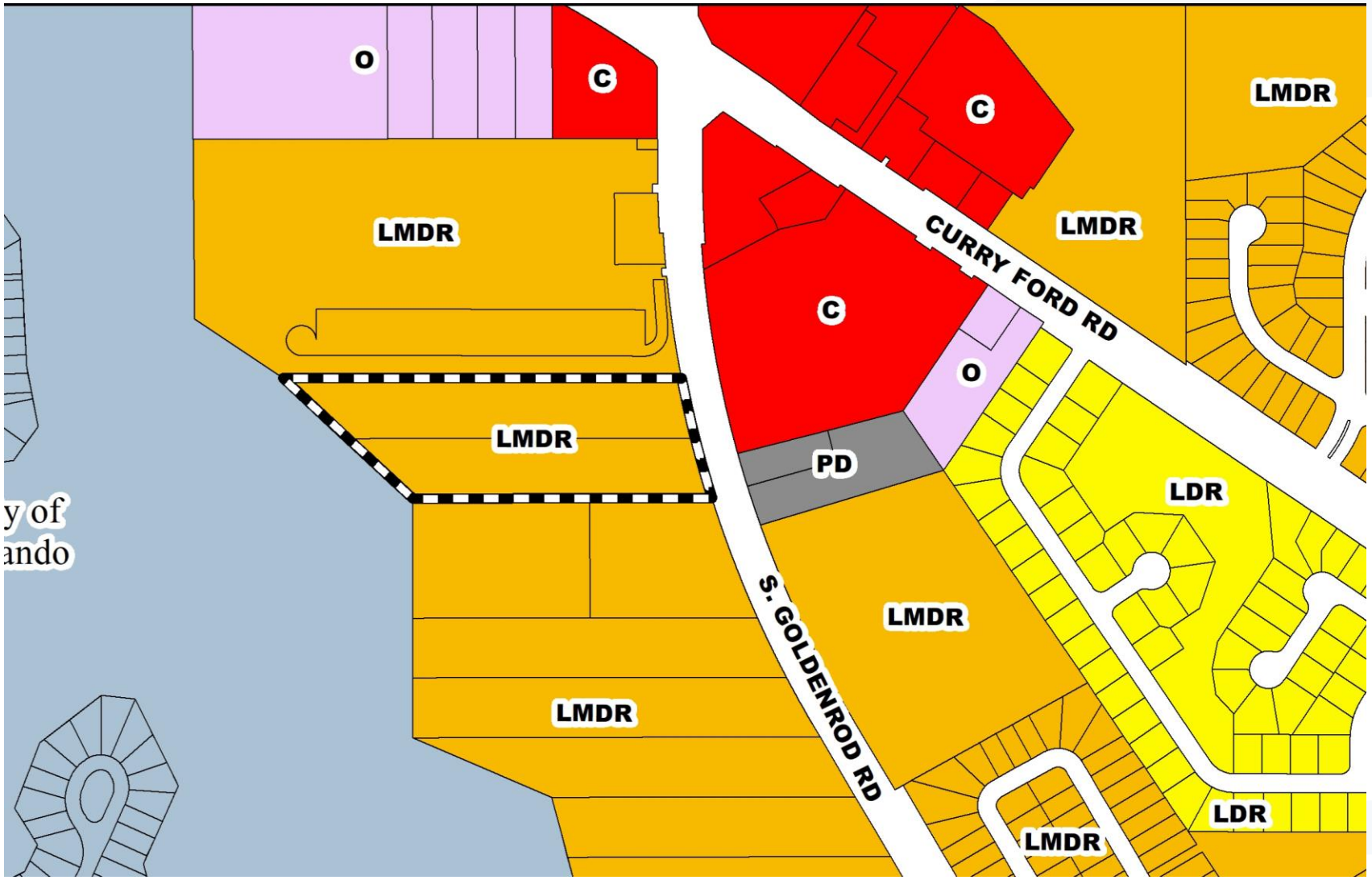
Case:	**PSP-25-05-093**
Applicant:	**Jason Rostek, Land Design, Inc.**
District:	**3**
Acreage:	**6.84 gross acres** **4.81 developable acres**
Location:	**Generally located west of South Goldenrod Road, south of Curry Ford Road, east of 436, and north of Pershing Avenue**
Request:	**To subdivide 6.84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

DISTRICT MAP



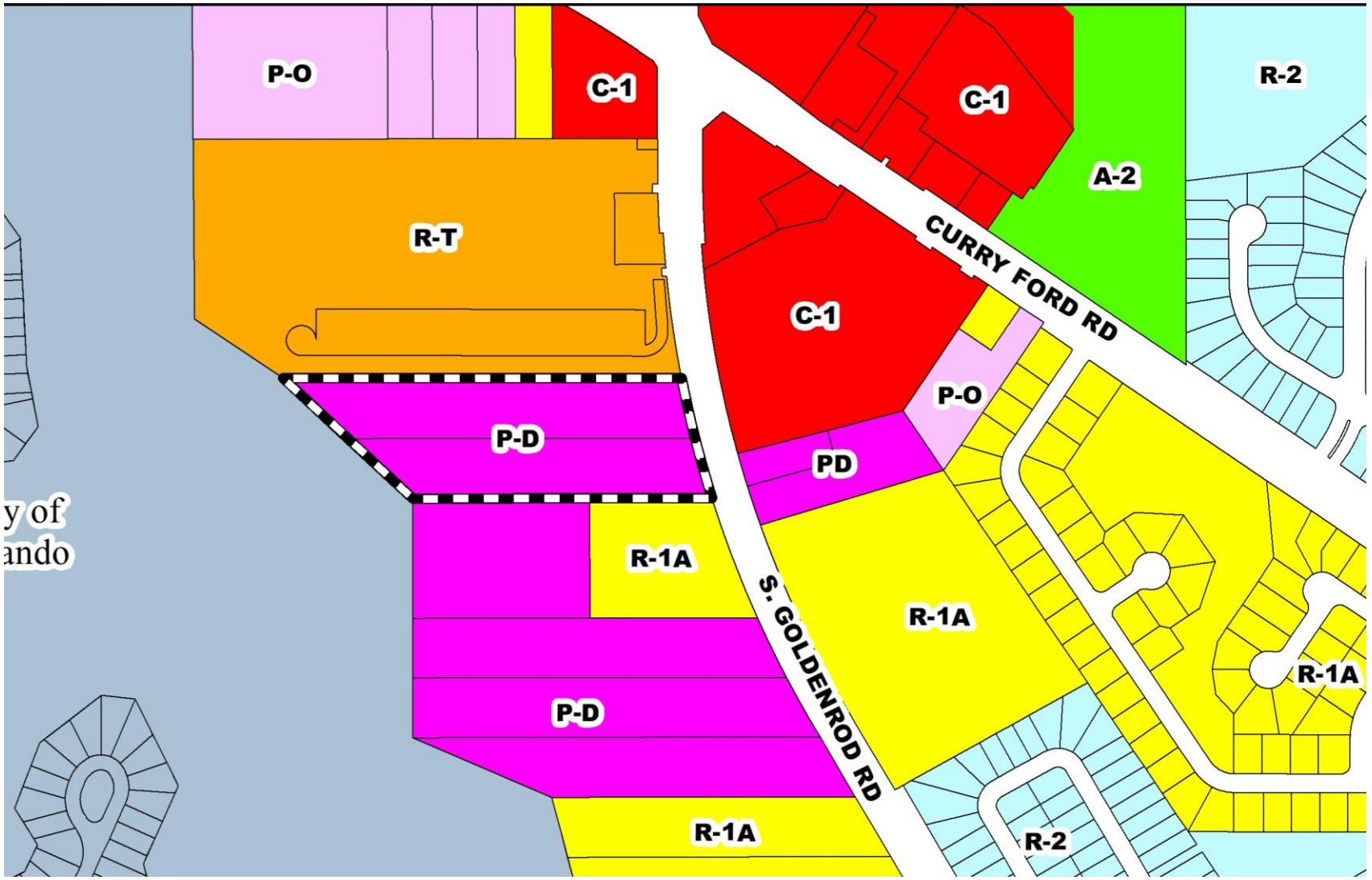
South Goldenrod Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP)

Future Land Use



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

Zoning

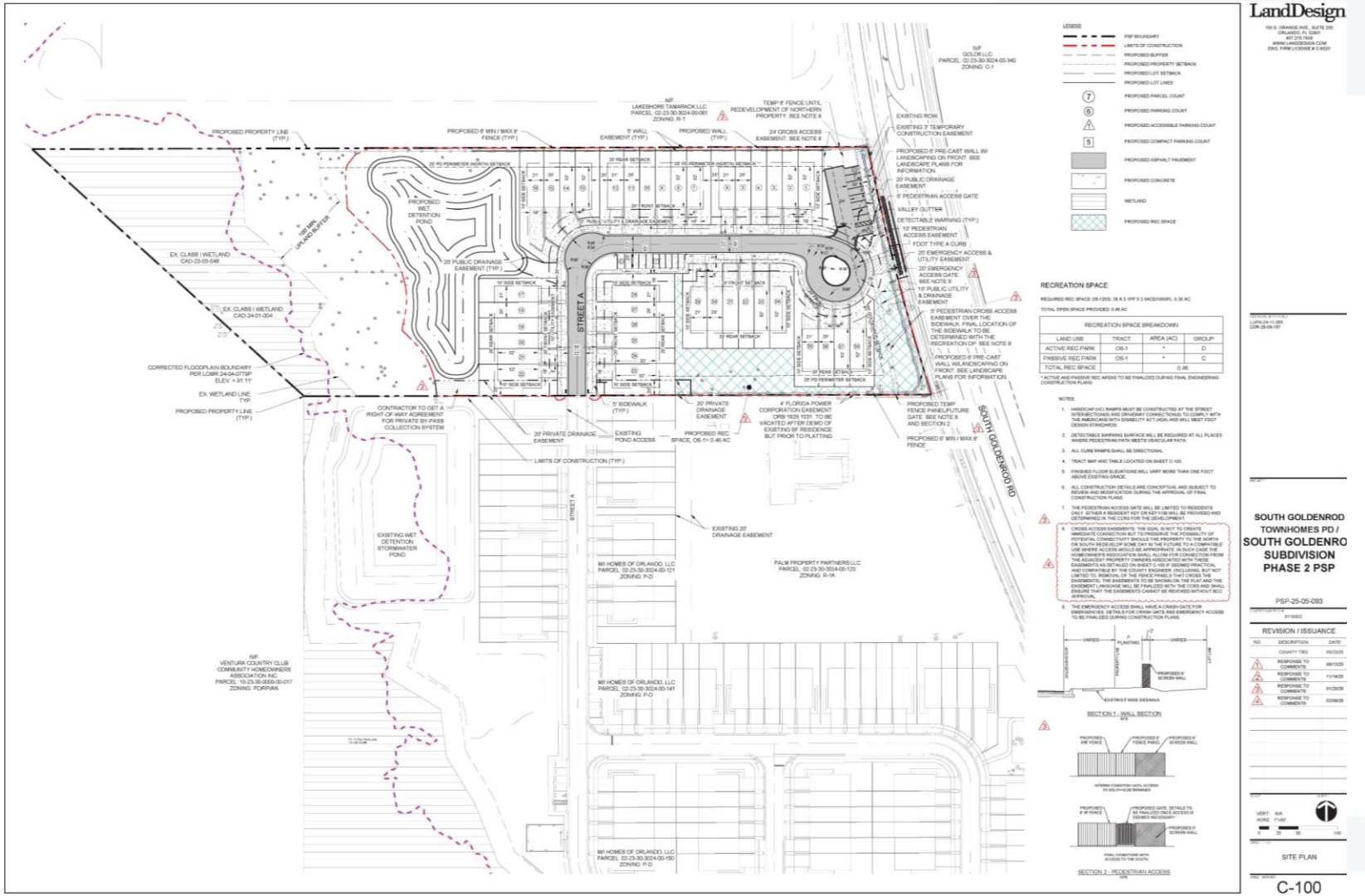


South Goldenrod Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP)

Aerial

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

Overall Preliminary Subdivision Plan



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