

ORANGE



COUNTY
F L O R I D A

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.

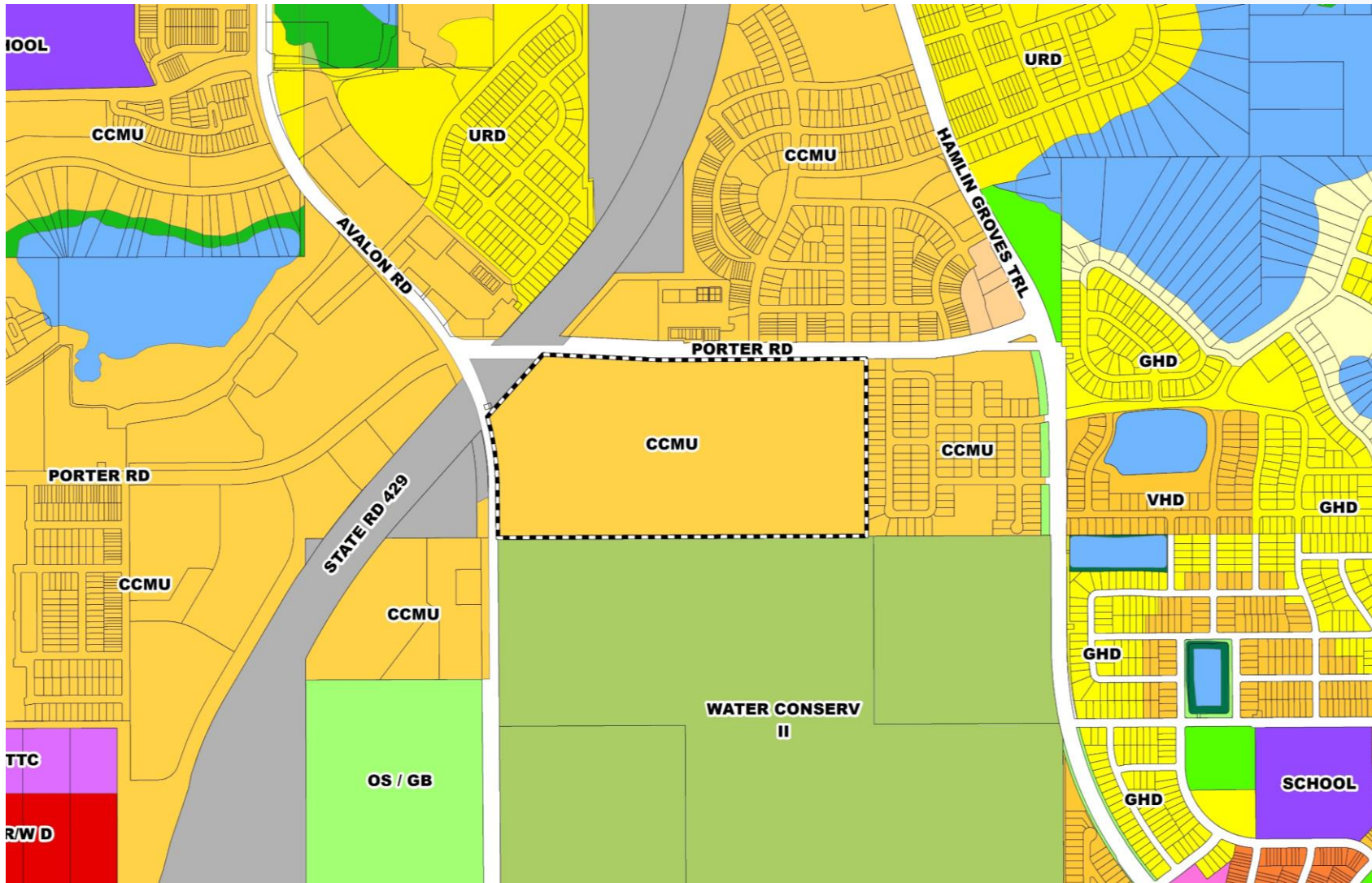
Board of County Commissioners

C. Substantial Change Public Hearings

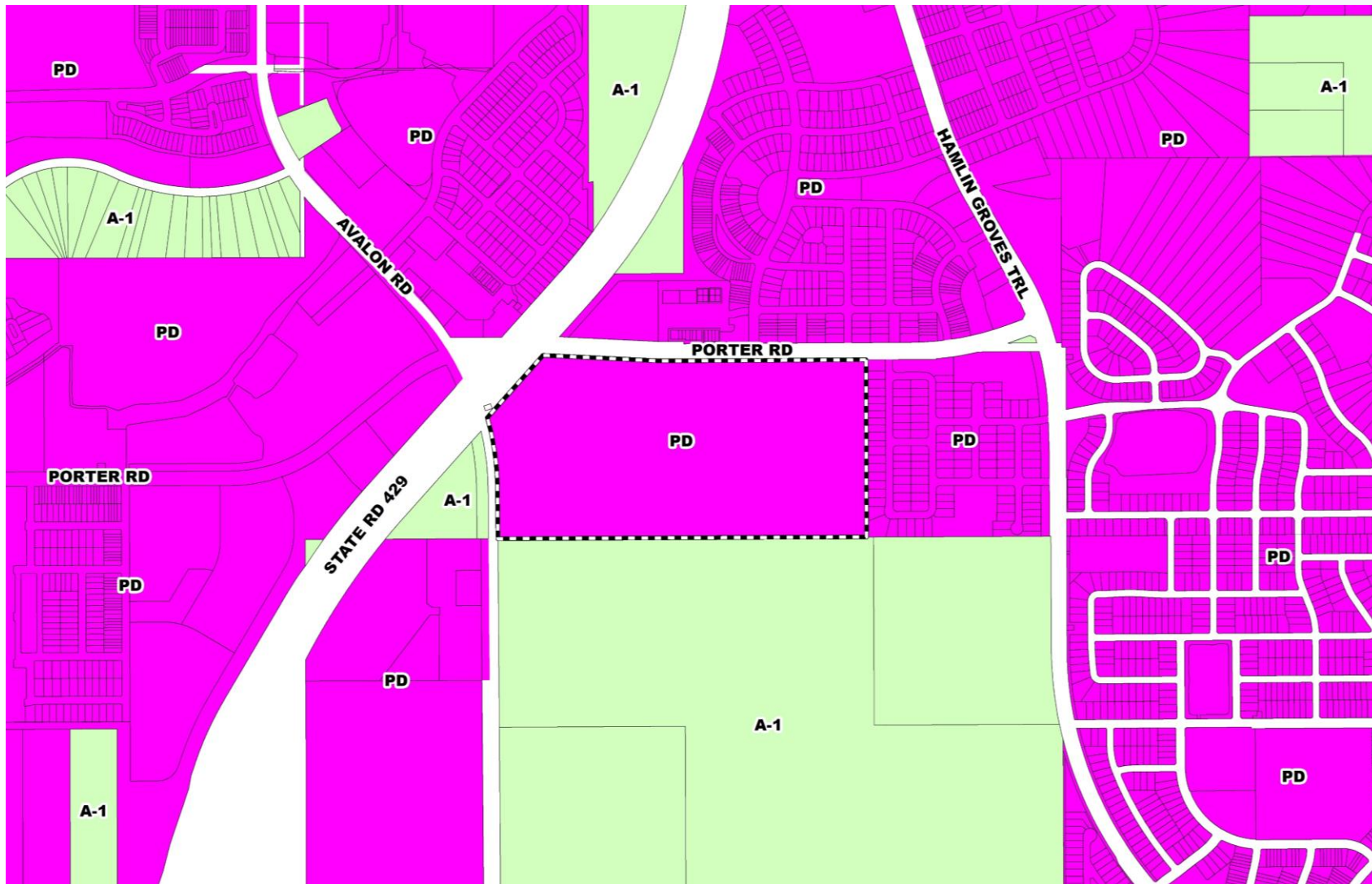
Orlando Health Central Porter Road Medical Campus Planned Development (PD) - Unified Neighborhood Plan (UNP)

- 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.

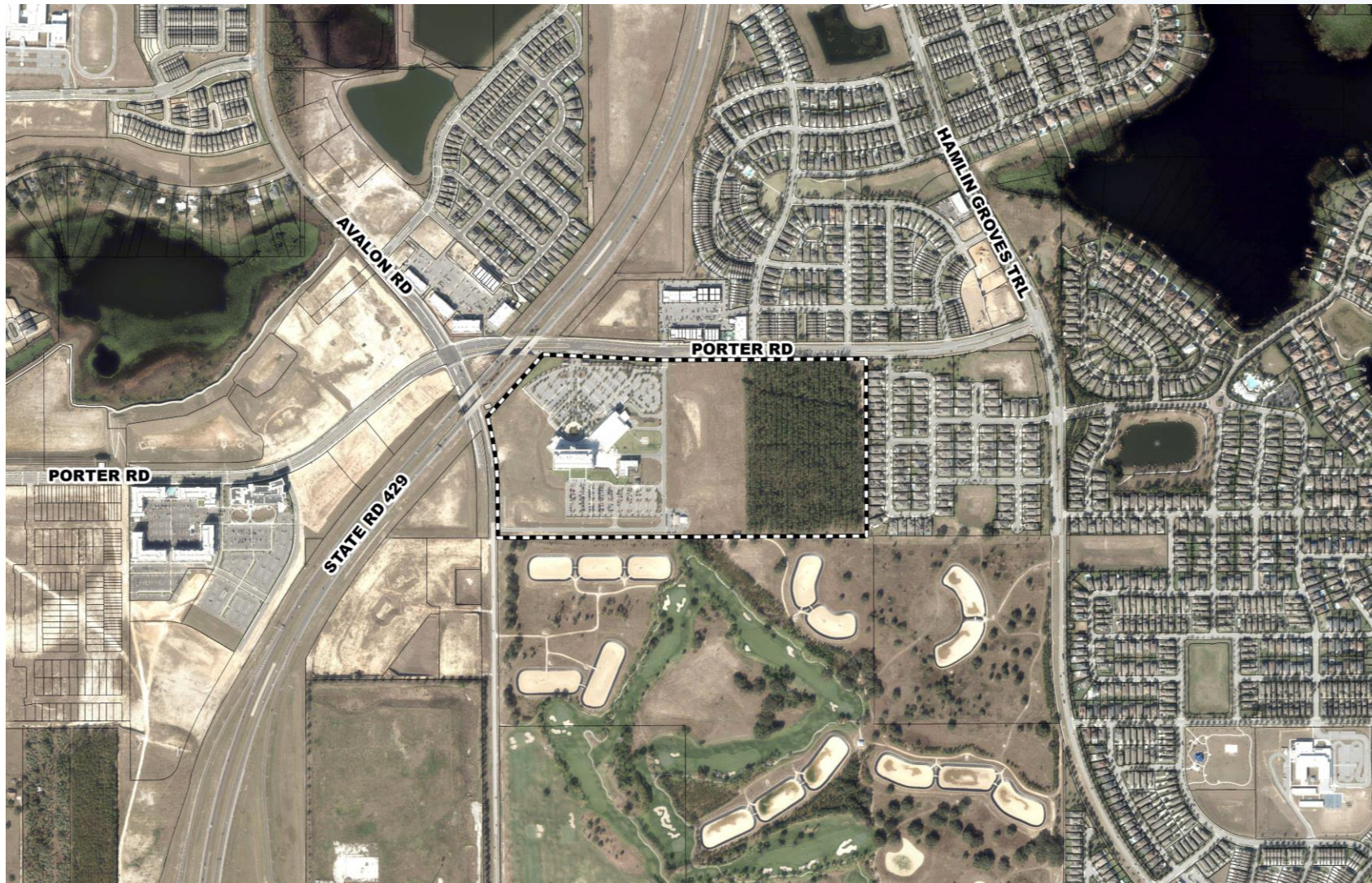
Orlando Health Central Porter Road Medical Campus Planned Development (PD) - Unified Neighborhood Plan (UNP) Future Land Use



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

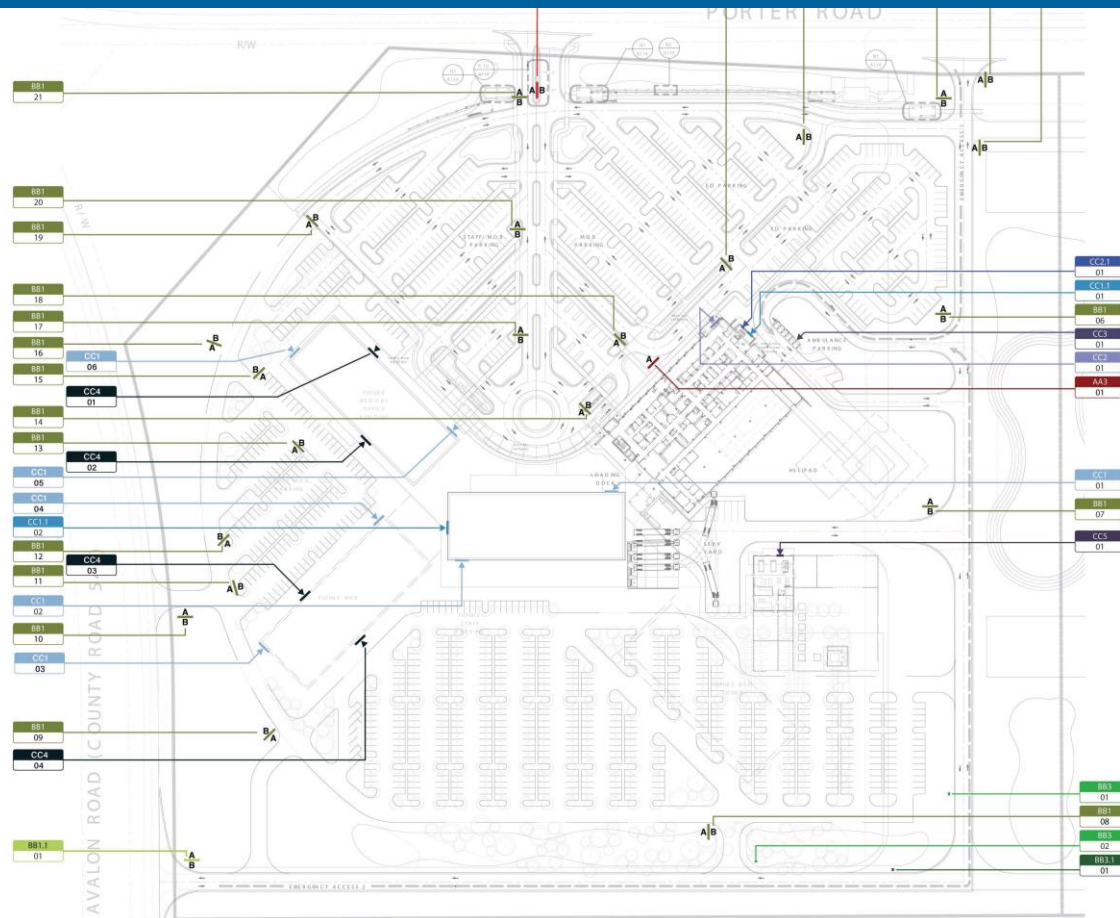
DRAWN BY AK
CHECKED BY AM
DATE OF ISSUE 09/09/2025
SCALE AS DRAWN
REVISION 05-01/06/26

CONCEPT PLAN BY OTHERS

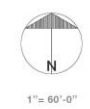
Sign Location Plan

P-5.4

618 E. South Street Suite 700



LEGEND		LABEL LEGEND	
Ground Signs	Wall Signs	AA3-01	Sign Type
█ SIGN TYPE AA1.1	█ SIGN TYPE CC1	AA3-01	Sign Type
█ SIGN TYPE AA3	█ SIGN TYPE CC1.1		
Directional Signs	█ SIGN TYPE CC2		
█ SIGN TYPE BB1	█ SIGN TYPE CC2.1		
█ SIGN TYPE BB1.1	█ SIGN TYPE CC4		
█ SIGN TYPE BB3	█ SIGN TYPE CC3		



ACTION REQUESTED

DRC Recommendation

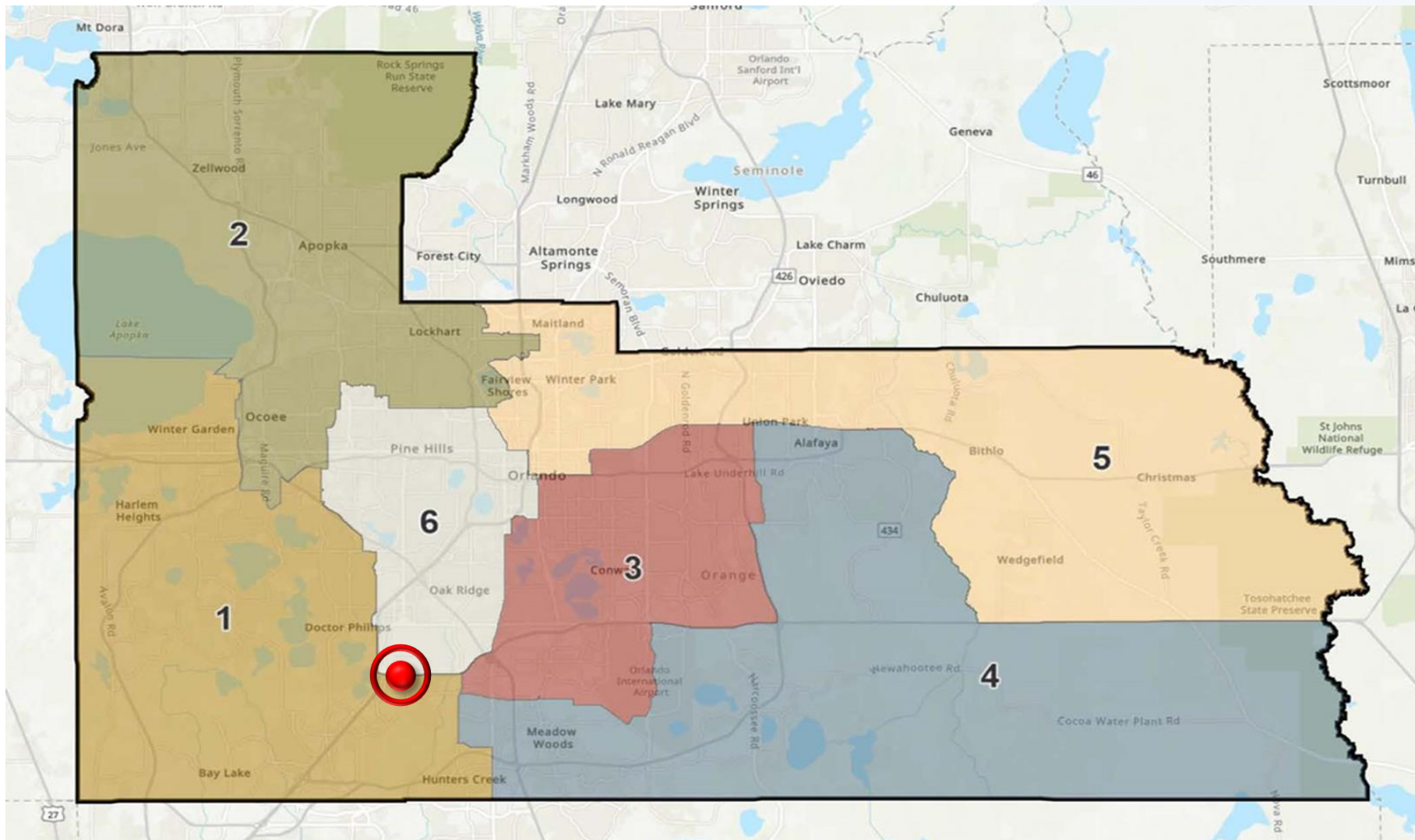
- **Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Master Sign Plan for the Orlando Health Central Porter Road Medical Campus Planned Development (PD) – Unified Neighborhood Plan (UNP) received February 26, 2026, subject to the conditions listed under the Development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

District 1

Orangewood N-1 Planned Development (PD)

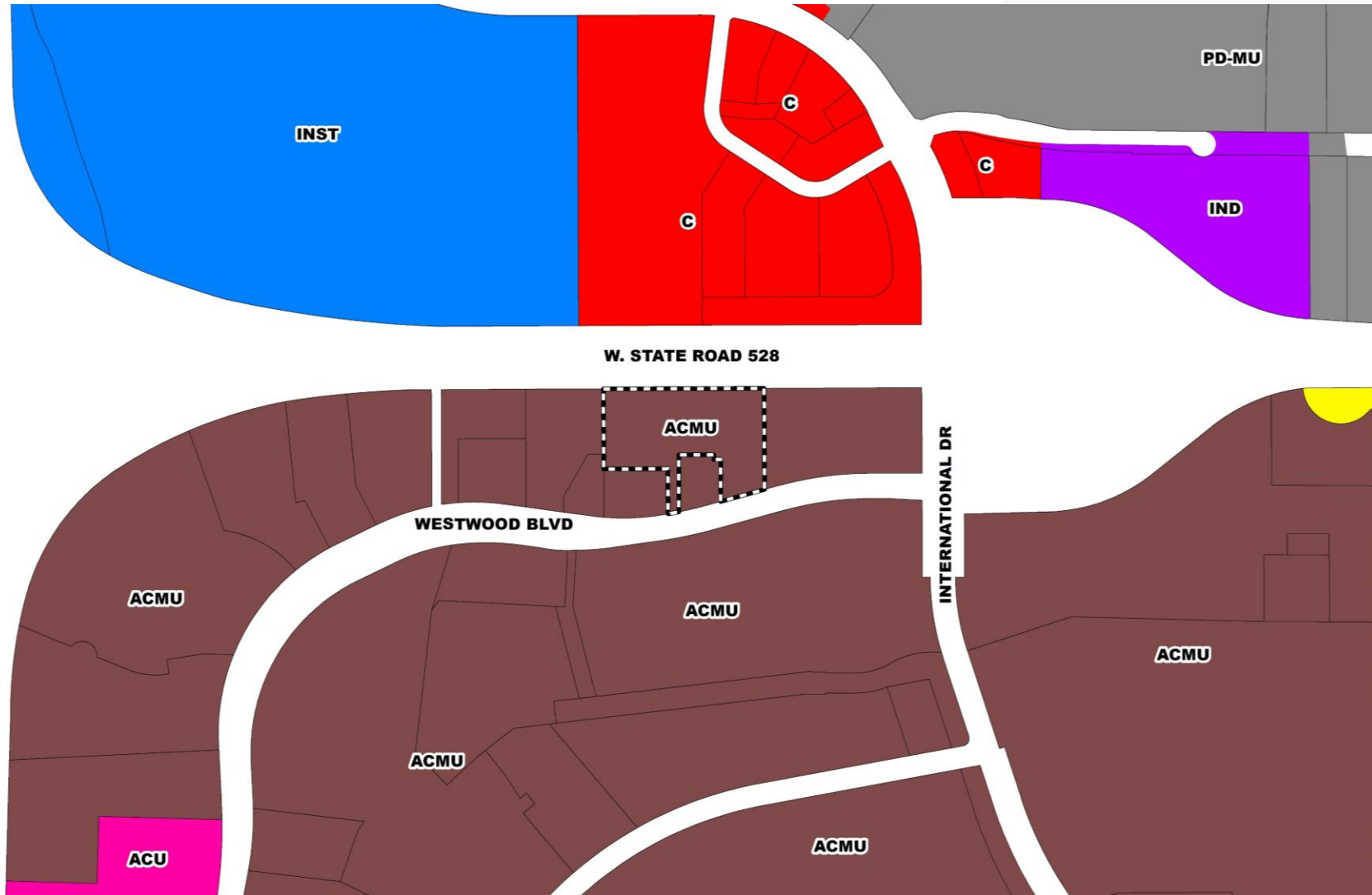
- Case:** CDR-25-10-252
- Applicant:** Vijaysimha Seelam, England Thims and Miller
- District:** 1
- Acreage:** 7.28 gross acres (affected area only)
- Location:** Generally located north of Central Florida Parkway, south of State Road 528, east of Interstate 4, and west of Westwood Boulevard.
- Request:**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

DISTRICT MAP

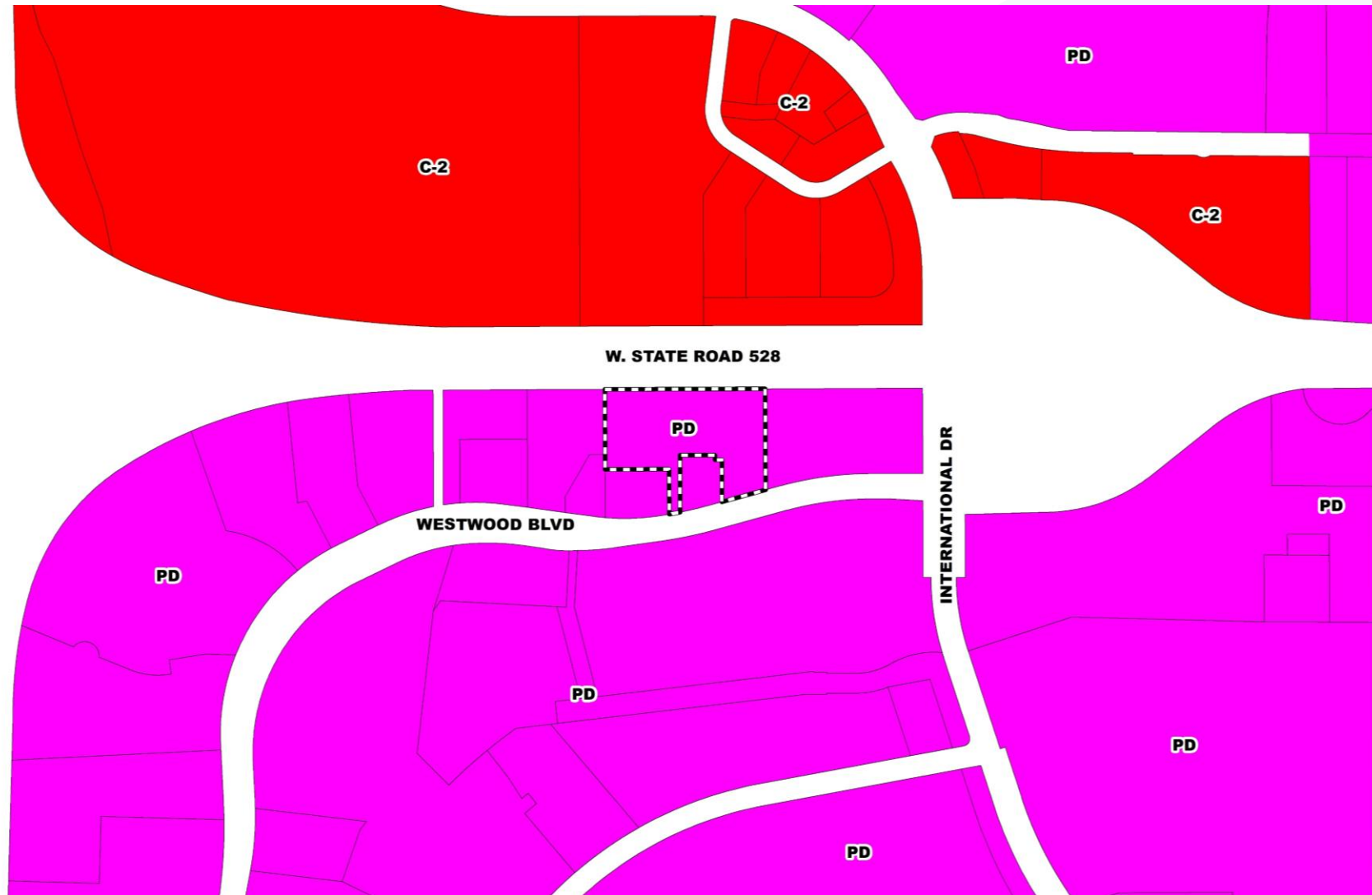


Orangewood N-1 Planned Development (PD)

Future Land Use



Orangewood N-1 Planned Development (PD) Zoning



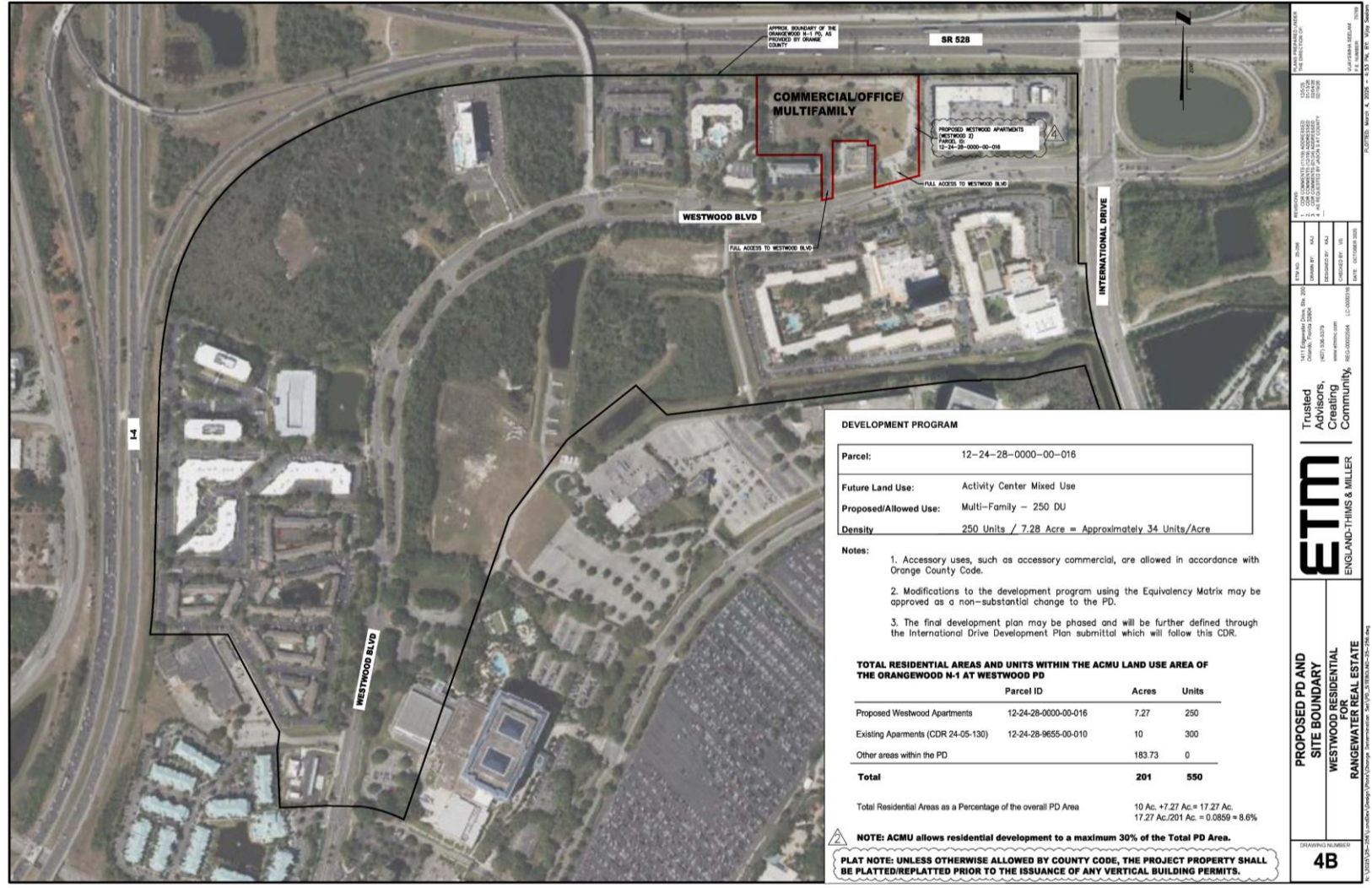
Orangewood N-1 Planned Development (PD)

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

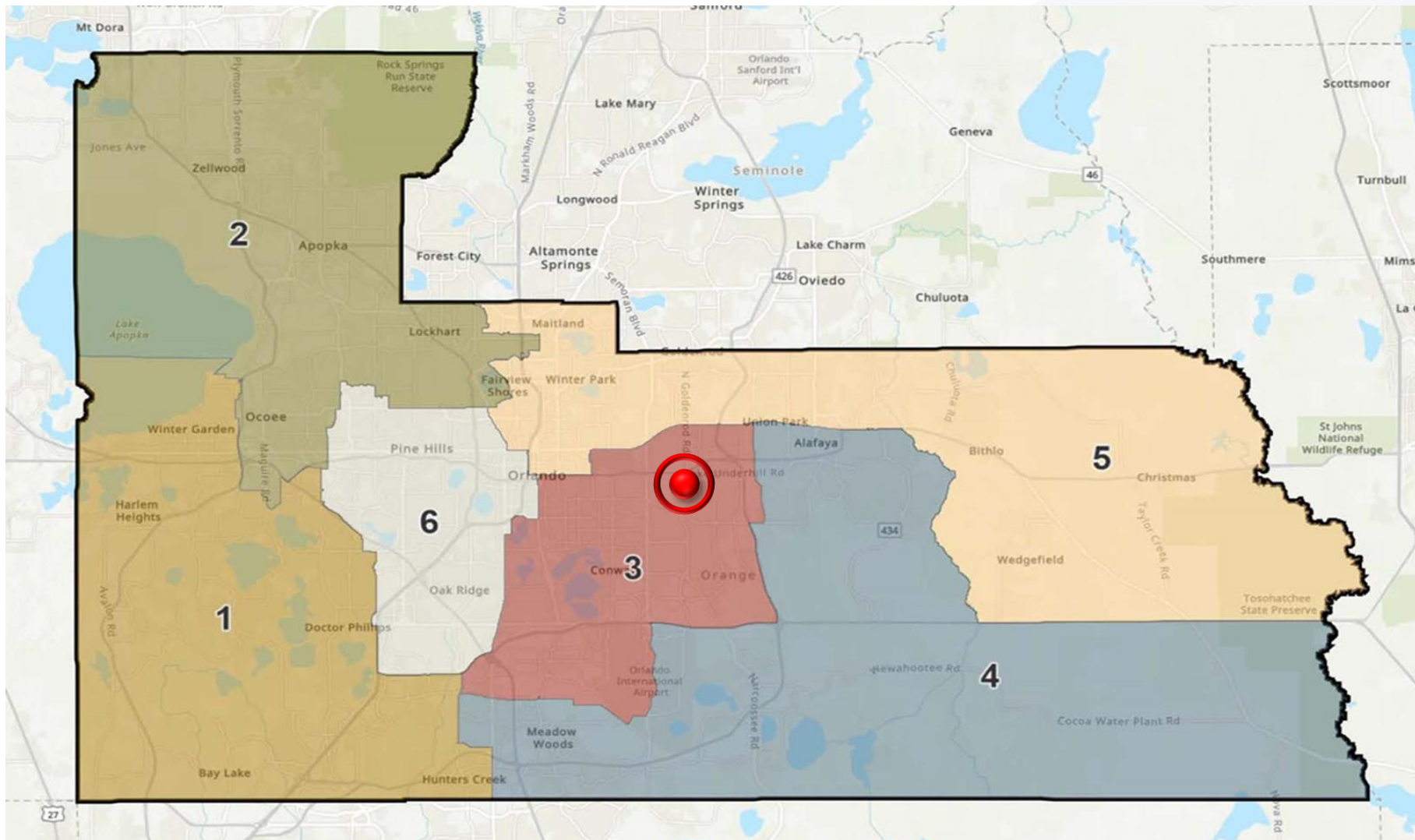
Board of County Commissioners

D. Preliminary Subdivision Plan Public Hearing

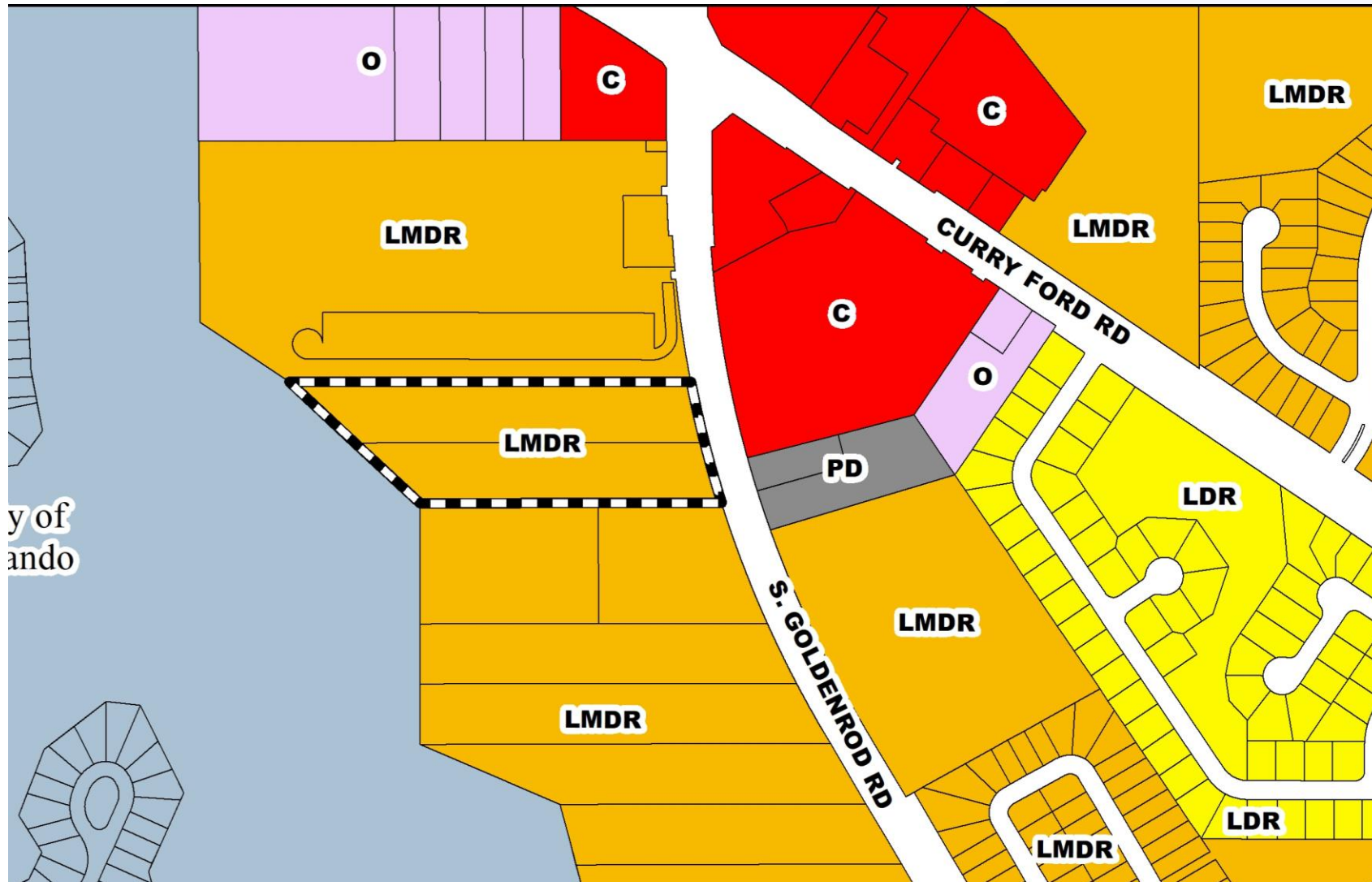
South Goldenrod Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP)

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.

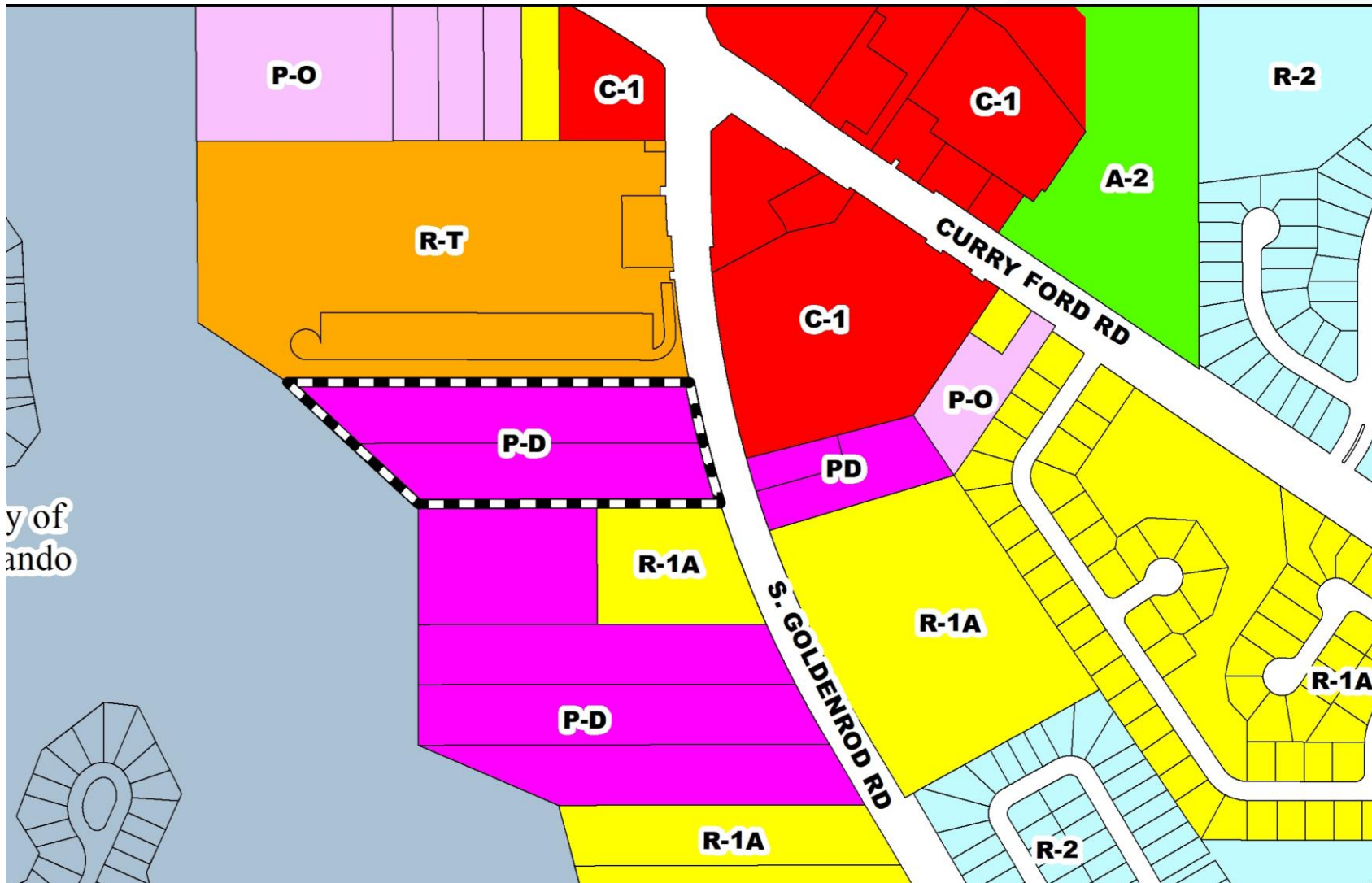
DISTRICT MAP



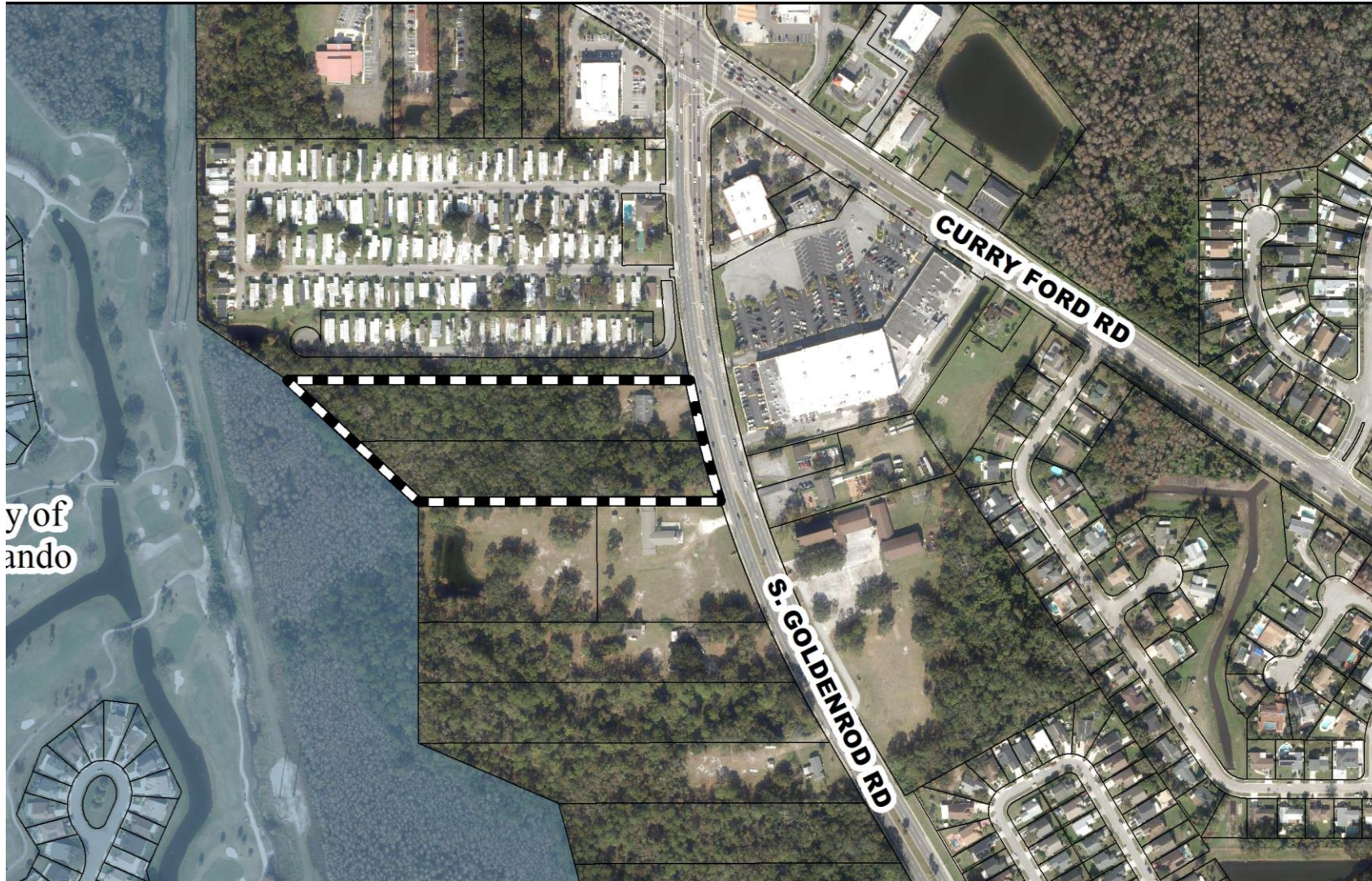
South Goldenrod Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) Future Land Use



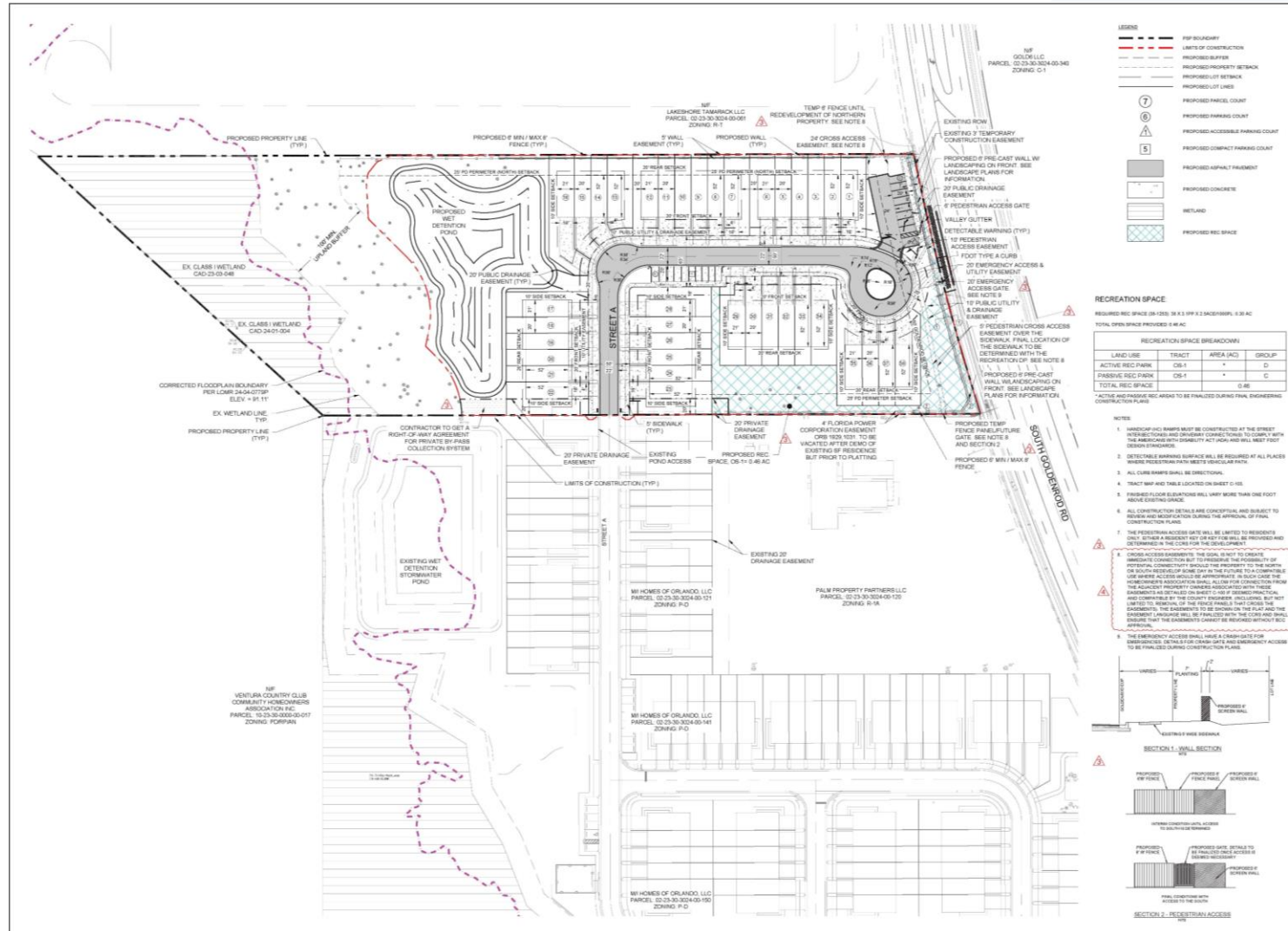
South Goldenrod Planned Development (PD) / South Goldenrod Subdivision Phase 2 Preliminary Subdivision Plan (PSP) Zoning



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

- PROPERTY 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 COMPACT PARKING COUNT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- METALD
- PROPOSED RES GRADE

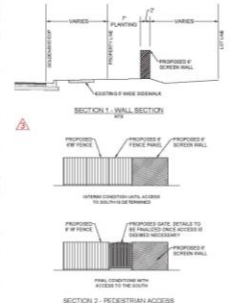
RECREATION SPACE

REQUIRED REC SPACE (28'00" x 33'00" x 2' SLOPE) 1,812 AC
TOTAL OPEN SPACE PROVIDED 14 AC

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

*ACTIVE AND PASSIVE RECREATION TO BE FINIALIZED DURING FINAL ENGINEERING CONSTRUCTION PHASES

- ### NOTES
1. UNDEVELOPED LOTS MUST BE CONSTRUCTED AT THE STREET INTERSECTIONS AND DRIVEWAY CONNECTIONS TO COMPLY WITH THE MEDIAN AND DRIVEWAY ACT AND SHALL MEET FOOT DETOUR REQUIREMENTS.
 2. DETOURING SURFACE SHALL BE PROVIDED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS DRIVEWAY PATH.
 3. ALL CURB WALKS SHALL BE CONCRETE.
 4. TRACT 1001 AND 1002 LOCATED ON SHEET C-102.
 5. PROPOSED FLOOR ELEVATIONS WILL VARY MORE THAN ONE FOOT ABOVE FINISHED GRADE.
 6. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
 7. THE PEDESTRIAN ACCESS GATE SHALL BE LIMITED TO RESIDENTS ONLY. OTHER A RESIDENT KEY OR PASS SHALL BE PROVIDED AND DETERMINED BY THE CORP FOR THE DEVELOPMENT.
 8. UTILITY ACCESS REQUIREMENTS: THE CORP SHALL OBTAIN IMMEDIATE CONSTRUCTION BUT TO PRESERVE THE POSSIBILITY OF POTENTIAL CONSTRUCTION OF THE PROPERTY TO THE NORTH. THE CORP SHALL OBTAIN IMMEDIATE CONSTRUCTION BUT TO PRESERVE THE POSSIBILITY OF POTENTIAL CONSTRUCTION OF THE PROPERTY TO THE NORTH. THE CORP SHALL OBTAIN IMMEDIATE CONSTRUCTION BUT TO PRESERVE THE POSSIBILITY OF POTENTIAL CONSTRUCTION OF THE PROPERTY TO THE NORTH.
 9. THE EMERGENCY ACCESS SHALL HAVE A CROSS-SLOPE FOR DRAINAGE DETAILS 2" FOR CURB GUTS AND EMERGENCY ACCESS TO BE FINIALIZED DURING CONSTRUCTION PHASES.



LandDesign
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ORLANDO, FL 32801
WWW.LANDDESIGN.COM
813.774.1000

SOUTH GOLDENROD TOWNHOMES PD / SOUTH GOLDENROD SUBDIVISION PHASE 2 PSP

PSP-25-05-003

NO.	REVISION / ISSUANCE	DATE
1	ISSUED	

NO.	DESCRIPTION	DATE
1	ISSUED	

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