



**Interoffice Memorandum**

**DATE:** February 7, 2023

**TO:** Katie A. Smith, Deputy Clerk of the  
Board of County Commissioners,  
County Comptroller's Office

**THROUGH:** Cheryl Gillespie, Supervisor,  
Agenda Development Office

**FROM:** Alberto A. Vargas, MArch., Manager,  
Planning Division

**CONTACT PERSON:** **Nicolas Thalmueller, Planning Administrator**  
**Development Review Committee**  
**Planning Division**  
**(407)836-5523 or Nicolas.Thalmueller@ocfl.net**

**SUBJECT:** Request for Board of County Commissioners  
(BCC) Public Hearing

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**Applicant:** David Evans, Evans Engineering, Inc.

**Case Information:** Grand Cypress Resort Planned Development /  
Land Use Plan (PD / LUP) – Case # CDR-22-04-  
144

**Type of Hearing:** Substantial Change

**Commission District:** 1

**General Location:** Generally located on the east side of Winter  
Garden Vineland Road between Lake Sheen  
Reserve Boulevard and South Apopka Vineland  
Road (S.R. 535).

**BCC Public Hearing  
Required by:** Orange County Code, Chapter 38, Article VIII,  
Division 1, Section 38-1207

**Clerk's Advertising  
Requirements:**

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

**Spanish Contact Person:**

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front Desk, 407-836-8181

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

**Advertising Language:**

A PD Substantial Change to update the entitlement chart to reflect recent development plan approvals and to add a Master Sign Plan to the PD.

In addition, the applicant has requested the following waivers from Orange County Code:

1. A waiver from Sec 31.5-67(b) to allow a ground sign a maximum height of 14'-6" in lieu of 12' for the ground sign on the west corner of the Gate 1 entry.
2. A waiver from Sec. 31.5-67 (e) and (f) to permit six (6) ground signs in lieu of (2).
3. A waiver from Sec. 31.5-67 (e) and (f) to permit three (3) ground signs to be within one hundred (100) feet of each other at the Gate 2 Entry.

4. A waiver from sec. 31.5-76 (b) to allow up to (21) SF of allowable copy area in lieu of (6) SF for the Directionals shown on page L30.01.
5. A waiver from Sec. 31.5-76 (c) to allow a sign height of 8' in lieu of 6' for the directionals shown on sheet L30.01.
6. A waiver from Sec. 31.5-76 (e) to allow two (2) directional signs at the Gate 1 Entry area for the directionals shown on sheet L30.01.

**Material Provided:**

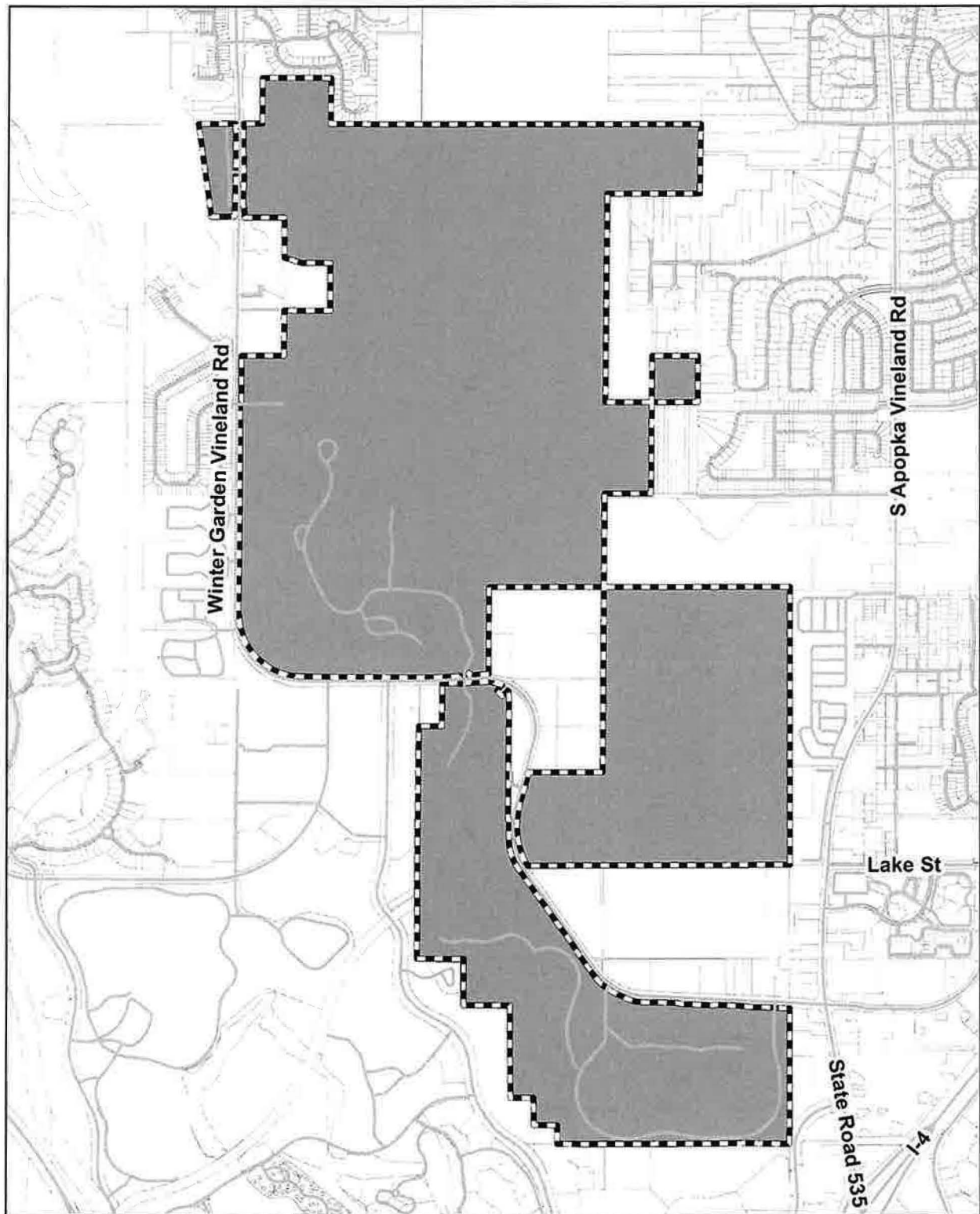
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**Special instructions to the Clerk:**

Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

Cc: Jon V. Weiss, Deputy County Administrator  
Tim Boldig, Interim Director, Planning, Environmental, and Development  
Services Department



**Subject Property**



1 inch = 1,800 feet