

Board of County Commissioners

Public Hearings

September 26, 2023



Village F Master PD / Shoppes at Lakeview Development Plan

Case: DP-22-12-375

Applicant: Laurence Poliner, RCE Consultants, LLC.

District: 1

Location: South of Murcott Blossom Boulevard and west of Seidel Road

Acreage: 2.44 gross acres

Request: To construct 19,989 square foot retail shopping center on 2.44 acres.

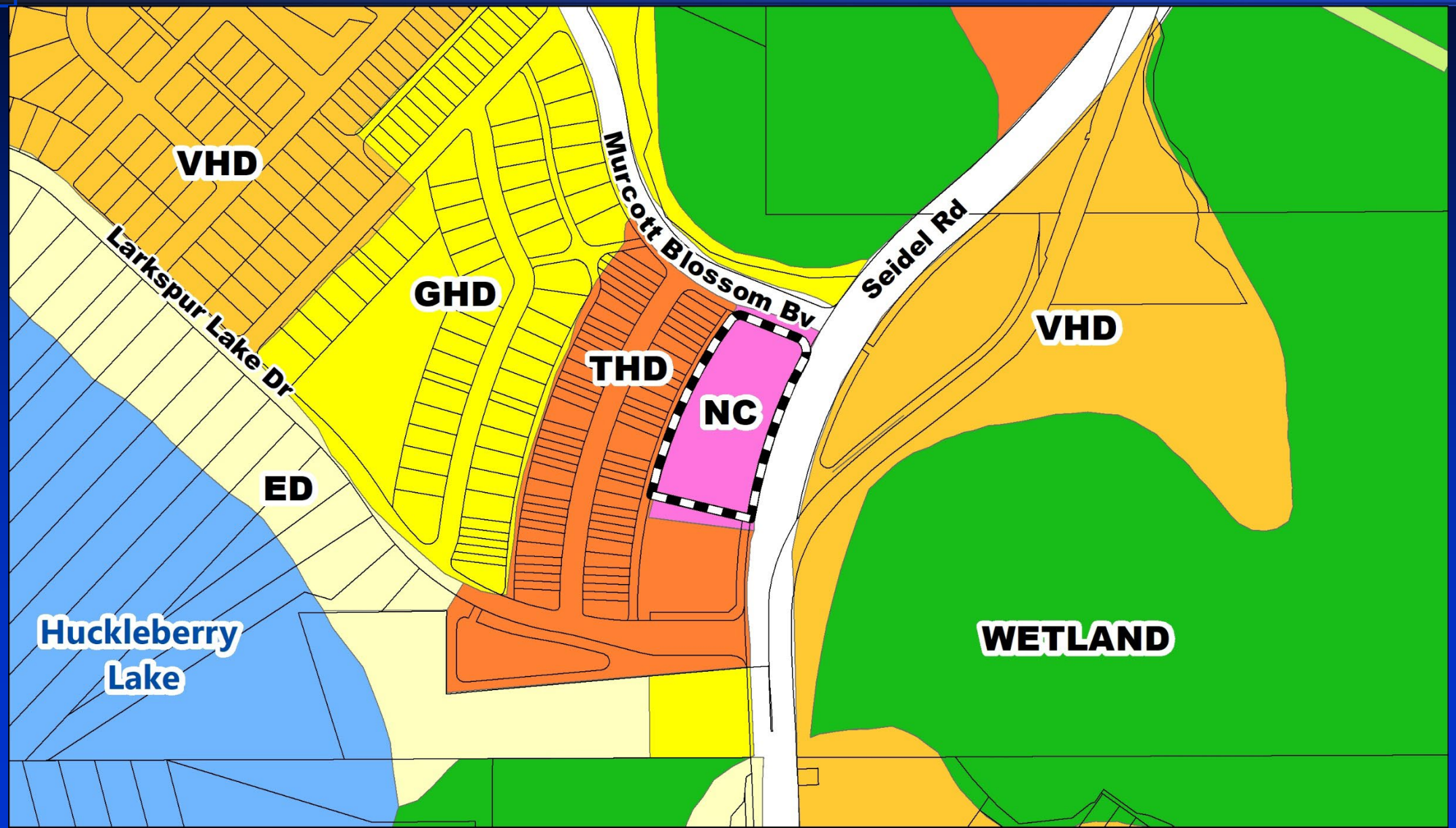
In addition, two waivers are being requested from Orange County Code to allow reductions in the percentage of linear footage of the façade of each building that are built directly on the front building setback line.

1. A waiver from Sec. 38-1388(e)(7) to allow Building 1 to provide 0% linear footage of the front façade on the front building setback line in lieu of 50% linear footage.
2. A waiver from Sec. 38-1388(e)(7) to allow Building 2 to provide 0% linear footage of the front façade on the front building setback line in lieu of 50% linear footage.



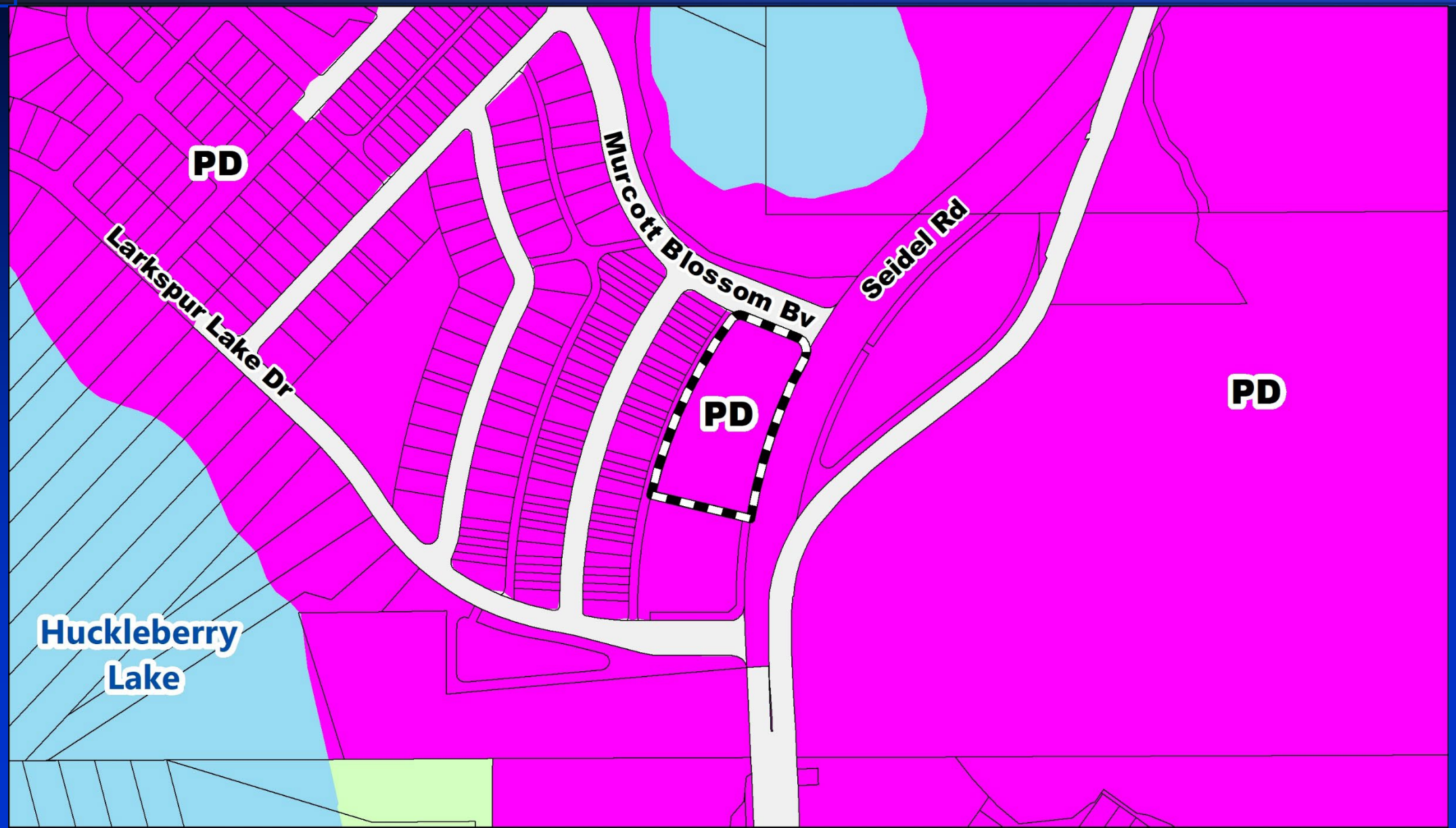
Village F Master PD / Shoppes at Lakeview Development Plan

Future Land Use Map





Village F Master PD / Shoppes at Lakeview Development Plan Zoning Map





Village F Master PD / Shoppes at Lakeview Development Plan Aerial Map





Village F Master PD / Shoppes at Lakeview Development Plan Overall Development Plan

SITE DATA

SUBAREA:	106,297.00 SQ	2.44 AC
PRODUCT AREA:	106,297.00 SQ	2.44 AC
PARCEL ID:	33-23-27-000-00-001	
LAND USE:	PUD	
EXISTING ZONING:	NEIGHBORHOOD CENTER DISTRICT	
PROPOSED USES:	COMMERCIAL - C-1	
MINIMUM AREA (SF):	15,000	
MINIMUM AREA (WIDTH):	34	
MINIMUM AREA (DEPTH):	120	

SETBACKS

FRONT:	REQUIRED:	PROPOSED:
10 FT AWNINGS AND OTHER OVERHANGS MAY EXTEND UP TO 5 FT INTO SETBACK	9 FT	6 FT
NEIGHBORHOOD CENTER STREET	6 FT	6 FT
NEIGHBORHOOD CENTER PERMEABLE SIDE	15 FT	15 FT
REAR:	10 FT FROM PRIMARY STREET, 5 FT FROM CENTERLINE OF ALLY CASUALTY	

REQUIREMENTS

REQUIRED:	THREE (3) STORIES	PROPOSED:	ONE STORY
MAXIMUM BUILDING HEIGHT (FT)	45 FT	35 FT	35 FT
FLOOR AREA RATIO (FAR) (MAX)	0.7		
PROPOSED FAR:	106,297.00 SF	6.19	
MAX IMPERVIOUS SURFACE - MAX	80%	73.95%	
		76.95%	

PARKING CALCULATION

NEIGHBORHOOD CENTER DISTRICT SECTION 36-184 (10)

0.65 street parking may be provided at a maximum rate of three (3) spaces/one thousand (1,000) square feet of building area.

REQUIRED:	19,892.00 SP	=	19,892
	1000		
	20	x	59.97
			60 SPACES REQ'D
PROVIDED:	911 x 20 FT AND 10X18 FT		88
	12 FT x 18 FT		4
	TOTAL		92

BIKE TRACKS - SHALL BE CONSISTENT WITH DESIGN STANDARDS IN SECTION 36-184 AND 36-185

FOR DEVELOPMENTS THAT REQUIRE TEN (10) OR MORE VEHICULAR PARKING SPACES, TWO (2) BICYCLE PARKING SPACES SHALL BE REQUIRED. PLUS ONE (1) ADDITIONAL BICYCLE PARKING SPACE FOR EACH TEN (10) VEHICULAR PARKING SPACES ABOVE TEN (10). PROVIDED THAT IN NO MORE THAN EIGHT (8) BICYCLE PARKING SPACES ARE REQUIRED FOR ANY ONE (1) ESTABLISHMENT WITHIN ANY ZONING DISTRICT OTHER THAN A PLANNED DEVELOPMENT. A PLANNED DEVELOPMENT MAY BE REQUIRED TO HAVE MORE THAN EIGHT (8) BICYCLE PARKING SPACES. IN EACH (8) OR MORE BICYCLE PARKING SPACES ARE REQUIRED, BEING A ONE (1) SPACE WITHIN ALL OR PART OF EACH BICYCLE PARKING SPACES IN A BICYCLE CORRAL OR CONCENTRATION SHALL BE PERMITTED. NOTWITHSTANDING THE REQUIREMENTS OF SECTION 36-185.

REQUIRED BIKE SPACES - 2 BIKE (10 CARS) - 8 BIKE (57 CARS) 7 BIKE (67 CARS)

PROVIDED BIKE SPACES - (2) 4 BIKE TRACKS - 8 BIKE SPACES @ 2 FT X 6 FT

EXISTING VEGETATION: GRASS

PLANNING: 1 PHASE

CONSERVATION AREA DETERMINATION: N/A

STORMWATER MANAGEMENT: TO BE DESIGNED IN ACCORDANCE WITH ORANGE COUNTY AND SOUTHERN FLORIDA WATER MANAGEMENT DISTRICT REGULATIONS

ADJACENT LAND USE:

NORTH:	DRAINAGE POND
NORTH:	OPEN SPACE
EAST:	SIDEWALK ROAD
WEST:	RESIDENTIAL

WATER: ORANGE COUNTY UTILITIES

WASTEWATER: ORANGE COUNTY UTILITIES

FORM: 12018 (200) F

PLAN NUMBER: 9252009

DATE: 12/18/2018

APPLICABLE FLOOD ZONES: X

NOTED:

- THIS PARCEL SHALL BE PLATTED AS ONE LOT PRIOR TO VERTICAL CONSTRUCTION, UNLESS OTHERWISE AUTHORIZED BY COUNTY DEPT. OF TRANSPORTATION. MOST OF SURVEY IS A QUANTITY DETERMINATION REFLECTING THE DEVELOPMENT PLAN.
- IF INFRASTRUCTURE IMPROVEMENTS REQUESTED BY THIS DEVELOPMENT PLAN SHALL BE PERMITTED, MAINTAINED BY THE APPLICANT AND ALL SUCCESSORS IN INTEREST TO THE REAL PROPERTY DESCRIBED IN THE SITE CONSTRUCTION PLAN PERFORMED UNLESS OTHERWISE APPROVED TO THE COUNTY, PRIOR TO APPROVAL OF THE SITE CONSTRUCTION PLAN PERMIT. THE APPLICANT SHALL SUPPLY TO THE COUNTY AN EXECUTIVE AGREEMENT FOR THE CONSTRUCTION OF SOME OTHER FORM OF SECURITY, SAFETY, AND SECURITY TO THE COUNTY WHICH ASSURES CONTINUOUS PERPETUAL MAINTENANCE OF THE IMPROVEMENTS, INCLUDING CERTIFICATION OF COMPLIANCE WITH ALL REQUIREMENTS OF THE APPLICANT'S AND CONTRACTORS' ACT AND CORRESPONDING STANDARDS. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL SUCH ASSURANCE HAS BEEN RECEIVED AND ACCEPTED BY THE COUNTY, AND RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- ALL PAYMENTS MADE SHALL BE 100% CASH.
- AWARD (NO) RAMP SHALL BE CONSTRUCTED AT THE STREET INTERSECTIONS AND ENERGY CONNECTIONS TO COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA) AND WILL MEET FOOT CURE STANDARDS.
- DETECTABLE WARNING SURFACE SHALL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.
- PROPOSED BIKE RACKS SHALL COMPLY WITH SECTION 36-184 AND SHALL MEET THE PERFORMANCE STANDARDS WITHIN SECTION 36-185.

PERMITTED USES:

ALL USES IDENTIFIED BY THE LETTER "P" IN THE USE TABLE SET FORTH IN SECTION 36-77, EXCLUDING ALL PERMITTED USES IDENTIFIED BY THE LETTER "R" IN THE USE TABLE SET FORTH IN SECTION 36-77, EXCLUDING ALL RESIDENTIAL USES, EXCEPT AT ENTRANCES, SHALL NOT BE PERMITTED ON THE GROUND FLOOR OF BUILDINGS USED FOR COMMERCIAL OR OFFICE USE.

(1) CONVENIENCE STORES: THE LAND USE SHALL ALLOW A MAXIMUM OF FOUR (4) GAS TAMP STATIONS TO SERVE A MAXIMUM OF EIGHT (8) VEHICLES AT ANY ONE (1) TIME. GAS PUMPS SHALL REQUIRE SUBMITTING CHANGE APPROVAL TO THE LAND USE PLAN (LUP) BY THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPMENT SHALL COMPLY WITH THE FOLLOWING STANDARDS: A. ALL GAS PUMPS SHALL BE LOCATED WITHIN OR TO THE SIDE OF THE PRINCIPAL STRUCTURE AND NOT CLOSER TO THE FRONT-OF-WAY THAN THE PRINCIPAL STRUCTURE. B. ALL GAS PUMPS SHALL BE LOCATED WITHIN STREET VIEW FROM THE ROADWAY. A SECONDARY FORTY (40) FOOT HIGH WALL SHALL BE INSTALLED A ONE (1) FOOT FROM THE STREET SIDEWALK EDGE. FIVE (5) FEET OF SPECIAL ANTI-COLLISION SPACING SHALL BE INSTALLED FROM ANY INTERSECTION OF DRIVEWAYS AND PEDESTRIAN ACCESS WHICH IS USUALLY EXPOSED TO GAS PUMPS. C. ALL GAS PUMPS SHALL BE LOCATED WITHIN A SPACE BETWEEN THE WALL AND THE BACK EDGE OF THE STREET SIDEWALK. THE GAP SHALL BE AS INDICATED EITHER ON ONE PLANTER STRIP ALONG THE BACK EDGE OF THE STREET SIDEWALK. THE PLANTER STRIP SHALL BE 15 (15) FEET WIDE AND 120 (120) DEEP AND APPROXIMATELY 20 (20) FEET WIDE. ALL BURNING-RESISTANT SECTIONS OF THE KNEE WALL SHALL INCORPORATE A CONTINUOUS, CAMBERED TOP EDGE, AND SHALL NOT EXCEED MORE THAN NINETEEN (19) FEET IN A SHORT UNINTERRUPTED SPAN WHICH INCORPORATING THE MINIMUM HEIGHT (120) FEET FROM THE ASBESTOS TO THE ROOFLINE. THE ROOFLINE SHOULD BE AS MINIMUM ABOVE SUCH UNINTERRUPTED SPAN. D. PROPOSED SHADE MASSING, VINES, AND UNDESIRABLE TREES AND SHRUBS: VINE WALLS CONSTRUCTED OVER THE FRONT FACE OF GAS PUMPS AND STRUCTURES ARE PROHIBITED. NOTWITHSTANDING THE TANS MATERIAL UTILIZED ON THE ADJACENT PRINCIPAL STRUCTURE, THE SUBJECT KNEE WALL SHALL NOT INCLUDE A STAIN SUSCEPTIBLE OR THE ADJACENT PRINCIPAL STRUCTURE. ALL SHEDS AND OTHER STRUCTURES SHALL BE CONSTRUCTED WITH A ROOF WITH A MINIMUM 12% PITCH. GAS STATION KNEE WALL SURFACES SHALL FEATURE A BRICK OR STONE FINISH ON THE FACE, FACED, BROWN, OR OTHER ORNAMENTAL BLOCK SURFACE. PAINTED STEEL WALLS ARE ACCEPTABLE, SO LONG AS AT A FINISH CAP IS USED.

(2) NEIGHBORHOOD CENTER GENERAL STORE: A NEIGHBORHOOD CENTER GENERAL STORE UP TO TWO (2) THOUSAND (2,000) SQUARE FEET UNDER AIR, MAY BE BUILT AS AN ADDITION TO THE GENERAL STORE SHALL OCCUR IN ITS NEIGHBORHOOD CENTER GENERAL STORE. PERSONAL VEHICLE PRODUCTS, OVER THE COUNTER PHARMACEUTICALS, AND OTHER CONSUMABLE ITEMS, A MAXIMUM OF FIFTY (50) SQUARE FEET OF SPACE MAY BE USED FOR THESE PRODUCTS. THESE PRODUCTS SHALL BE STORED VERTICALLY OVER THE GENERAL STORE AND BLENDED AT NORMAL WAREHOUSE RATES WITHOUT DELAY. SUCH WAREHOUSE USES ARE PROHIBITED. THE GENERAL STORE SPACES NORMALLY BE BUILT AT A CORNER OF TWO (2) STREETS TO ANCHOR THE NEIGHBORHOOD CENTER. A BIKE RACK SHALL BE PROVIDED WITH SPACES FOR SIX (6) BIKE SPACES. (4) BICYCLES THAT MEET ALL REQUIREMENTS OF SECTION 36-185(1) C. THE FOLLOWING CONFORMANCE CRITERIA SHALL APPLY: (1) THE OPEN SPACE REQUIREMENT SHALL BE MET BY TWO (2) FEET OF SHARED TORAGE OF SPACE ADJACENT TO THE GENERAL STORE IF A TENT POOL OR PAVED IS CONSTRUCTED; AND (2) BIKE RACKS AS NEIGHBORHOOD CENTER GENERAL STORE. ALTERNATIVELY, ADDITIONAL RESIDENTIAL DENSITY OR ADDITIONAL COMMERCIAL DENSITY OF THE GENERAL STORE SHALL BE PERMITTED. (3) BIKE RACKS SHALL BE NO PARKING REQUIREMENT ASSOCIATED WITH THE GENERAL STORE BEYOND ONE (1) BIKE PARKING SPACE WITH ALL APPLICABLE STANDARDS OF SECTION 36-171. IF THE GENERAL STORE IS LOCATED IN A NEIGHBORHOOD CENTER GENERAL STORE, BIKE RACKS SHALL BE PROVIDED FOR THE BIKE SPACES. BIKE RACKS SHALL BE BUILT AT A GENERAL STORE LOCATED NEAR THE GEOMETRIC CENTER OF THE NEIGHBORHOOD, NOT ADJACENT TO AN ARTERIAL ROAD.

THE FOLLOWING USES ARE PROHIBITED:

- DRIVE-THROUGHS
- LOUNGES
- RESTAURANTS
- BARBERS
- WILD ANIMALS
- PARKS
- ESCAPE SERVICES AND "TODD PARLORS"
- FORTUNE TELLERS, TAMP AND READER'S PALM READERS, PSYCHICS AND SIMILAR USES
- "OCEAN CASINO" OR "MAY DAY" CASINO BUSINESSSES
- BARBERS OR BEAUTY PARLORS BUSINESSSES
- LABOR TOOLS AND LABOR WALLS, AND
- HOTELS/MOTELS AND TIMES-ARES.

SITE PLAN

VILLAGE F MASTER PD
8810 SIDEWALK ROAD
WINTER GARDEN, FLORIDA

NO.	DATE	REVISIONS

RCE CONSULTANTS, LLC
877 4th Street, Suite 200
Winter Garden, FL 34787
352.399.2222
info@rceconsultants.com

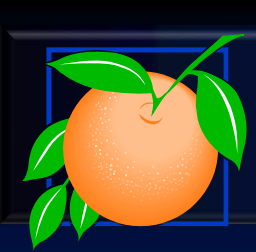
Engineer of Record

Lester Fisher
7/27/2013
RCE CONSULTANTS, LLC
Certified Professional Engineer
No. 12487

PROJECT #
303-001 12/18/2018

DRAWN BY: DFP/SFB LAF

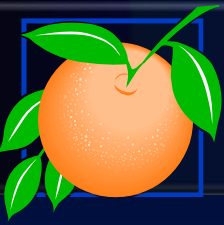
SHEET: C-3.0



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Village F Master PD / Shoppes at Lakeview DP dated "Received July 31, 2023", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

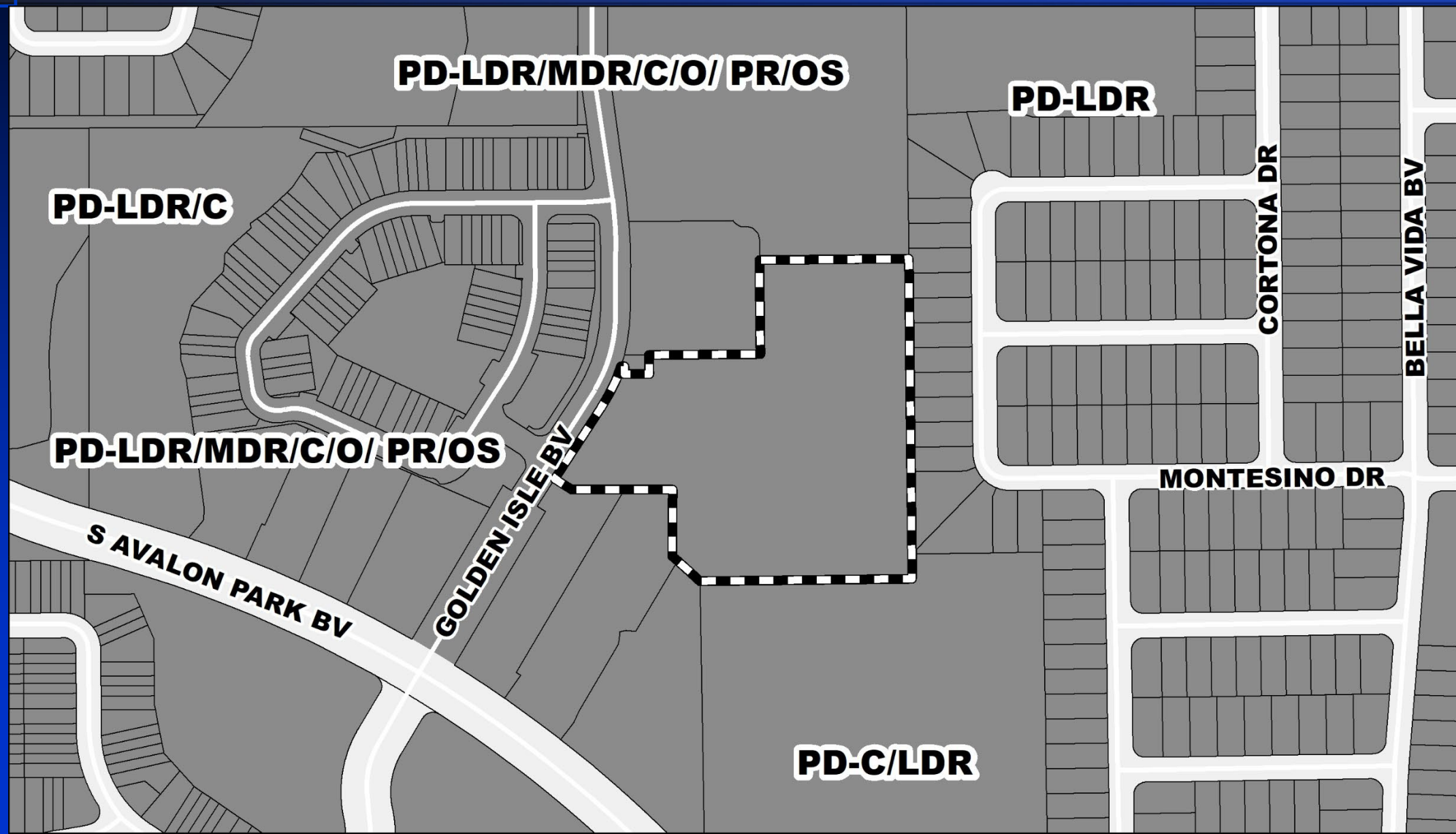


Spring Isle Planned Development / Land Use Plan

- Case:** CDR-23-03-108
- Applicant:** Nicole Martin, Madden Moorhead & Stokes, Inc.
- District:** 4
- Location:** Generally located on the east side of Golden Isle Blvd, north of South Avalon Park Boulevard.
- Acreage:** 224.87 gross acres (*overall PD*)
7.25 gross acres (*affected parcel only*)
- Request:** A PD substantial to allow outdoor boat and vehicular storage on PD Parcel H as an ancillary use to the approved self-storage facility.

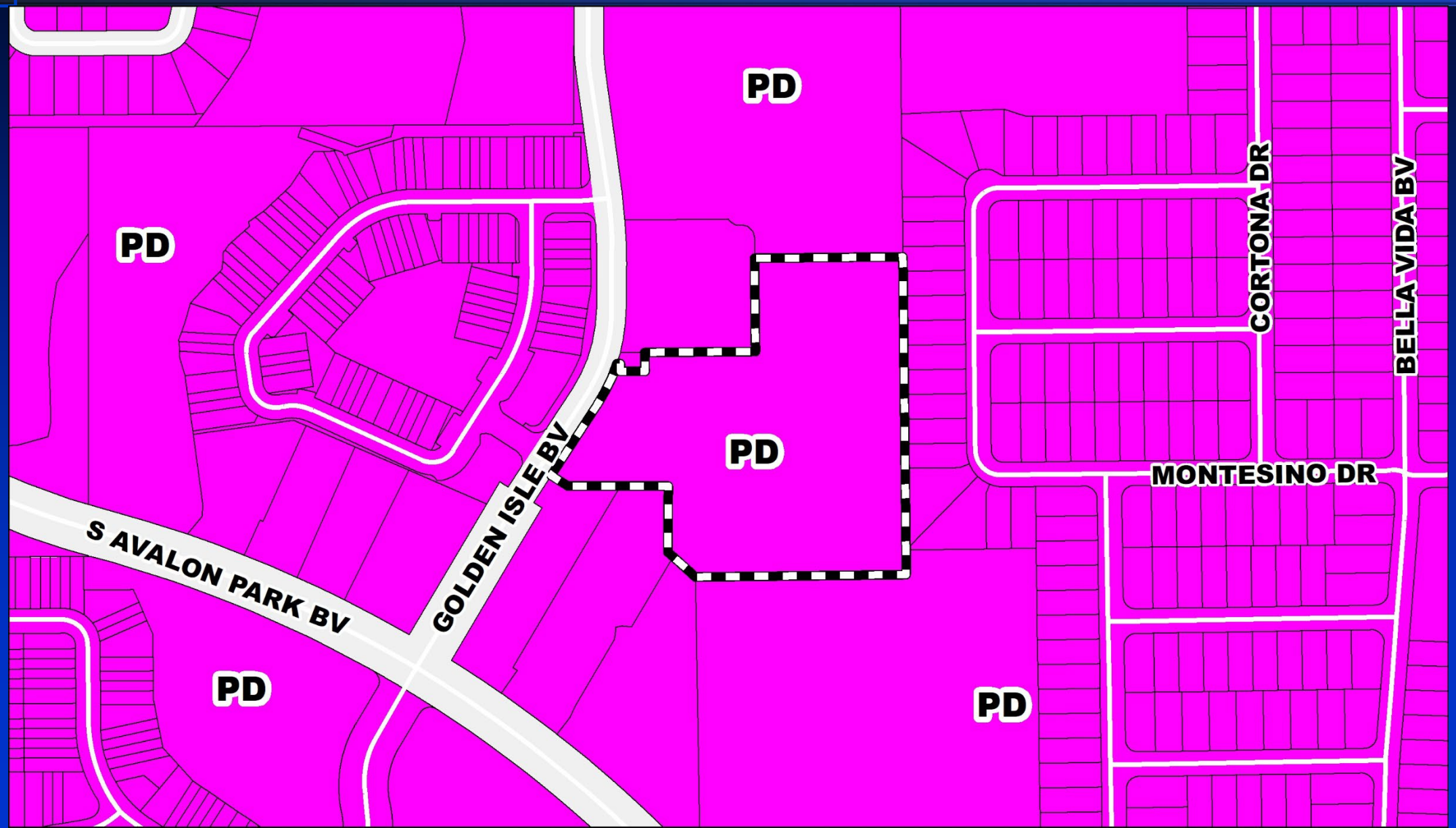


Spring Isle Planned Development / Land Use Plan Future Land Use Map



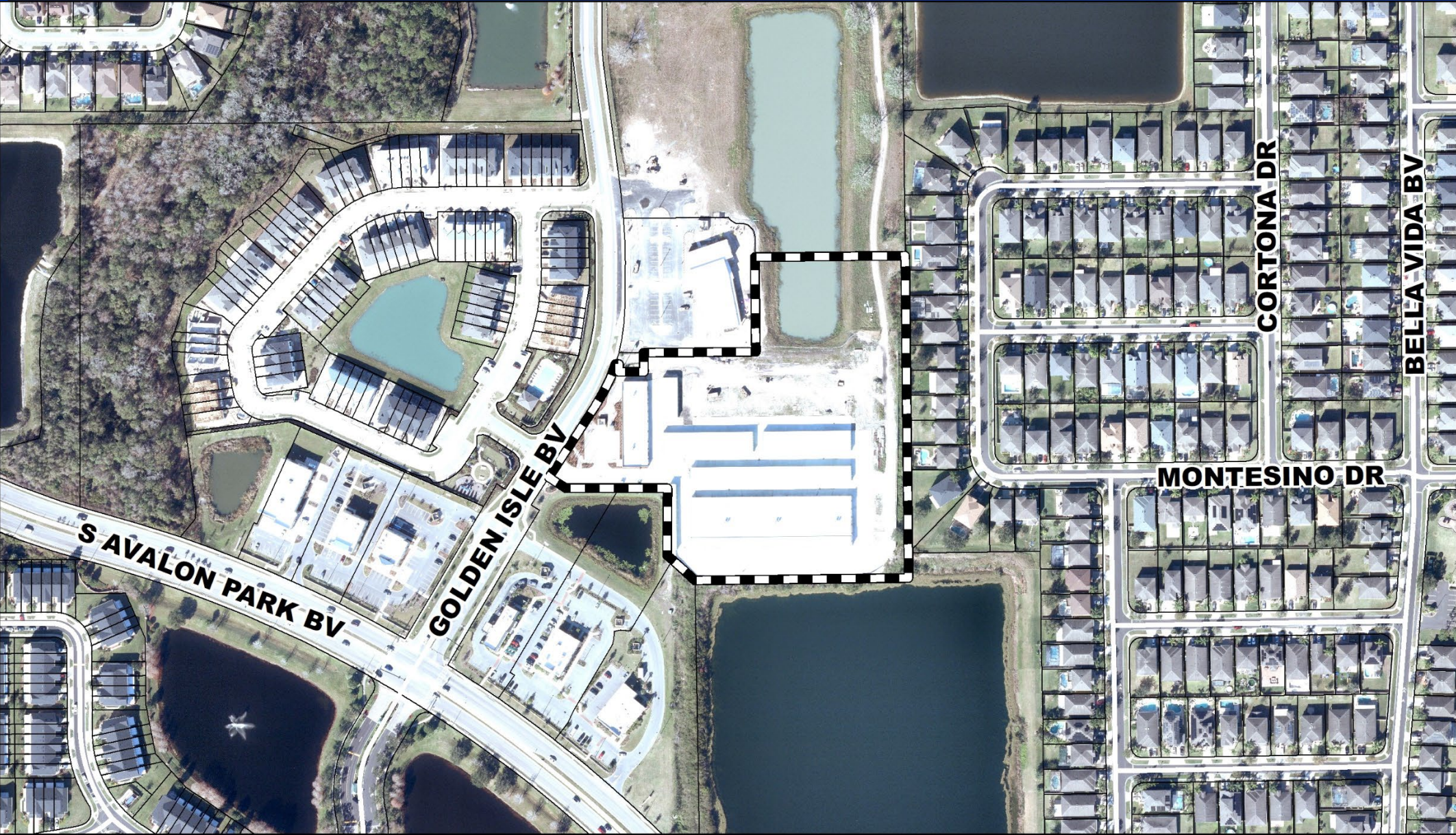


Spring Isle Planned Development / Land Use Plan Zoning Map



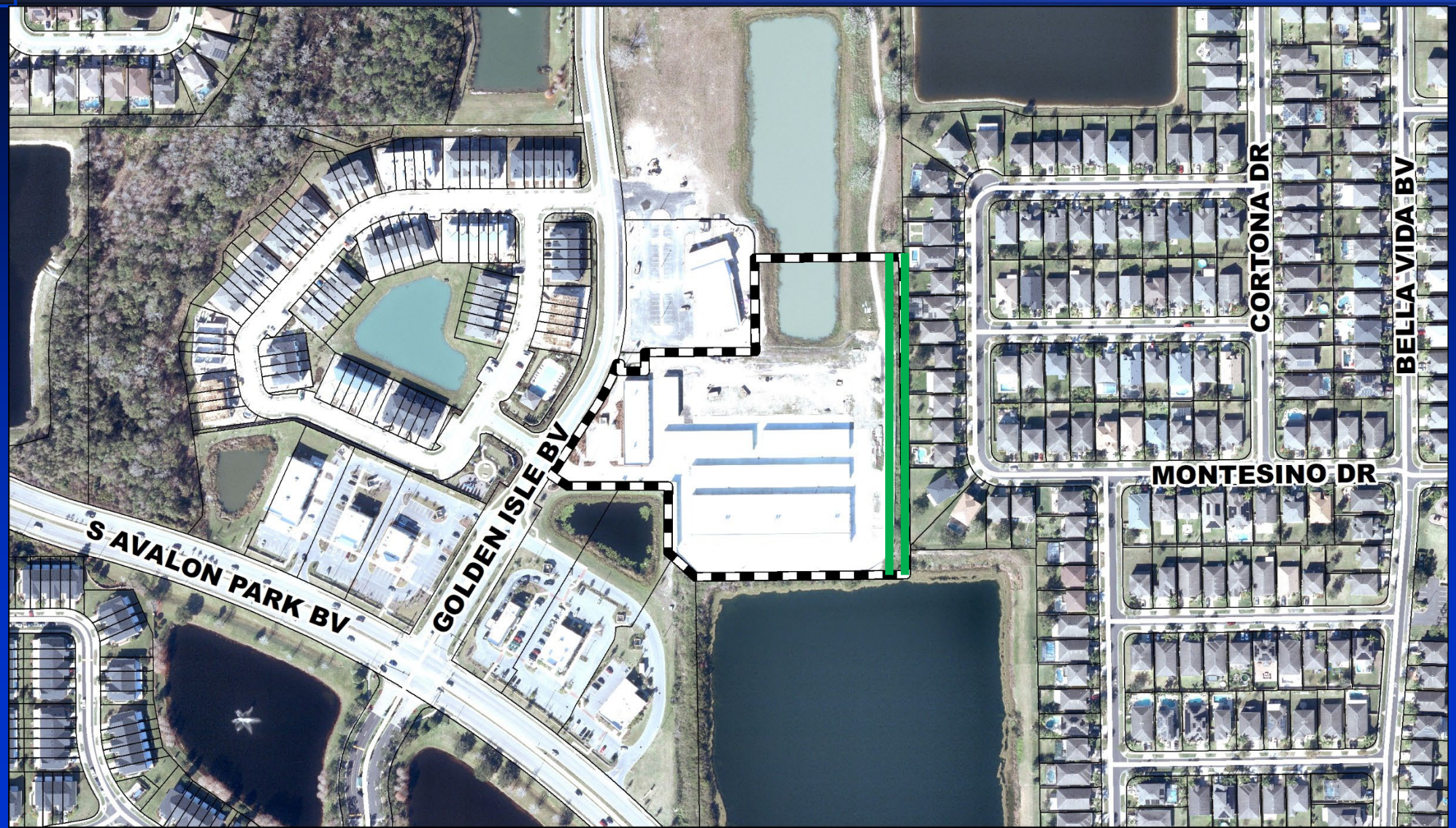


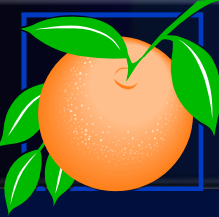
Spring Isle Planned Development/Land Use Plan Aerial Map





Spring Isle Planned Development/Land Use Plan Aerial Map – Additional Landscape Buffer Requirement





Spring Isle Planned Development/Land Use Plan Overall Land Use Plan

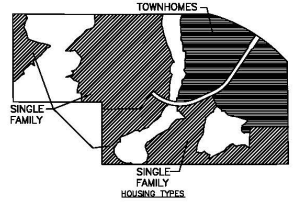
SUMMARY

GROSS ACRES	224.87
WETLAND/BUFFER ACRES	52.80
NET DEVELOPABLE ACRES	172.27
PROPOSED NUMBER OF UNITS	UP TO 756

LAND USE CHART

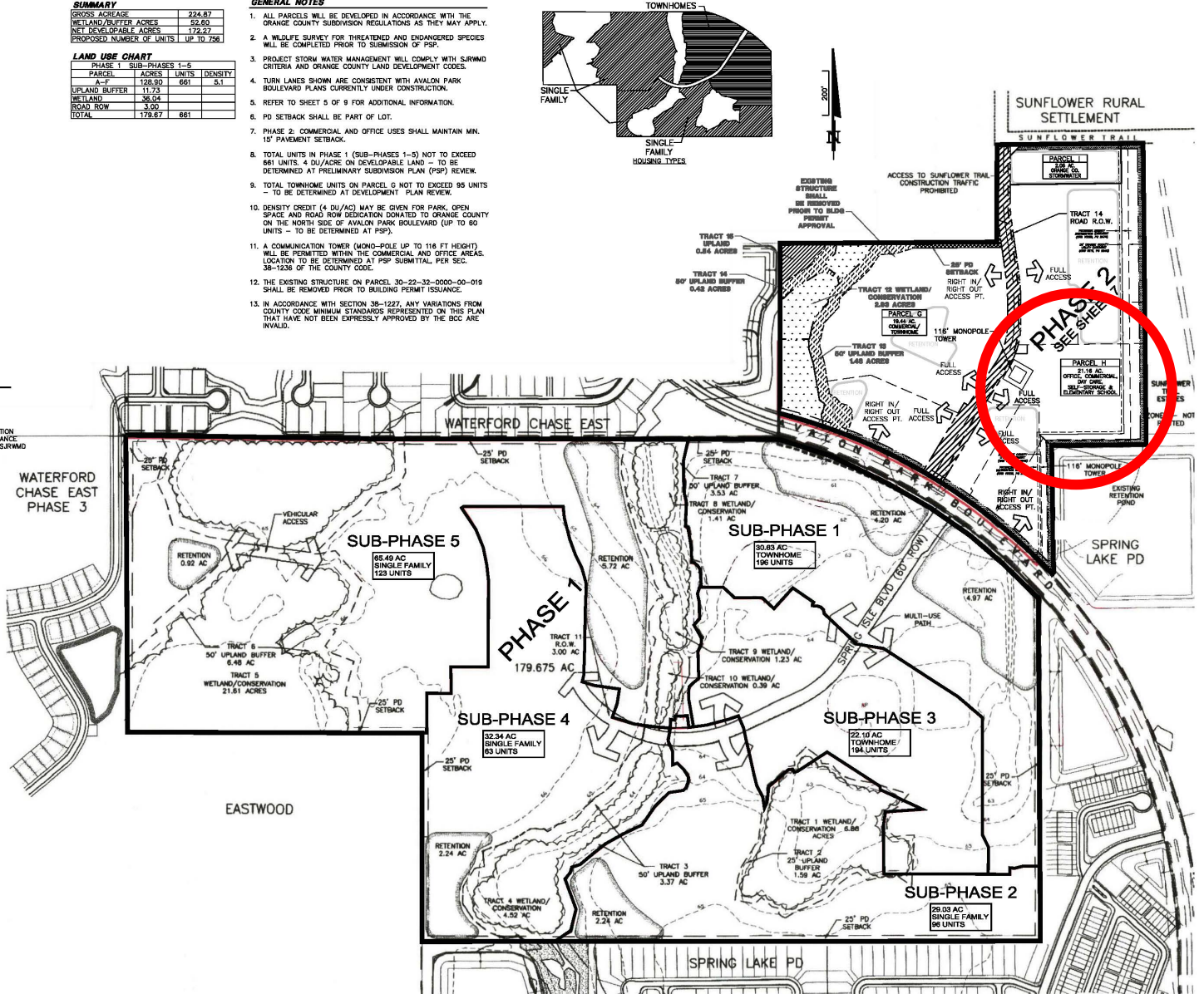
PHASE 1 SUB-PHASES 1-5	ACRES	UNITS	DENSITY
A-F	128.90	661	5.1
UPLAND BUFFER	11.73		
WETLAND	36.04		
ROAD ROW	3.00		
TOTAL	179.67	661	

- GENERAL NOTES**
- ALL PARCELS WILL BE DEVELOPED IN ACCORDANCE WITH THE ORANGE COUNTY SUBDIVISION REGULATIONS AS THEY MAY APPLY.
 - A WILDLIFE SURVEY FOR THREATENED AND ENDANGERED SPECIES WILL BE COMPLETED PRIOR TO SUBMISSION OF PSP.
 - PROJECT STORM WATER MANAGEMENT WILL COMPLY WITH SURFWM CRITERIA AND ORANGE COUNTY LAND DEVELOPMENT CODES.
 - TURN LANES SHOWN ARE CONSISTENT WITH AVALON PARK BOULEVARD PLANS CURRENTLY UNDER CONSTRUCTION.
 - REFER TO SHEET 6 OF 9 FOR ADDITIONAL INFORMATION.
 - PD SETBACK SHALL BE PART OF LOT.
 - PHASE 2, COMMERCIAL AND OFFICE USES SHALL MAINTAIN MIN. 15' PAVEMENT SETBACK.
 - TOTAL UNITS IN PHASE 1 (SUB-PHASES 1-5) NOT TO EXCEED 661 UNITS. 4 DU/ACRE ON DEVELOPABLE LAND - TO BE DETERMINED AT PRELIMINARY SUBDIVISION PLAN (PSP) REVIEW.
 - TOTAL TOWNHOME UNITS ON PARCEL G NOT TO EXCEED 95 UNITS - TO BE DETERMINED AT DEVELOPMENT PLAN REVIEW.
 - DENSITY CREDIT (4 DU/AC) MAY BE GIVEN FOR PARK, OPEN SPACE AND ROAD ROW DEDICATION DONATED TO ORANGE COUNTY ON THE NORTH SIDE OF AVALON PARK BOULEVARD (UP TO 80 UNITS - TO BE DETERMINED AT PSP).
 - A COMMUNICATION TOWER (MONO-POLE UP TO 116 FT HEIGHT) WILL BE PERMITTED WITHIN THE COMMERCIAL AND OFFICE AREAS. LOCATION TO BE DETERMINED AT PSP SUBMITTAL PER SEC. 38-1236 OF THE COUNTY CODE.
 - THE EXISTING STRUCTURE ON PARCEL 30-22-32-0000-00-019 SHALL BE REMOVED PRIOR TO BUILDING PERMIT ISSUANCE.
 - IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.



UTILITIES

WATER ORANGE COUNTY
SEWER ORANGE COUNTY
POWER PROGRESS ENERGY
STORM WATER ON-SITE RETENTION/ DETENTION TO BE DESIGNED IN ACCORDANCE WITH ORANGE COUNTY AND SURFWM AGENCY CRITERIA.
RECLAIM WATER ORANGE COUNTY



NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

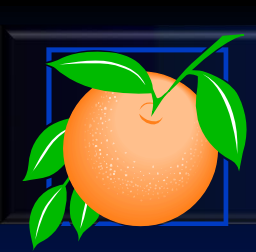
DATE	3/7/25
SCALE	1"=200'
JOB NUMBER	25013
DESIGNED BY	JWMA
CHECKED BY	DMMA
ORIGINATED BY	DMMA
DATE	3/7/25
SCALE	1"=200'
JOB NUMBER	25013
DESIGNED BY	JWMA
CHECKED BY	DMMA
ORIGINATED BY	DMMA

**SPRING ISLE
LAND USE PLAN AMENDMENT
ORANGE COUNTY, FLORIDA
LAND USE PLAN**

DRAWING NO. 25013
SHEET 4 OF 9

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS

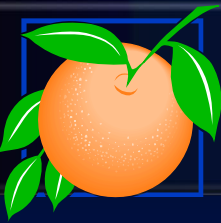
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4088



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Spring Isle Planned Development / Land Use Plan (PD/LUP) dated “Received July 7, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4

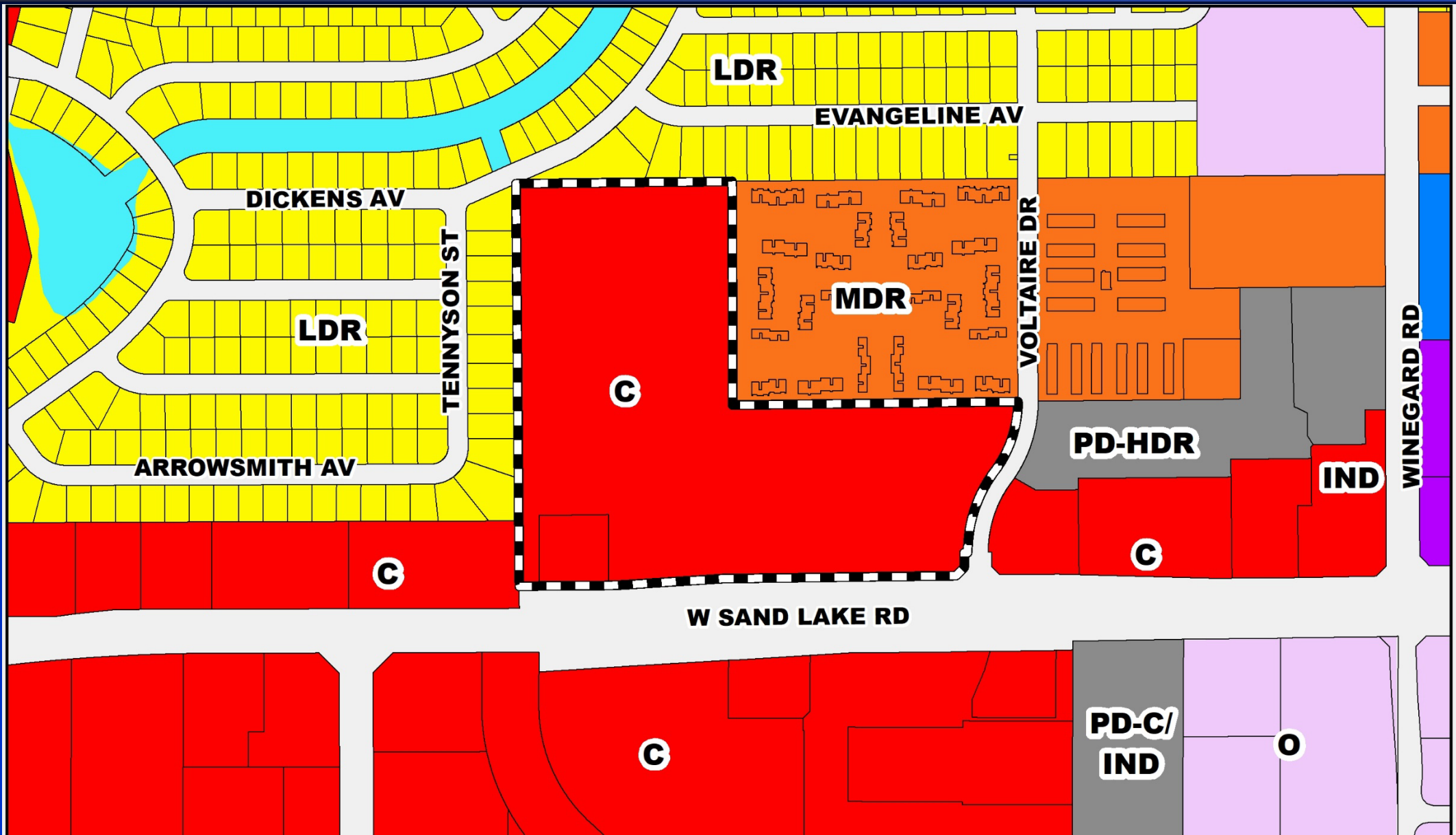


Sand Lake Plaza Planned Development / Land Use Plan

Case:	CDR-23-03-099
Applicant:	Sam J. Sebaali, Florida Engineering Group, Inc.
District:	3
Location:	North of West Sand Lake Road and west of Voltaire Drive
Acreage:	26.63 gross acres (overall PD
Request:	A PD substantial change to modify the Land Use Plan to remove the multi-family/age-restricted senior adult housing uses (300 units) from the existing Sand Lake Plaza PD development program, reverting to the previous development program of 235,000 square feet of commercial uses, and add outdoor recreation uses for proposed sports fields and sports pavilions to support the existing church.

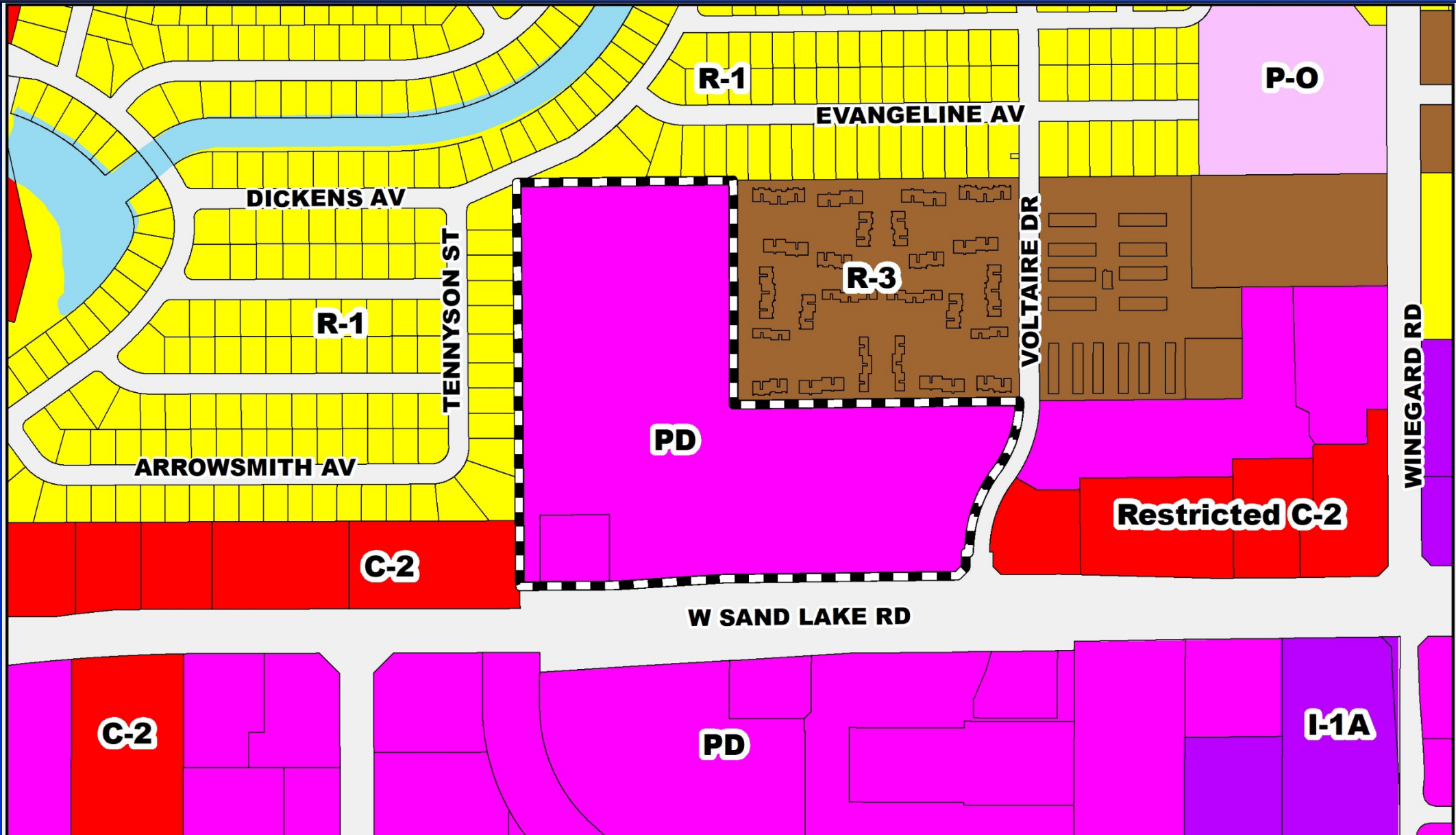


Sand Lake Plaza Planned Development/Land Use Plan Future Land Use Map





Sand Lake Plaza Planned Development/Land Use Plan Zoning Map



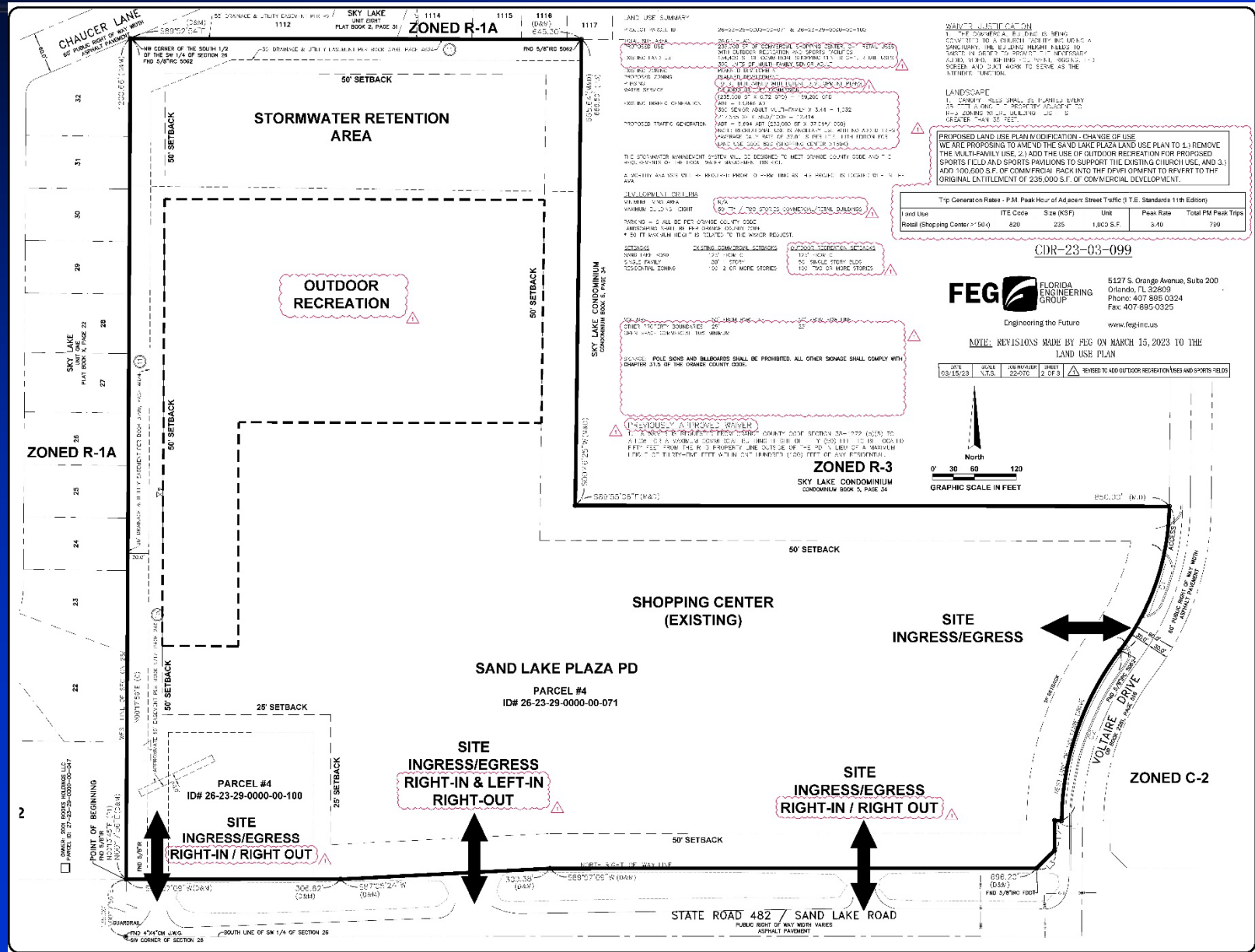


Sand Lake Plaza Planned Development/Land Use Plan Aerial Map





Sand Lake Plaza Planned Development/Land Use Plan Overall Land Use Plan



RICK V. BALDOCCHI, P.E.
P.E. #38092

AMENDED LAND USE PLAN

SAND LAKE PLAZA PD

LAND USE PLAN

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SCALE:

REVISIONS:

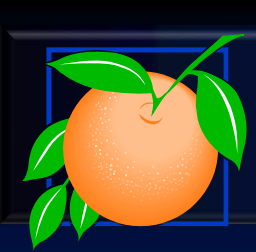
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: RVB
DRAWN BY: DJ
CHECKED BY: RVB
APPROVED BY: RVB
DATE: 04-27-2018

AVCON PROJECT No. 2018.99.15

SHEET NUMBER

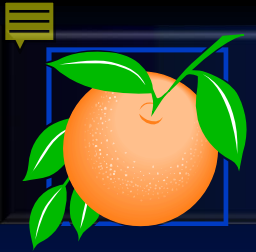
C-200



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Sand Lake Plaza Planned Development / Land Use Plan (PD/LUP) dated “Received July 17, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 3



Board of County Commissioners

Public Hearings

September 26, 2023