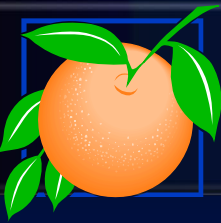


Board of County Commissioners

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.

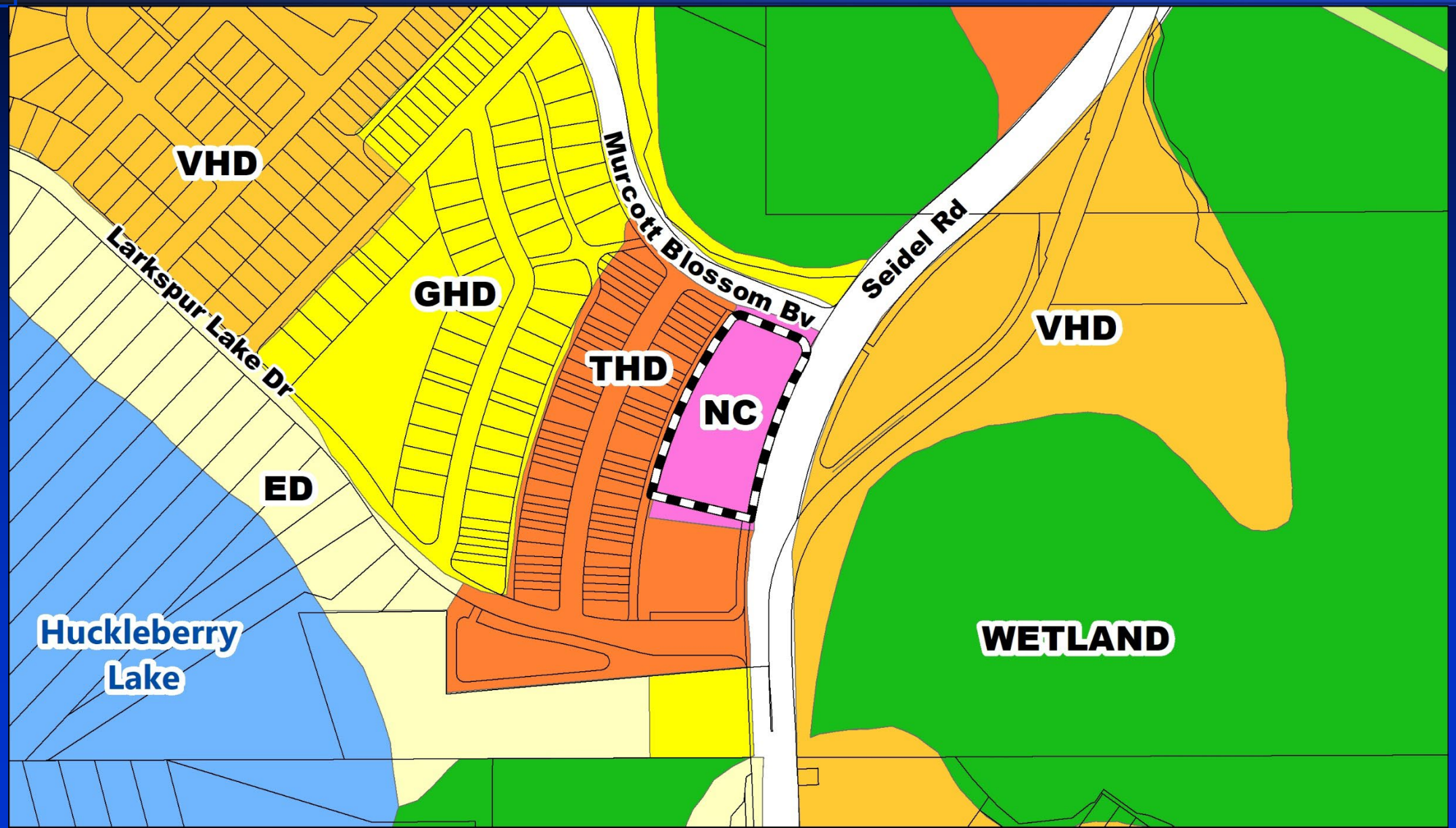
In addition, two waivers are being requested from Orange County Code to allow reductions in the percentage of linear footage of the façade of each building that are built directly on the front building setback line.

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.



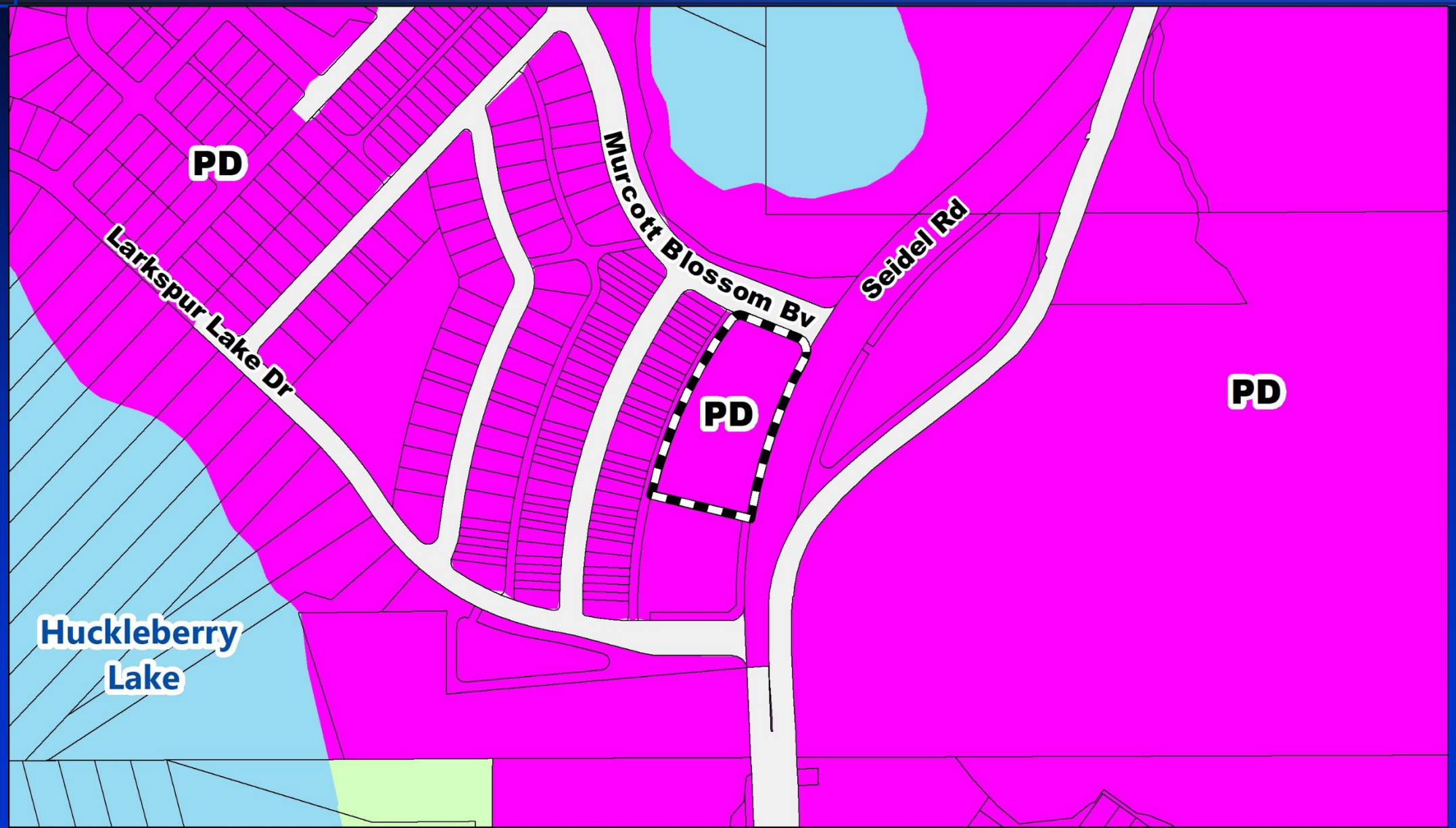
Village F Master PD / Shoppes at Lakeview Development Plan

Future Land Use Map



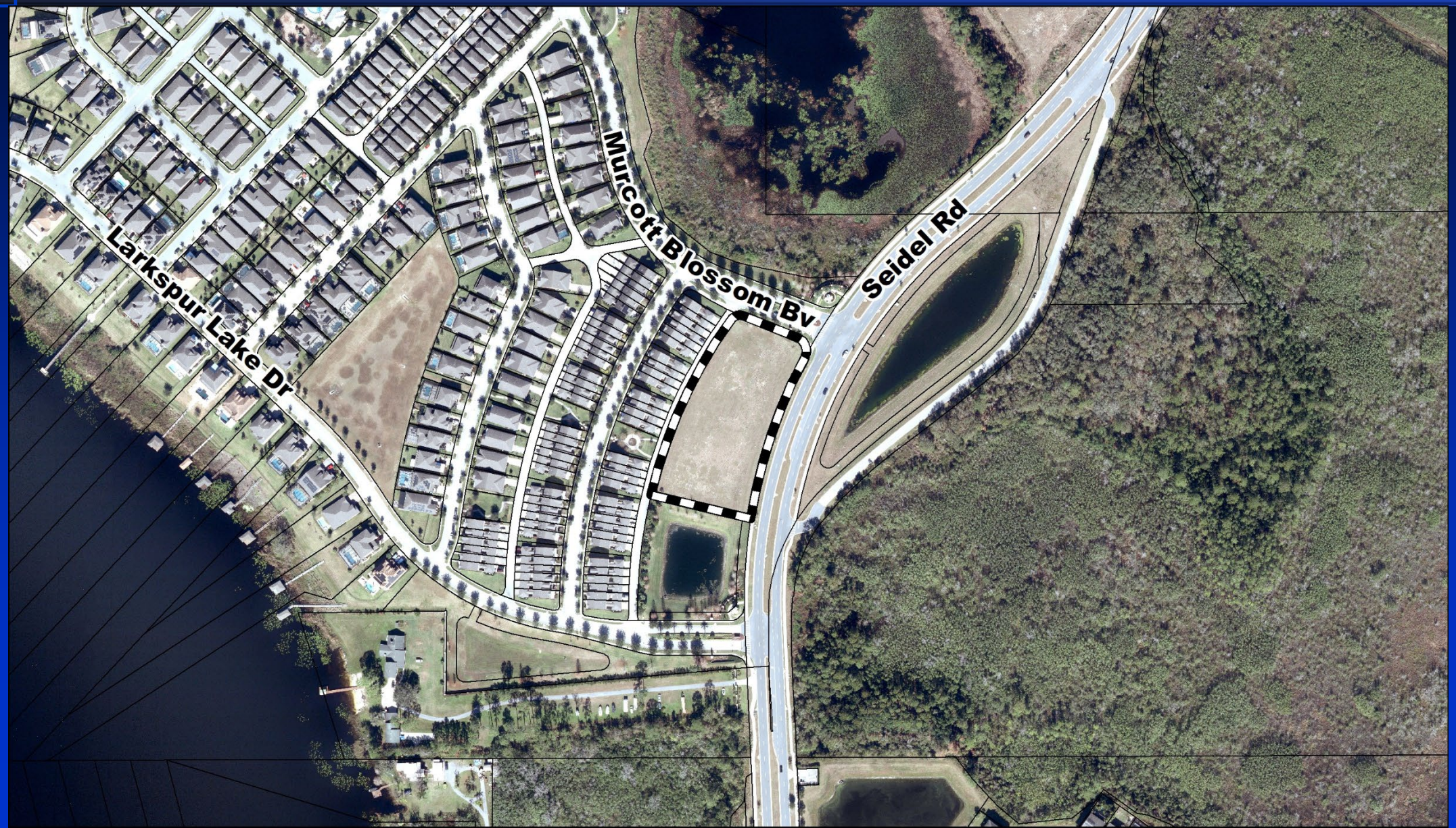


Village F Master PD / Shoppes at Lakeview Development Plan Zoning Map





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

MURKOFF BLVD. 106,207.00 SQ. 2.44 AC
 PRODUCT AREA 106,307.00 SQ. 2.44 AC

PARCEL ID: 34-23-22-0000-00-004

EXISTING ZONING: PD-3
 NEIGHBORHOOD CENTER DISTRICT

PROPOSED USES: COMMERCIAL-C-1

MINIMUM AREA(SF): 15,000
 MINIMUM WID. (FT): 34
 MINIMUM LOT DEPTH (FT): 170

REQUIRED	PROPOSED
FRONT: 9 FT	6 FT
NEIGHBORHOOD CENTER STREET: 6 FT	6 FT
NEIGHBORHOOD CENTER PERMEABLE SIDE: 15 FT	15 FT
REAR: 10 FT FROM PRIMARY STRUCTURE, 5 FT FROM CENTERLINE OF ALLEY (ASUMPT)	

REQUIRED: 45 FT THREE (3) STORY PROPOSED: 35 FT ONE STORY

FLOOR AREA RATIO (FAR) (MAX): 0.7
 PROPOSED FAR: 0.619

MAX IMPERVIOUS SURFACE - MAX: 80% 73.95%
 MINIMUM: 36.95%

REQUIRED:	PROVIDED:
REGULAR: 21 SPACES	66 SPACES REQ'D
HANDICAP: 1 SPACES	1 SPACES
TOTAL: 22 SPACES	67 SPACES

EXISTING VEGETATION: GRASS
 PLANTING: 1 PLANT

ADJACENT LAND USE:
 NORTH: DRAINAGE POND
 SOUTH: OPEN SPACE
 EAST: SIDEWALK ROAD
 WEST: RESIDENTIAL

WATER: ORANGE COUNTY UTILITIES
 WASTEWATER: ORANGE COUNTY UTILITIES

FEMA: 12D18 0980 F
 PANEL NUMBER: 9252009
 APPLICABLE FLOOD ZONES: X

2. THE PARCEL SHALL BE PLATTED AS ONE LOT PRIOR TO VERTICAL CONSTRUCTION, UNLESS OTHERWISE AUTHORIZED BY COUNTY ENGINEER AND LOT SPLIT APPLICANTS MUST BY SUBMITTED AS A QUANTIFIED DETERMINATION. REF: SEC. 18-111(1), F.S.

3. ALL IMPROVEMENTS REQUESTED BY THIS DEVELOPMENT PLAN SHALL BE PERMANENTLY MAINTAINED BY THE APPLICANT AND ALL SUCCESSORS IN INTEREST IN THE REAL PROPERTY DESCRIBED IN THE SITE CONSTRUCTION PLAN. PERMITTED UNLESS: (A) TO THE COUNTY, PRIOR TO APPROVAL OF THE SITE CONSTRUCTION PLAN, THE APPLICANT SHALL FURNISH TO THE COUNTY AN EXECUTIVE AGREEMENT IN WRITING, TO BE A CONDITION OF PERMIT, SIGNED BY THE APPLICANT, THE COUNTY ENGINEER AND ANY OTHER APPLICANT, CONTINUOUS PERPETUAL MAINTENANCE OF THE IMPROVEMENTS, INCLUDING CERTIFICATION OF COMPLIANCE WITH ALL REQUIREMENTS OF THE APPLICANTS WITH DISABILITIES ACT AND CORRESPONDING STANDARDS, NO OBJECTIVE OCCUPANCY SHALL BE HELD UNTIL SUCH ASSURANCE HAS BEEN RECEIVED AND ACCEPTED BY THE COUNTY, AND RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

4. ALL IMPROVEMENTS SHALL BE PERMANENT.

5. ALL RAMP RAMPWAYS MUST BE CONSTRUCTED AT THE STREET INTERSECTIONS AND ENERGY CONNECTIONS TO COMPLY WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND WILL MEET FOOT CURE STANDARDS.

6. DETECTABLE WARNING SURFACE WILL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.

7. PROPOSED BIKE RACKS SHALL COMPLY WITH SECTION 36-1184 AND SHALL MEET THE PERFORMANCE STANDARDS, WITHIN SECTION 36-1185.

8. ALL USES IDENTIFIED BY THE LETTER "P" IN THE USE TABLE SET FORTH IN SECTION 36-1171, EXCLUDING ALL RESIDENTIAL USES IDENTIFIED BY THE LETTER "R" IN THE USE TABLE SET FORTH IN SECTION 36-1171, EXCLUDING ALL RESIDENTIAL USES, EXCEPT AT ENTRANCES, SHALL NOT BE PERMITTED ON THE GROUND FLOOR OF BUILDINGS USED FOR COMMERCIAL OR OFFICE USE.

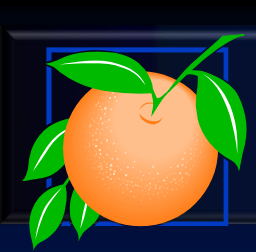
9. CONVENIENCE STORES: THE LAND USE PLAN MAY ALLOW A MAXIMUM OF FOUR (4) GAS TAMP STATIONS TO SERVE A MAXIMUM OF SEVEN (7) VEHICLES AT ANY ONE (1) TIME. GAS PUMPS SHALL REQUIRE SUBMITTING CHANGE APPROVAL TO THE LAND USE PLAN (LUP) BY THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPMENT SHALL COMPLY WITH THE FOLLOWING STANDARDS: A. ALL GAS PUMPS SHALL BE LOCATED BEHIND OR TO THE SIDE OF THE PRINCIPAL STRUCTURE AND NOT CLOSER TO THE ROADWAY THAN THE PRINCIPAL STRUCTURE. B. ALL GAS PUMPS SHALL BE LOCATED WITHIN STREET LIGHTS FROM THE ROADWAY. A SECONDARY LIGHT SHALL NOT BE USED AS A LIGHT SOURCE. C. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. D. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. E. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. F. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. G. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. H. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. I. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. J. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. K. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. L. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. M. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. N. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. O. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. P. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. Q. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. R. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. S. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. T. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. U. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. V. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. W. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. X. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. Y. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY. Z. ALL GAS PUMPS SHALL BE MAINTAINED TO A MAXIMUM OF TEN (10) FEET FROM THE DRIVEWAY OR WALKWAY.

USE	RESIDENTIAL USES	COMMERCIAL USES	INDUSTRIAL USES	OFFICE USES	RECREATION USES	UTILITY USES
RESIDENTIAL USES	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
COMMERCIAL USES	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
INDUSTRIAL USES	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
OFFICE USES	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
RECREATION USES	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
UTILITY USES	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED

RCE CONSULTANTS, LLC
 877 444-4444
 4848 North U.S. Highway 1, Suite 200
 Kissimmee, Florida 34758
 407.849.9600
 407.849.9601

Engineer of Record
 License # 12000
 7/27/2023
 RCE CONSULTANTS, LLC
 Certified Professional Engineer
 State of Florida

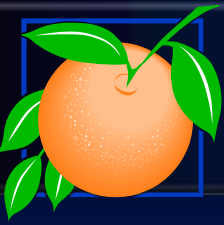
PROJECT # 303-001
 DATE 06/23/2023
 SHEET: C-3.0



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

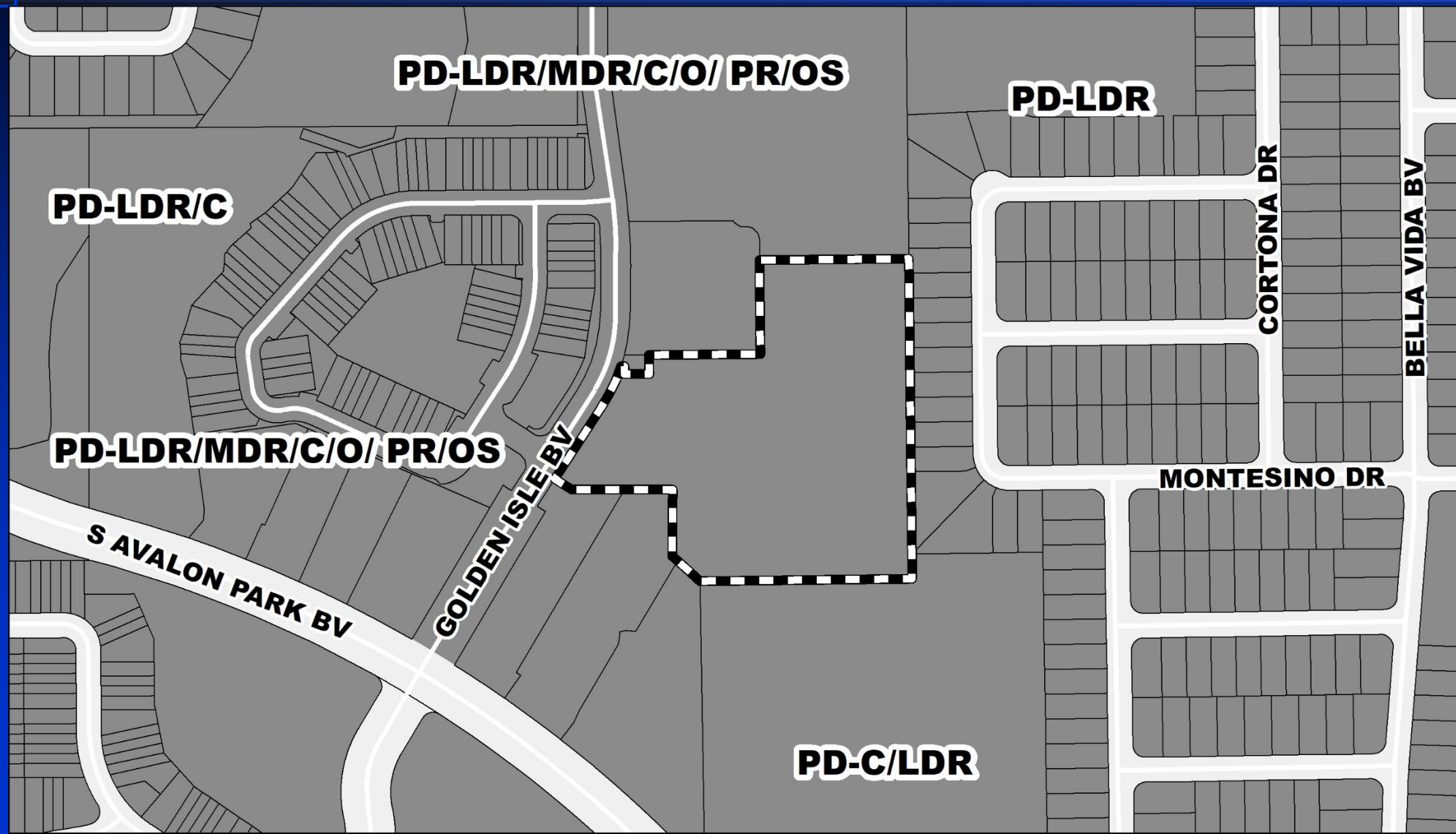


Spring Isle Planned Development / Land Use Plan

- 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.

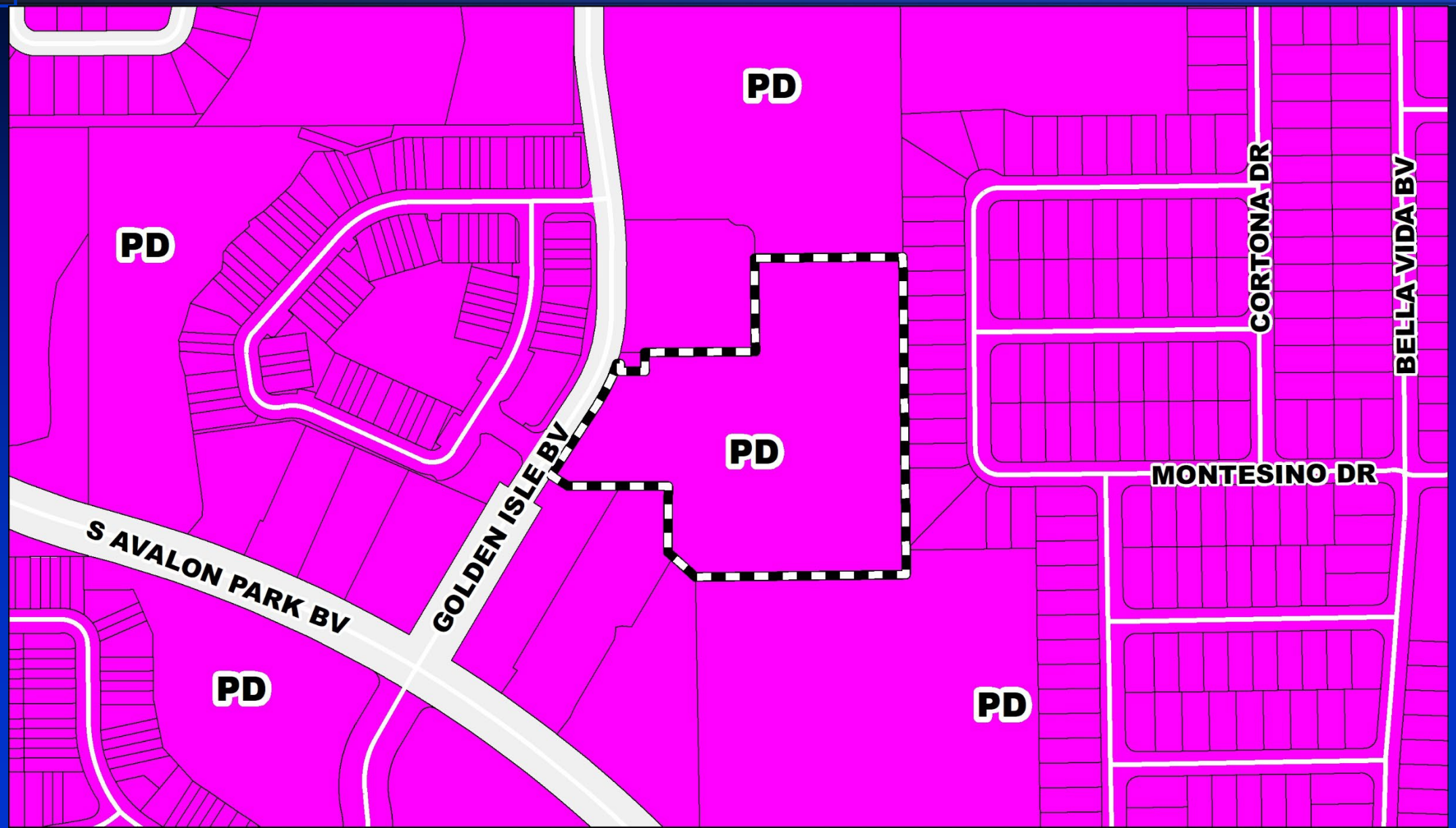


Spring Isle Planned Development / Land Use Plan Future Land Use Map



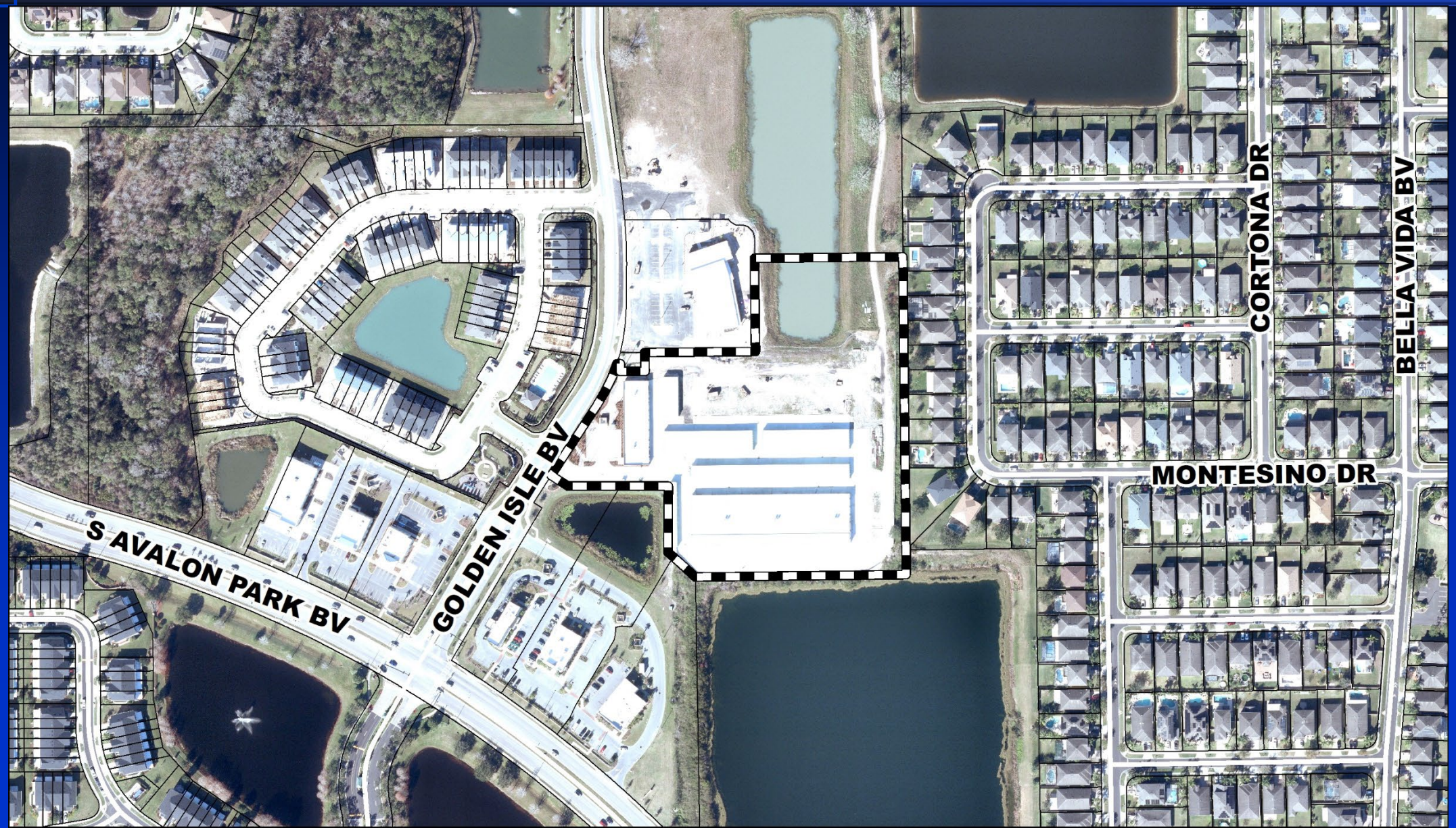


Spring Isle Planned Development / Land Use Plan Zoning Map



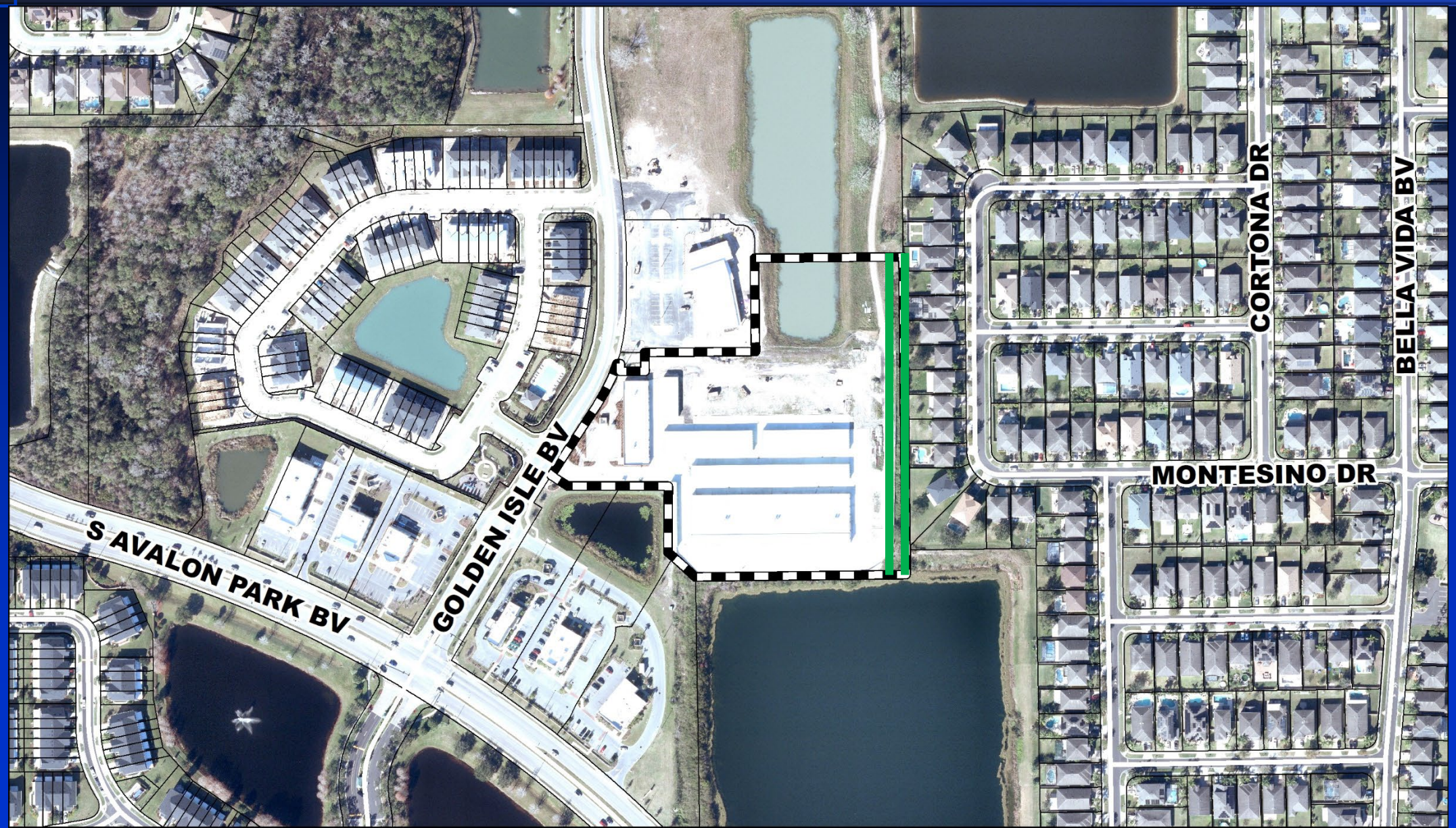


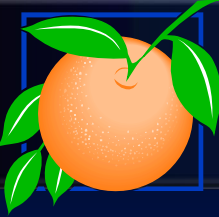
Spring Isle Planned Development/Land Use Plan Aerial Map





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

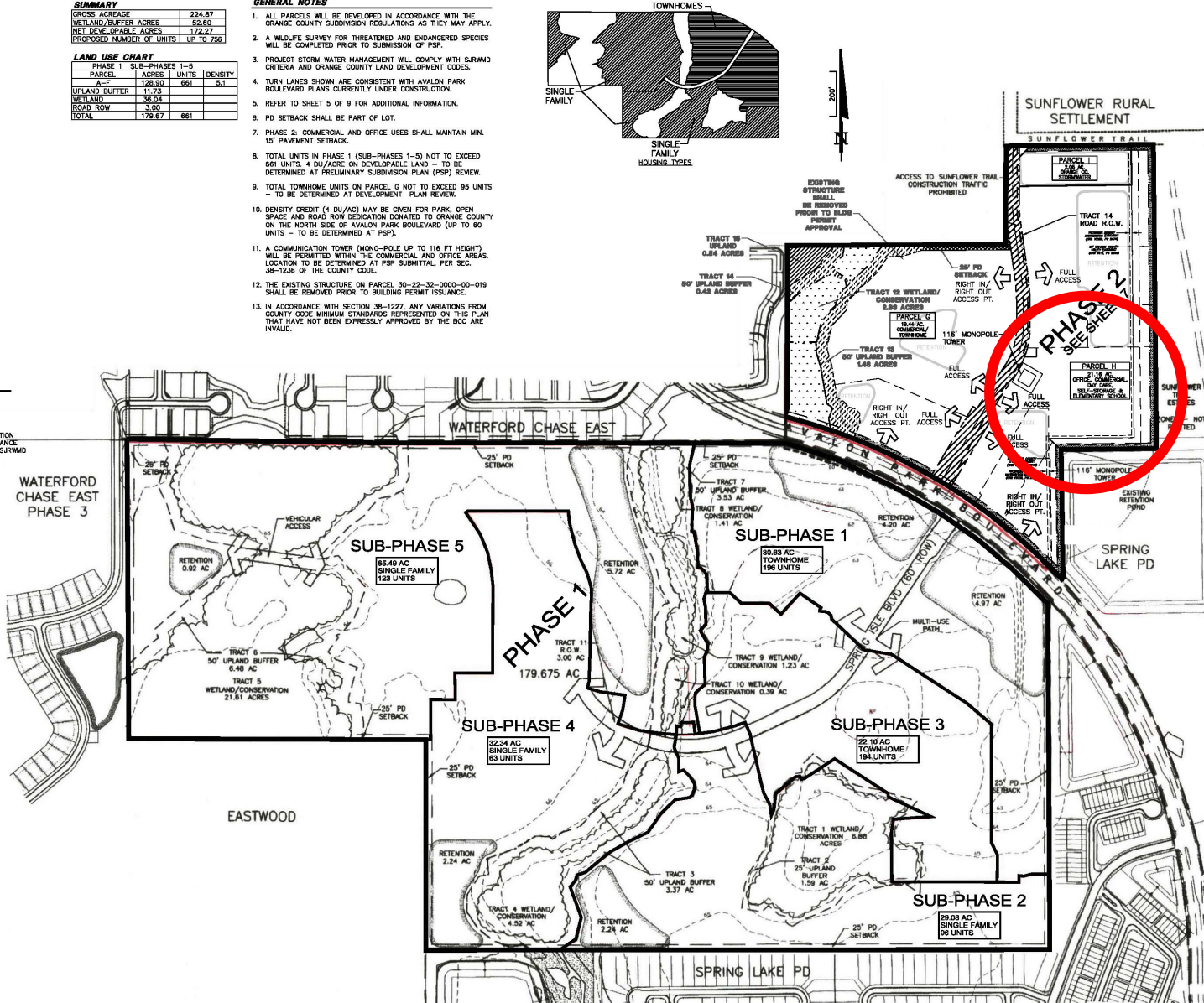
LAND USE CHART

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			
7			
8			
9			
10			

DESIGNED BY	DATE	SCALE
DRN	3/7/25	1"=200'
CHECKED BY	DATE	SCALE
DMW	3/7/25	1"=200'
APPROVED BY	DATE	SCALE

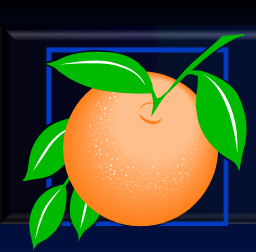
**SPRING ISLE
LAND USE PLAN AMENDMENT
ORANGE COUNTY, FLORIDA
LAND USE PLAN**

DRAWING NO. 25-09
SHEET 4 OF 9

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS

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

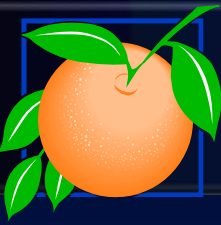
ISSUED BY: DMW
DATE: 3/7/25
SCALE: 1"=200'



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

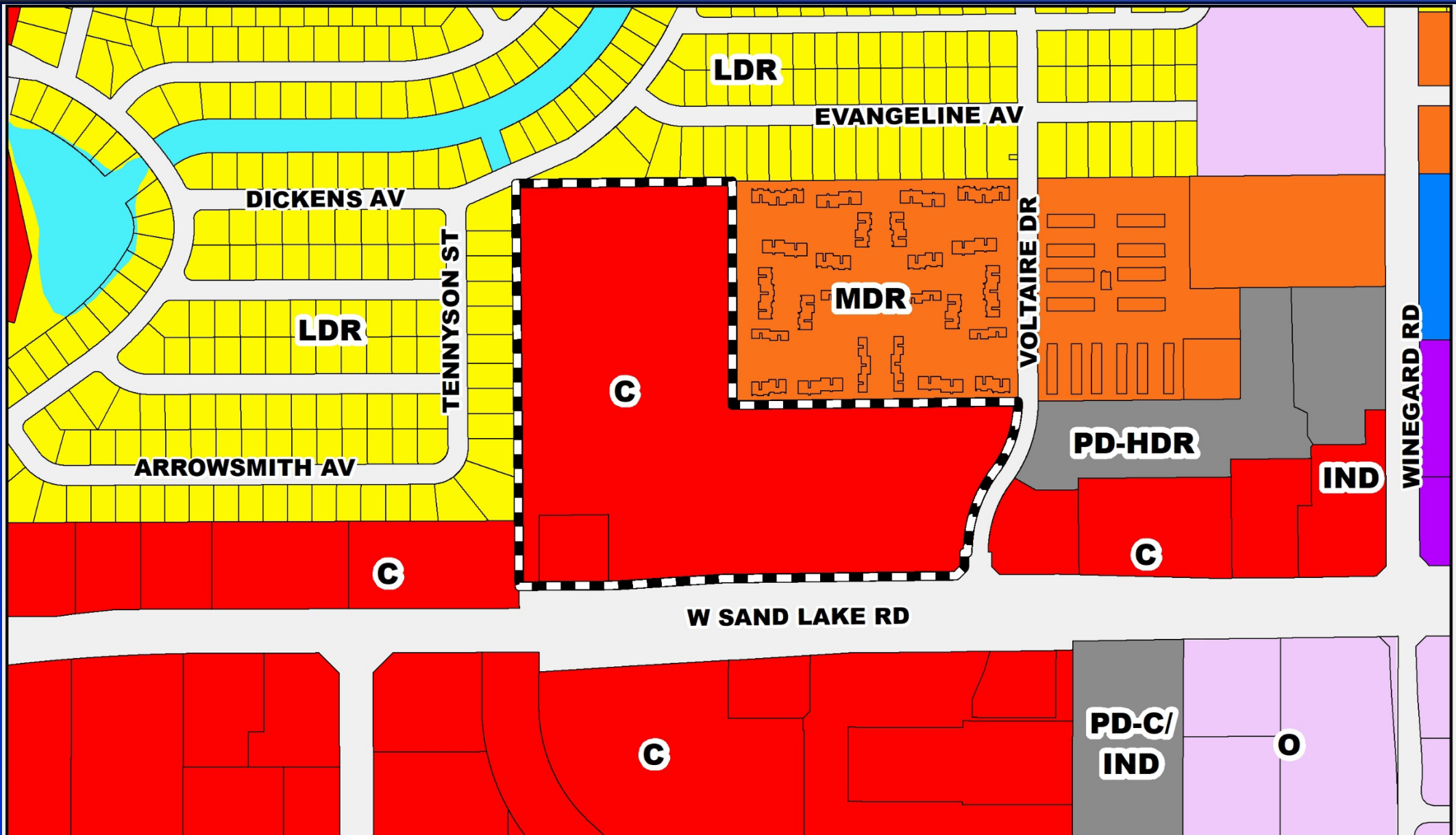


Sand Lake Plaza Planned Development / Land Use Plan

- 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.

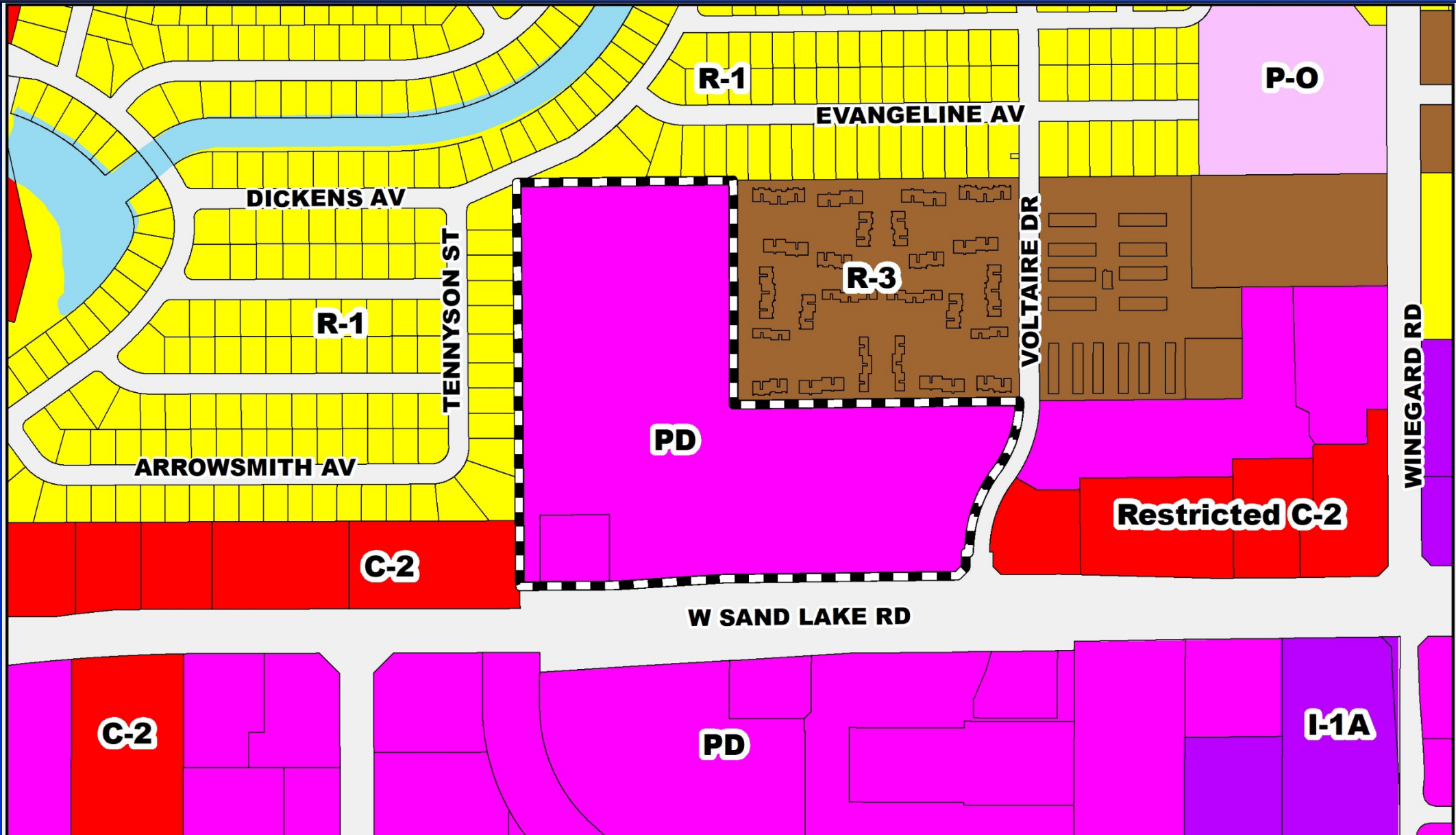


Sand Lake Plaza Planned Development/Land Use Plan Future Land Use Map





Sand Lake Plaza Planned Development/Land Use Plan Zoning Map



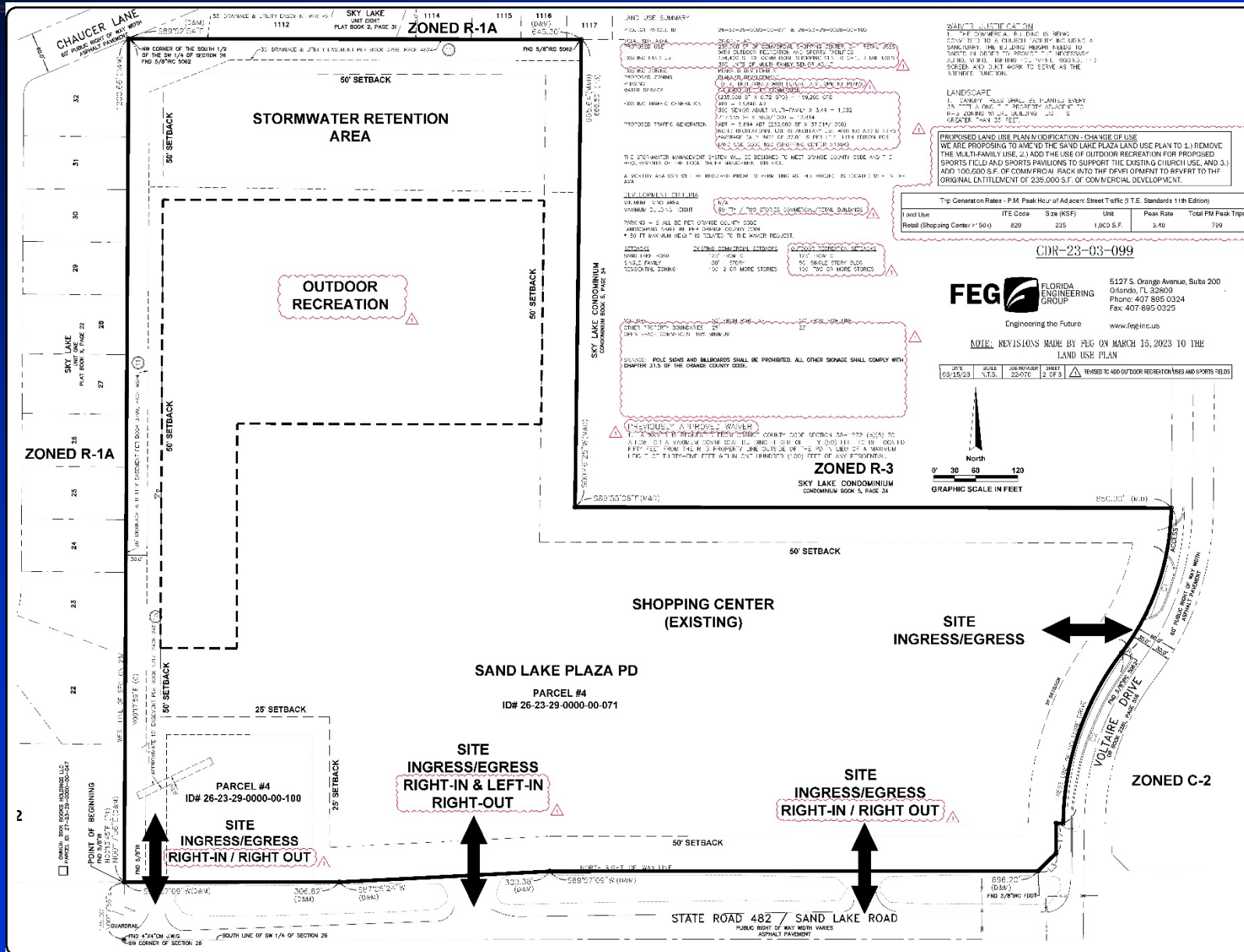


Sand Lake Plaza Planned Development/Land Use Plan Aerial Map





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



AVCON

AVCON, INC.
1400 N. WINDY HILL BLVD
SUITE 100
ORLANDO, FL 32809
TEL: 407-655-0324
WWW.AVCON.COM

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

AMENDED LAND USE PLAN

SAND LAKE PLAZA PD

LAND USE PLAN

SCALE:

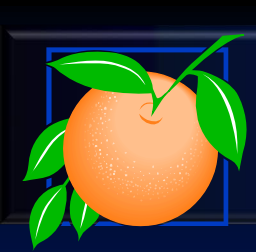
REVISIONS:

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

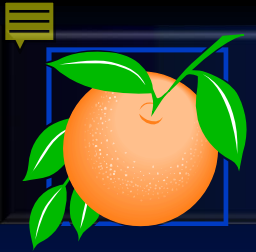
SHEET NUMBER
C-200



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