

*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.

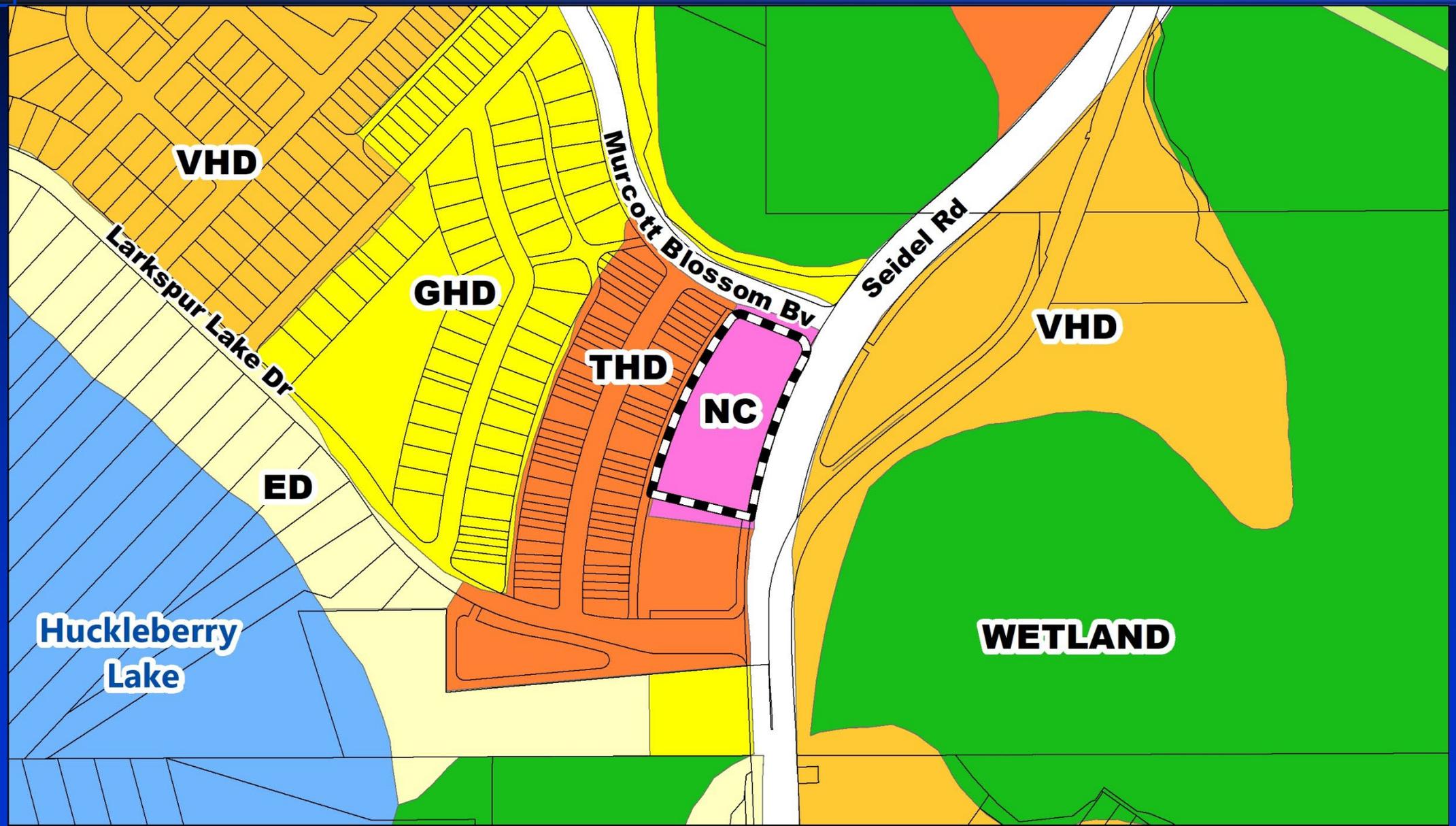
In addition, two waivers are being requested from Orange County Code to allow reductions in the percentage of linear footage of the façade of each building that are built directly on the front building setback line.

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.



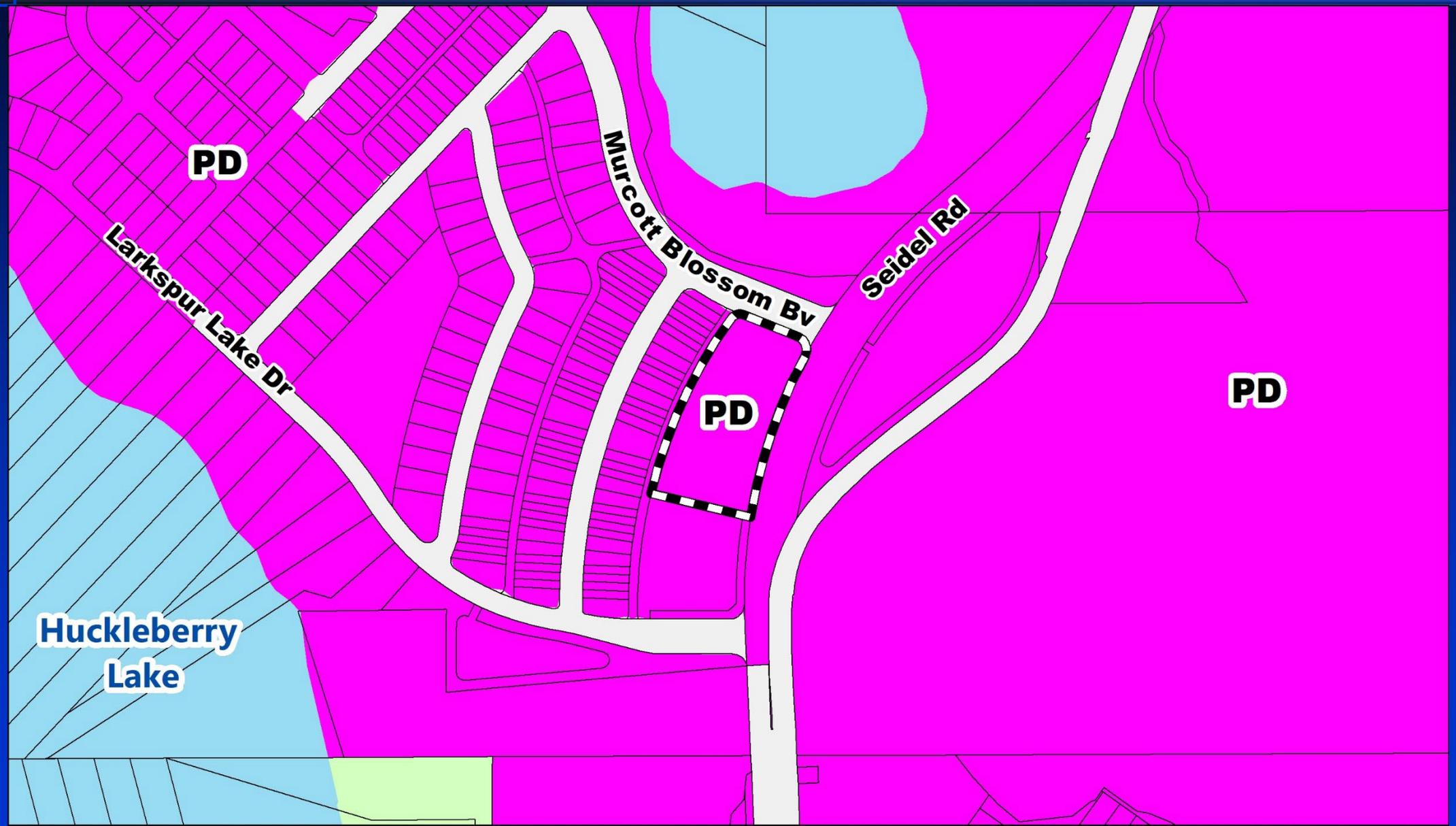
# Village F Master PD / Shoppes at Lakeview Development Plan

## Future Land Use Map



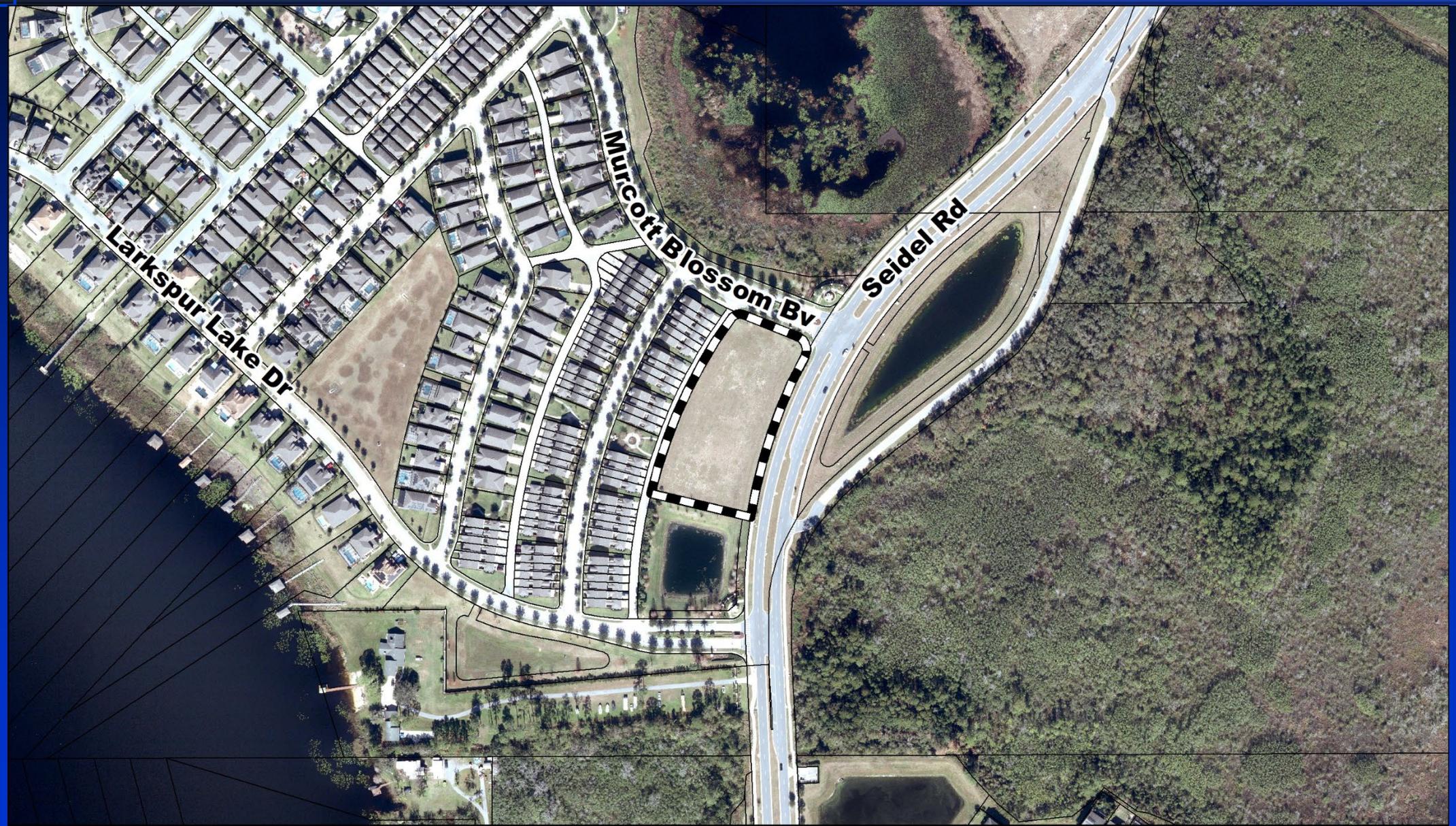


# Village F Master PD / Shoppes at Lakeview Development Plan Zoning Map

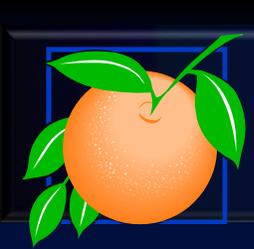




# Village F Master PD / Shoppes at Lakeview Development Plan Aerial Map







# 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**

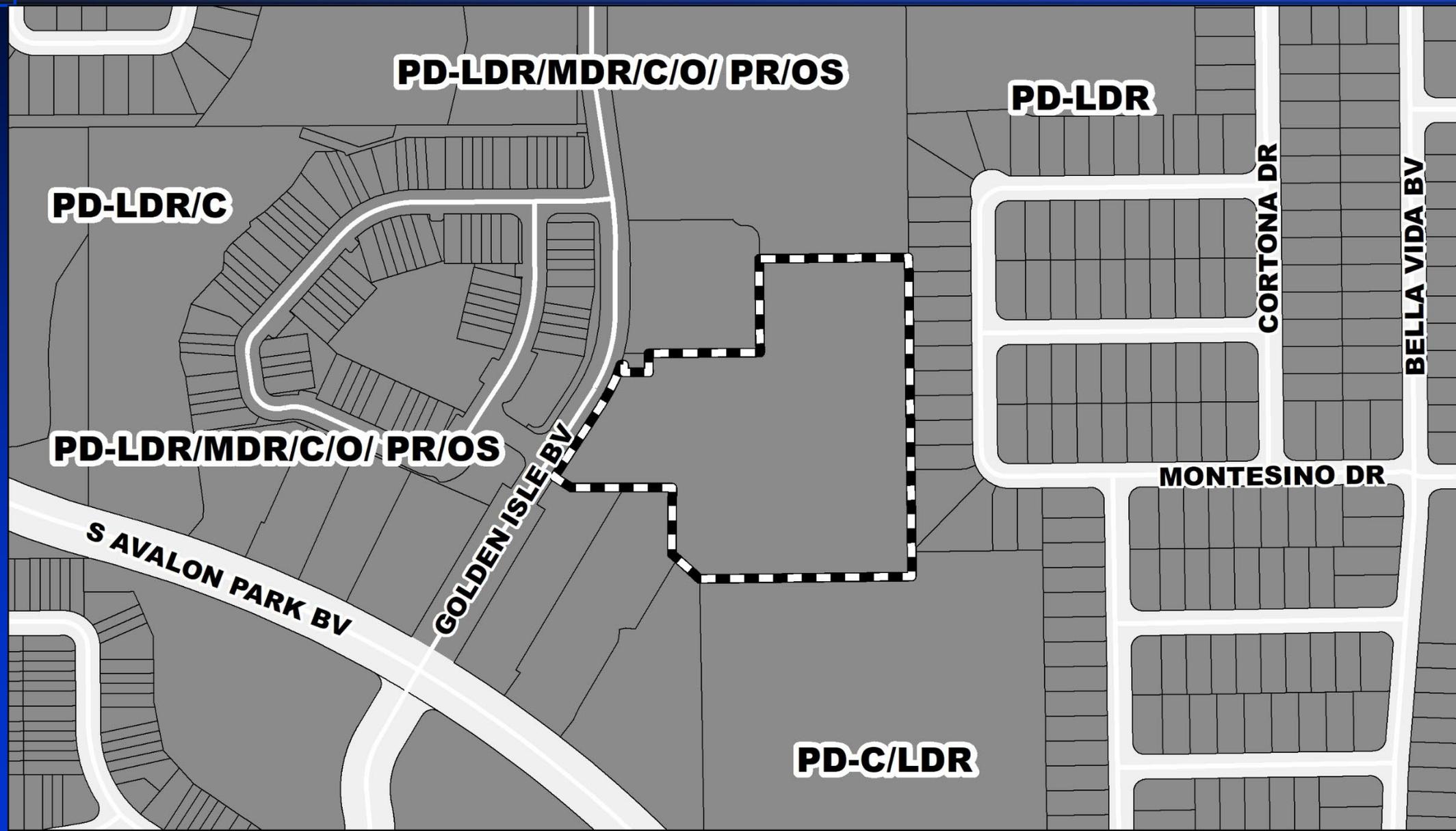


## Spring Isle Planned Development / Land Use Plan

- 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.

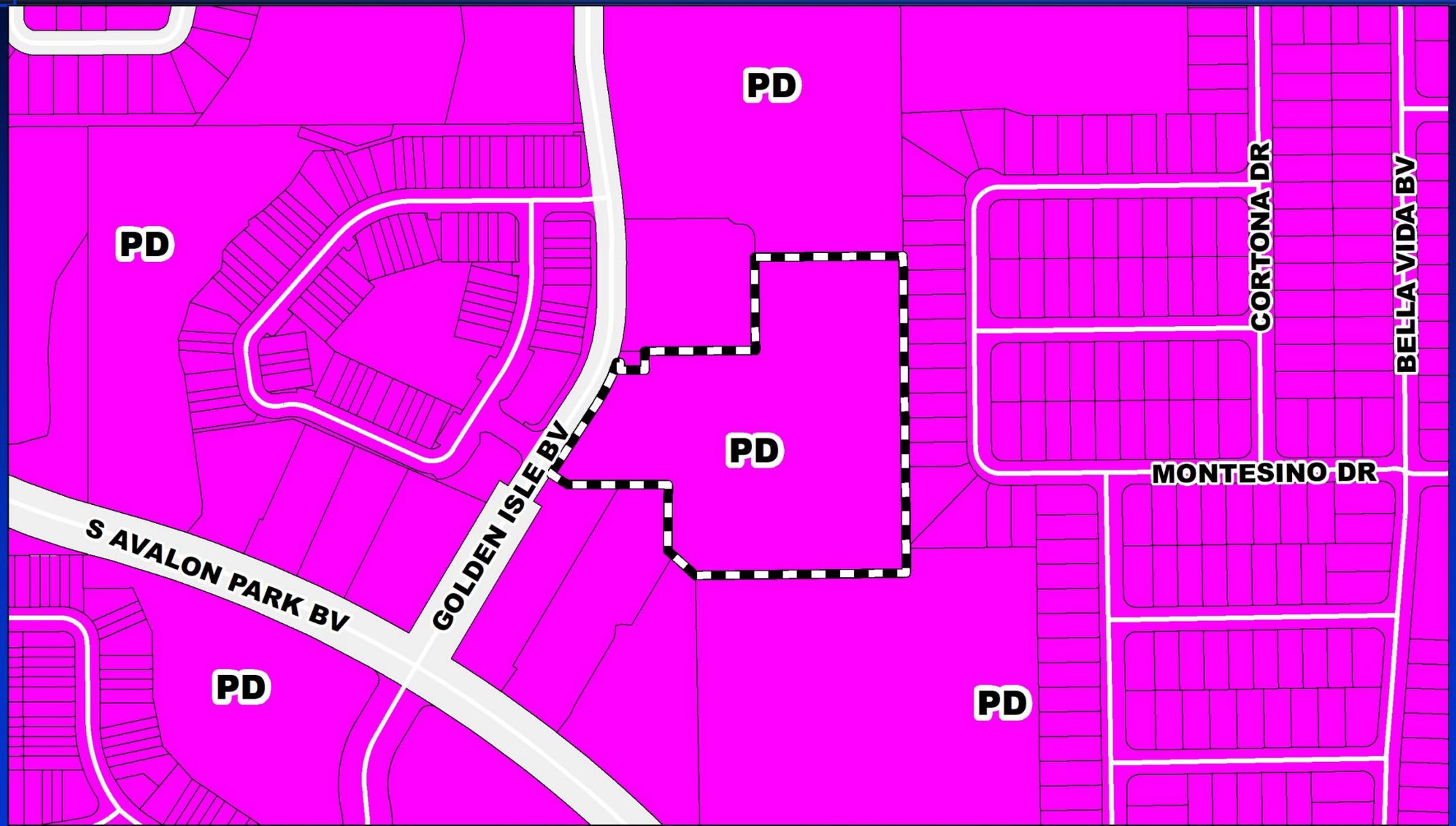


# Spring Isle Planned Development / Land Use Plan Future Land Use Map



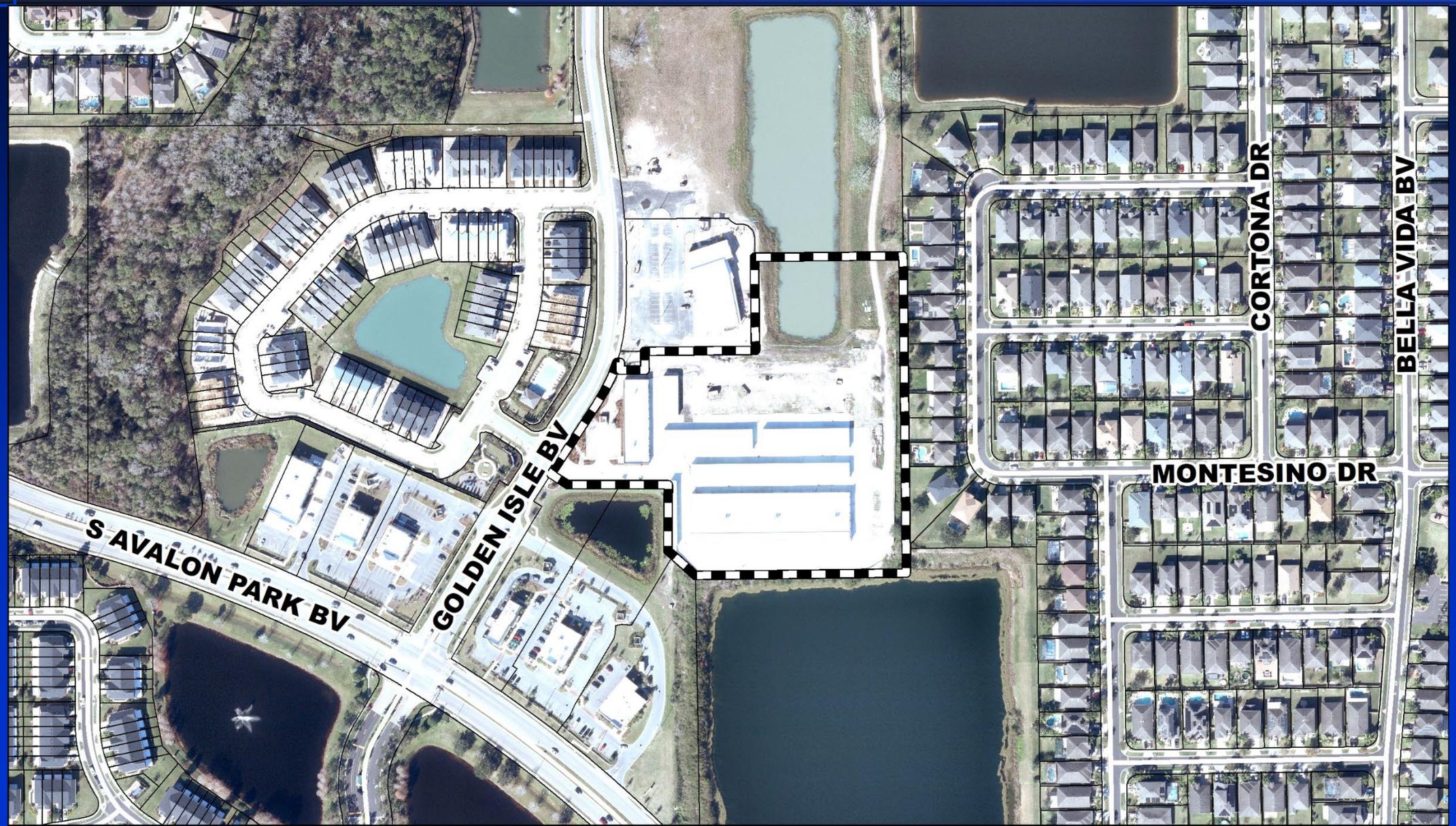


# Spring Isle Planned Development / Land Use Plan Zoning Map



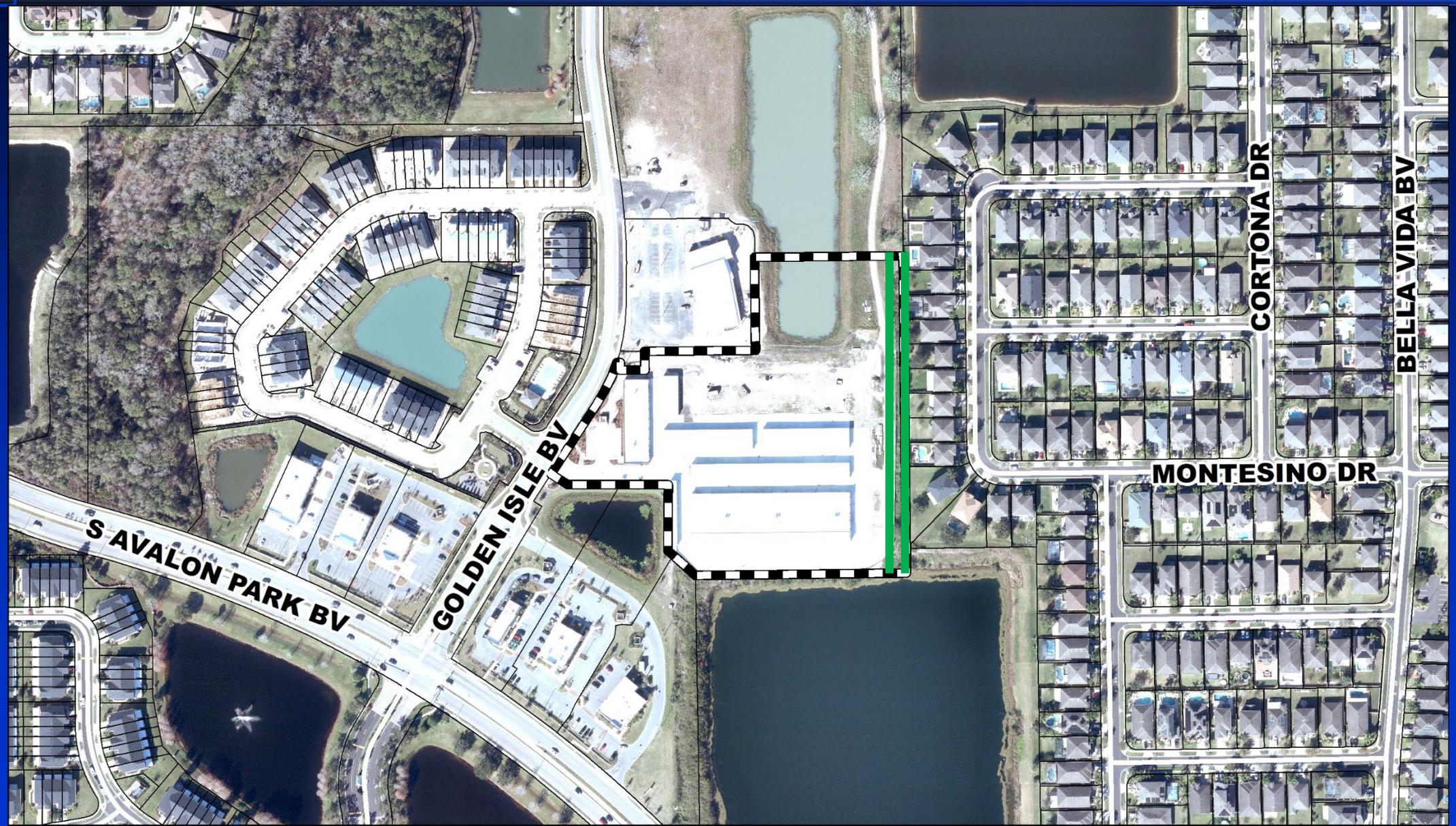


# Spring Isle Planned Development/Land Use Plan Aerial Map





# 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	172.07
PROPOSED NUMBER OF UNITS	UP TO 756

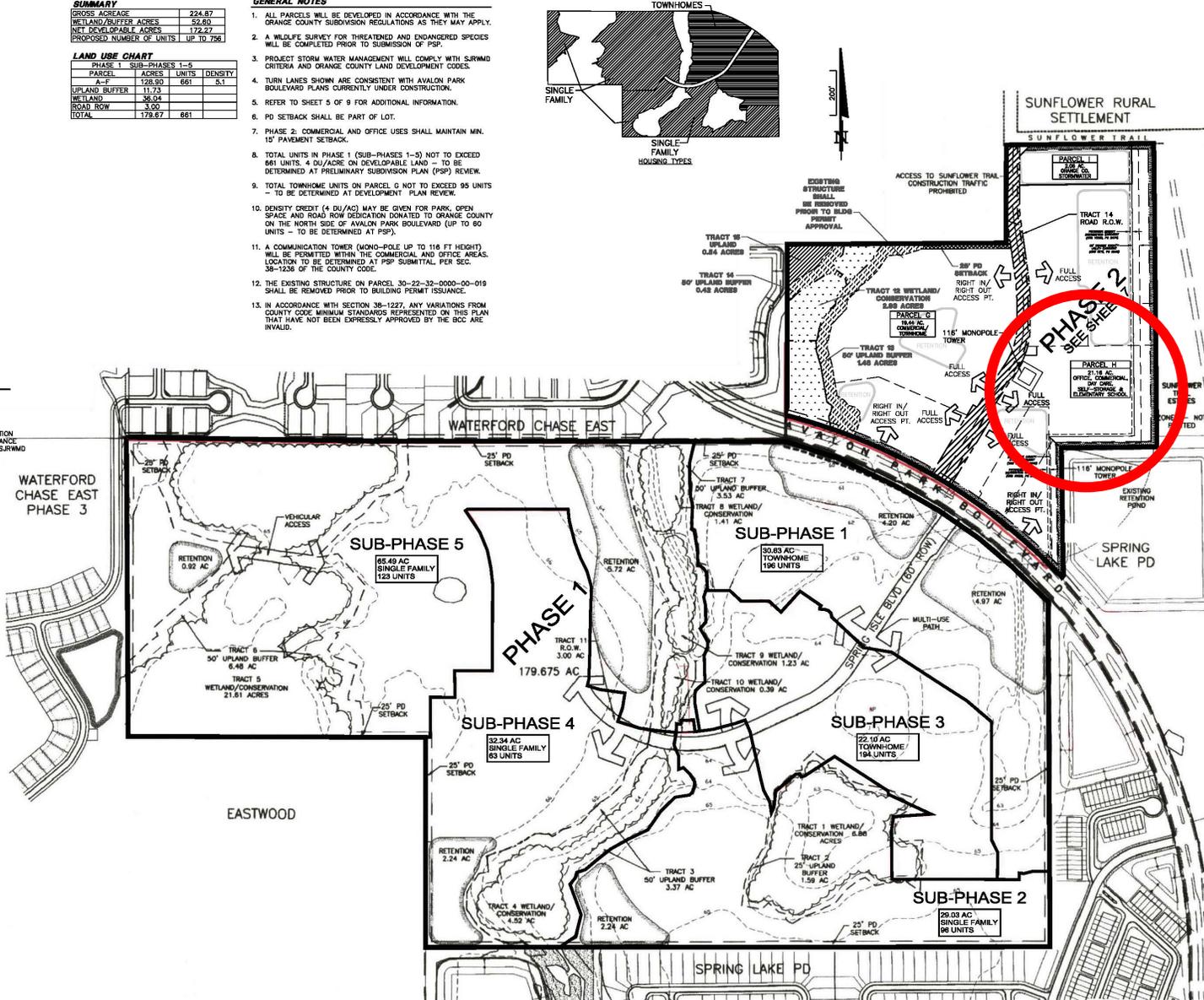
**LAND USE CHART**

PHASE	SUB-PHASES	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
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**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS  
PLANNERS  
SURVEYORS

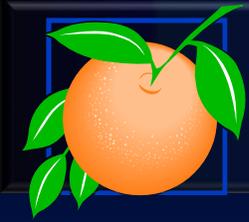
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4088

DATE: 07/23/25  
SCALE: 1"=200'

ISSUED BY: JZM/ML  
CHECKED BY: JZM/ML  
DATE: 07/23/25

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

DRAWING NO: 25-09  
SHEET 4 OF 9



# 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**

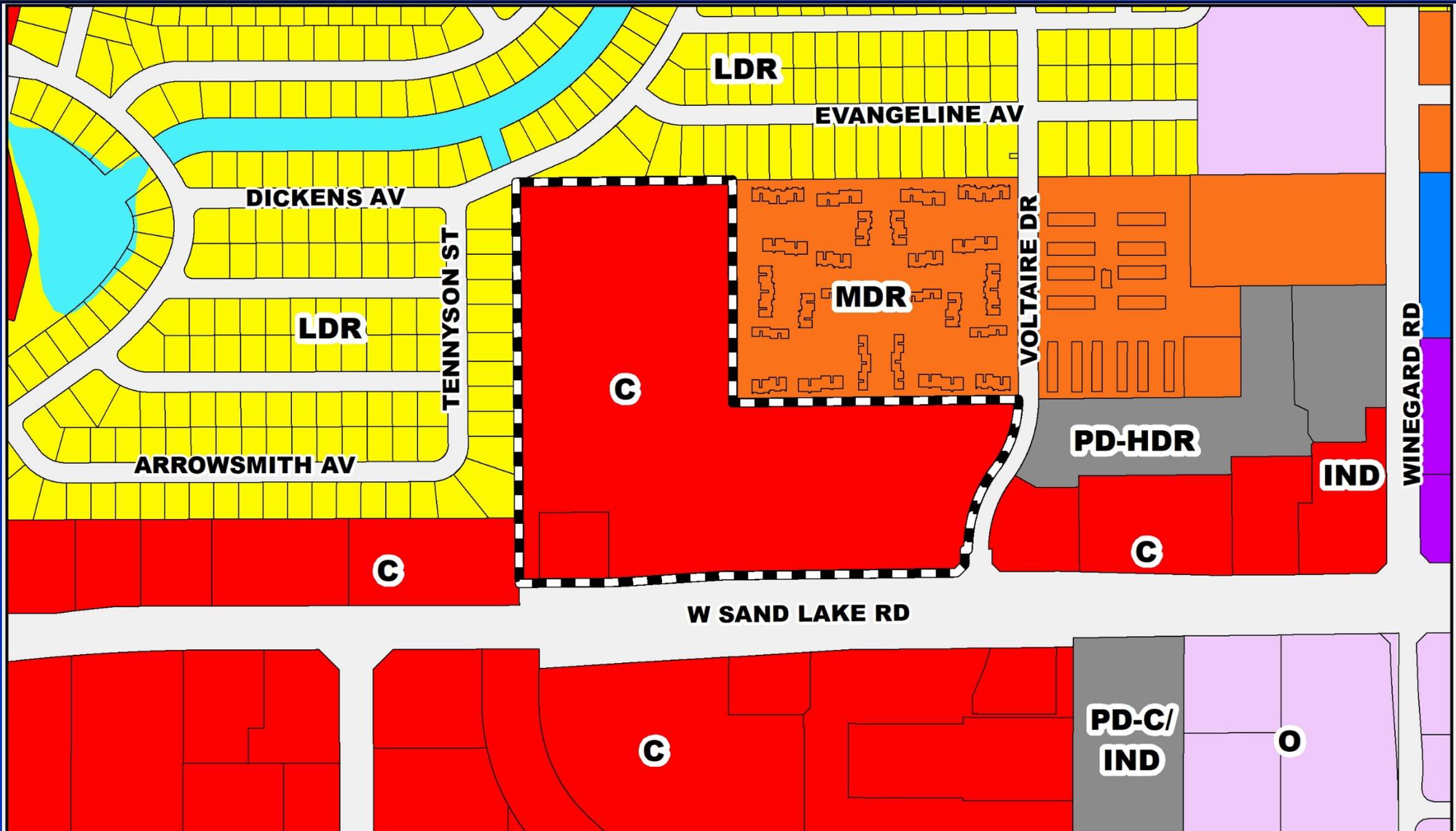


## Sand Lake Plaza Planned Development / Land Use Plan

<b>Case:</b>	<b>CDR-23-03-099</b>
<b>Applicant:</b>	<b>Sam J. Sebaali, Florida Engineering Group, Inc.</b>
<b>District:</b>	<b>3</b>
<b>Location:</b>	<b>North of West Sand Lake Road and west of Voltaire Drive</b>
<b>Acreage:</b>	<b>26.63 gross acres (overall PD</b>
<b>Request:</b>	<b>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.</b>

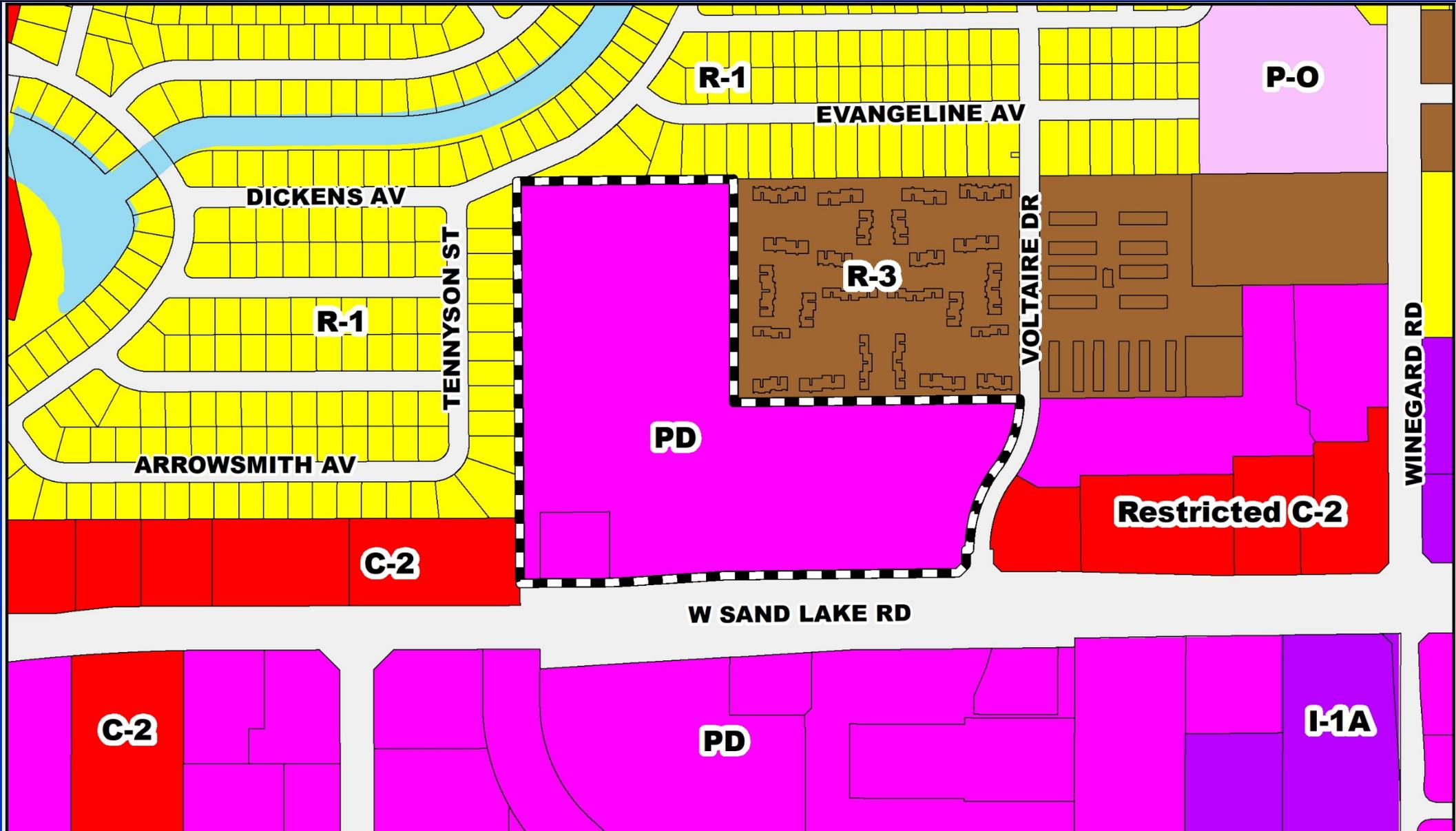


# Sand Lake Plaza Planned Development/Land Use Plan Future Land Use Map



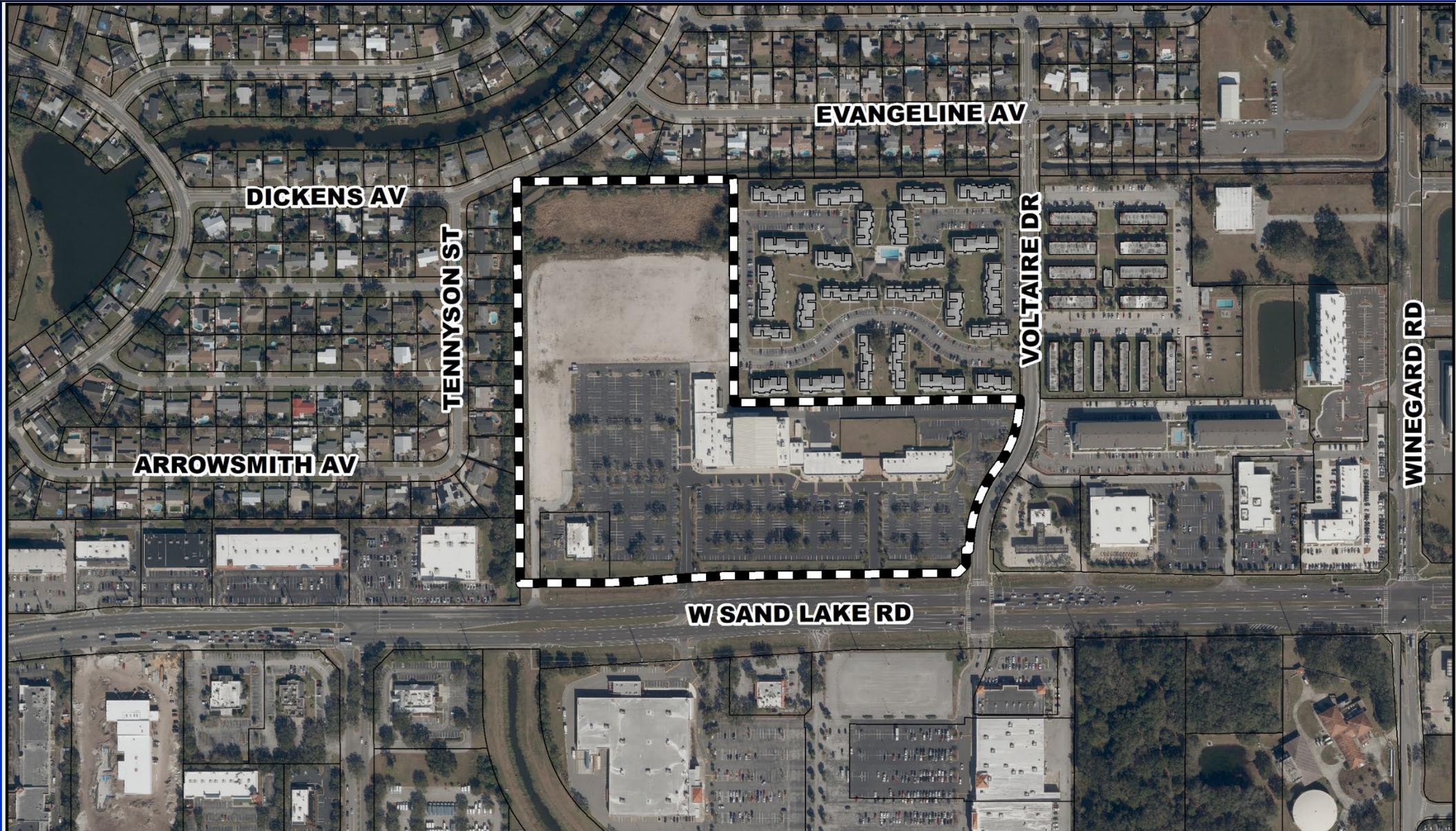


# Sand Lake Plaza Planned Development/Land Use Plan Zoning Map



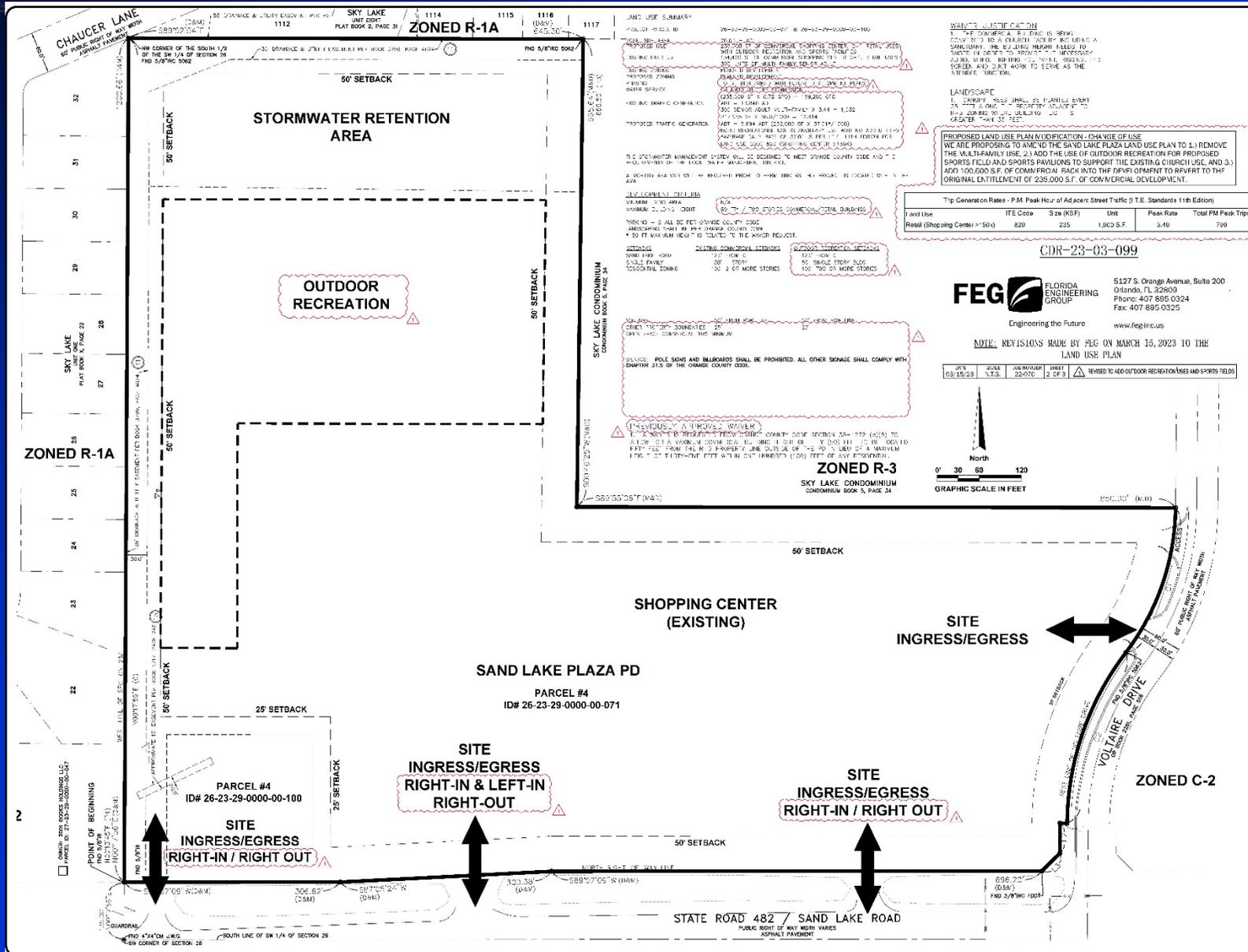


# Sand Lake Plaza Planned Development/Land Use Plan Aerial Map





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



**AVCON**

AVCON, INC.  
1400 S. WINDY HILL BLVD  
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:**

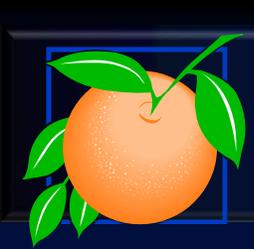
**REVISIONS:**

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

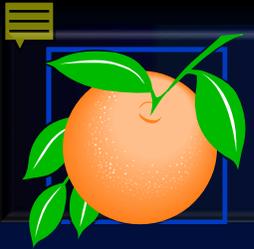
**SHEET NUMBER**  
**C-200**



# 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

