

ORANGE



COUNTY
F L O R I D A

Meeting and Public Hearing

May 5, 2026

Board of County Commissioners

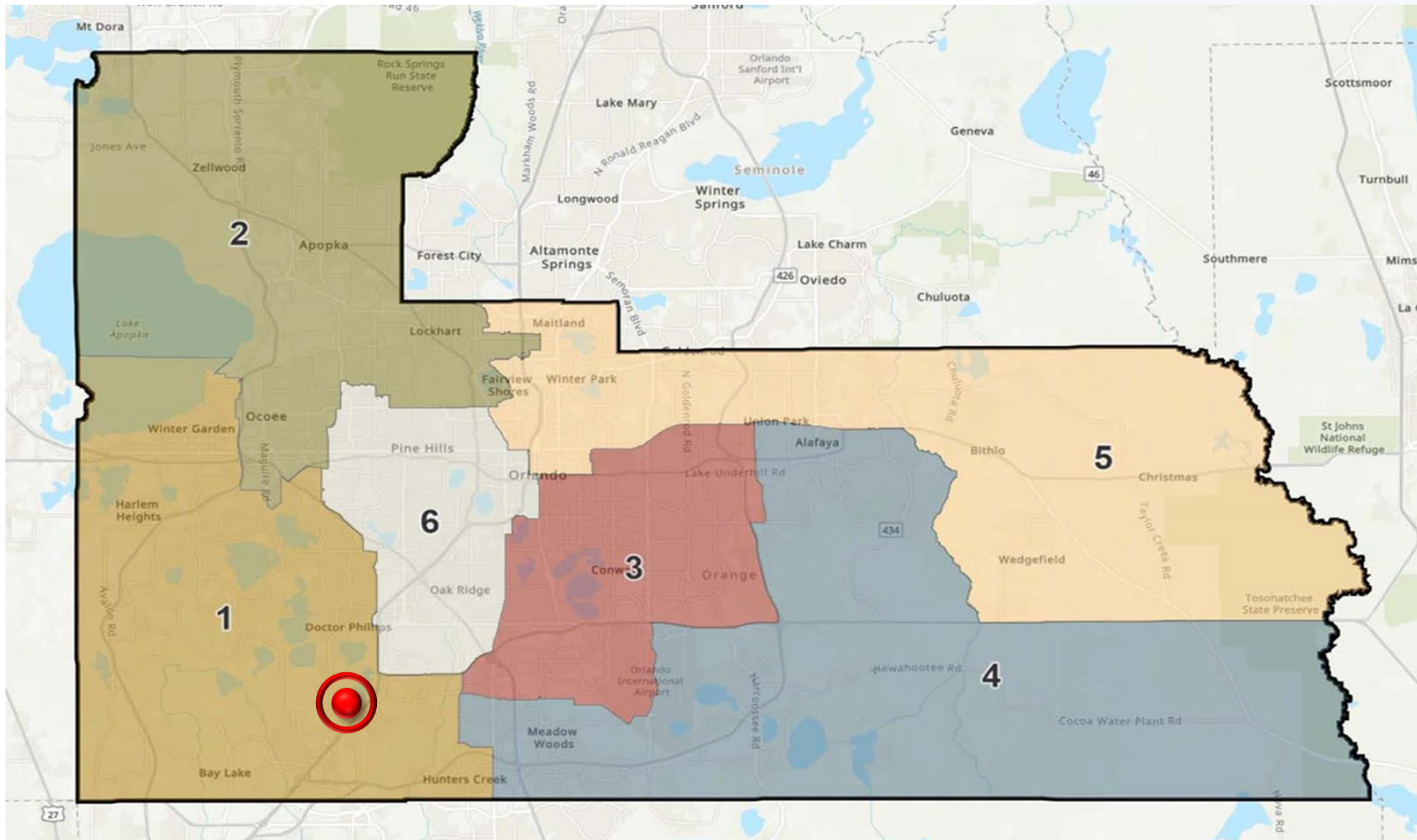
Board of County Commissioners

B. Substantial Change

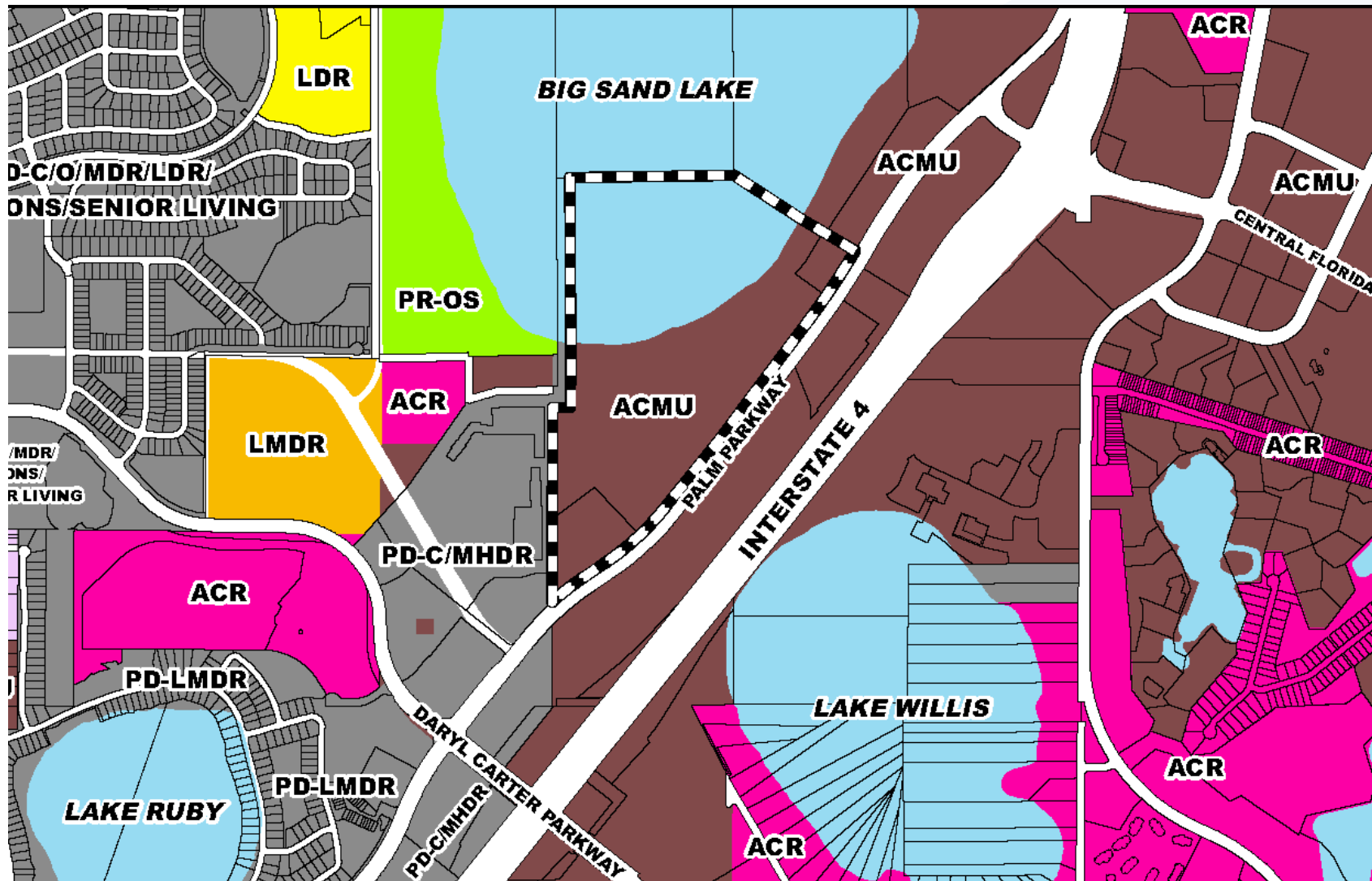
Sand Lake Groves Planned Development (PD)

- Case:** CDR-25-11-272
- Applicant:** Tom Cavanaugh, PAC Land Development Corp.
- District:** 1
- Acreage:** 222.48 gross acres (PD area)
53.13 net developable acres (affected area)
- Location:** Generally located south of Big Sand Lake, west of Palm Parkway, and north of Daryl Carter Parkway.
- Request:** A PD substantial change to convert 359 Timeshare Units to 280 Multifamily Units, and to split Tract 400 into two parcels: Tract 400A (1,370 Timeshare Units) and Tract 400B (280 Multifamily Units). In addition, the following waiver is requested from Orange County Code:
1. A waiver from Orange County Code Sec. 38-1300 to allow a maximum building height of 75 ft. for Tract 400B in lieu of 60 ft. for multi-family residential developments and associated accessory structures.

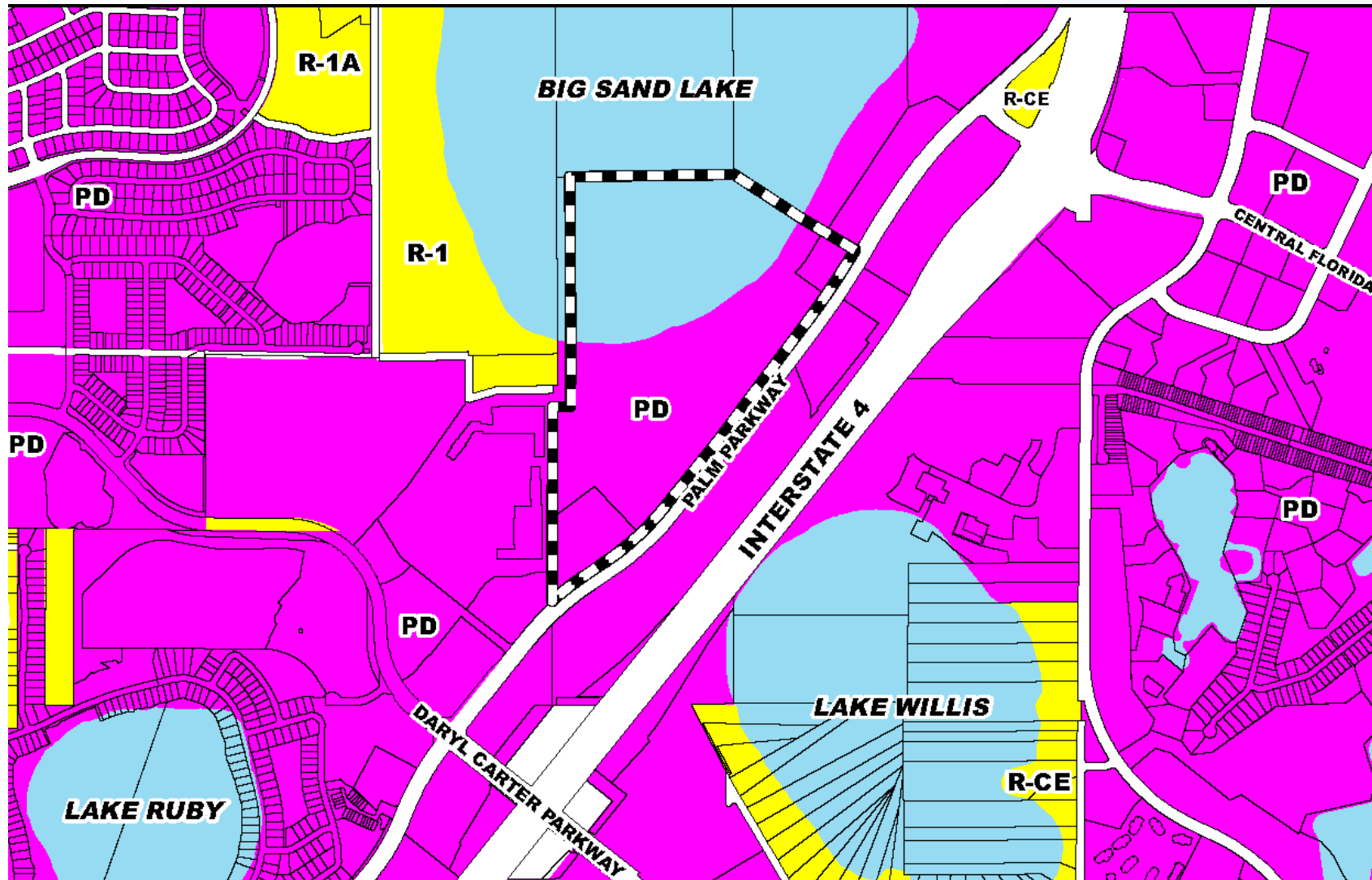
DISTRICT MAP



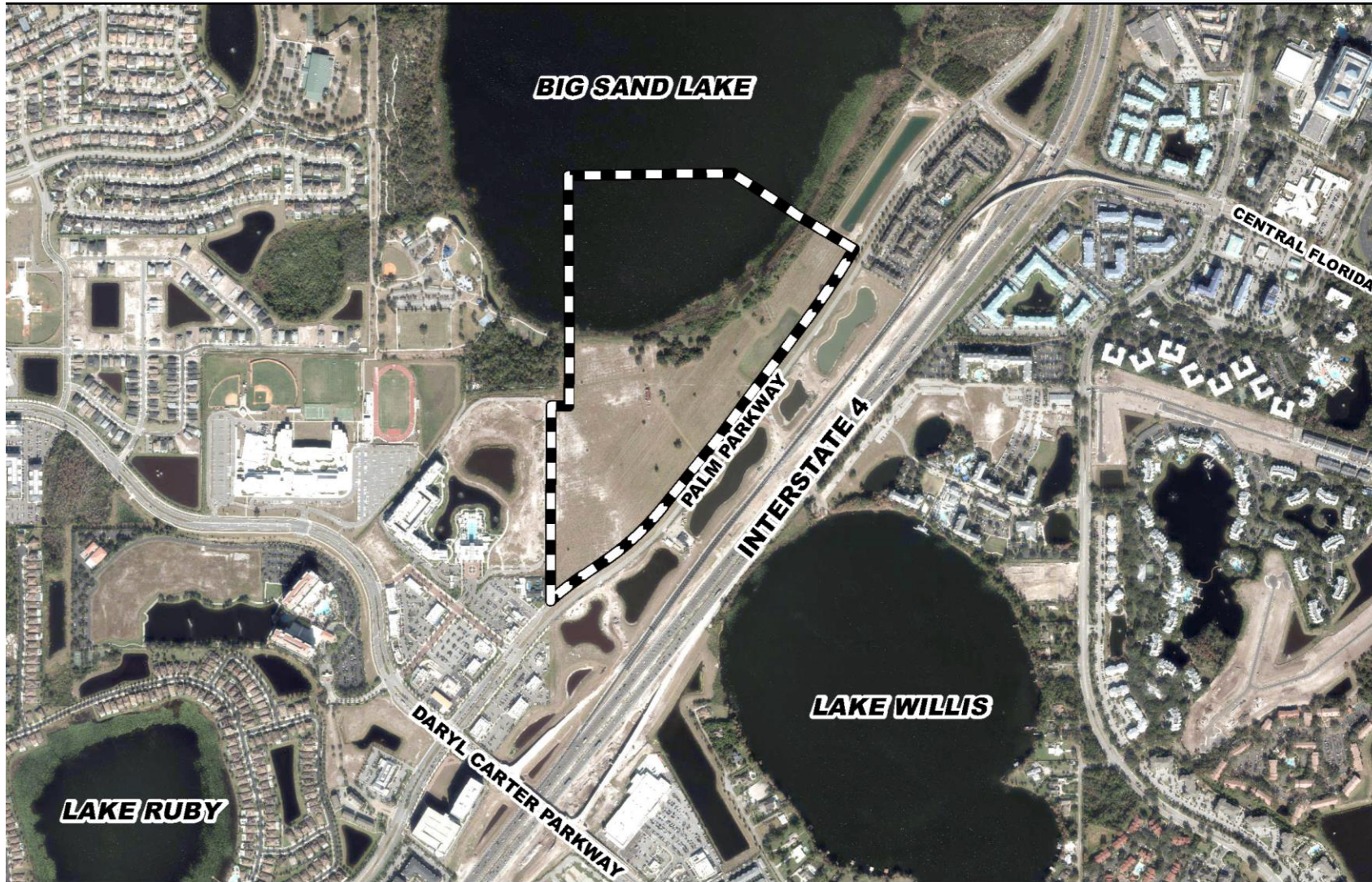
Sand Lake Groves Planned Development (PD) Future Land Use



Sand Lake Groves Planned Development (PD) Zoning



Sand Lake Groves Planned Development (PD) Aerial



Sand Lake Groves Planned Development (PD)

Overall Land Use Plan

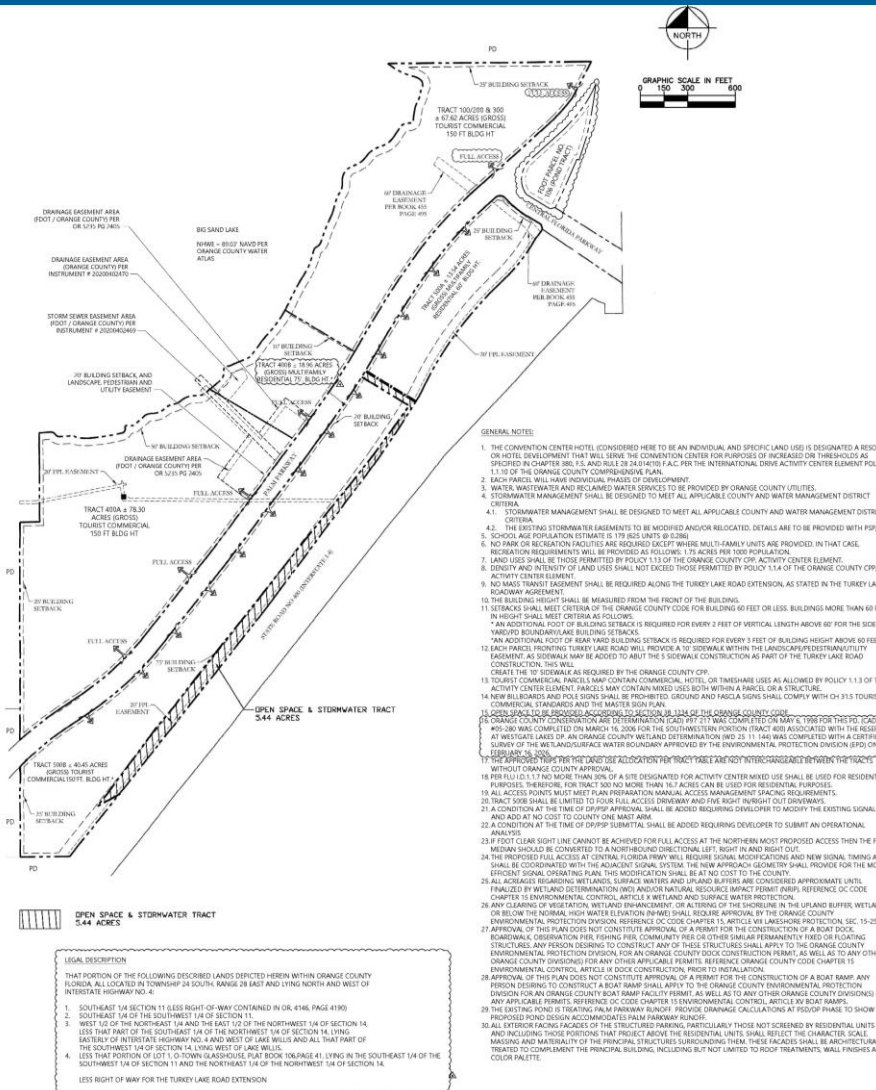


TABLE 1: CURRENT LAND USE ALLOCATION TRACT

TRACT	NET ACRES APPROX	CONV CENTER HOTEL	HOTEL	TIMESHARE	COMMERCIAL	MULTI-FAMILY	MINI-WAREHOUSE	ADT'S
100200300	22.26	0 ROOMS	499 ROOMS	1 UNITS	66,700 SF	0 UNITS	0 SF	6,774 TRIPS
400B	13.21	0 ROOMS	0 ROOMS	1,720 UNITS	10,000 SF	0 UNITS	0 SF	13,645 TRIPS
500A	43.54	0 ROOMS	0 ROOMS	0 UNITS	0 SF	343 UNITS	0 SF	2,201 TRIPS
500B	40.45	1,231 ROOMS	250 ROOMS	0 UNITS	262,811 SF	0 UNITS	103,500 SF	22,768 TRIPS
TOTAL	119.46	1,231 ROOMS	650 ROOMS	1,720 UNITS	329,511 SF	343 UNITS	103,500 SF	40,727 TRIPS

NOTE: FOOT PARCEL 106 (POND) IS EXCLUDED FROM THIS TABLE

TABLE 2: PROPOSED LAND USE ALLOCATION TRACT

TRACT	NET ACRES APPROX	CONV CENTER HOTEL	HOTEL	TIMESHARE	COMMERCIAL	MULTI-FAMILY	MINI-WAREHOUSE	ADT'S
100200300	22.26	0 ROOMS	499 ROOMS	1 UNITS	66,700 SF	0 UNITS	0 SF	6,774 TRIPS
400A	44.13	0 ROOMS	0 ROOMS	1,370 UNITS	10,000 SF	0 UNITS	0 SF	2,250 TRIPS
400B	48.00	0 ROOMS	0 ROOMS	0 UNITS	0 SF	280 UNITS	0 SF	1,786 TRIPS
500A	43.54	0 ROOMS	0 ROOMS	0 UNITS	0 SF	343 UNITS	0 SF	2,201 TRIPS
500B	40.45	1,231 ROOMS	250 ROOMS	0 UNITS	262,811 SF	0 UNITS	103,500 SF	22,768 TRIPS
FOOT PARCEL 106 (POND)	23.61	0 ROOMS	0 ROOMS	0 UNITS	0 SF	0 UNITS	0 SF	0 TRIPS
TOTAL	113.99	1,231 ROOMS	650 ROOMS	1,371 UNITS	329,511 SF	423 UNITS	103,500 SF	40,720 TRIPS

TABLE 3: DEVELOPMENT PROGRAM

LAND USE	CONVENTION	HOTEL	TIMESHARE	COMMERCIAL	MULTI-FAMILY	MINI-WAREHOUSE	TOTAL
UNITS	1,231 ROOMS	650 ROOMS	1,371 UNITS	329,511 GSF	423 UNITS	103,500 GSF	N/A
TRIP GENERATION RATE (ADT)	8.1000M	8.1000M	5.0000	40.01000 SF	6.3000	2.51000 SF	N/A
TOTAL TRIPS (ADT)	9,971	5,265	6,855	14,382	3,988	259	40,720

TABLE 4: TRIP GENERATION DATA TABLE (TRACT 400 B)

ITE LUC	LAND USE	TRIP RATE (PM PEAK)	TRIPS (PM PEAK)
201	MULTIFAMILY (MED USE)	0.39	262
			110

SOURCE = ITE TRIP GENERATION MANUAL, 11TH EDITION
 *CONSISTENT WITH OCCUPANCY SURVEILLANCE EQUATION WAS UTILIZED WHEN R<0.75 OR MORE THAN 20 STUDIES WERE AVAILABLE

TABLE 5: LAND USE CONVERSION

LAND USE	ITE LUC	DAILY TRIP RATE	EQUIVALENCY STATEMENT	CONV CTR HOTEL (ROOMS)	HOTEL (ROOMS)	TIMESHARE (RE ID#)	RETAIL (KSF)	MULTI-FAMILY (DU)	OFFICE (KSF)	MEDICAL OFFICE (KSF)	MINI-WAREHOUSE (KSF)
CONVENTION CENTER/HOTEL	310	8.10	1 DU IS EQUAL TO 1.00	1.00	1.00	1.62	0.20	1.27	0.73	0.22	0.34
TIMESHARE	205	5.00	1 DU IS EQUAL TO 0.62	0.62	1.00	0.13	0.78	0.45	0.14	0.20	0.34
RETAIL	800	40.00	1 KSF IS EQUAL TO 4.04	4.04	4.04	8.00	1.00	6.27	3.43	1.11	16.00
MULTI-FAMILY	200	6.30	1 DU IS EQUAL TO 0.79	0.79	1.28	0.16	1.00	0.58	0.18	0.25	0.34
OFFICE	710	11.03	1 KSF IS EQUAL TO 1.36	1.36	1.36	2.21	0.28	1.73	1.00	0.31	4.41
MEDICAL OFFICE	700	36.13	1 KSF IS EQUAL TO 4.46	4.46	7.23	0.90	5.66	3.28	1.00	1.44	14.43
MINI-WAREHOUSE	151	2.50	1 KSF IS EQUAL TO 0.31	0.31	0.31	0.50	0.06	0.39	0.23	0.07	1.00

TABLE 6: BUILDING SETBACK

DESCRIPTION	SETBACKS	TRACT	APPROX AC	APPROX WETLAND-LAKE	APPROX NET DEVELOPABLE AC
PALM PARKWAY	20'	400A	76.30	44.36	45.13
INTERNAL	10'	400B	18.36	10.96	6.00
PO BOUNDARY	25'	500A	13.34	0	13.34
LAKE	20'	500B	40.45	0	40.45
LAKE	75'	FOOT PARCEL 106 (POND)	3.61	0	3.61
TOTAL			222.48	88.49	133.99

APPROVED WAIVERS FOR TRACT 500A & 500B (FORMERLY KNOWN AS TRACT 500)

THE FOLLOWING DESCRIBED LOTS IN ORANGE COUNTY, FLORIDA ALL LOCATED IN TOWNSHIP 24 SOUTH, RANGE 28 EAST AND LYING NORTH AND WEST OF INTERSTATE HIGHWAY NO. 4:

- A WANNER FROM SECTION 36-1228(B) IS GRANTED TO ALLOW A MINIMUM BUILDING SEPARATION OF TWENTY (20) FEET FOR TWO STORY AND THREE STORY BUILDINGS, IN LIEU OF THE 20 FEET AND FORTY FIVE FEET, RESPECTIVELY, THE MINIMUM BUILDING SEPARATION OF 30 FEET IS A KEY COMPONENT TO MAINTAINING THE STREET WALL EFFECT OF THE BUILDINGS ALONG THE PUBLIC RIGHT-OF-WAY AND ON THE GREEN SPACES IN THE INTERIOR OF THE SITES. THE BUILDINGS WILL HAVE AUTOMATIC FIRE SUPPRESSION SPRINKLERS TO ADDRESS FIRE SAFETY. (APPROVED)
- A WANNER FROM ORANGE COUNTY CODE SEC 38-1287 (4) IS GRANTED TO ALLOW FRAMING STRUCTURES TO BE 0 (ZERO) FEET IN LIEU OF 7.5 FEET BETWEEN INTERNAL PARCELS.

JUSTIFICATION:
 THIS WANNER WILL ALLOW FOR THE UTILIZATION OF SHARED DRIVEWAYS AND PROMOTE INTER-ACCESS PACKAGE BETWEEN LOTS, AS WELL AS LIMIT THE IMPERVIOUS AREA OF THE PROJECT. NO HARM OR UNDESIRABLE EFFECTS WILL OCCUR TO THE NEIGHBORING PROPERTIES OR GENERAL PUBLIC BECAUSE OF THIS WANNER.

- A WANNER FROM ORANGE COUNTY CODE SEC 38-1287 (5) IS GRANTED TO ALLOW BUILDING STRUCTURES TO BE 0 (ZERO) FEET IN LIEU OF A 30' BUILDING SETBACK BETWEEN INTERNAL PARCELS.

JUSTIFICATION:
 THIS WANNER WILL ALLOW FOR THE UTILIZATION OF SHARED DRIVEWAYS AND PROMOTE INTER-ACCESS PACKAGE BETWEEN LOTS, AS WELL AS LIMIT THE IMPERVIOUS AREA OF THE PROJECT. THE SETBACK PROVIDED WITHIN THE INTERNATIONAL DRIVE GUIDELINES ALLOW A 10' INTERNAL BUILDING SETBACK, HOWEVER, ORANGE COUNTY CODE SEC 38-1287 (5) STATES THAT A 30' BUILDING SETBACK IS REQUIRED. THEREFORE, THE WANNER IS REQUESTED IN LIEU OF THE 30' BUILDING SETBACK BETWEEN INTERNAL PARCELS.



PALM LAKE APARTMENTS/ SANDLAKE GROVES PD

Orange County, Florida

NO.	DATE	BY	FOR
1	11/07/2015		MODIFIED CURRENT PLAN
2	12/16/2015		RESPONSE TO DR COMMENTS
3	05/19/2016		RESPONSE TO DR COMMENTS
4	05/19/2016		POST CORRECTION

Vertical Datum NAVD 88

Amended Land Use Plan

Scale:	02
Date:	Mar 18, 2008
Sheet No.:	2506.00



ACTION REQUESTED

DRC Recommendation

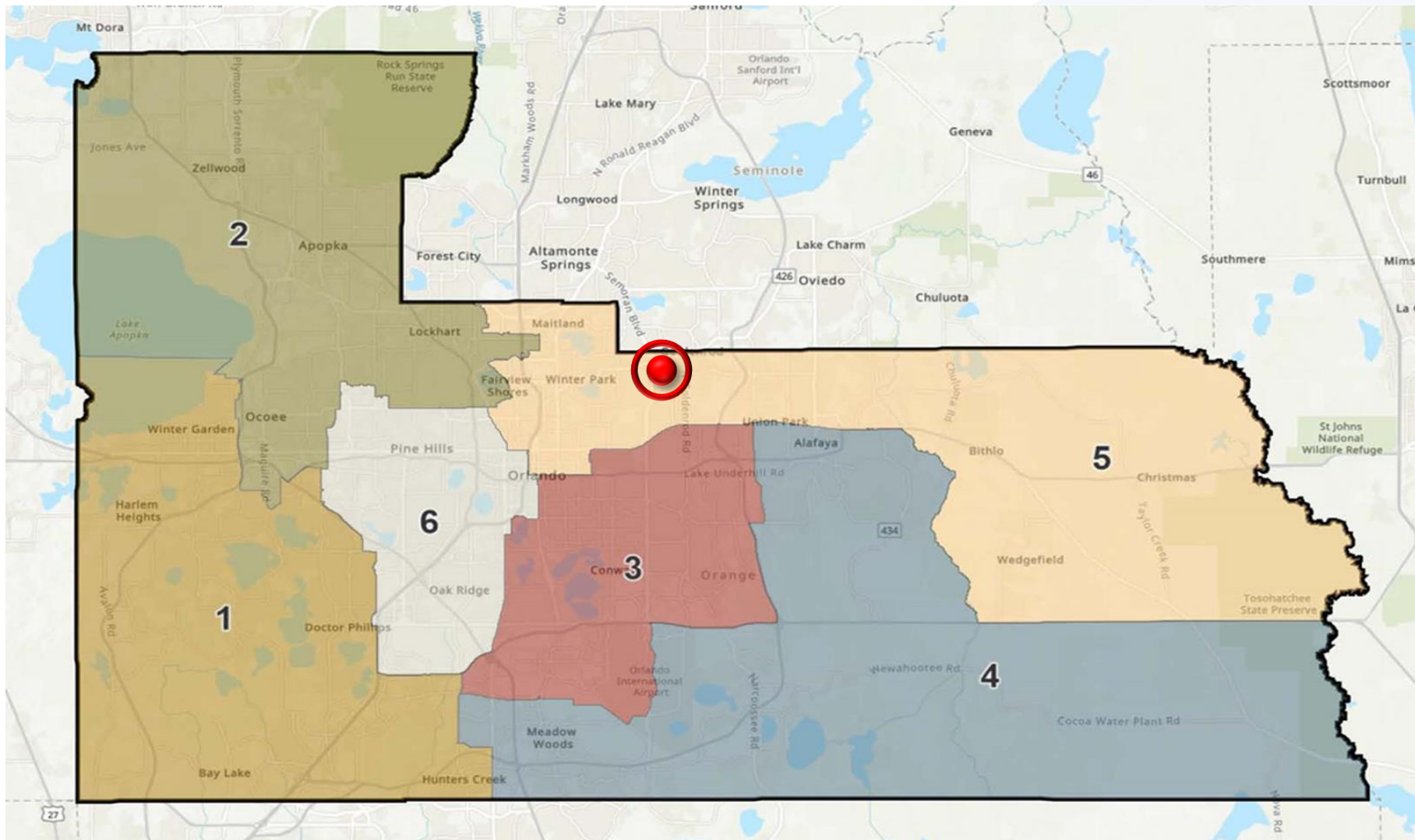
- **Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Sand Lake Groves Planned Development (PD) received March 2, 2026, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

District 1

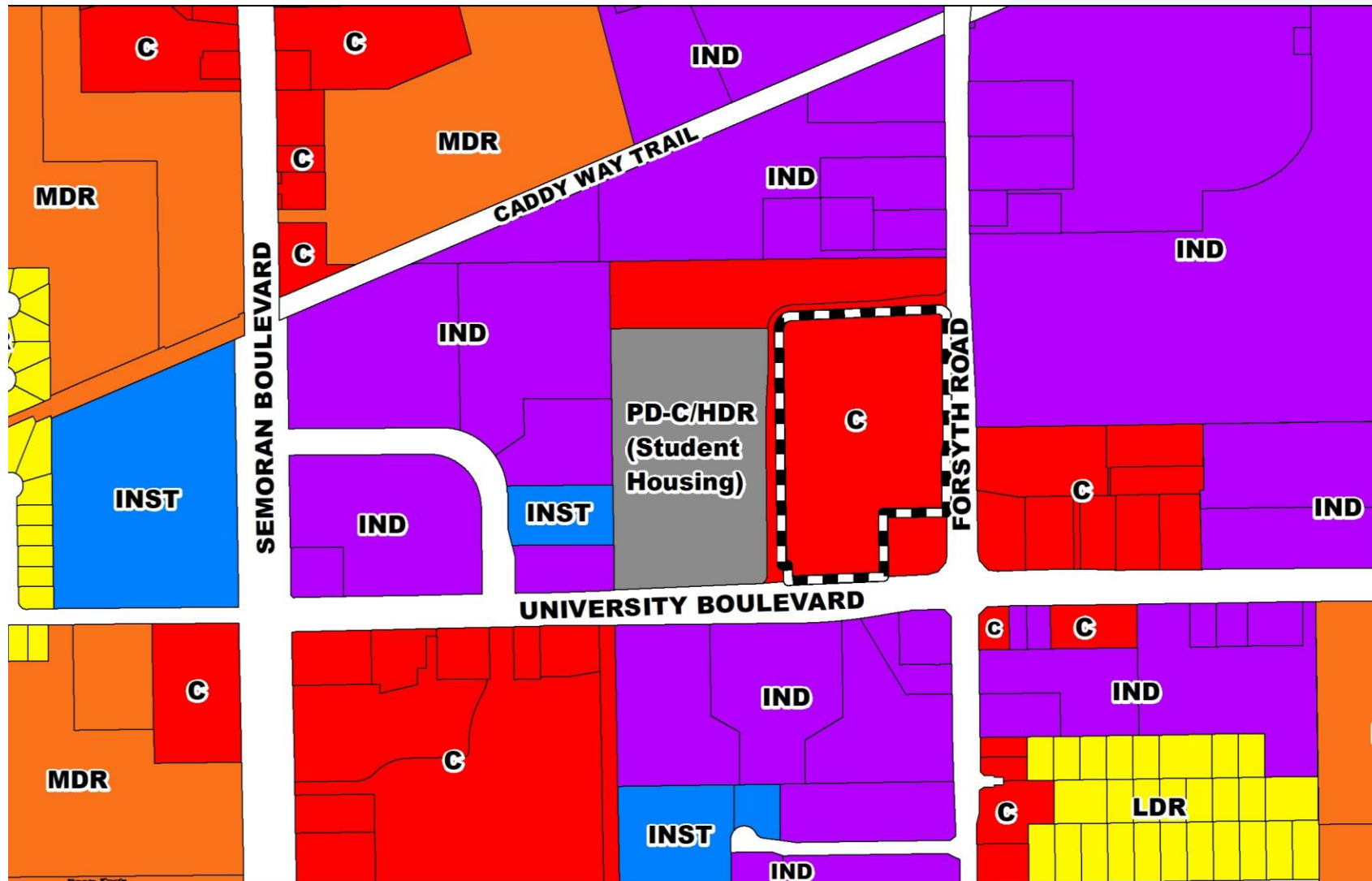
Silver City Properties Planned Development (PD)

Case:	CDR-25-12-307
Applicant:	Brad Wester, Driver McAfee Hawthorne & Diebenow,
District:	5
Acreage:	35.52 gross acres (overall PD) 13.15 acres (affected parcel)
Location:	Generally located north of University Boulevard and east of Semoran Boulevard.
Request:	A waiver from Orange County Section 38-1476(a) for Phase 1, Lot 1 to reduce minimum parking requirement to allow 4.3 spaces for each 1,000 square feet in lieu of 5.0 spaces for each 1,000 square feet is requested.

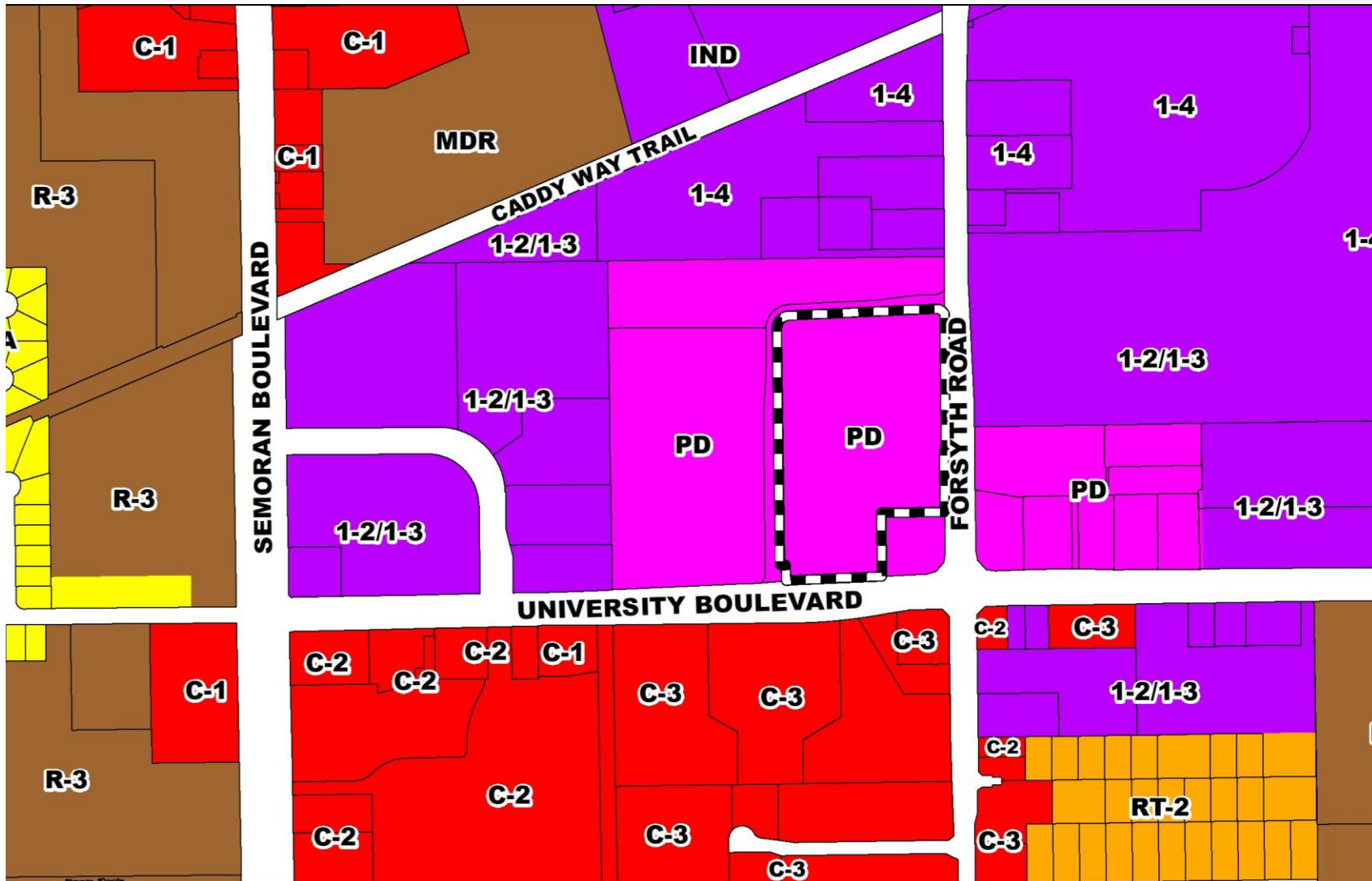
DISTRICT MAP



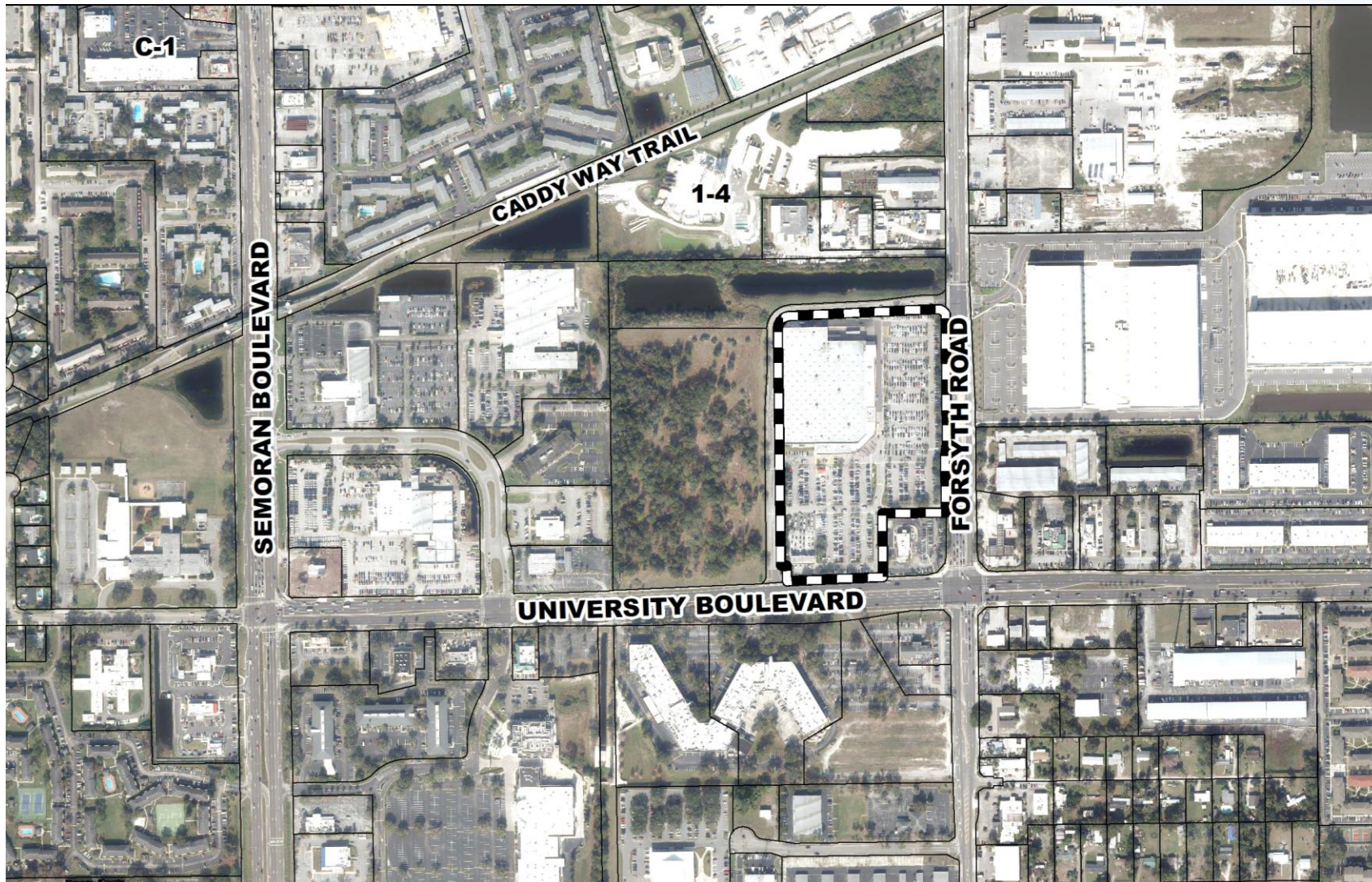
Silver City Properties Planned Development (PD) Future Land Use



Silver City Properties Planned Development (PD) Zoning



Silver City Properties Planned Development (PD) Aerial



ACTION REQUESTED

DRC Recommendation

- **Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Silver City Properties Planned Development (PD) received March 6, 2026, to request a waiver, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.**

District 5