

*Board of County Commissioners*

**Small-Scale Future Land Use Map  
Amendment &  
PD Substantial Change**





# **SS-23-04-013, CDR-23-03-119 & 23-04-FLUE-7**

**Applicant:** Ryan Abrams

## **Future Land Use Map (FLUM) Amendment Request:**

**From:** Commercial (C)

**To:** Planned Development – Commercial / Medium High Density Residential (PD-C/MHDR)

## **PD Substantial Change Request:**

**From:** Hotel & Medical Office

**To:** Multi-Family & Medical Office

**Location:** 9350 Turkey Lake Road; generally bounded by Turkey Lake Road to the east, Sand Lake Commons Boulevard to the south.

**Acreage:** 7.05-gross acres

**District:** 1

**Proposed Use:** Convert 215 hotel units to 215 multi-family units. (Existing medical office will remain.)

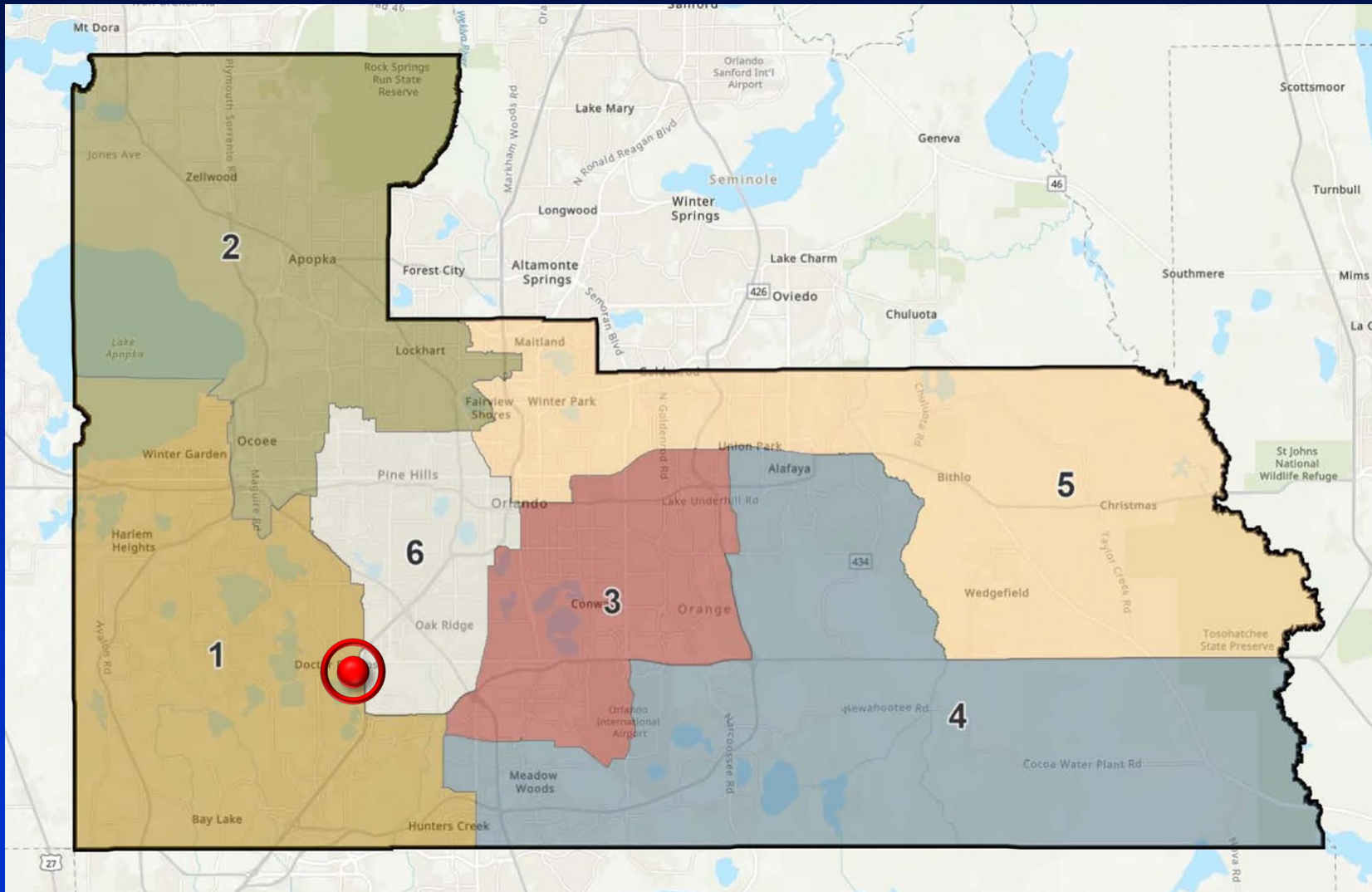


# Amendment 23-04-FLUE-7

**Request:** Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>SS-23-04-013</u> <u>(Sand Lake Commons PD)</u>	<u>Planned Development-Commercial / Medium-High Density Residential</u> <u>(PD-C/MHDR)</u>	<u>Up to 215 Multi-Family Units and up to 32,400 square feet of commercial and office uses.</u>	<u>2024-</u>

# Location





**AERIAL**



**SAND LAKE COMMONS BLVD**

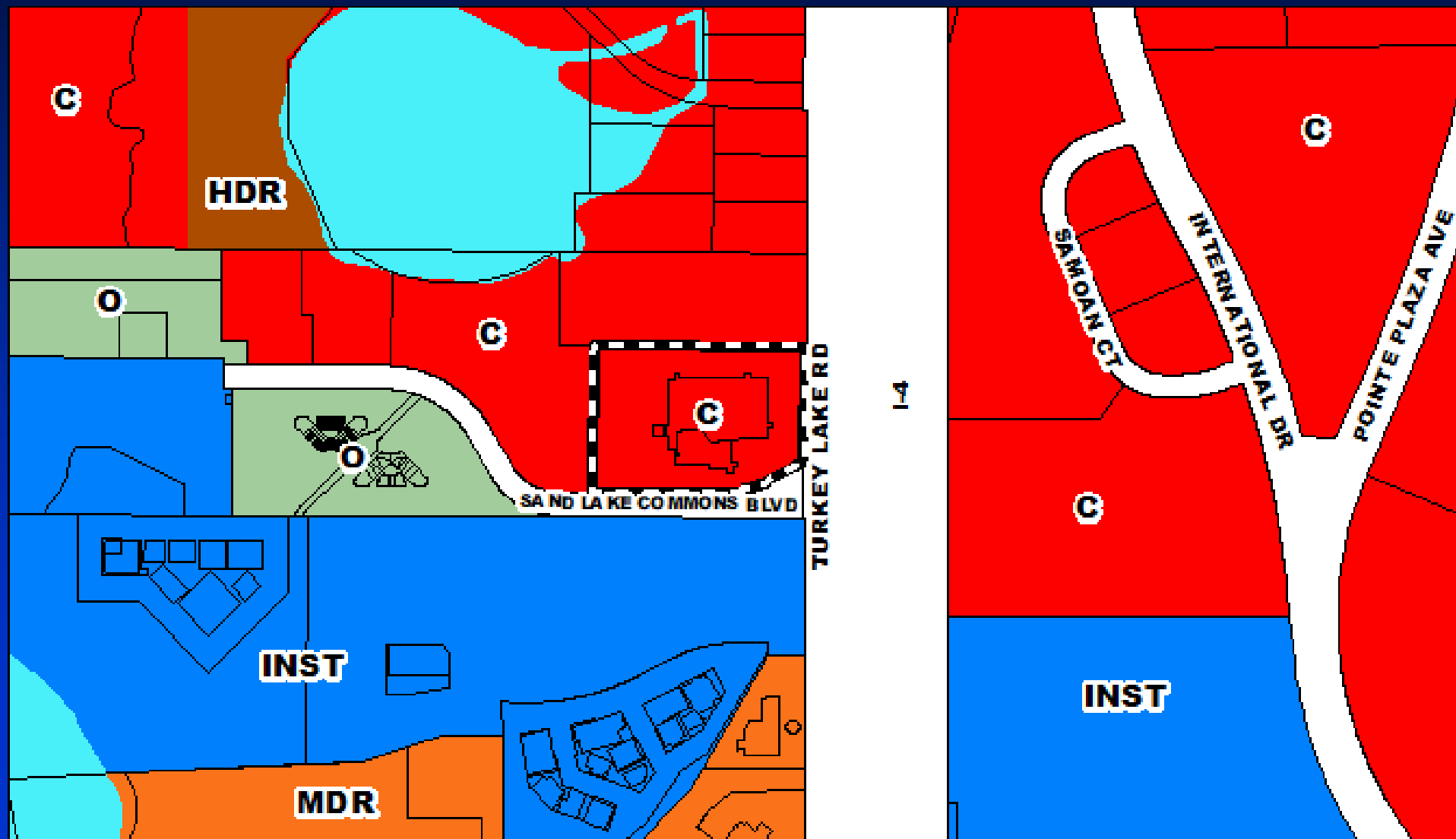
**TURKEY LAKE RD**

**I-4**

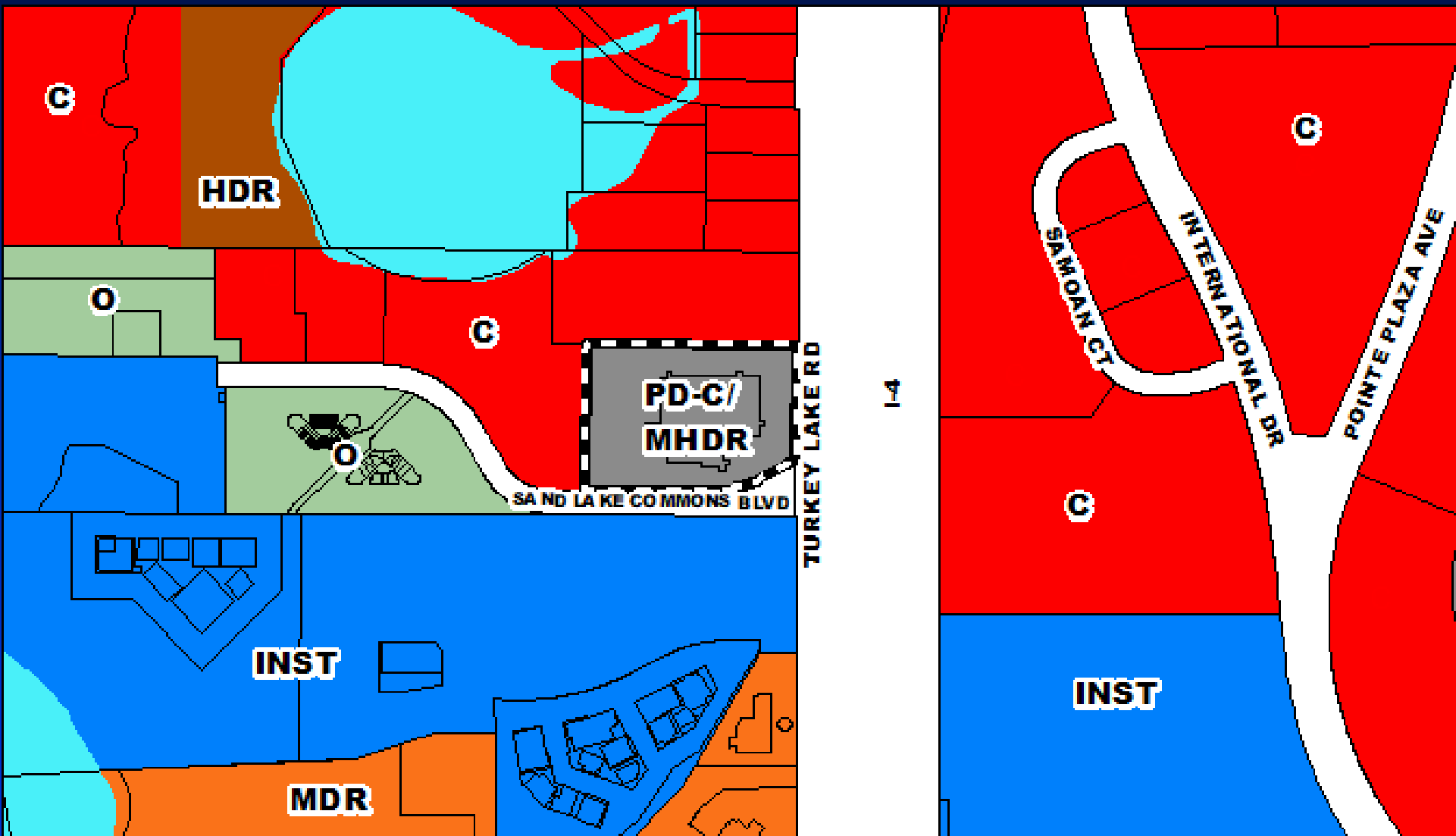
**SAMPAN CT**



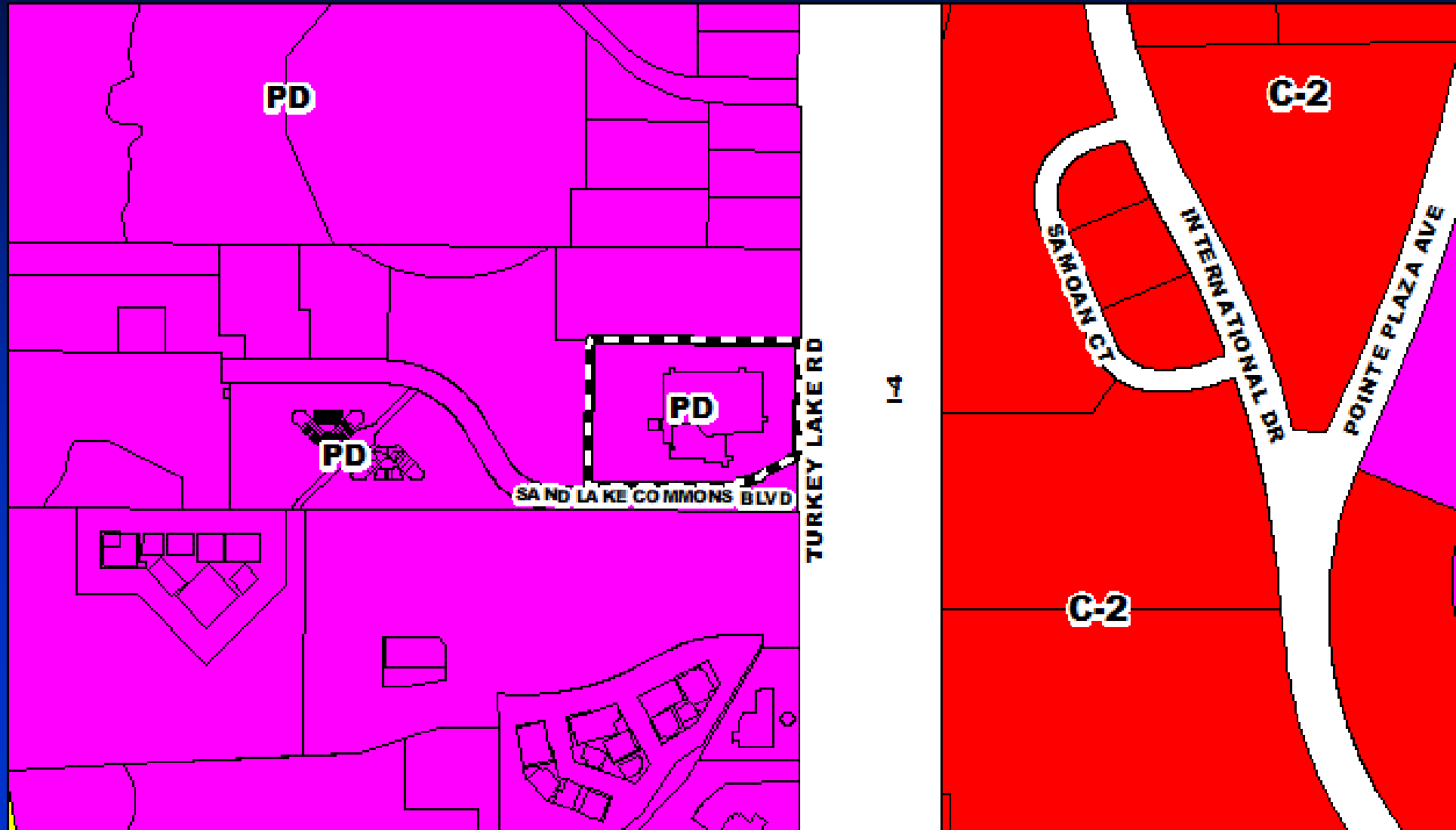
### Future Land Use



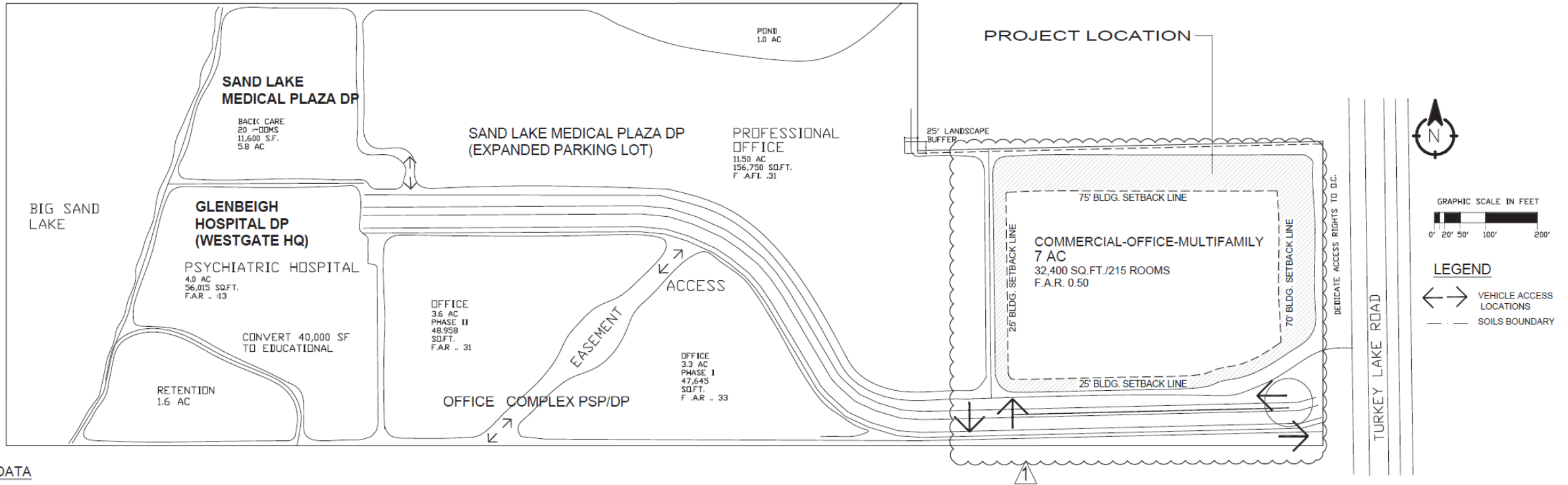
**Proposed Future Land Use**



## Zoning



# SAND LAKE COMMONS LAND USE PLAN



## SITE DATA

Land Area: 18.5 AC Net Land Area  
1.0 AC Lake  
19.5 AC Total

Proposed Land use: Professional Office : 14.5' acres 189,150 sq. ft.  
Uses per Orange County LDC

Floor Area Ratio: 0.31  
Building Height: 8 Stories/96'  
Open Space: 20%  
Multifamily: 215 UNITS  
Building Height: 3 Stories /35 ft.  
Floor Area Ratio: 0.50

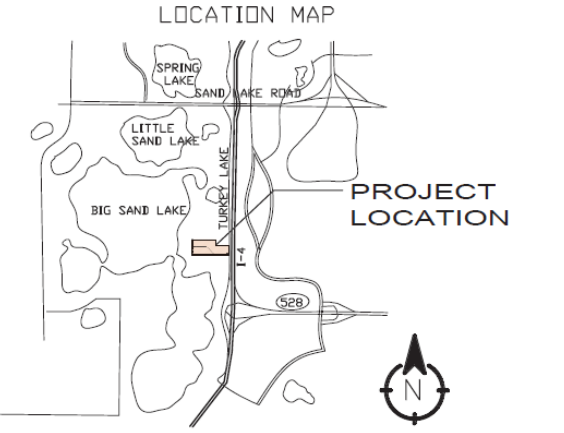
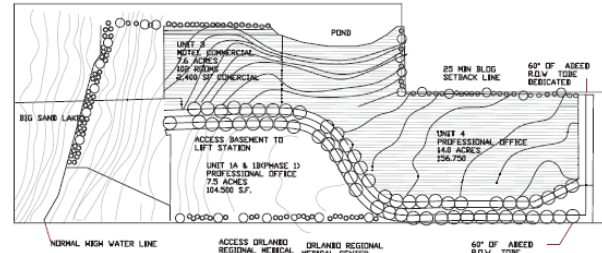
Open Space: 25%  
Recreation Area: Per Orange County LDC  
Maximum Impervious Area: 70%  
Minimum living floor area: 320 S.F.  
Density: 25 du per acre (216 du total)

## Setbacks:

Turkey Lake Road:	230 feet from the west right-of-way line of Interstate 4
Professional Center Boulevard:	25-Foot Building Setback
Adjacent to all Property Boundaries	25-Foot Building Setback (except as noted)
From Normal High Water Elevation of Lake	50-Foot Building Setback
Between Uses:	10-Foot Building Setback
North Property Line to Hotel	100-foot Building Setback

## Support Services:

Water:	Orlando Utilities Commission 85,000 GPD
Wastewater:	Orange County Utilities
Stormwater:	On-site retention and detention per Orange County and Water Mangement District Criteria
Fire Protection:	Orange County Fire & Rescue Division
Fire Flow:	2,000 GPM @ 20 PSI



## NOTES:

- Height includes all architectural features.
- All other notes shall apply.

## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 24 SOUTH RANGE 28 EAST, DESCRIBED AS FOLLOWS. COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTH



# Community Meeting Summary

**May 30, 2023**

**Bay Meadows Elementary School**

- **Attendance – 14 Residents**

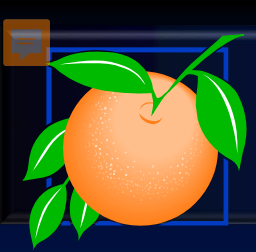
- **Concerns:**

- **Parking availability**

- **Traffic**

- **School Capacity**





# Proposed Changes

## Revised Waiver:

- A waiver is requested from Orange County Code Section 38-1501 to allow a minimum living area of 320 square feet for 152 units, in lieu of 500 square feet.  
(33 of the units will be over 500 square feet)

## Additional Condition:

- #13: "Prior to Certificate of Occupancy, a restriction shall be recorded in the public records for Orange County limiting the occupancy of any unit less than 500 square feet to no more than two (2) occupants."  
(Current condition #13 will be changed to #14)

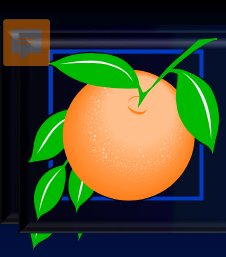


# Recommended Action

<b>SS-23-04-013:</b>	<b>ADOPT</b>
<b>23-04-FLUE-7:</b>	<b>ADOPT</b>
<b>Ordinance:</b>	<b>APPROVE</b>
<b>CDR-23-03-119:</b>	<b>APPROVE</b>

## Action Requested:

- Make a finding of consistency with the Comprehensive Plan and **ADOPT** the Planned Development – Commercial / Medium-High Density Residential (PD-C/MHDR) Future Land Use;
- **ADOPT** the associated FLU8.1.4 Text Amendment;
- **APPROVE** the associated Ordinance; and
- **APPROVE** the Sand Lake Commons Planned Development / Land Use Plan (PD/LUP), dated “November 22, 2023,” subject to fourteen (14) conditions of approval, including one (1) waiver from Orange County Code as amended.



# *Board of County Commissioners*

## **2023-3 Regular Cycle Amendment**

**Privately-Initiated  
Future Land Use Map Amendment  
2023-3-A-1-1**

***Transmittal Public Hearing***

**March 26, 2024**



# 2023-3 REGULAR CYCLE AMENDMENT PROCESS

## Community Meetings

- **September 6, 2023**
- **March 18, 2024**

## Transmittal Public Hearings

- **LPA – February 15, 2024**
- **BCC – March 26, 2024**

## State and Regional Agency Comments

- **Anticipated in April 2024**

## Adoption Public Hearings

- **LPA – Date to be determined**
- **BCC – Date to be determined**



# AMENDMENT 2023-3-A-1-1

**Agent:** Kathy Hattaway, Walt Disney Imagineering

**Owner:** Walt Disney Parks and Resorts U.S., Inc. and ARDC–Ocala 201, LLC

## FUTURE LAND USE MAP REQUEST:

**From:** No County-Assigned Future Land Use Map Designation  
(Former Reedy Creek Improvement District property)

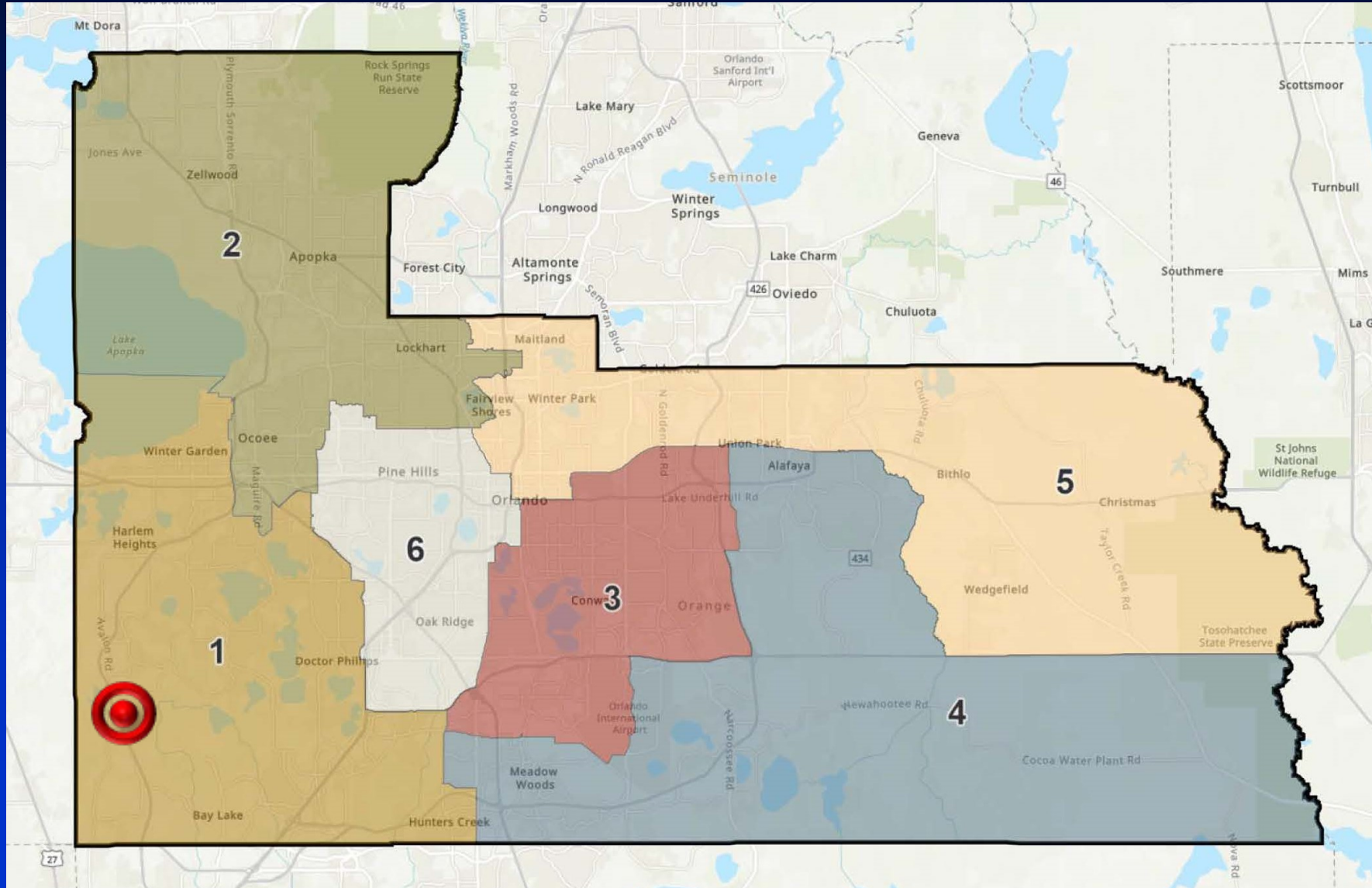
**To:** Village (V) (Expansion of the Horizon West Village H Special  
Planning Area (SPA) boundary)

**Acreage:** ±114.23 Gross / ±75.20 Net Developable Acres

**Proposed Use:** Up to 1,410 Multi-Family Dwelling Units (intended as a mixed-income community, with over 1,000 units meeting the County's definition of Affordable Housing)



# LOCATION MAP





**Aerial Map**



**AVALON RD**

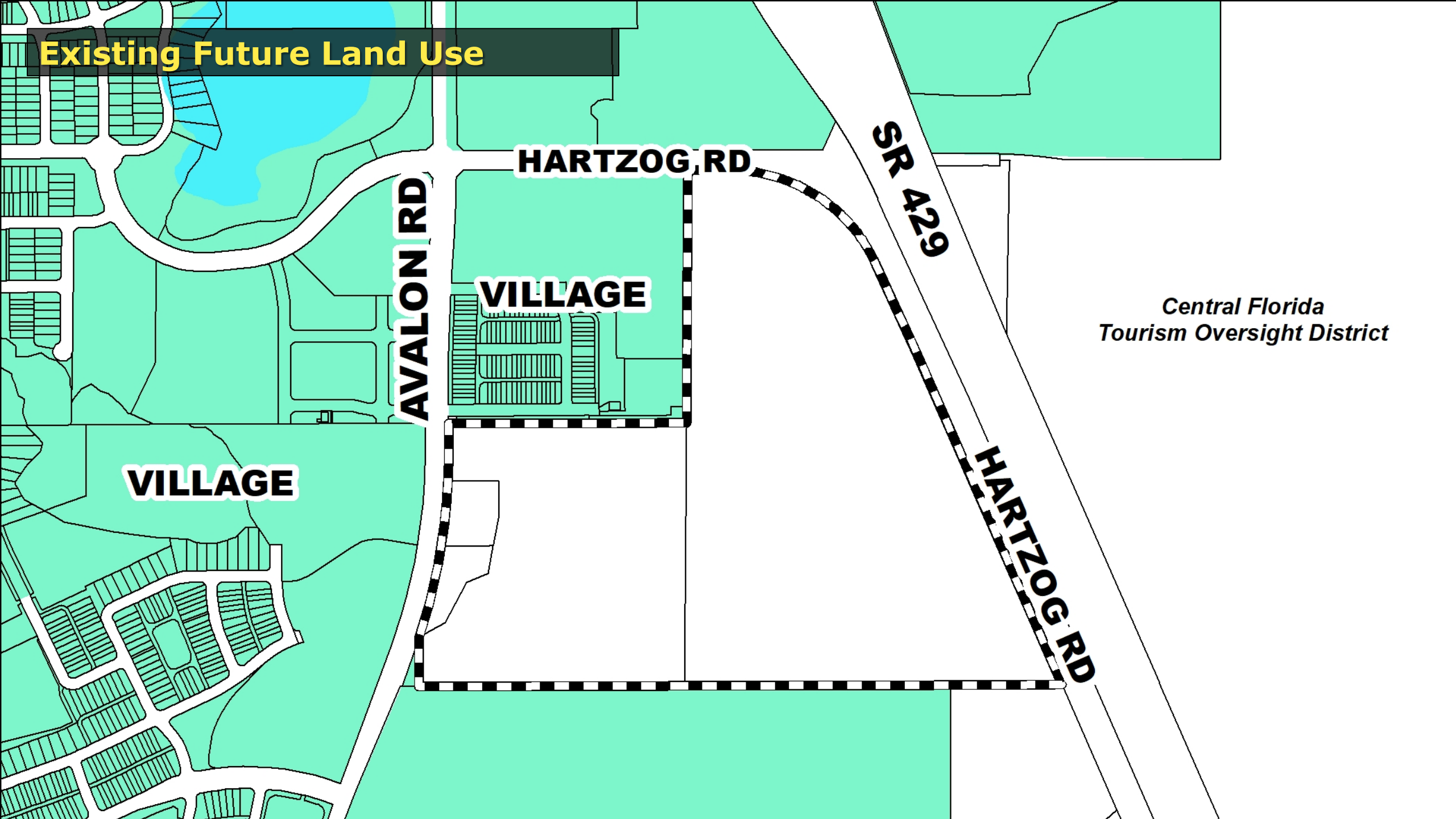
**HARTZOG RD**

**SR 426**

**HARTZOG RD**



**Existing Future Land Use**



**HARTZOG RD**

**SR 429**

**AVALON RD**

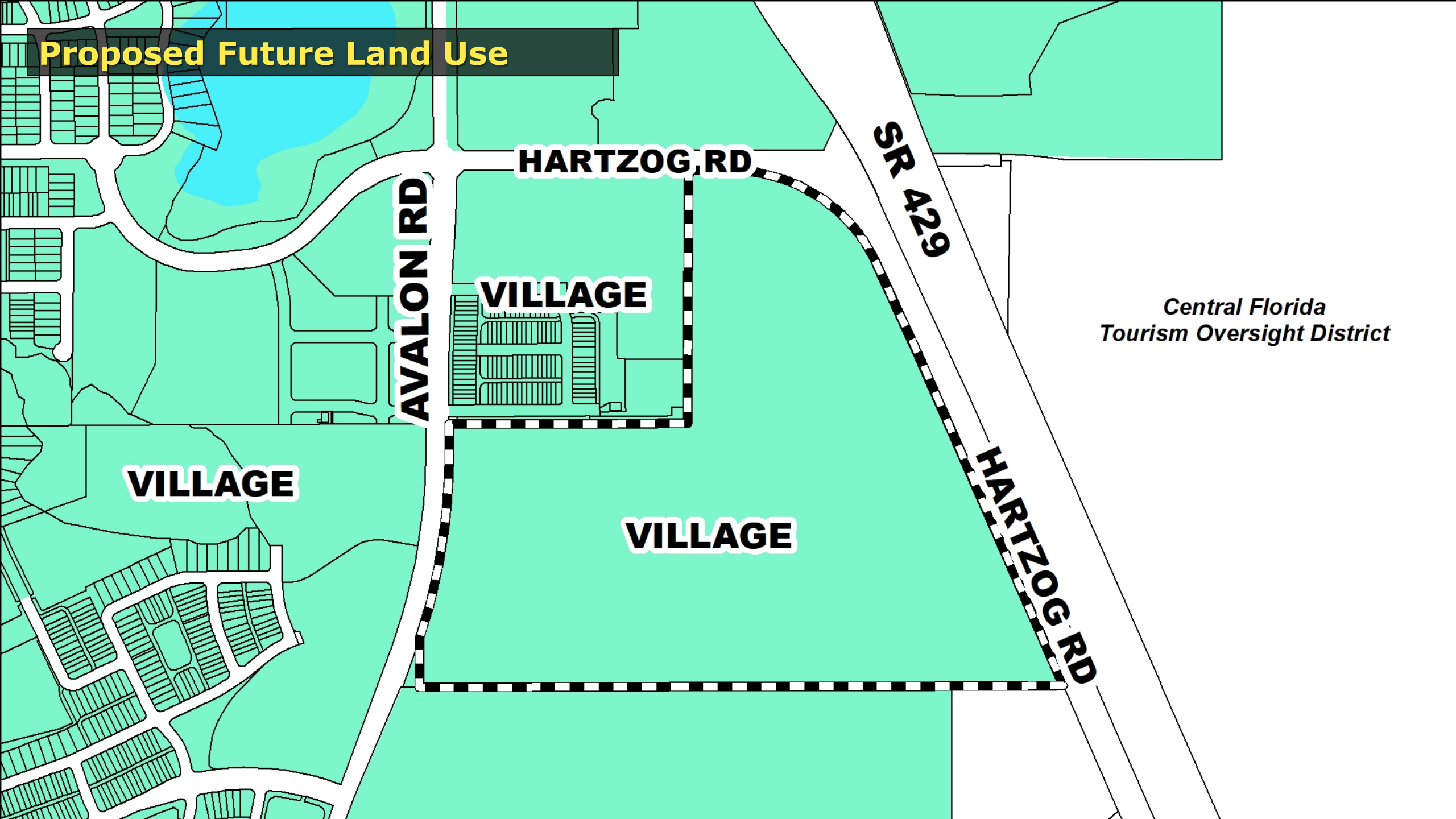
**VILLAGE**

**VILLAGE**

**HARTZOG RD**

*Central Florida  
Tourism Oversight District*

**Proposed Future Land Use**



**HARTZOG RD**

**SR 426**

**AVALON RD**

**VILLAGE**

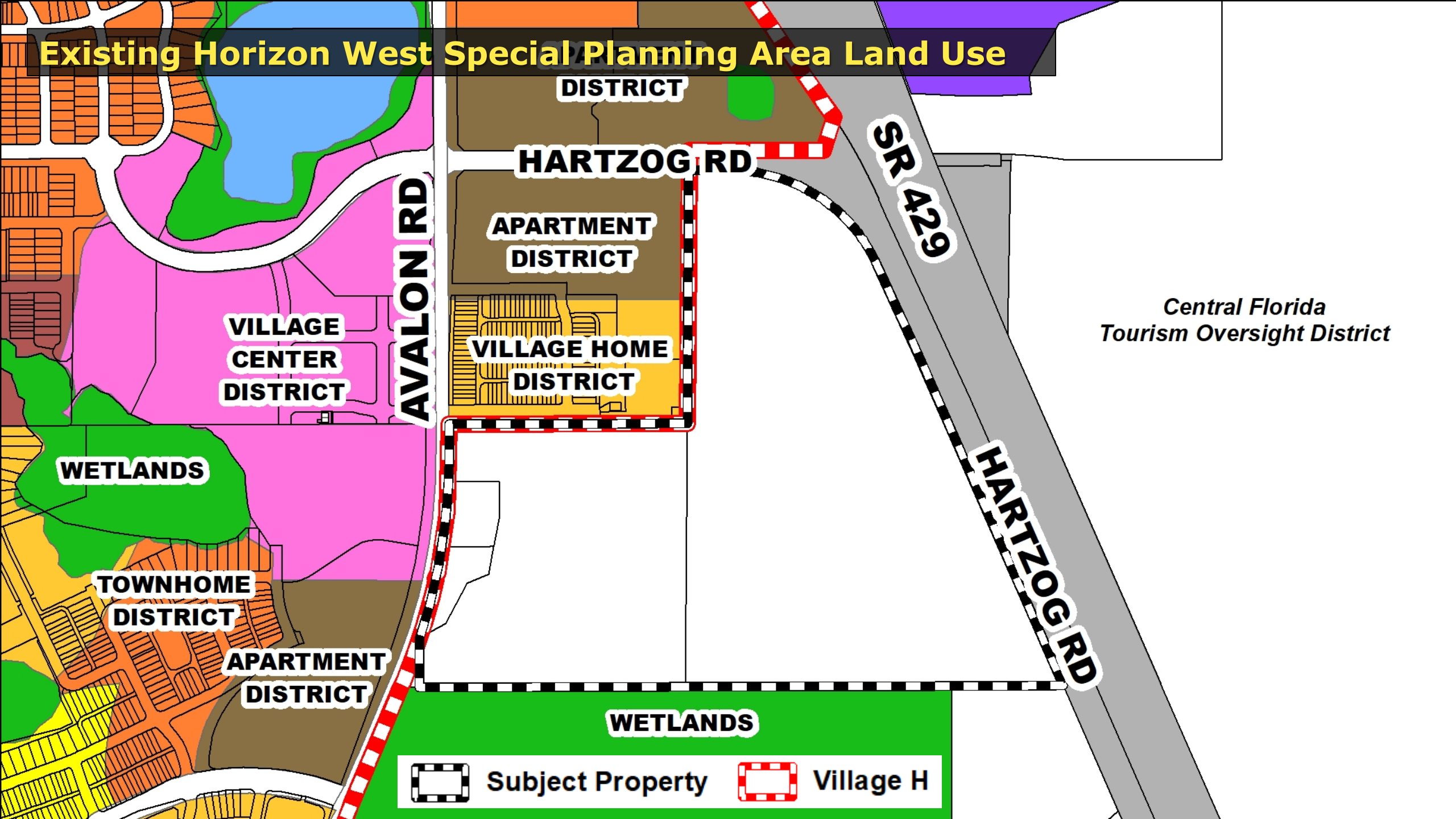
**VILLAGE**

**VILLAGE**

**HARTZOG RD**

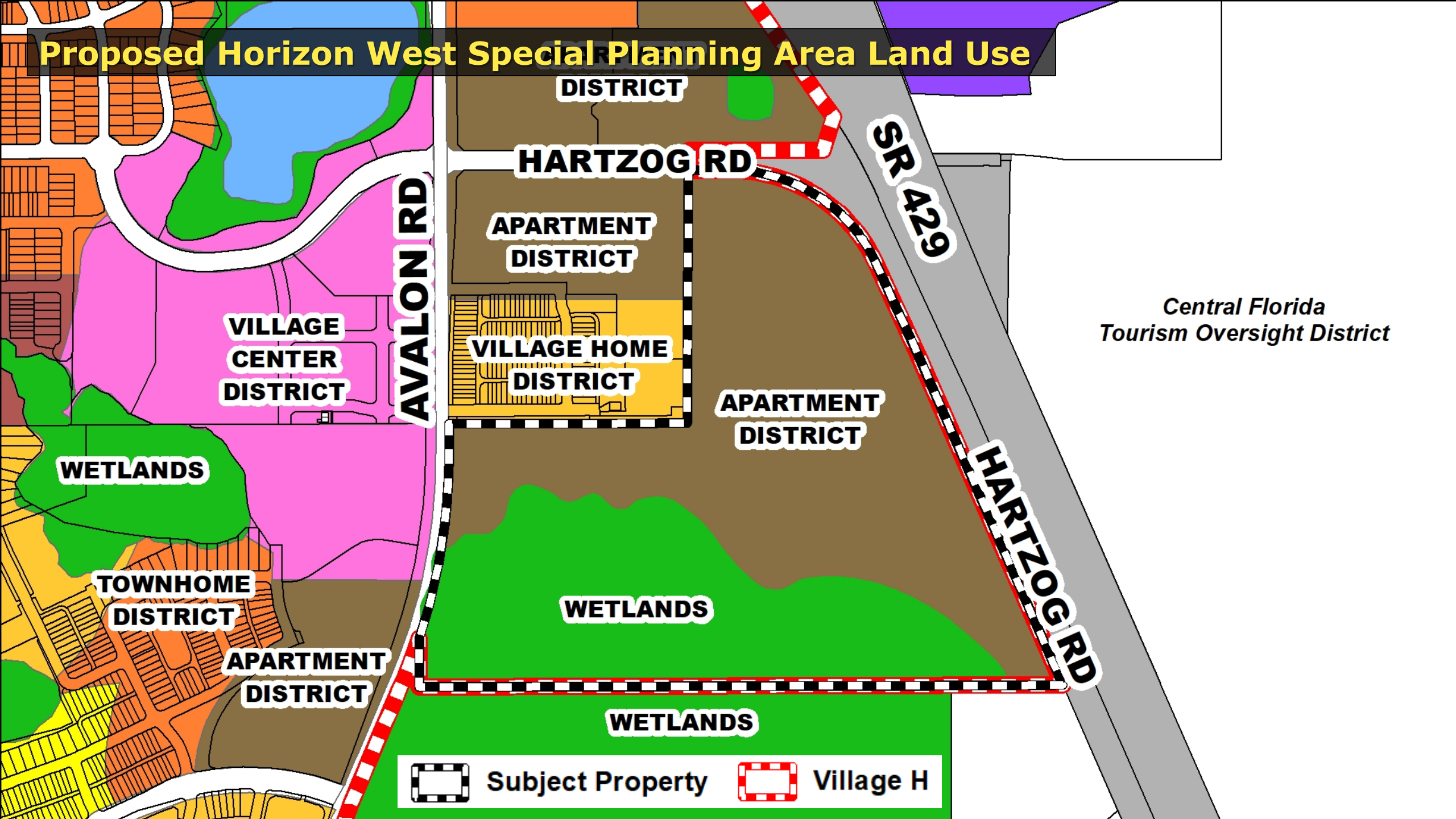
*Central Florida  
Tourism Oversight District*

# Existing Horizon West Special Planning Area Land Use

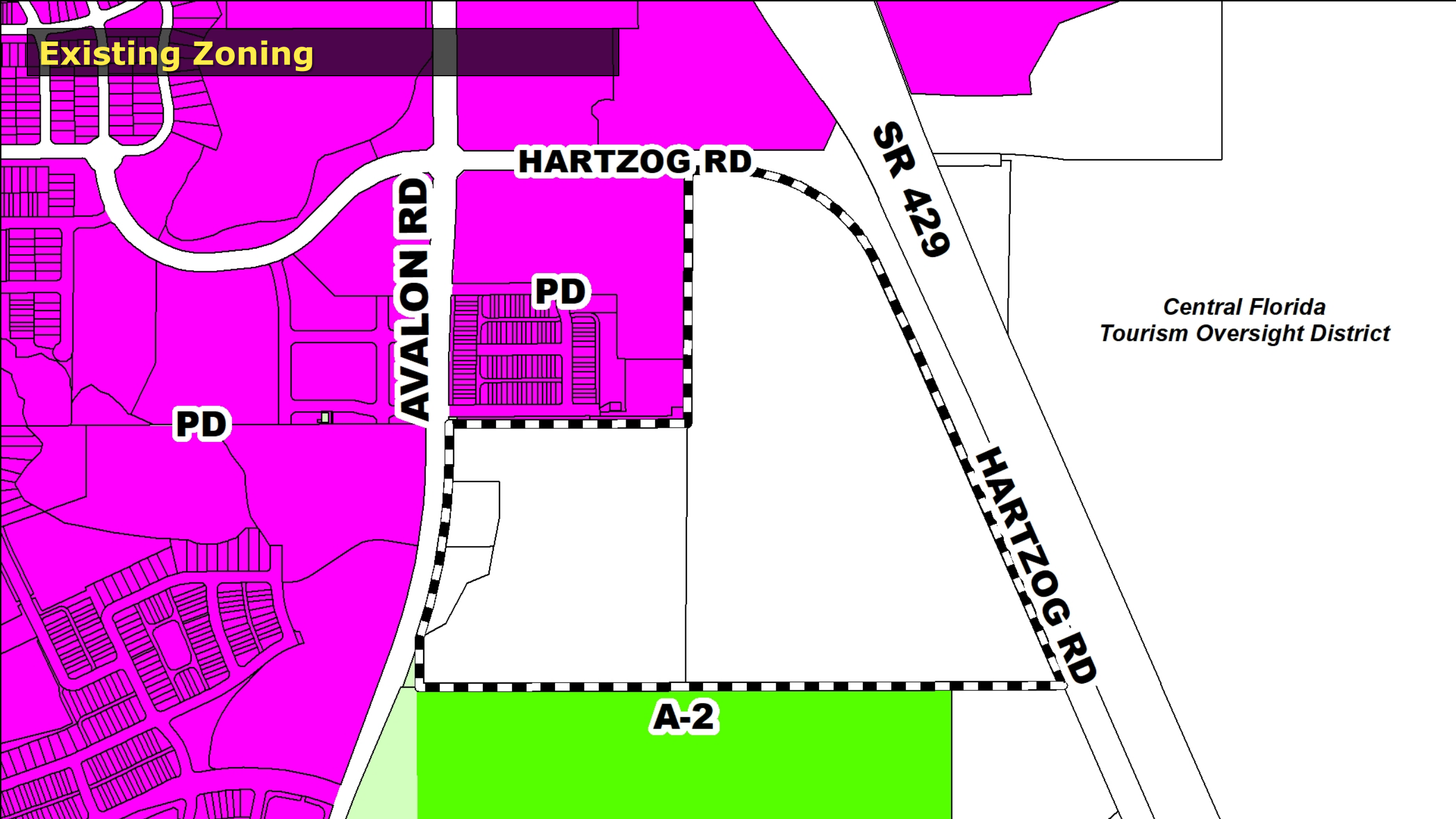




# Proposed Horizon West Special Planning Area Land Use



**Existing Zoning**



**HARTZOG RD**

**SR 426**

**AVALON RD**

**PD**

**PD**

**HARTZOG RD**

**A-2**

*Central Florida  
Tourism Oversight District*



**Aerial Map**



**AVALON RD**

**HARTZOG RD**

**SR 426**

**HARTZOG RD**





# Community Meeting Summary

**September 6, 2023**  
**March 18, 2024**

**Water Spring Elementary School**  
**Horizon High School**

- **Attendance – 70 & 105 Residents**
  
- **Concerns:**
  - **Traffic**
  - **Overdevelopment of Apartments in the area**
  - **School Impacts**



# Recommended Action

**2023-3-A-1-1:**

**TRANSMIT**

## Action Requested:

- **Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;**
- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **TRANSMIT Amendment 2023-3-A-1-1 to the state reviewing agencies.**



# *Board of County Commissioners*

## **Requested Action:**

- **Recommend Transmittal: Amendment 2023-3-A-1-1**

