

**ORANGE** Interoffice Memorandum




March 24, 2026

**TO:** Jennifer Lara Klimetz, Manager,  
Clerk of the Board of County Commissioners,  
County Comptroller's Office

**THROUGH:** Cheryl Gillespie, Supervisor,  
Agenda Development Office

**FROM:** Nicolas Thalmueller, AICP, Planning Administrator  
DRC Office

**CONTACT PERSON:** **Michael Rosso**   
**Assistant Project Manager**  
**Planning Division 407-836-5616**  
[Michael.Rosso@ocfl.net](mailto:Michael.Rosso@ocfl.net)

**SUBJECT:** Request for Board of County Commissioners  
Public Hearing

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**Project Name:** Sand Lake Groves Planned Development (PD)  
Case # CDR-25-11-272

**Type of Hearing:** Substantial Change

**Applicant(s):** Tom Cavanaugh  
PAC Land Development Corp.  
730 Bonnie Brae Street  
Winter Park, Florida 32789

**Commission District:** 1

**General Location:** South of Big Sand Lake / West side of Palm  
Parkway / North of Daryl Carter Parkway

**Parcel ID #(s)** 11-24-28-0000-00-027; 14-24-28-0000-00-011;  
14-24-28-0000-00-015 (affected parcels)

**Size / Acreage:** 222.48 gross acres (PD area)  
53.13 net developable acres (affected area)

BCC Public Hearing  
Required by:

Orange County Code, Chapter 38, Article VIII,  
Division 1, Section 38-1207

Clerk's Advertising  
Requirements:

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held.

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person:

Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

**Advertising Language:**

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).

The applicant is also requesting the following waiver 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.

**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*)

***Special Instructions to Clerk (if any):***

Please schedule this public hearing for the next available BCC hearing. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Michael Rosso and Lisette Egipciano of the scheduled date and time. The DRC Office will notify the applicant.

Attachments (location map)

If you have any questions regarding this map, please call Planning Division at 407-836-5600.

### Location Map

CDR-25-11-272



 Subject Property



0 750 1,500 Feet

