



***Board of County Commissioners***

# **Public Hearings**

**May 22, 2018**



## **National Spa and Resort PD / National Spa and Resort Preliminary Subdivision Plan**

**Case:** PSP-16-09-305

**Project Name:** National Spa and Resort PD / National Spa and Resort PSP

**Applicant:** Jay Jackson, Kimley-Horn & Associates, Inc.

**District:** 1

**Acreage:** 28.70 gross acres

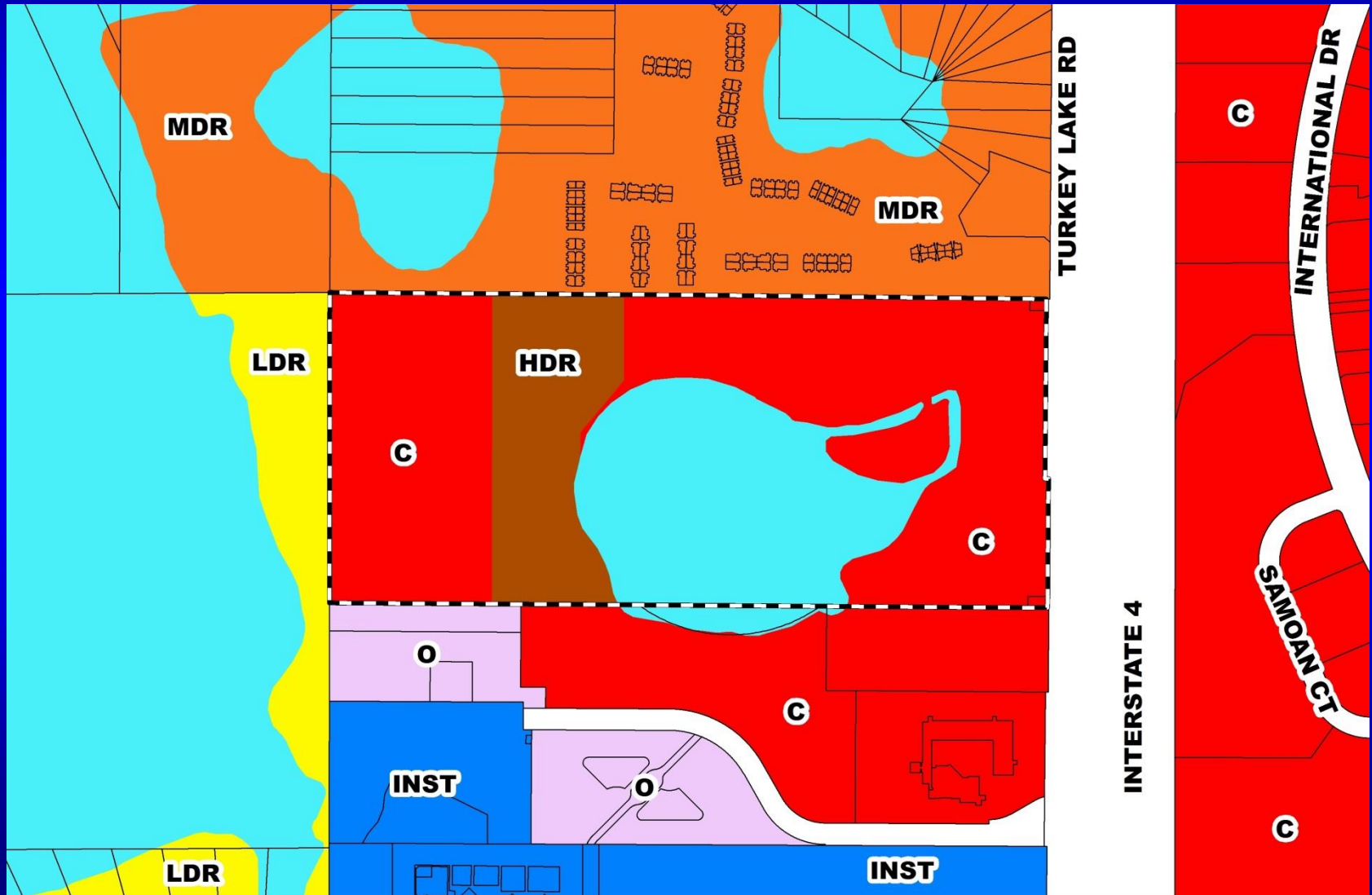
**Location:** South of Sand Lake Road / West of Turkey Lake Road

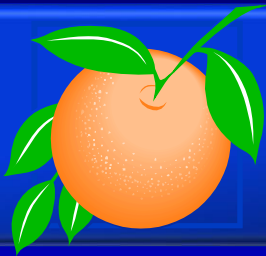
**Request:** To subdivide 28.70 acres in order to create seven commercial lots, three pond tracts, and a lift station.

Additionally, a waiver from Orange County Code Section 34-152(c) is requested to allow access to Lot 6 via an access easement, in lieu of the 20 foot fee simple access to a dedicated public road.



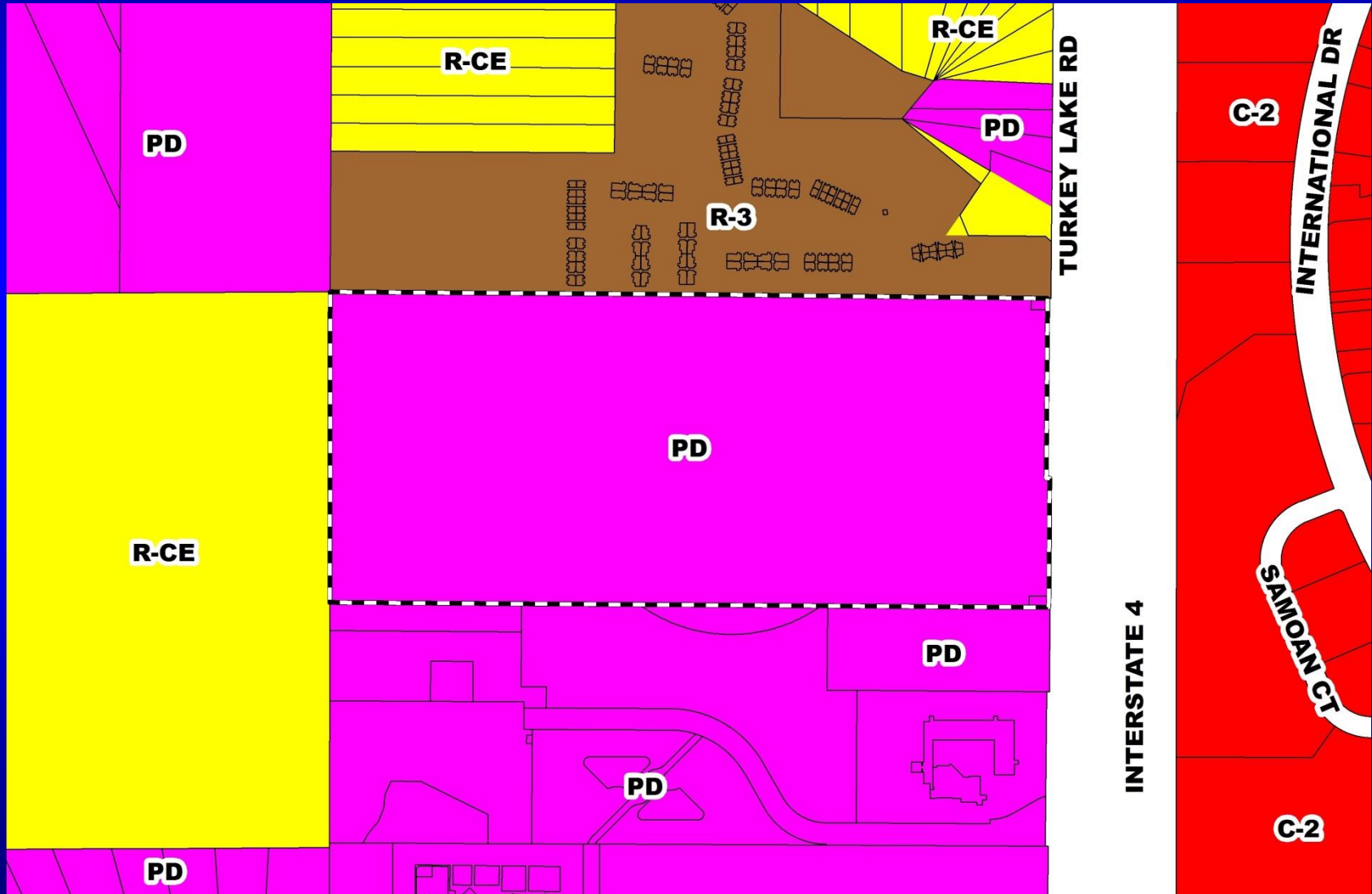
# National Spa and Resort PD / National Spa and Resort Preliminary Subdivision Plan Future Land Use Map



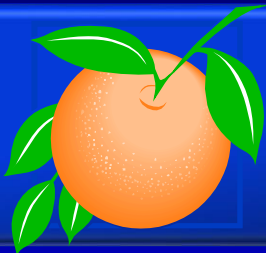


# National Spa and Resort PD / National Spa and Resort Preliminary Subdivision Plan

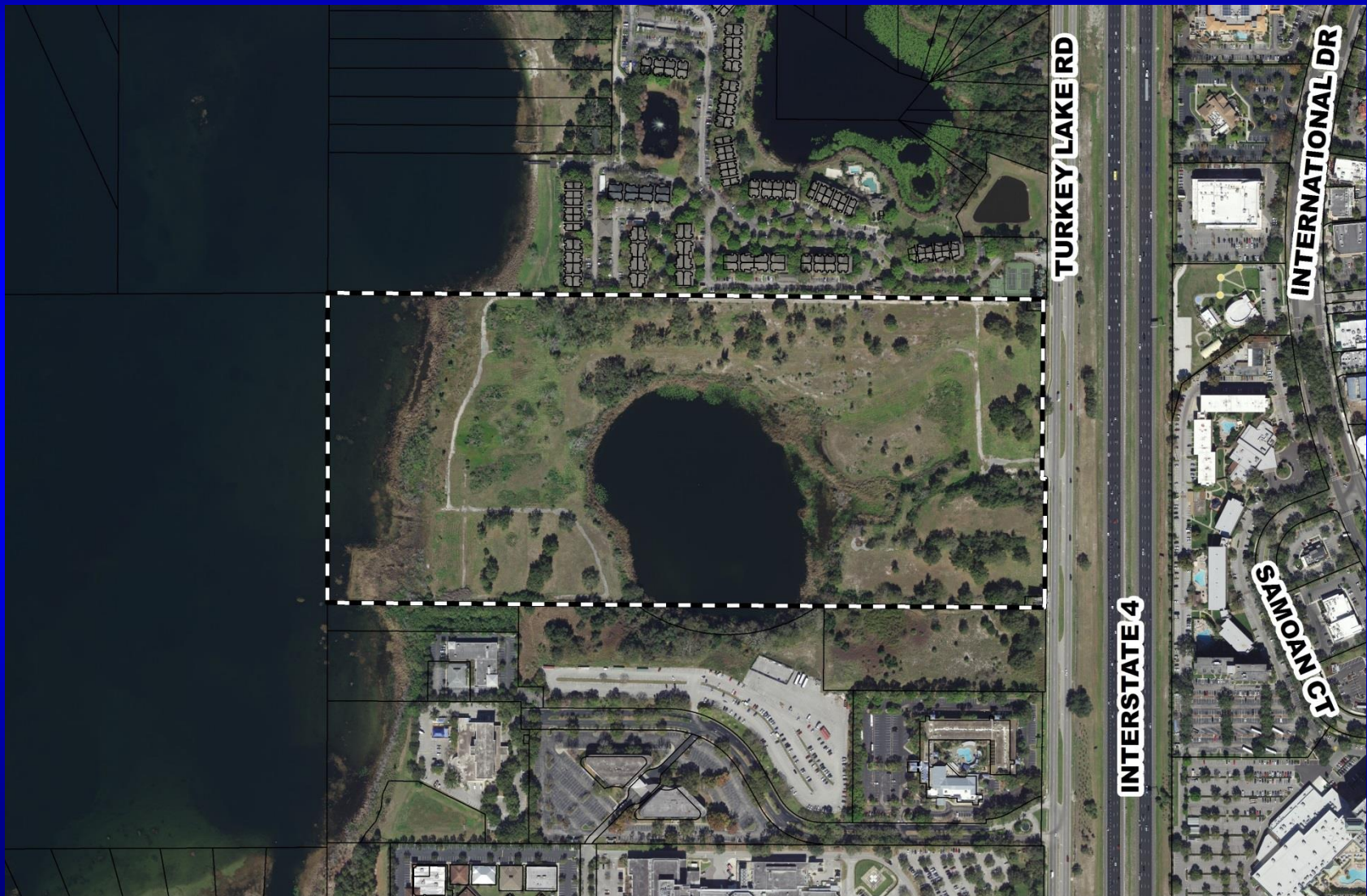
## Zoning Map







# National Spa and Resort PD / National Spa and Resort Preliminary Subdivision Plan Aerial Map





PRELIMINARY  
SUBDIVISION PLANNATIONAL SPA  
AND RESORT

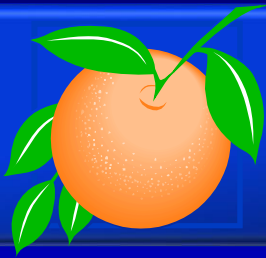
SHEET NUMBER  
**PSP-2**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the National Spa and Resort PD / National Spa and Resort PSP dated “Received March 21, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



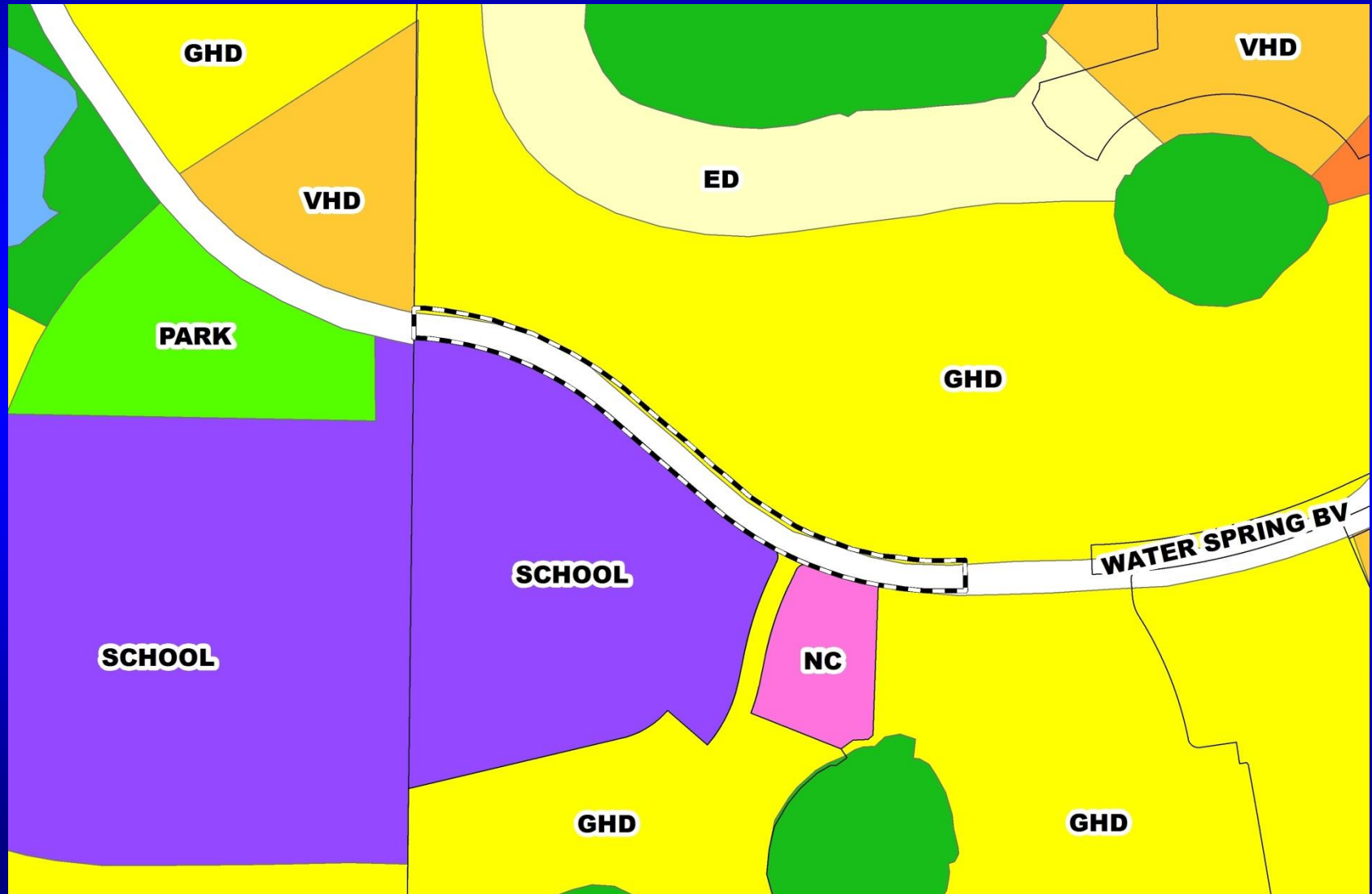
## **Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan**

<b>Case:</b>	PSP-17-09-286
<b>Project Name:</b>	Springhill PD / Springhill Phase 2 APF Road PSP
<b>Applicant:</b>	Eric Warren, Poulos & Bennett, LLC
<b>District:</b>	1
<b>Acreage:</b>	2.38 gross acres
<b>Location:</b>	South of Flamingo Crossings Boulevard / West of Avalon Road
<b>Request:</b>	To construct approximately 1,450 linear feet of Adequate Public Facilities (APF) Road.



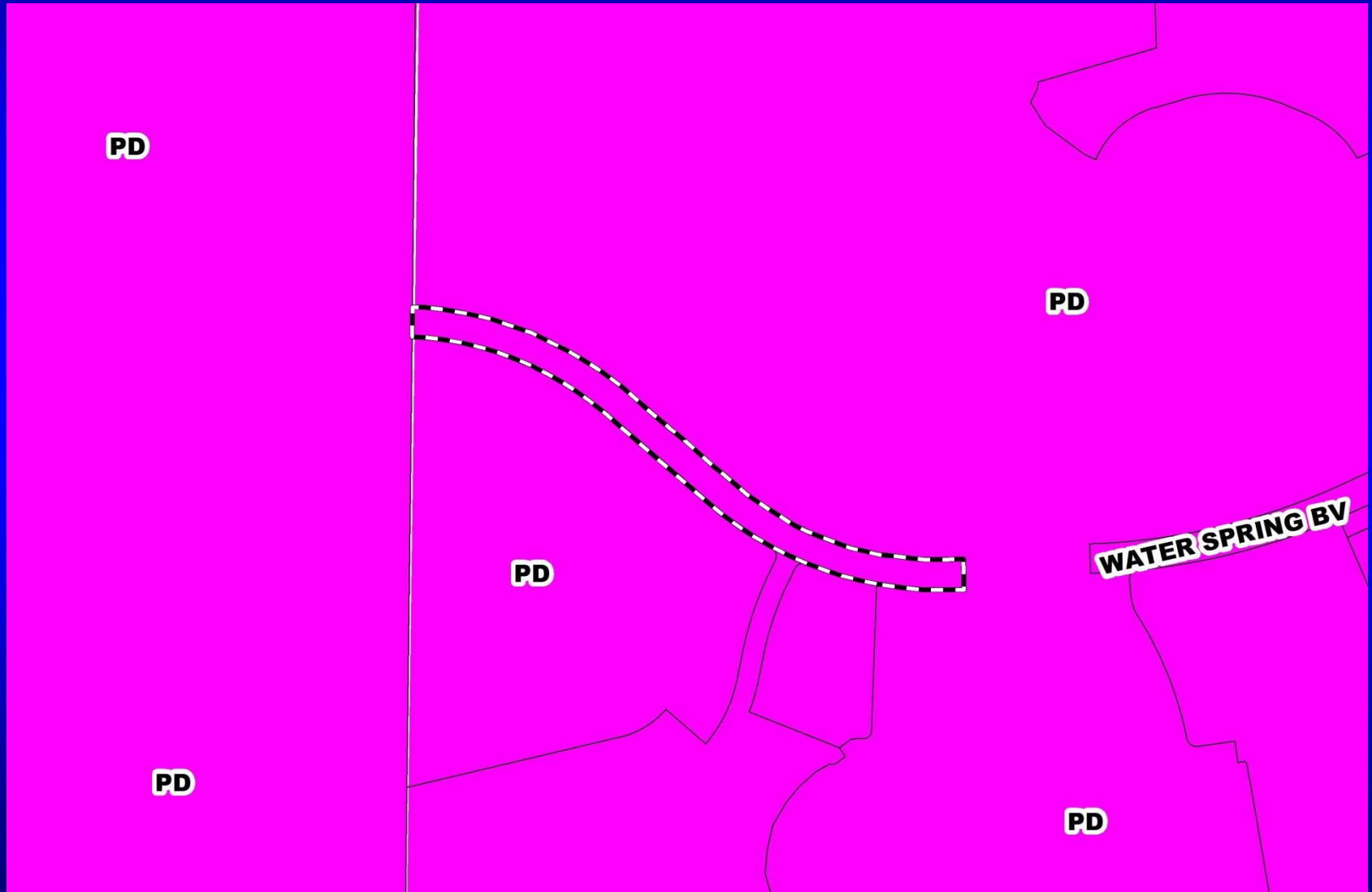


# Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan Future Land Use Map





# Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan Zoning Map







# Springhill PD / Springhill Phase 2 APF Road Preliminary Subdivision Plan Aerial Map





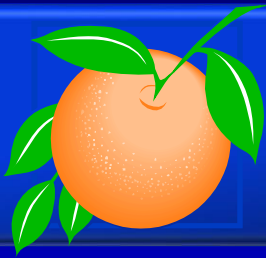




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Springhill Phase 2 Adequate Facilities Road (APF) Road Preliminary Subdivision Plan dated “Received April 3, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



## **North of Albert's Planned Development / Westside Preliminary Subdivision Plan**

**Case:** CDR-17-11-346

**Project Name:** North of Albert's PD / Westside PSP

**Applicant:** Jennifer Stickler, Kimley-Horn & Associates, Inc.

**District:** 1

**Acreage:** 116.80 gross acres (*overall PSP*)  
10.31 gross acres (*affected parcels only*)

**Location:** North of Lakeside Village Lane / West of Winter Garden  
Vineland Road

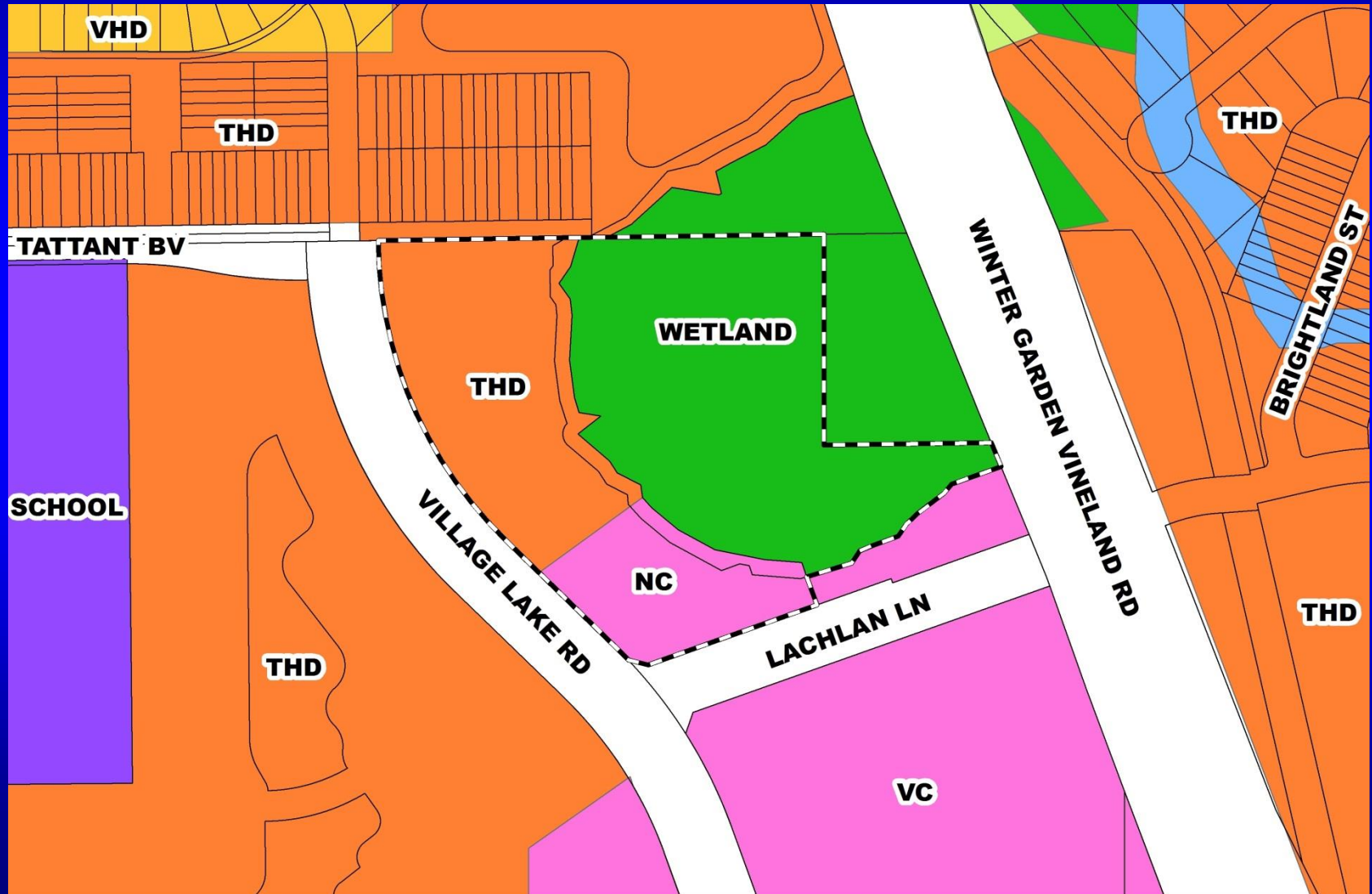
**Request:** To modify lot lines for Lot 3, Tract A, and Tract F in order  
to increase the developable land area for a clubhouse and  
related amenities.

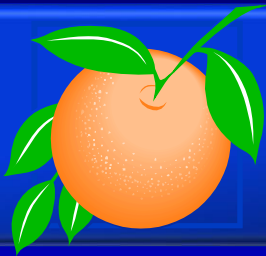
This request is associated with Conservation Area Impact  
(CAI) Permit #CAI-17-03-009.



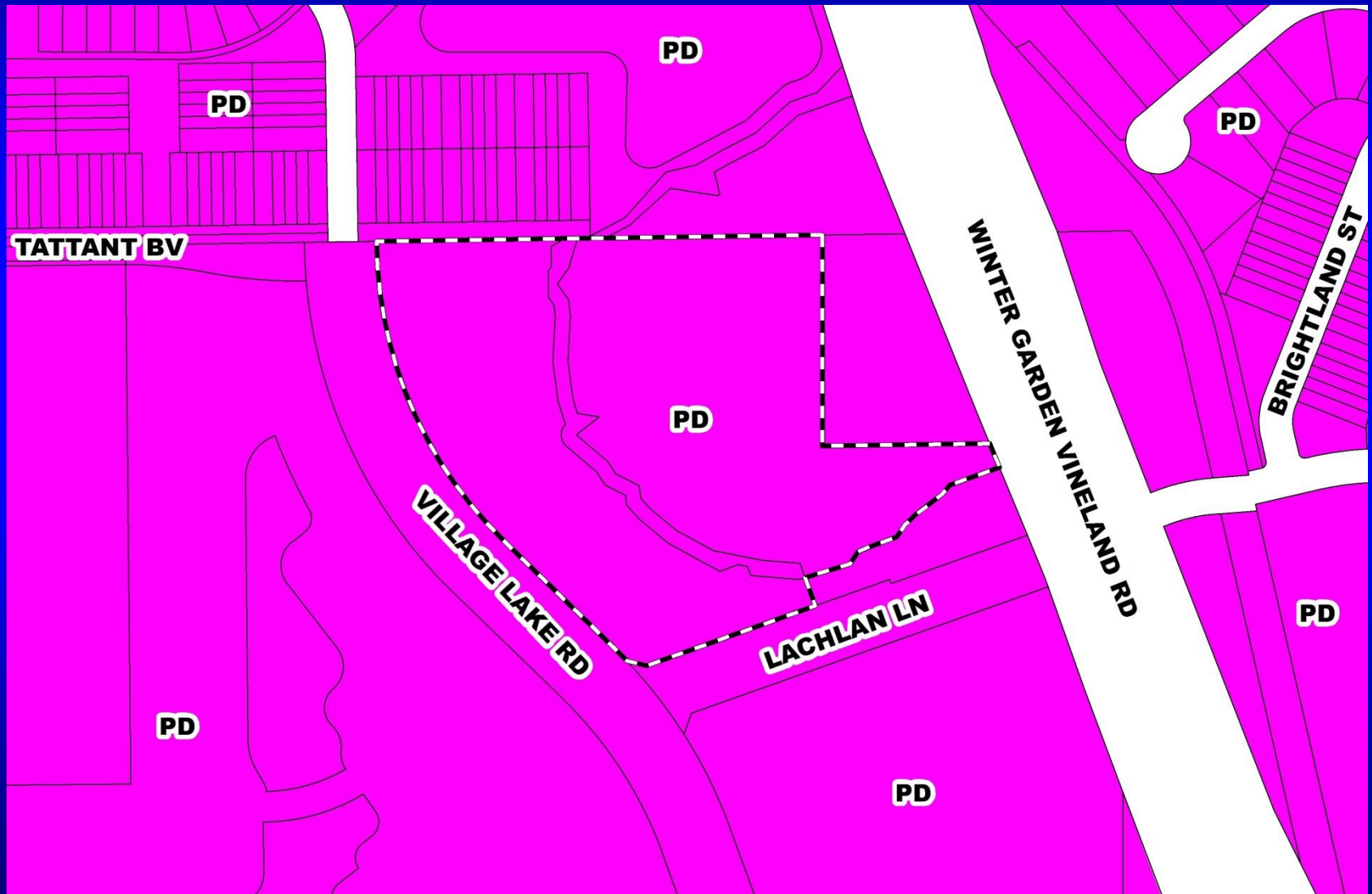
# North of Albert's Planned Development / Westside Preliminary Subdivision Plan

## Future Land Use Map





# North of Albert's Planned Development / Westside Preliminary Subdivision Plan Zoning Map







# North of Albert's Planned Development / Westside Preliminary Subdivision Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the North of Albert's PD / Westside PSP dated "Received January 8, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Pizzuti at Sand Lake Planned Development / Land Use Plan (PD/LUP)**

<b>Case:</b>	CDR-18-01-026
<b>Project Name:</b>	Pizzuti at Sand Lake PD
<b>Applicant:</b>	Momtaz Barq, Terra-Max Engineering, Inc.
<b>District:</b>	1
<b>Acreage:</b>	5.71 gross acres ( <i>overall PD</i> ) 4.69 gross acres ( <i>affected parcel only</i> )
<b>Location:</b>	7212 W. Sand Lake Road; or generally on the south side of W. Sand Lake Road, approximately 700 feet west of Turkey Lake Road.
<b>Request:</b>	To add a use conversion matrix, convert the existing 108,000 SF of office and 7,000 SF of retail entitlements into 110,651 SF of self-storage uses, revise the trip generation tables, and clarify the maximum building heights allowed within the PD (specifically 88', 7 stories maximum for the proposed self-storage facility). This request also includes an amendment to the BCC-approved building elevations.

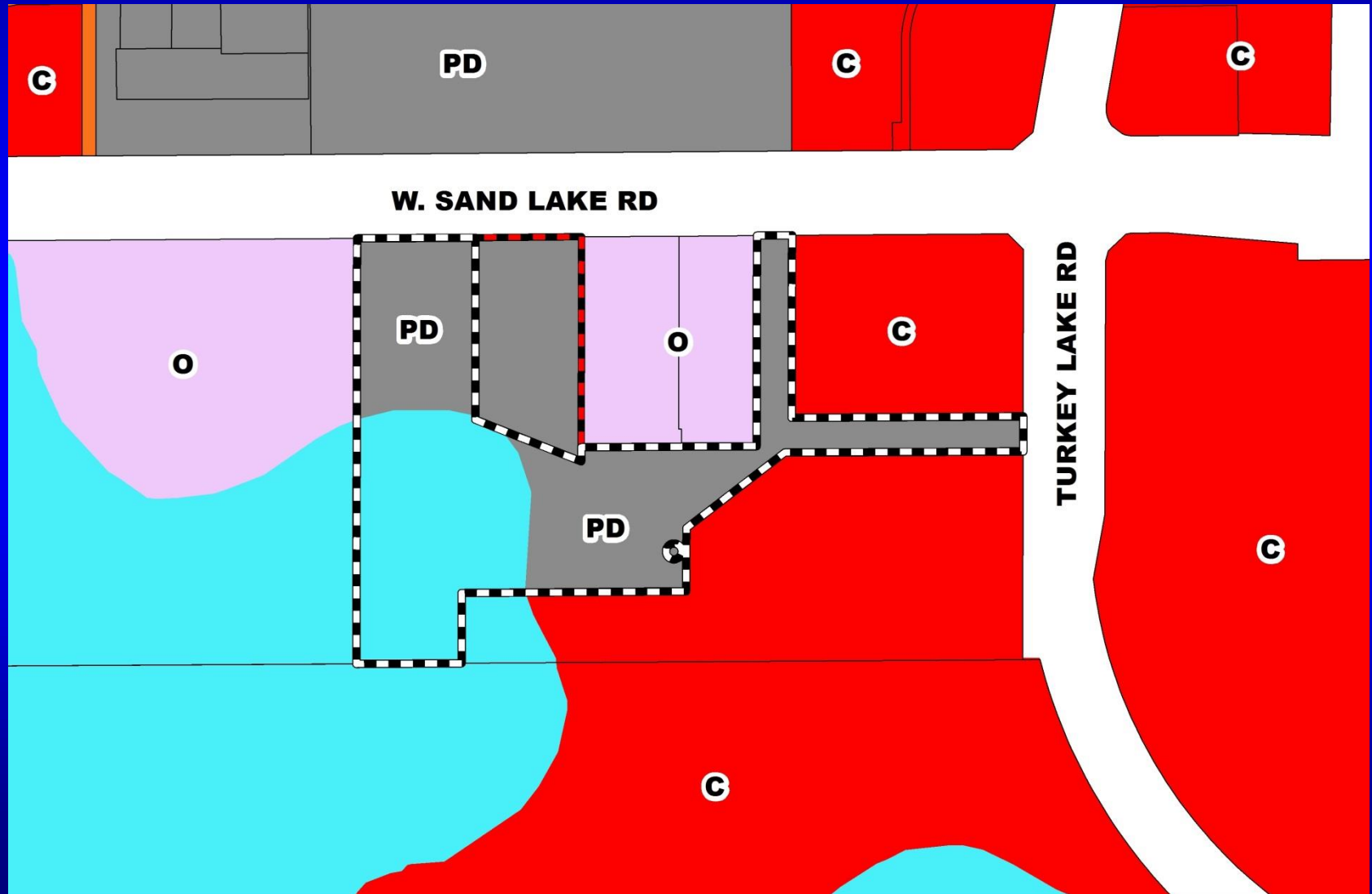


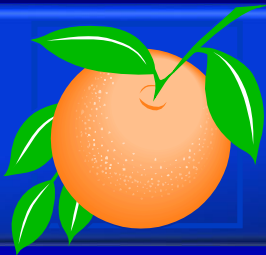


# Pizzuti at Sand Lake

## Planned Development / Land Use Plan (PD/LUP)

### Future Land Use Map

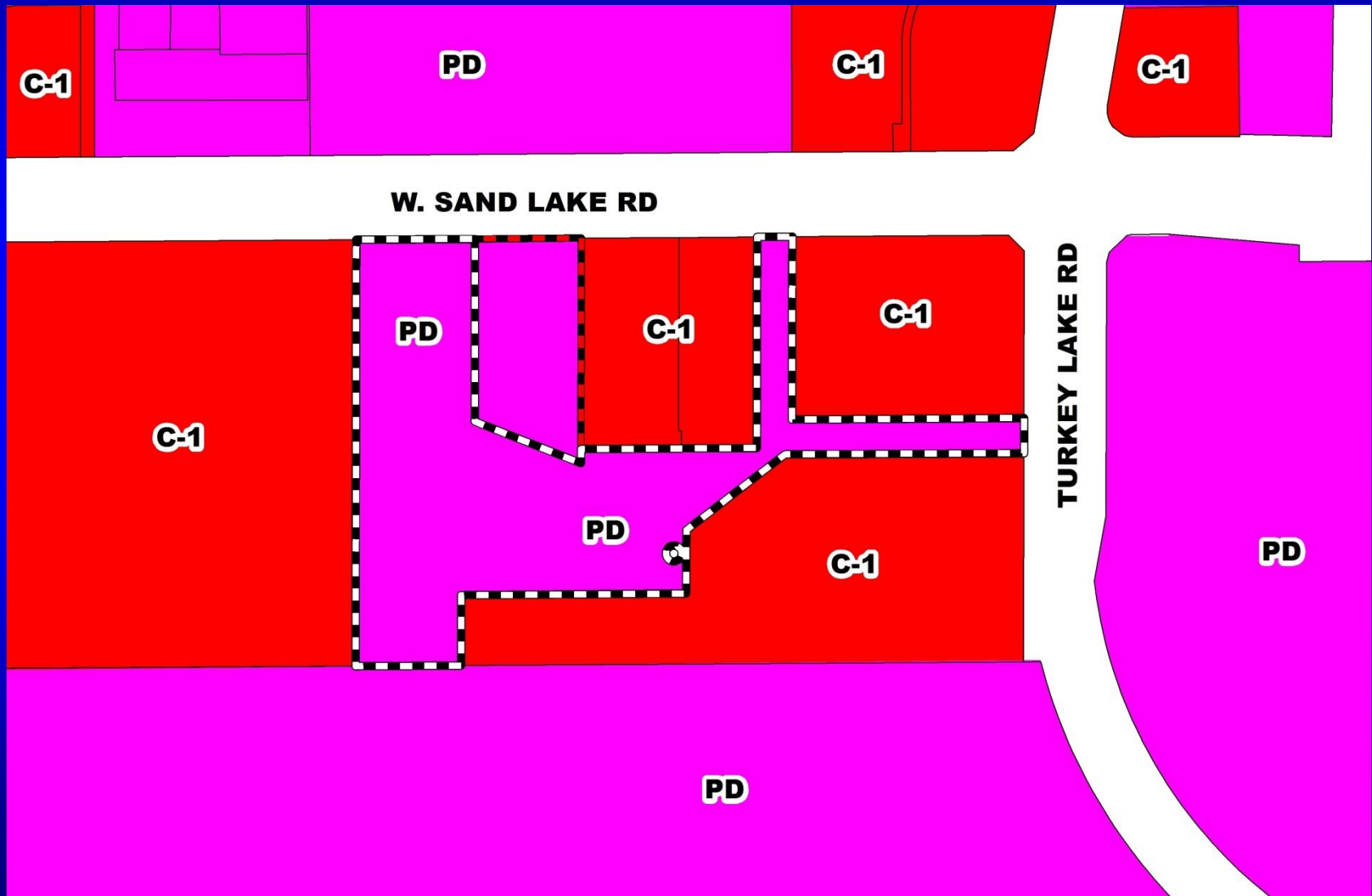




# Pizzuti at Sand Lake

## Planned Development / Land Use Plan (PD/LUP)

### Zoning Map







# Pizzuti at Sand Lake Planned Development / Land Use Plan (PD/LUP) Aerial Map

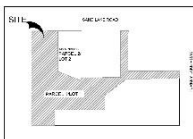
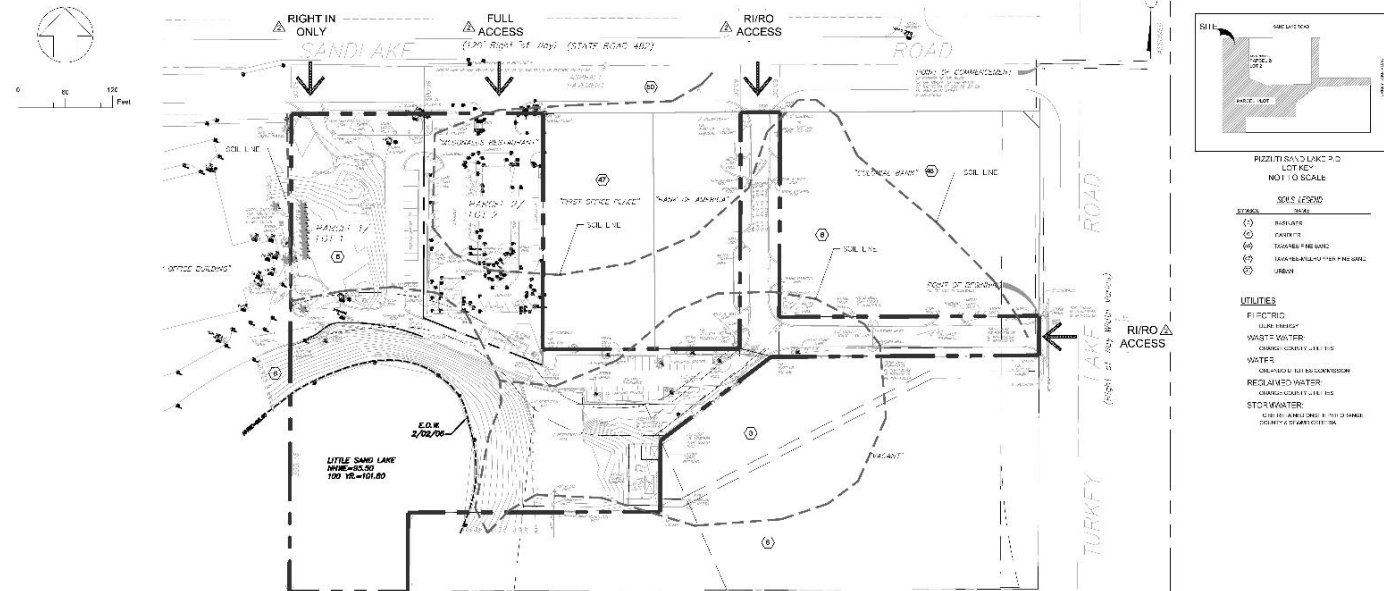






# Pizzuti at Sand Lake Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan

**TerraMax**  
engineering  
TERRA-MAX ENGINEERING, INC.  
1107 S. HAWESSEE ROAD, SUITE 211  
ORLANDO, FL 32835  
TEL: (407) 516-5232 FAX: (407) 516-2963



- SOILS (PERIOD)**
- (1) BULKHEAD
  - (2) FARMERS
  - (3) TOWNERS FINE SAND
  - (4) SAND-HEAVILY FINE SAND
  - (5) OTHER

- UTILITIES**
- ELECTRIC**
- FLORIDA POWER
  - WALTON COUNTY
  - ORANGE COUNTY J.U.E. 115
- WATERS**
- ORANGE COUNTY SANITATION DISTRICT
- RECLAIMED WATER**
- ORANGE COUNTY J.U.E. 115
- STORMWATER**
- USE OF UNIMPAVED SURFACES
  - USE OF IMPERVIOUS SURFACES

**GENERAL**

CURRENT USE  
FUTURE LAND USE  
FUTURE ZONE

**PIZZUTI SAND LAKE P.D. LOT KEY**

RIGHT IN ONLY  
FULL ACCESS  
R/R/O ACCESS

**PIZZUTI SAND LAKE P.D. LOT KEY**

RIGHT IN ONLY  
FULL ACCESS  
R/R/O ACCESS

**SITE AND PROJECT DATA**

PIZZUTI SAND LAKE P.D. LOT KEY  
RIGHT IN ONLY  
FULL ACCESS  
R/R/O ACCESS

**PIZZUTI SAND LAKE P.D. LOT KEY**

RIGHT IN ONLY  
FULL ACCESS  
R/R/O ACCESS

**PROHIBITED USES**

USE OF LAND FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE ZONING ORDINANCE

**PROHIBITED USES**

USE OF LAND FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE ZONING ORDINANCE

**PROHIBITED USES**

USE OF LAND FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE ZONING ORDINANCE

**PROHIBITED USES**

USE OF LAND FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE ZONING ORDINANCE

**PROHIBITED USES**

USE OF LAND FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE ZONING ORDINANCE

**PROHIBITED USES**

USE OF LAND FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE ZONING ORDINANCE

**PROHIBITED USES**

USE OF LAND FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE ZONING ORDINANCE

**PROHIBITED USES**

USE OF LAND FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE ZONING ORDINANCE

**USE TABLE**

Land Use	ITE Code	Type	Percent	New Rate	Based on 2007 LUP Table	Maximum	Maximum
Office	100	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.
High-Tech Office	102	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.
Research & Development	103	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.
Other Office Use	104	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.

**USE TABLE**

Land Use	ITE Code	Type	Percent	New Rate	Based on 2007 LUP Table	Maximum	Maximum
Office	100	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.
High-Tech Office	102	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.
Research & Development	103	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.
Other Office Use	104	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.

**USE TABLE**

Land Use	ITE Code	Type	Percent	New Rate	Based on 2007 LUP Table	Maximum	Maximum
Office	100	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.
High-Tech Office	102	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.
Research & Development	103	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.
Other Office Use	104	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.

**USE TABLE**

Land Use	ITE Code	Type	Percent	New Rate	Based on 2007 LUP Table	Maximum	Maximum
Office	100	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.
High-Tech Office	102	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.
Research & Development	103	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.
Other Office Use	104	Office	5%	1.0%	100,000 S.F.	100,000 S.F.	100,000 S.F.

No.	REVISIONS	DATE	BY
1	REVISIONS		
2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
5	REVISIONS		
6	REVISIONS		
7	REVISIONS		
8	REVISIONS		
9	REVISIONS		
10	REVISIONS		

**PIZZUTI PD  
SAND LAKE**

7212 W. SAND LAKE ROAD  
ORANGE COUNTY, FLORIDA

**SEAL**  
MONTAY RUSSELL, P.E.

FE #04024  
TerraMax Engineering COA #20002

**LAND USE PLAN**

**LUP-2**



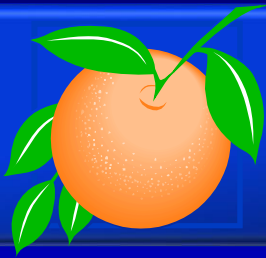




# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Pizzuti at Sand Use Planned Development / Land Use Plan (PD/LUP) dated “Received April 13, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Windermere Springs Planned Development / Land Use Plan (PD/LUP)**

<b>Case:</b>	LUP-17-08-251
<b>Project Name:</b>	Windermere Springs PD
<b>Applicant:</b>	Jonathan Huels, Lowndes, Drosdick, Doster, Kantor, & Reed, P.A.
<b>District:</b>	1
<b>Acreage:</b>	5.05 gross acres
<b>Location:</b>	13651 Reams Road; or generally located north of Reams Road, approximately 750 feet west of Greenbank Boulevard.
<b>Request:</b>	To rezone 5.05 acres from R-CE-2 (Rural Residential District) to PD (Planned Development District) in order to designate the property as Village Home District within the Lakeside Village Special Planning Area in order to construct 21 single-family attached dwelling units.



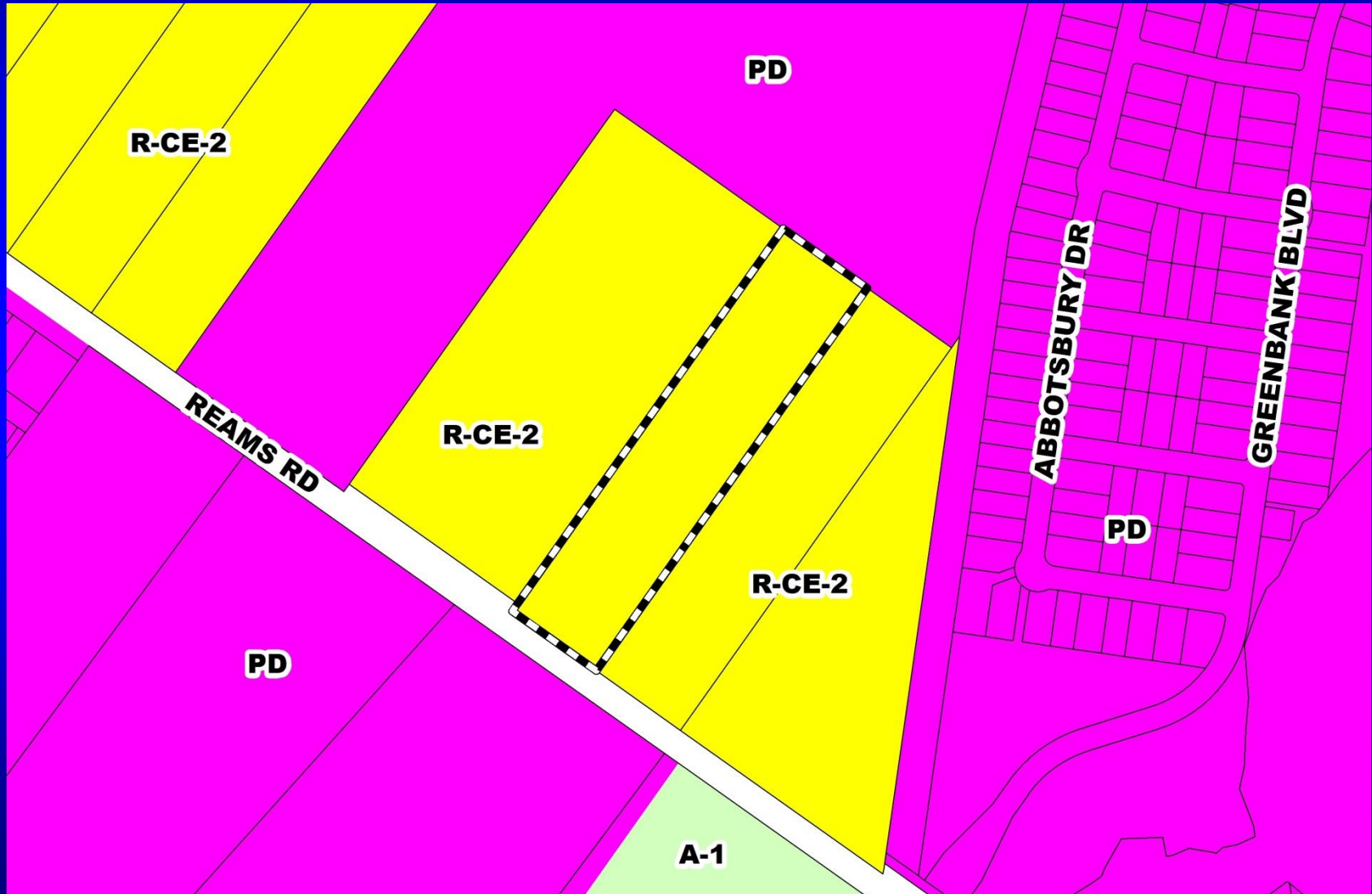


# Windermere Springs Planned Development / Land Use Plan (PD/LUP) Future Land Use Map

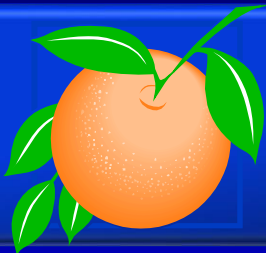




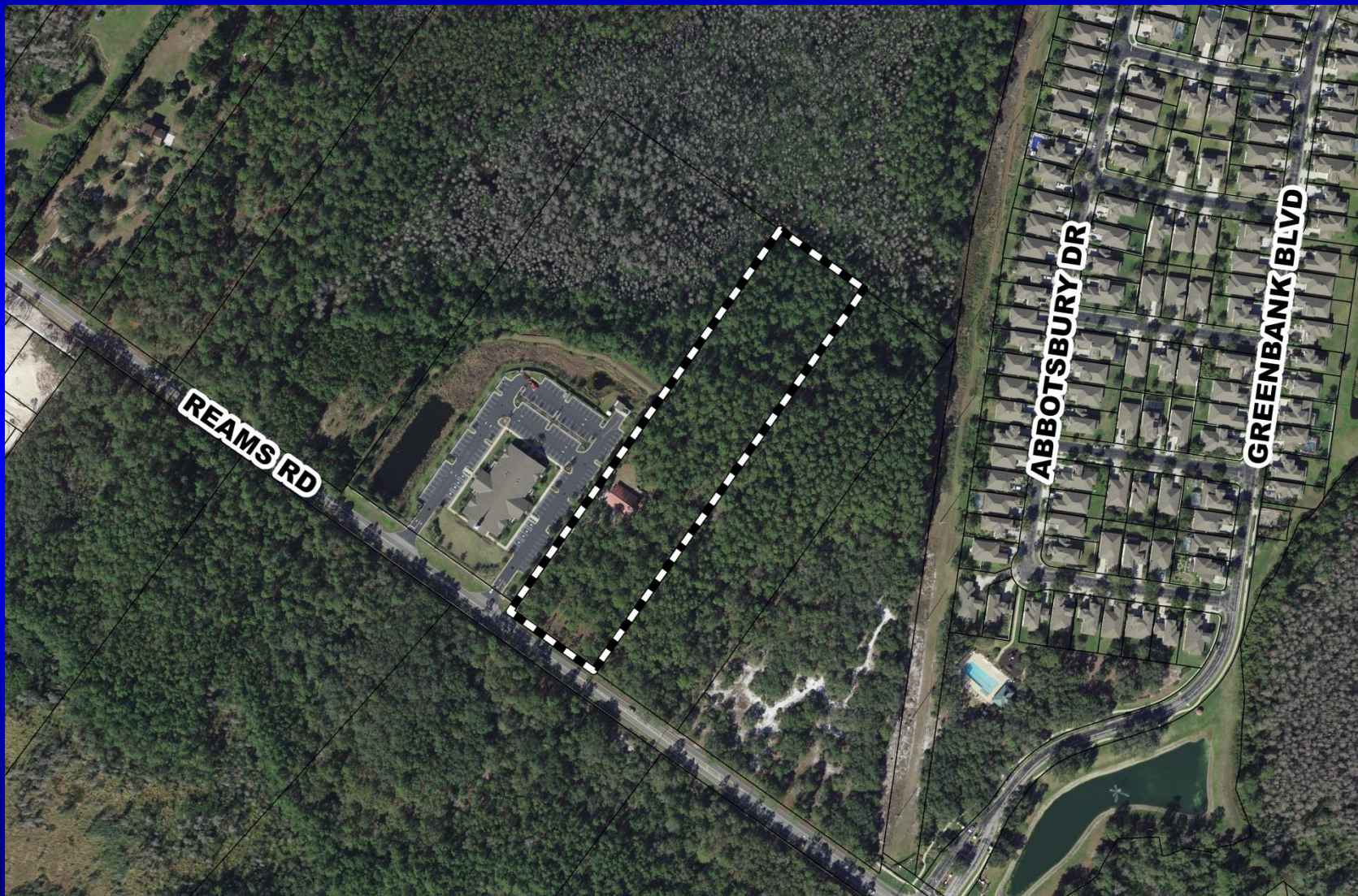
# Windermere Springs Planned Development / Land Use Plan (PD/LUP) Zoning Map



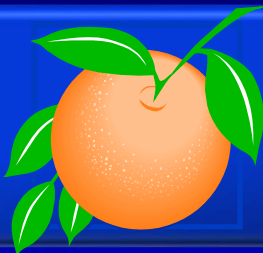




# Windermere Springs Planned Development / Land Use Plan (PD/LUP) Aerial Map



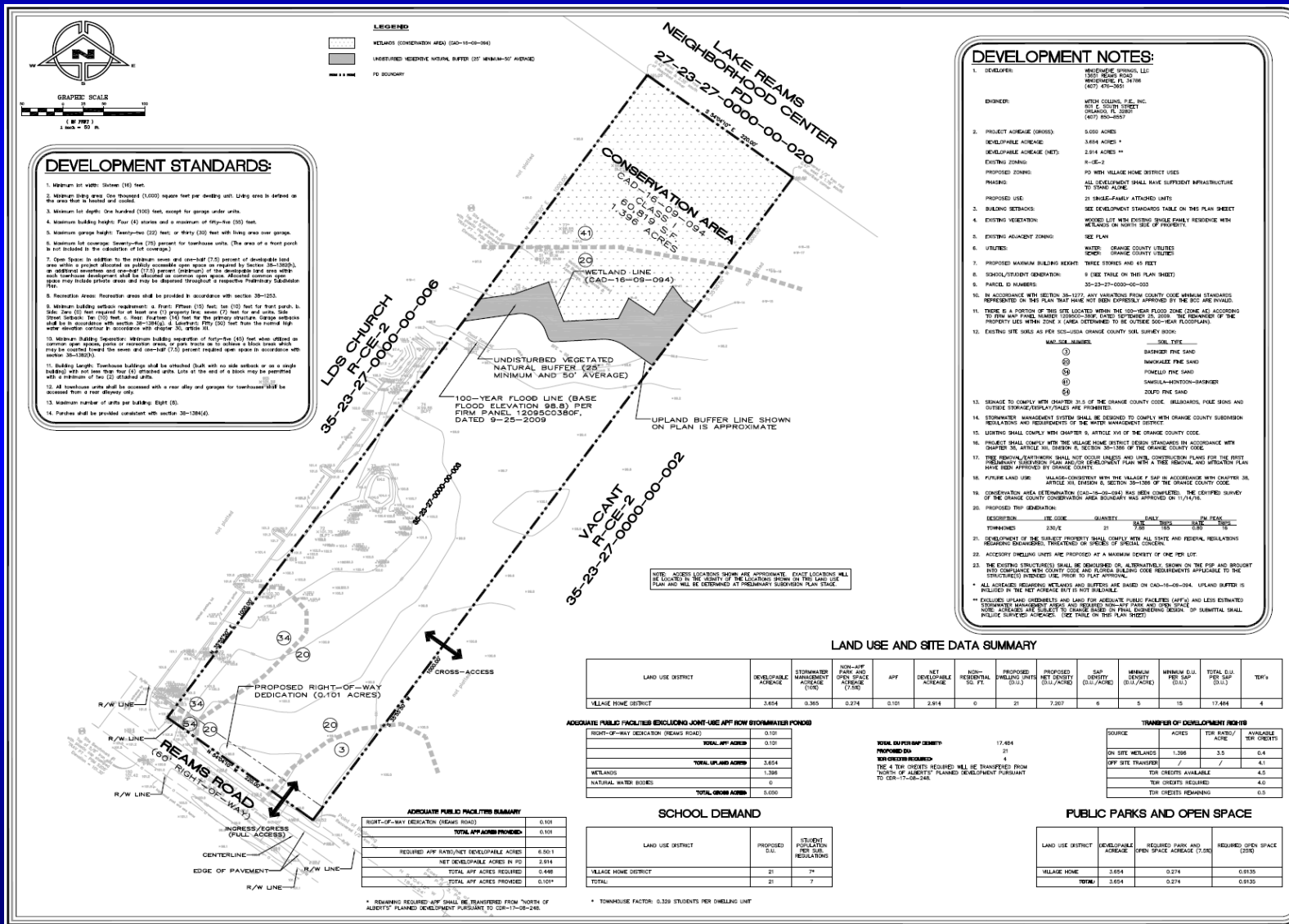




# Windermere Springs

## Planned Development / Land Use Plan (PD/LUP)

### Overall Land Use Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Windermere Springs Planned Development / Land Use Plan (PD/LUP), dated “Received November 22, 2017”, subject to the PZC recommendation in the Staff Report.**

**- AND -**

**Approve Consent Agenda Item D.6**

**District 1**



***Board of County Commissioners***

# **Public Hearings**

**May 22, 2018**