

*Board of County Commissioners*

# Public Hearings

**February 25, 2025**



## Waterleigh Planned Development (PD)

**Case:** CDR-24-07-162

**Applicant:** Erika Hughes, VHB, Inc.

**District:** 1

**Acreage:** 7.25 acres (affected area)

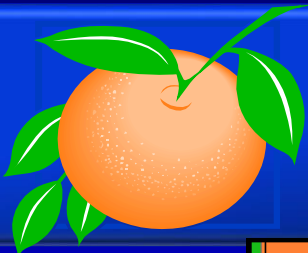
**Location:** South of Waterway Passage Drive / West of Avalon Road

**Request:** *Three Waivers from Orange County Code:*

A waiver from Sec. 38-1389(d)(3)(g) is requested to allow landscaped street walls to account for up to eighty-five percent (85%) of the build-to-line for all parcels along the internal circulator roadways only within the Village Center in lieu of landscaped street walls should not make up more than fifty percent (50%) of the required frontage.

A waiver from Sec. 31.5-193(1)(b)(1)(i) is requested to allow for a maximum of five (5) ground signs on Parcel 13 in lieu of a maximum of two (2) ground signs permitted per principle parcel or project.

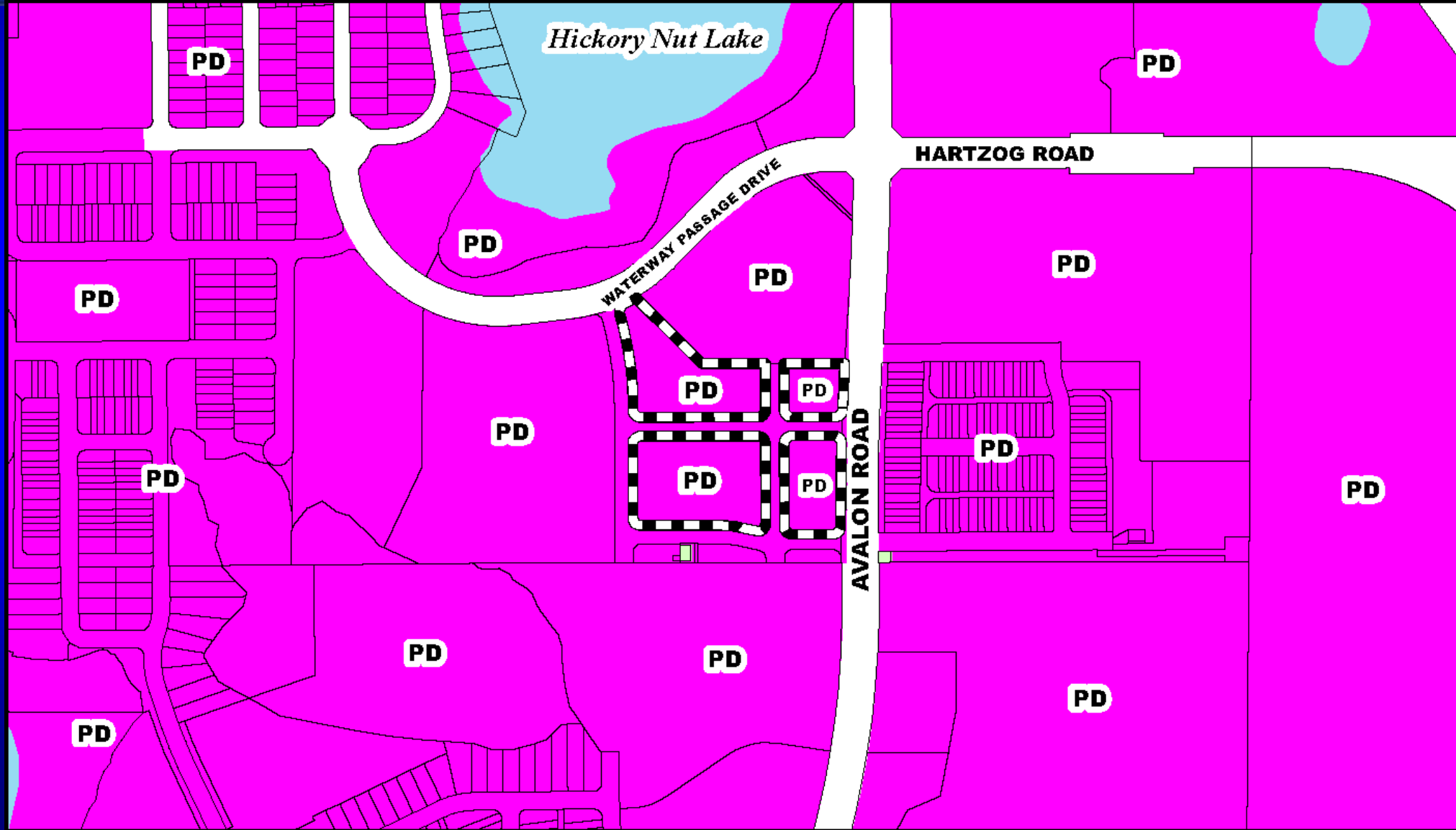
A waiver from Section 31.5-193(1)(b)(2)(i)(A) is requested to allow a maximum copy area for walls signs to be one (1) square foot per one (1) linear foot for all establishments along public and private roadways in Parcel 13 only in lieu of a maximum copy area of twenty (20) square feet for establishments with up to five thousand (5,000) square feet of building area.



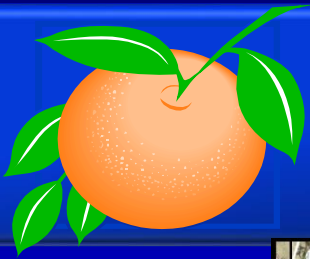
# Waterleigh Planned Development (PD)

## Future Land Use Map



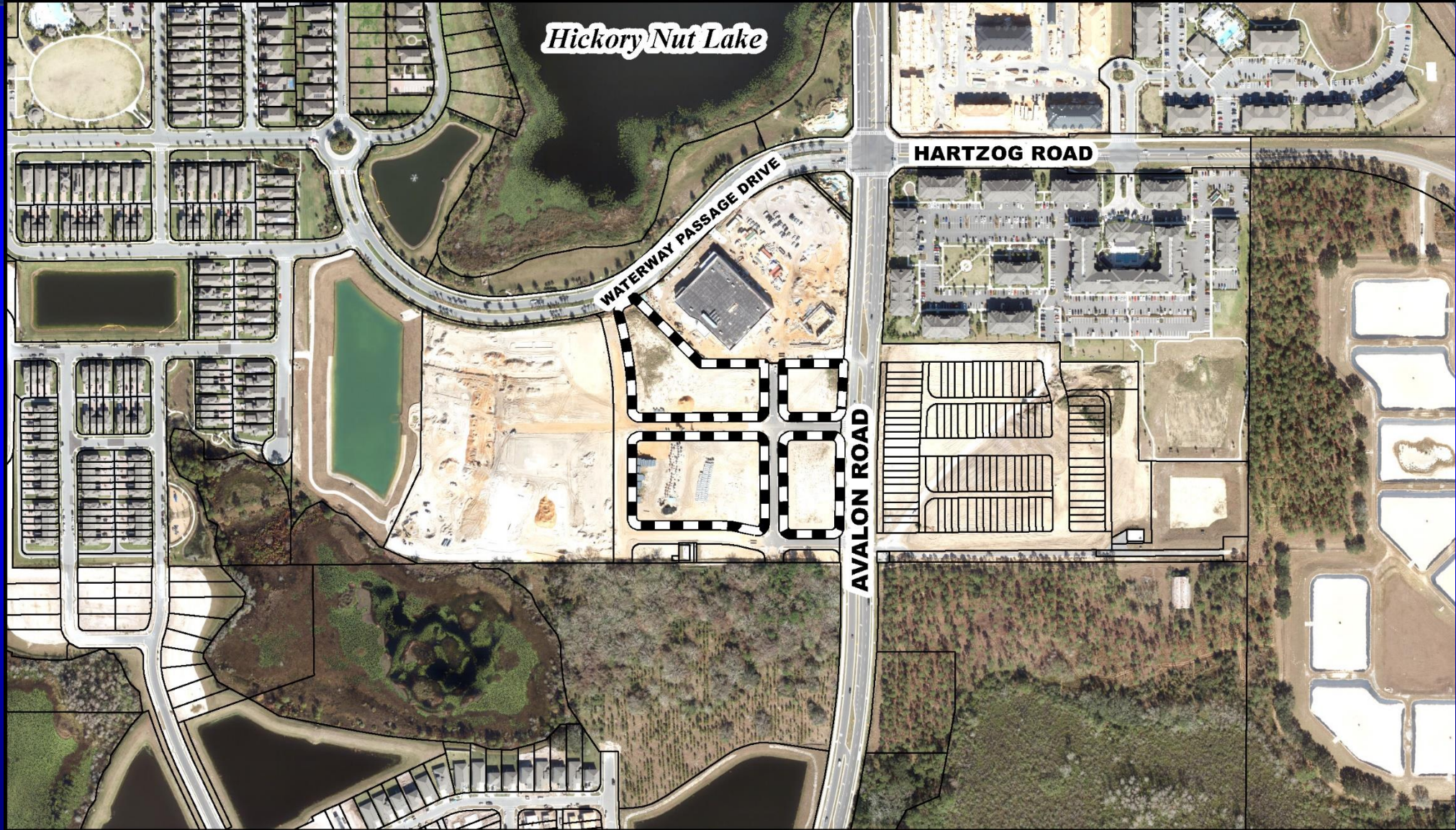






# Waterleigh Planned Development (PD)

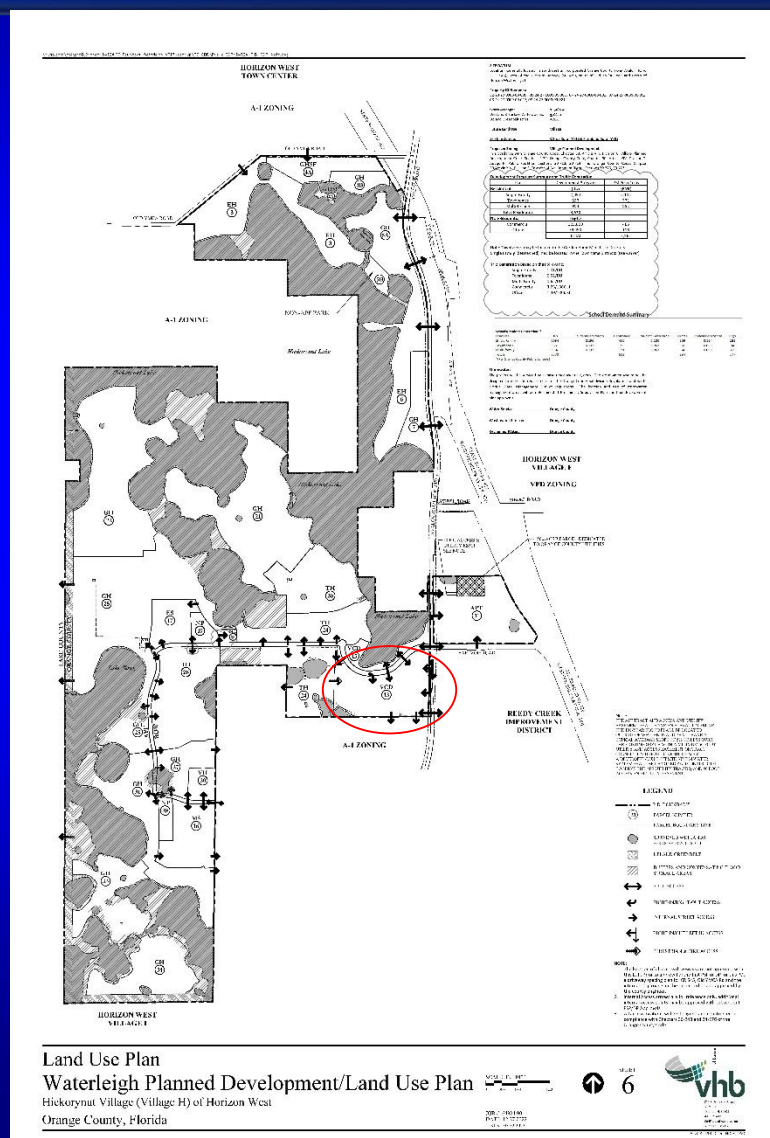
## Aerial Map







# Waterleigh Planned Development (PD) Land Use Plan





# Waterleigh Planned Development (PD)

## Village Center + Sign Plan

### ROADWAY LEGEND

- VILLAGE MAIN STREET
- INTERNAL CIRCULATOR CORRIDOR
- BUILD-TO LINE

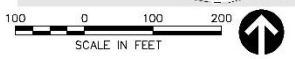
### Roadway Typology

N.T.S.

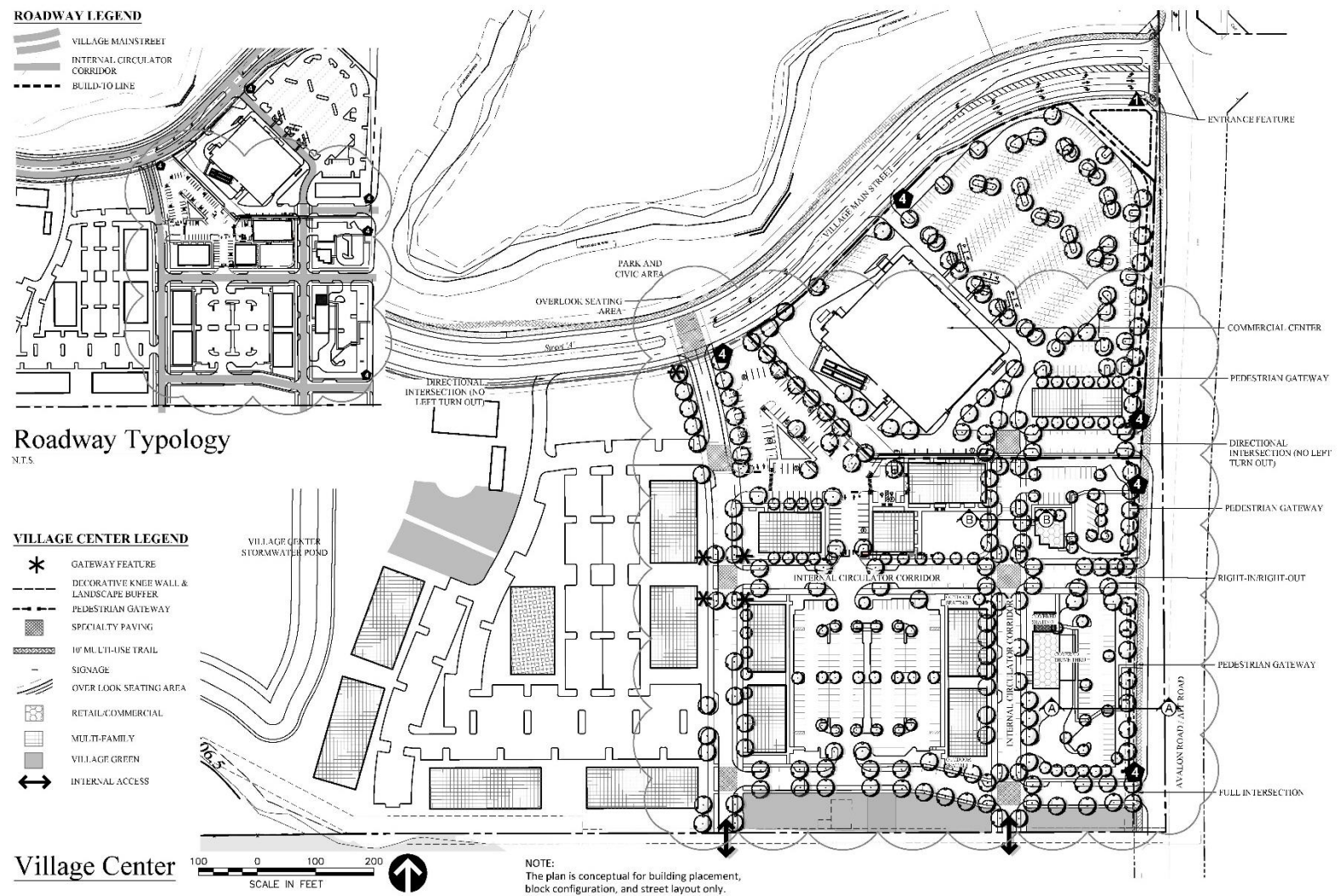
### VILLAGE CENTER LEGEND

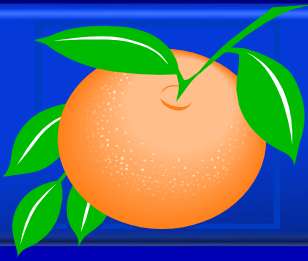
- \* GATEWAY FEATURE
- DECORATIVE KNEE WALL & LANDSCAPE BUFFER
- PEDESTRIAN GATEWAY
- SPECIALTY PAVING
- 10' MULTI-USE TRAIL
- SIGNAGE
- OVER LOOK SEATING AREA
- RETAIL/COMMERCIAL
- MULTI-FAMILY
- VILLAGE GREEN
- INTERNAL ACCESS

### Village Center



NOTE:  
The plan is conceptual for building placement, block configuration, and street layout only.





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE the amendment to the Waterleigh Planned Development (CDR-24-07-162) dated “Received December 18, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

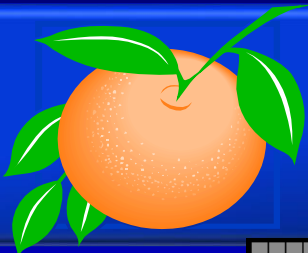
**District 1**





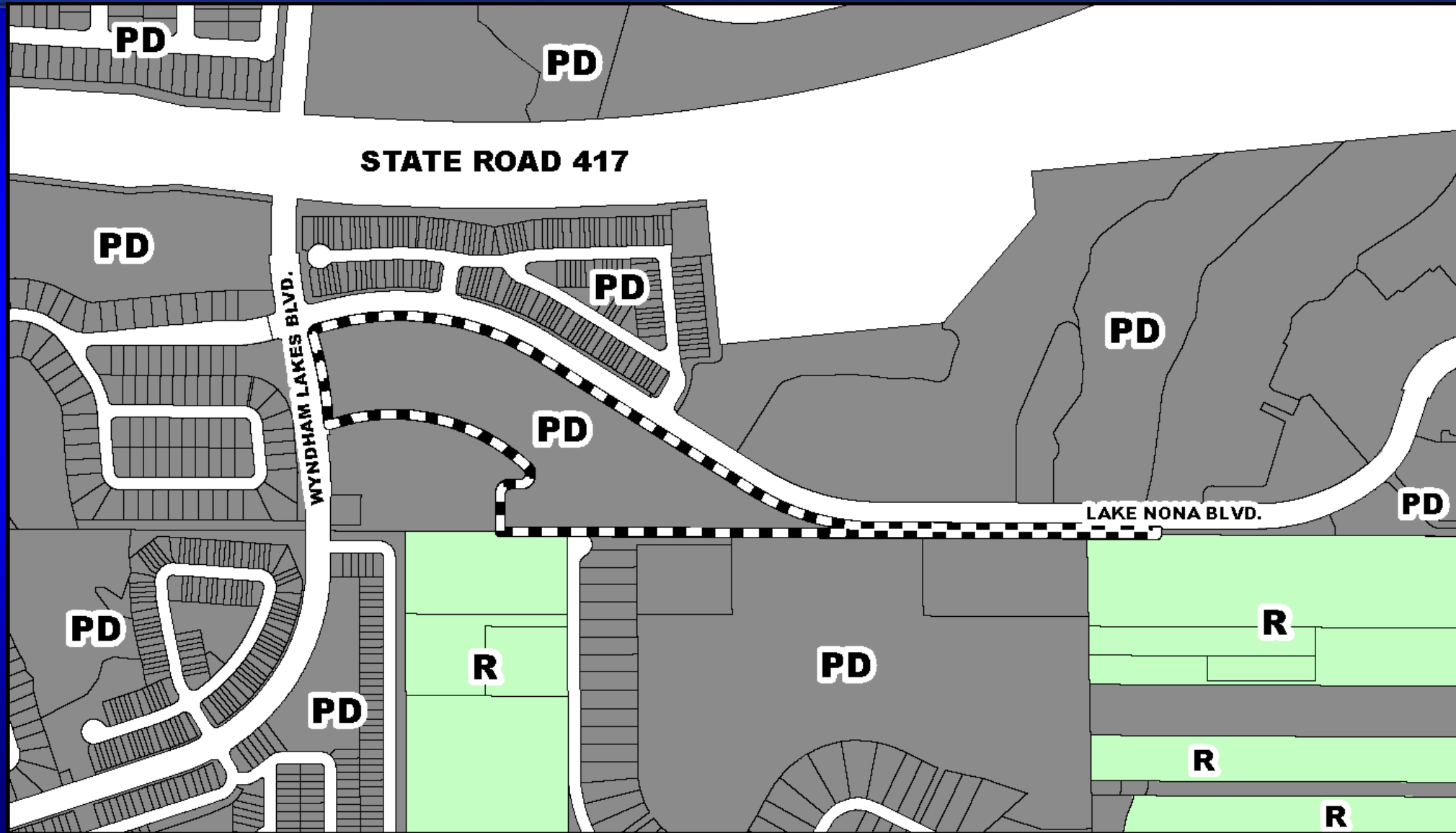
# **Greenway Park Parcel 1B Townhomes Preliminary Subdivision Plan**

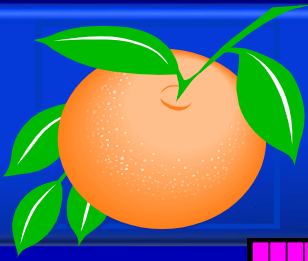
<b>Case:</b>	PSP-24-08-185
<b>Applicant:</b>	Christopher Wrenn, Pulte Home Company, LLC
<b>District:</b>	4
<b>Acreage:</b>	19.07 gross acres
<b>Location:</b>	South of Lake Nona Boulevard / East of Wyndham Lakes Boulevard
<b>Request:</b>	To subdivide 19.07 acres in order to construct 116 single-family attached residential dwelling units, and associated tract and infrastructure.



# Greenway Park Parcel 1B Townhomes Preliminary Subdivision Plan

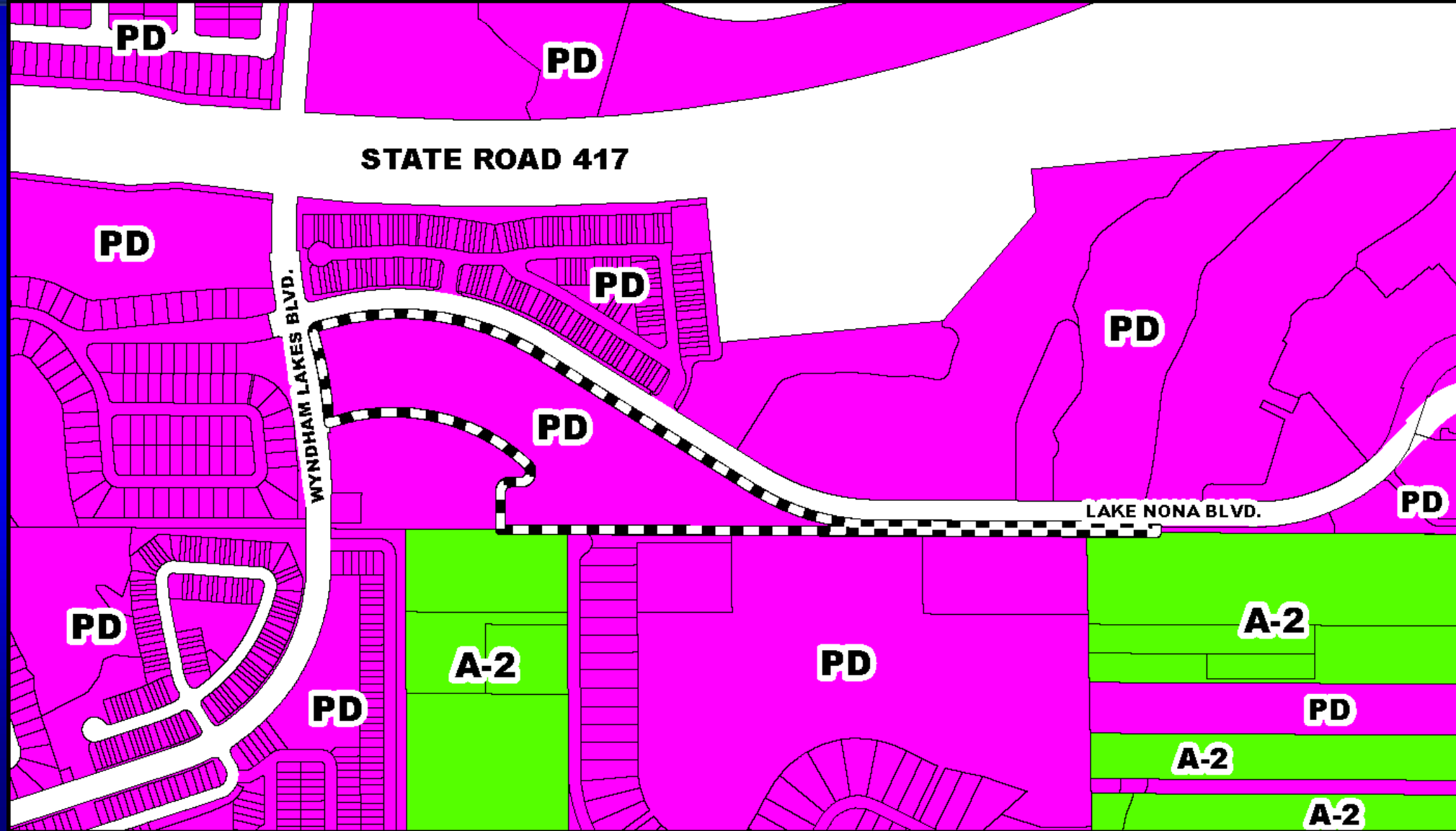
## Future Land Use Map



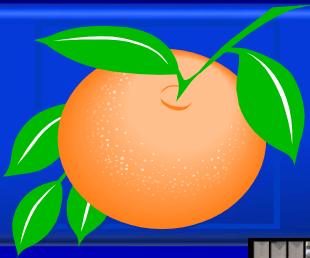


# Greenway Park Parcel 1B Townhomes Preliminary Subdivision Plan

## Zoning Map

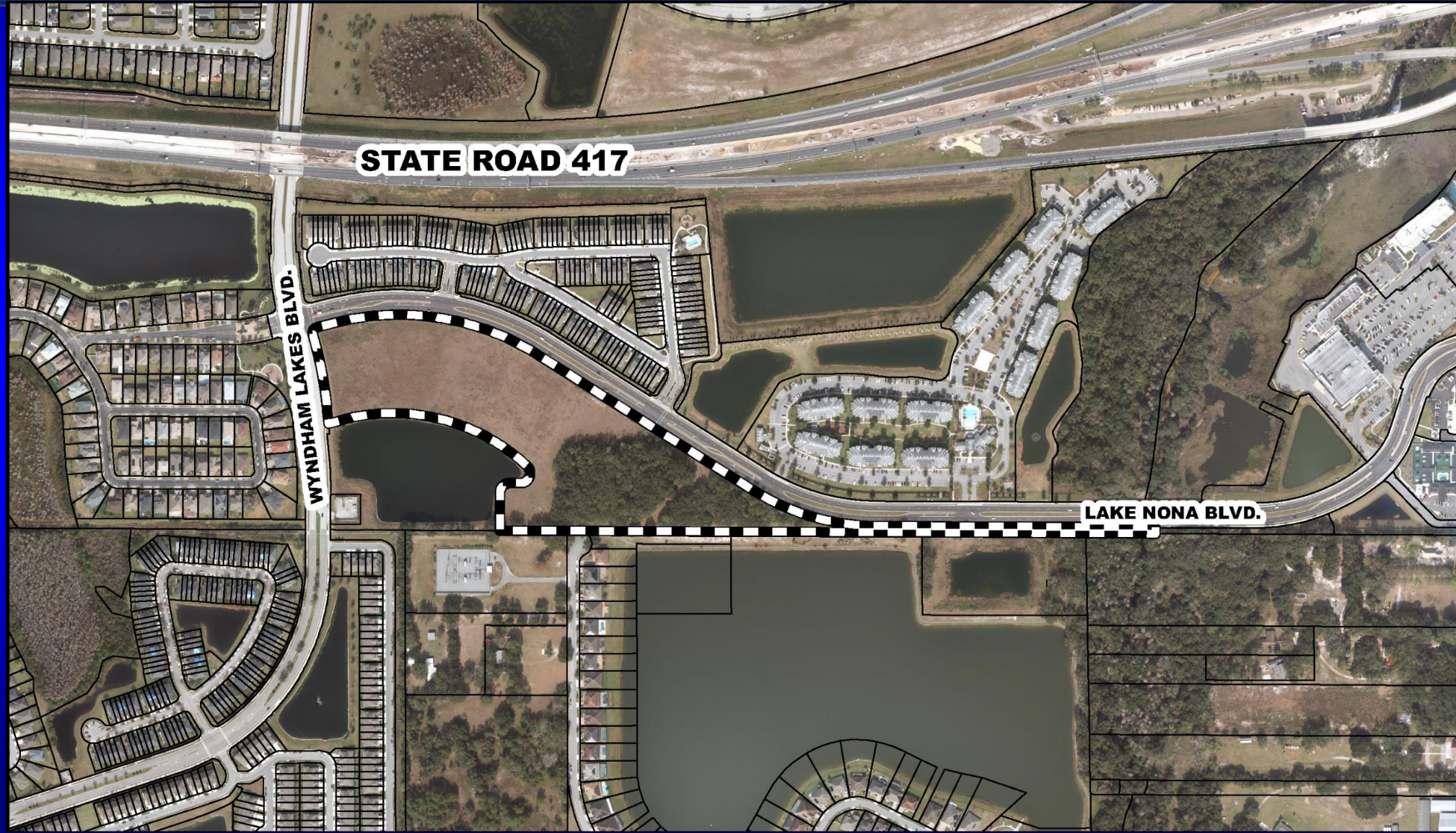






# Greeneway Park Parcel 1B Townhomes Preliminary Subdivision Plan

## Aerial Map

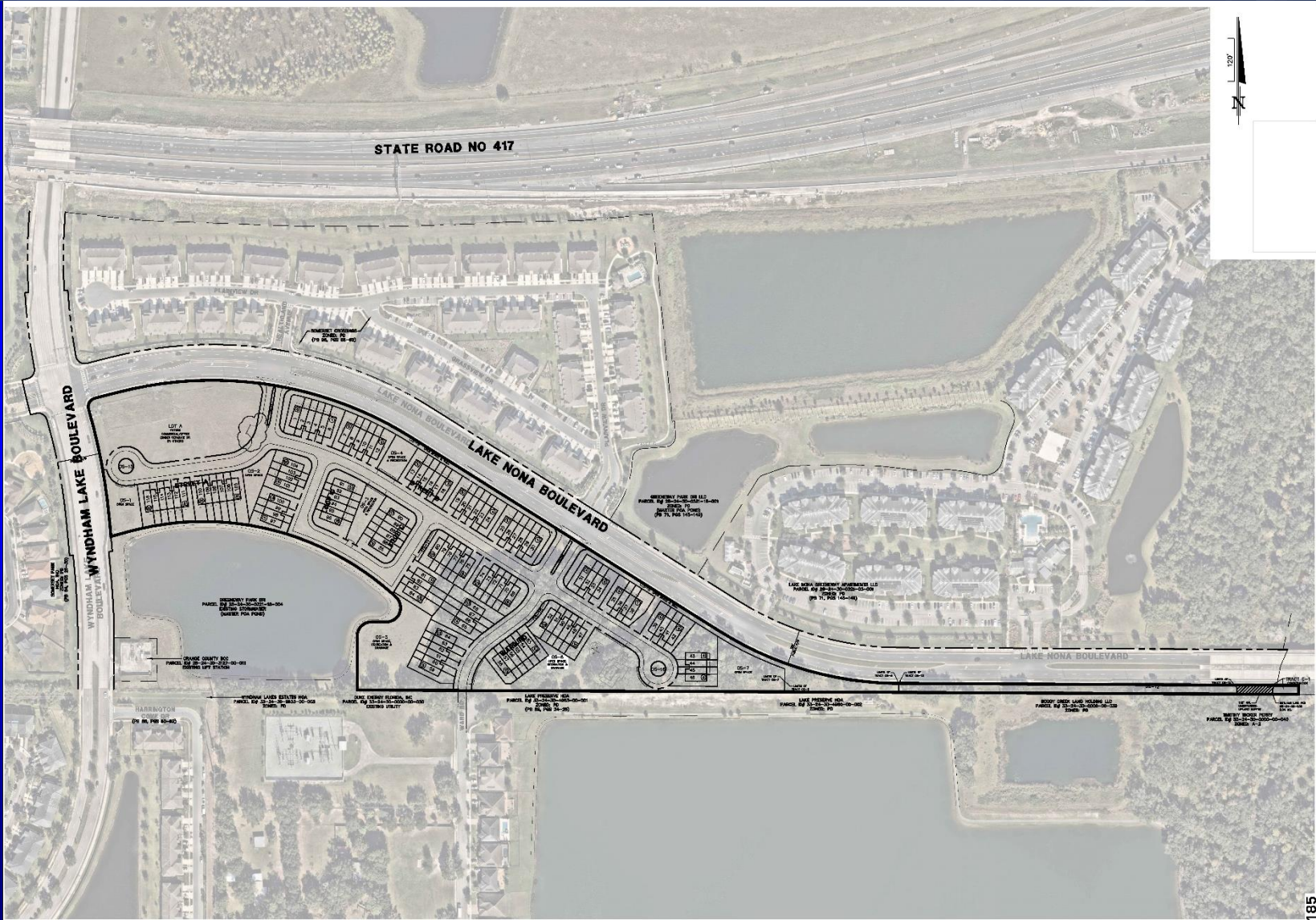






# Greeneway Park Parcel 1B Townhomes Preliminary Subdivision Plan

## Preliminary Subdivision Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE the Ginn Property PD / Greenway Park Parcel 1B Townhomes Preliminary Subdivision Plan (PSP-24-08-185) dated “Received December 23, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

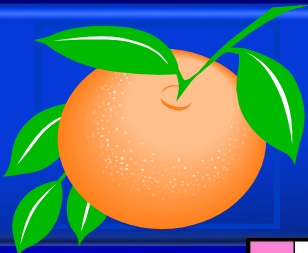
**District 4**





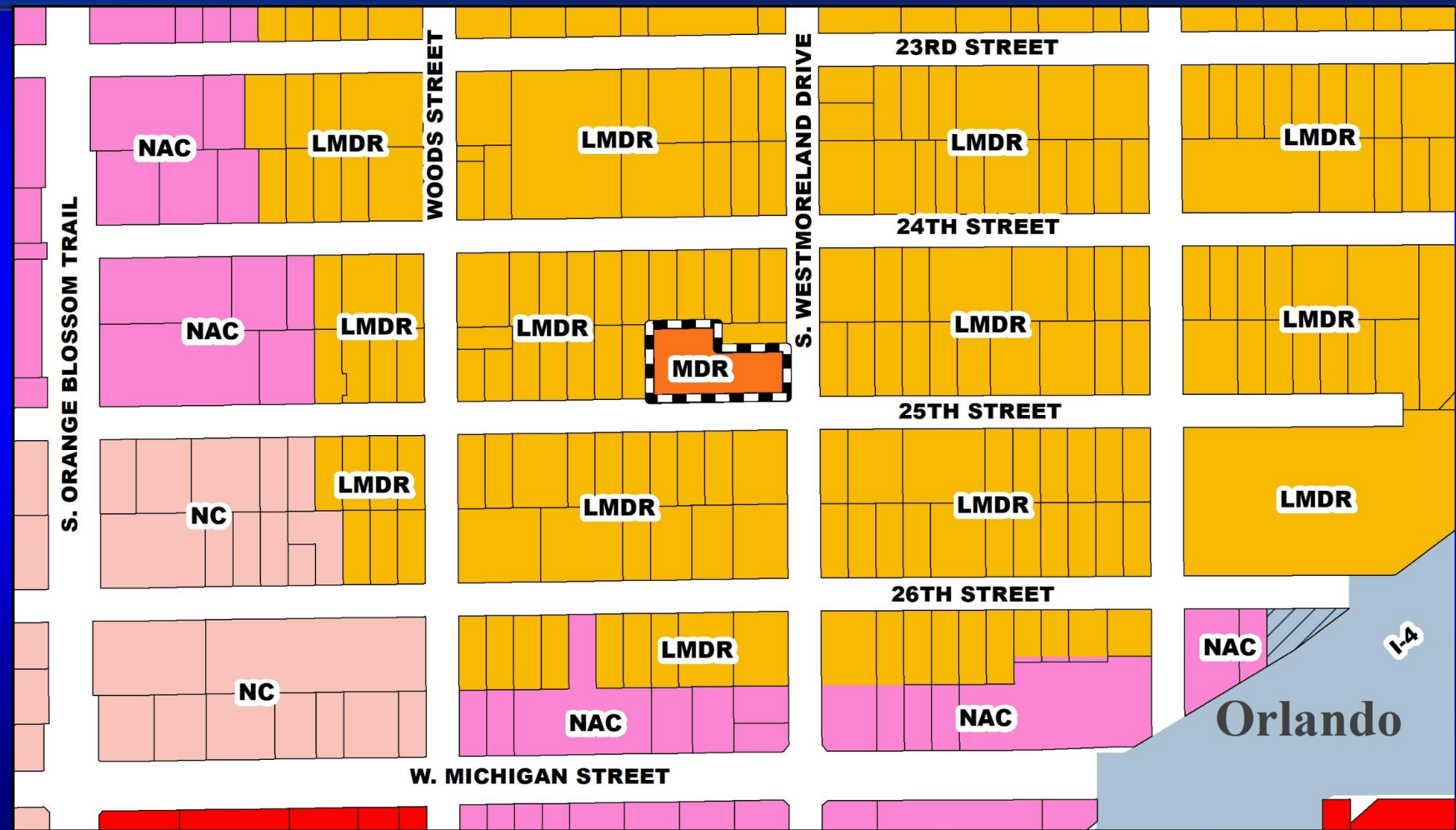
# **Westmoreland Oaks Townhomes Preliminary Subdivision Plan**

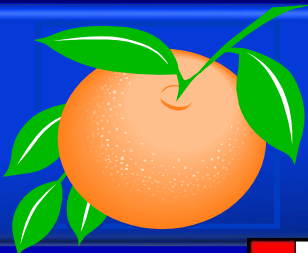
<b>Case:</b>	PSP-24-01-001
<b>Applicant:</b>	Zach Kasky, Zach Kasky Architecture, LLC
<b>District:</b>	6
<b>Acreage:</b>	0.65 gross acres
<b>Location:</b>	Generally located North of 25th Street / West of S. Westmoreland
<b>Request:</b>	To subdivide 0.65 acres in order to construct 10 single-family attached residential dwelling units.



# Westmoreland Oaks Townhomes Preliminary Subdivision Plan

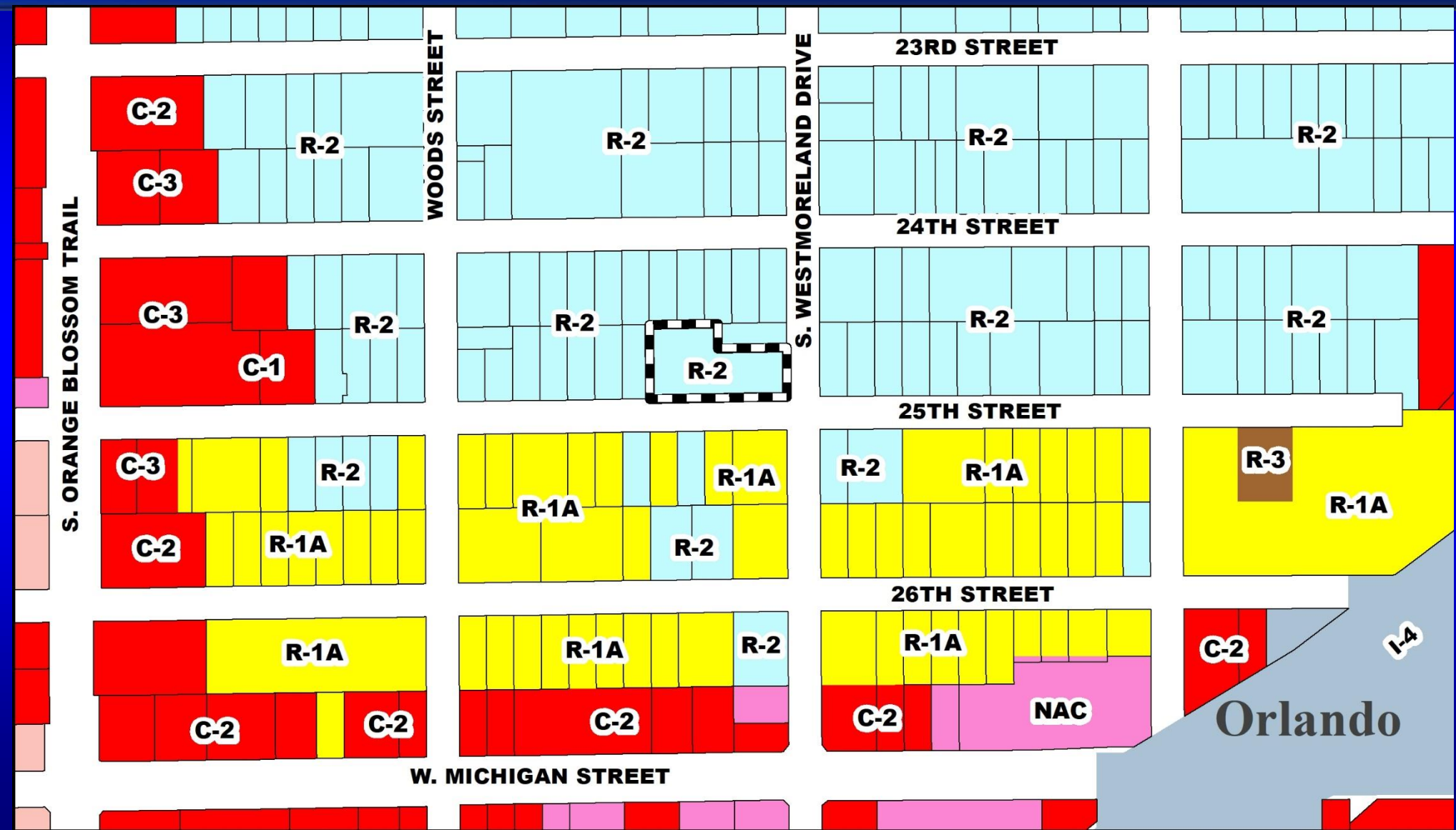
## Future Land Use Map





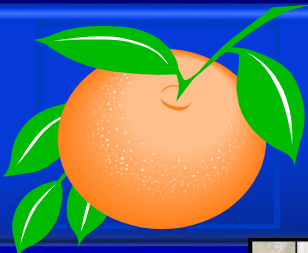
# Westmoreland Oaks Townhomes Preliminary Subdivision Plan

## Zoning Map



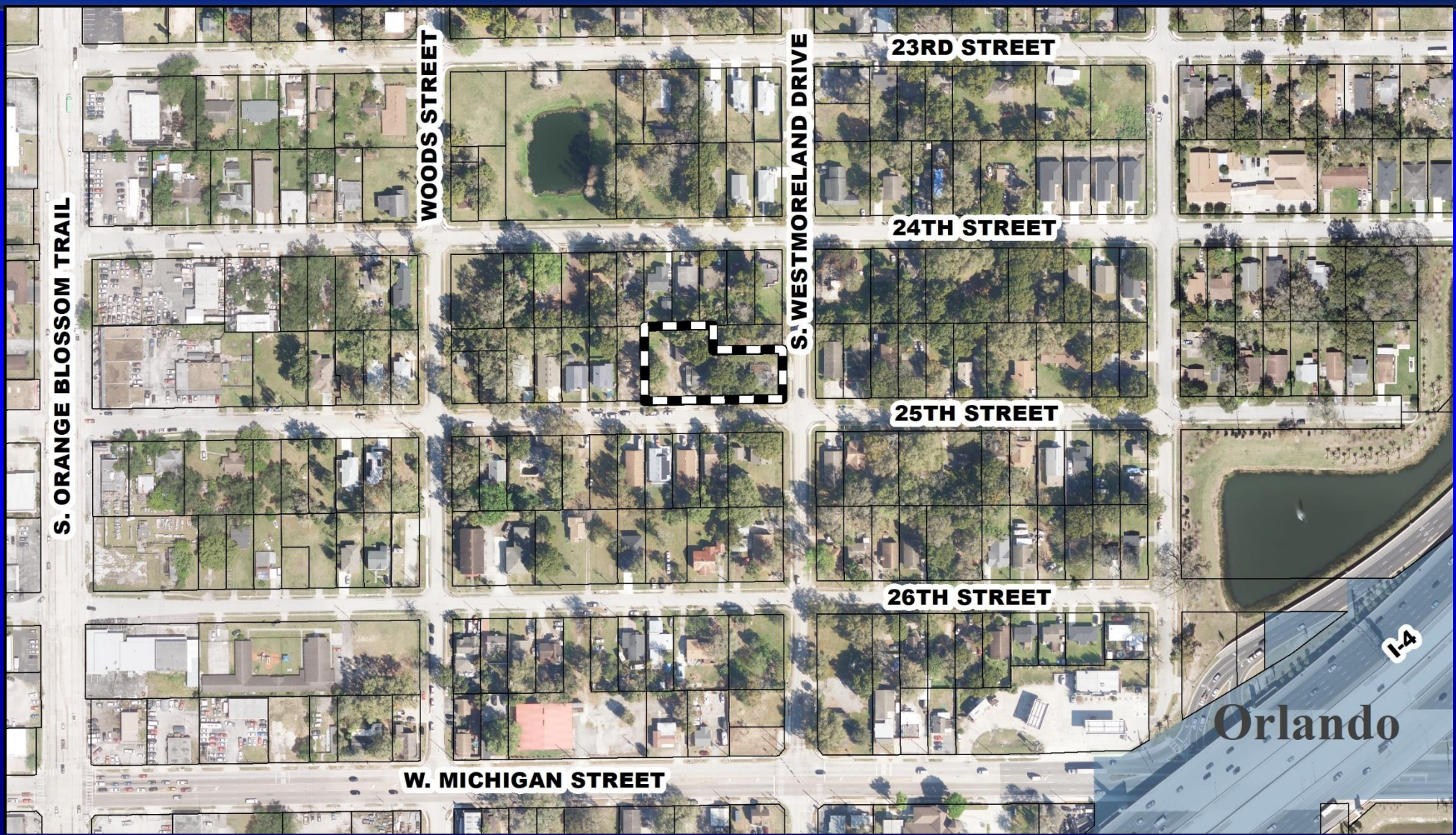
Orlando



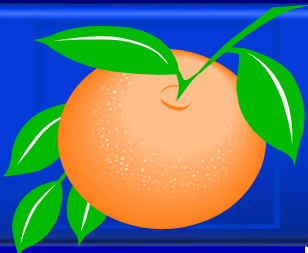


# Westmoreland Oaks Townhomes Preliminary Subdivision Plan

## Aerial Map

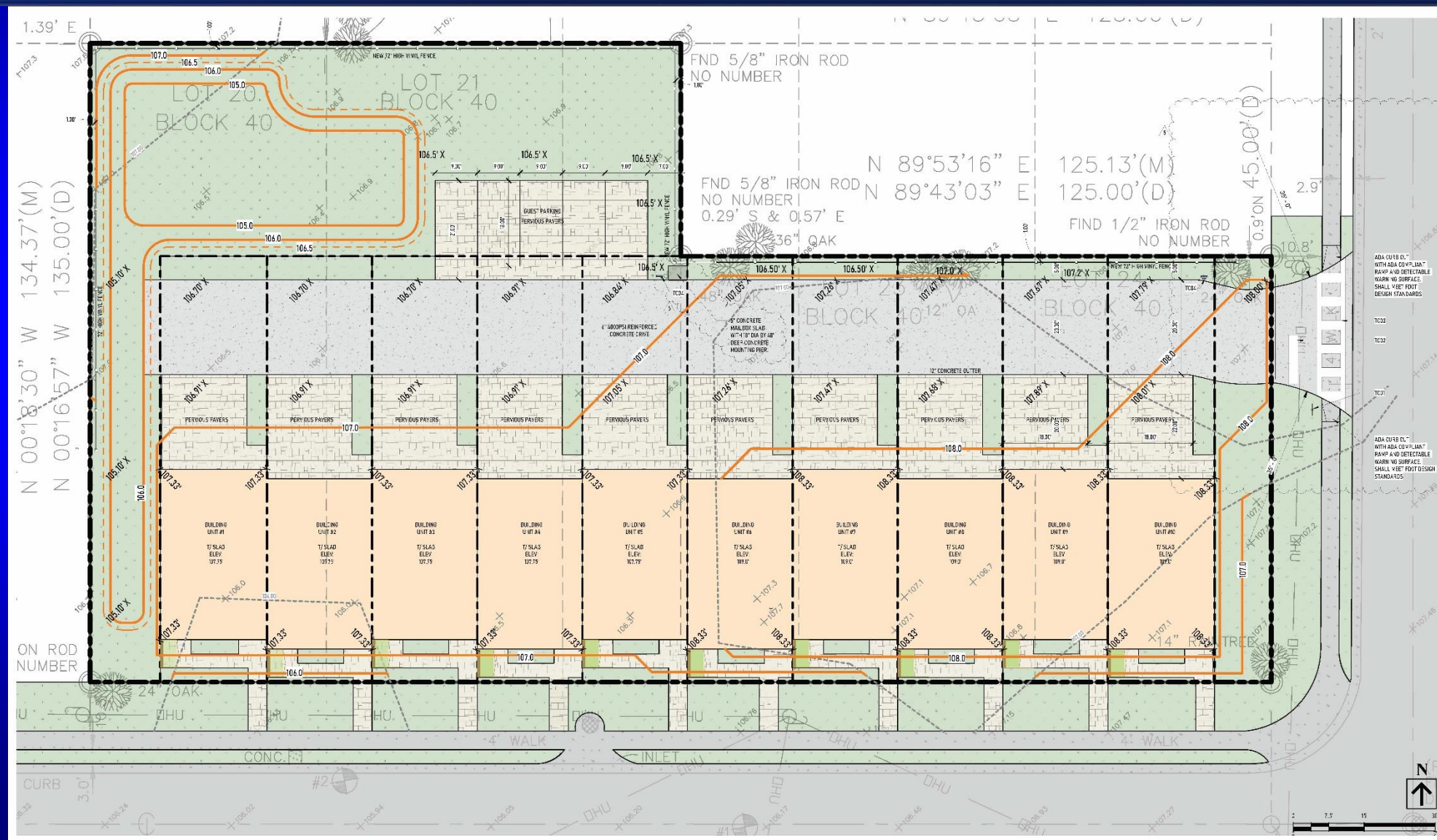






# Westmoreland Oaks Townhomes Preliminary Subdivision Plan

## Preliminary Subdivision Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE Westmoreland Oaks Townhomes Preliminary Subdivision Plan (PSP-24-01-001) dated “Received January 15, 2025”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 6**





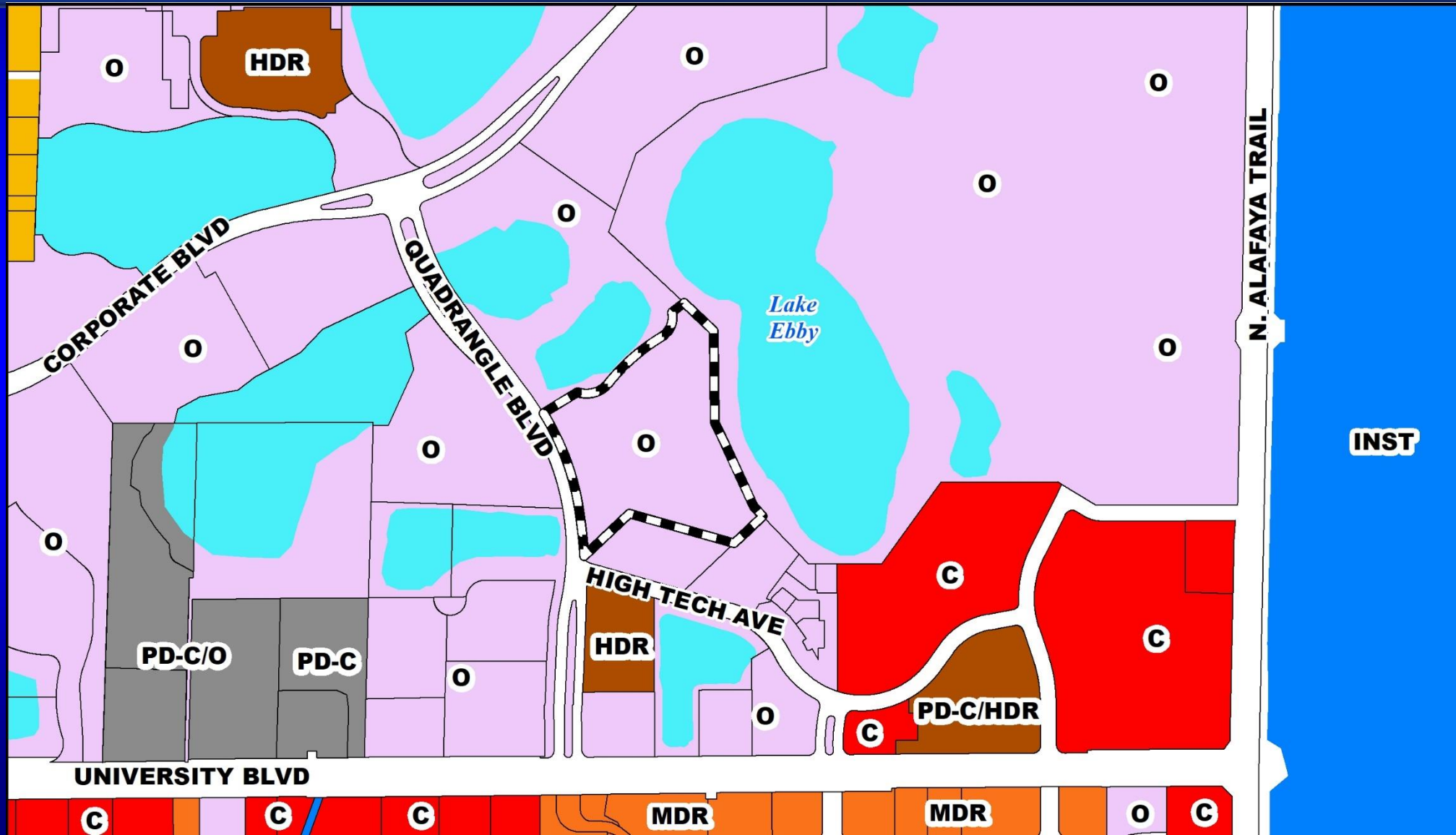
# **The Quadrangle Planned Development (PD) / Tract 17D - Student Housing Development Plan (DP)**

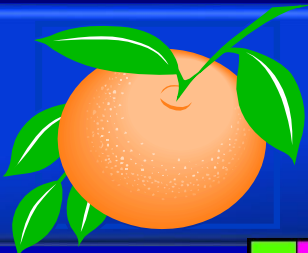
<b>Case:</b>	DP-24-06-147
<b>Applicant:</b>	Christopher Leppert , Kimley-Horn & Associates, Inc
<b>District:</b>	5
<b>Acreage:</b>	3.62 acres (affected area)
<b>Location:</b>	Generally located North of High Tech Avenue / South of Corporate Boulevard
<b>Request:</b>	To construct a 640-bed student housing project on 3.62 acres.



# The Quadrangle Planned Development (PD) / Tract 17D - Student Housing Development Plan (DP)

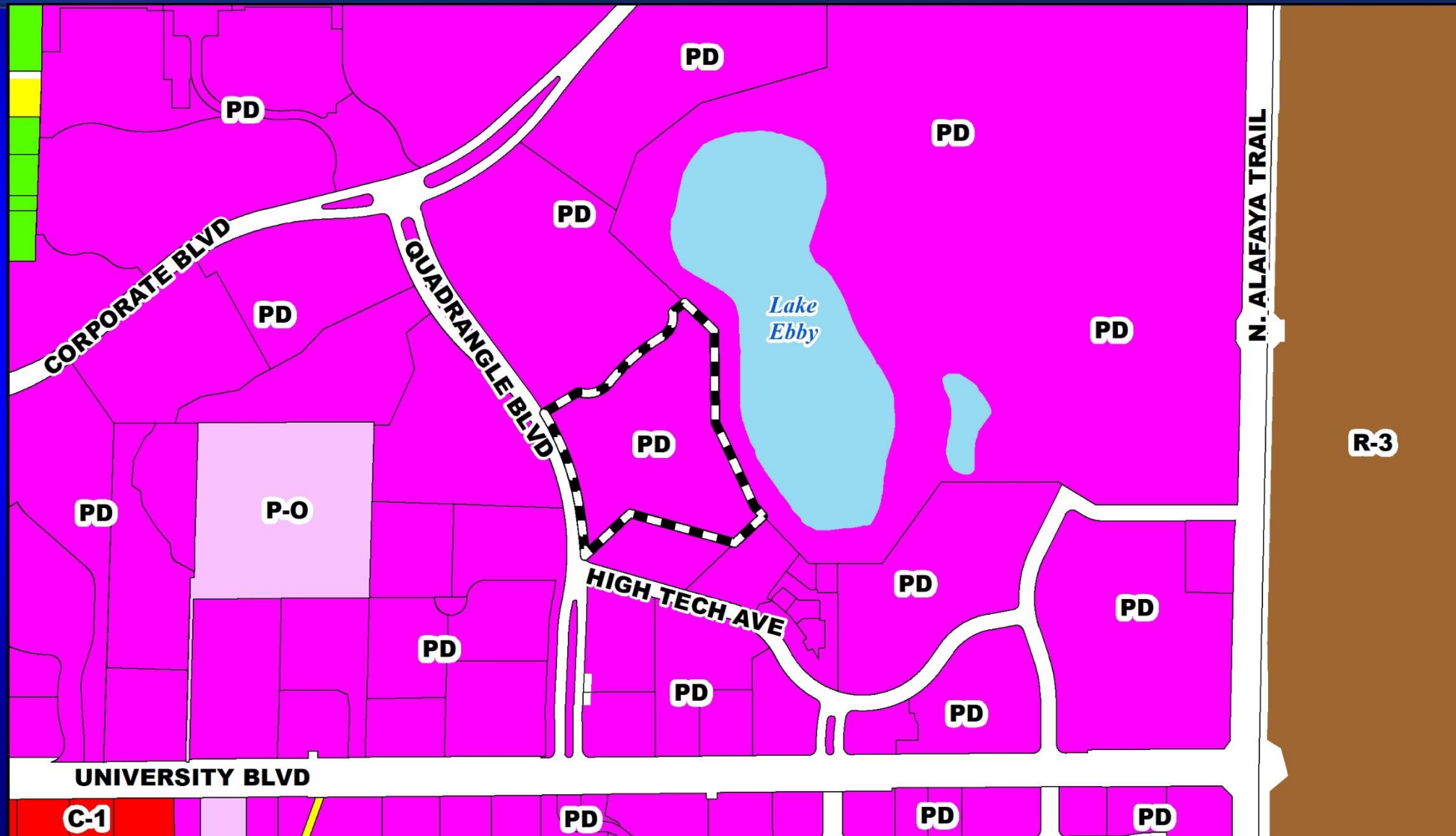
## Future Land Use Map





# The Quadrangle Planned Development (PD) / Tract 17D - Student Housing Development Plan (DP)

Zoning Map

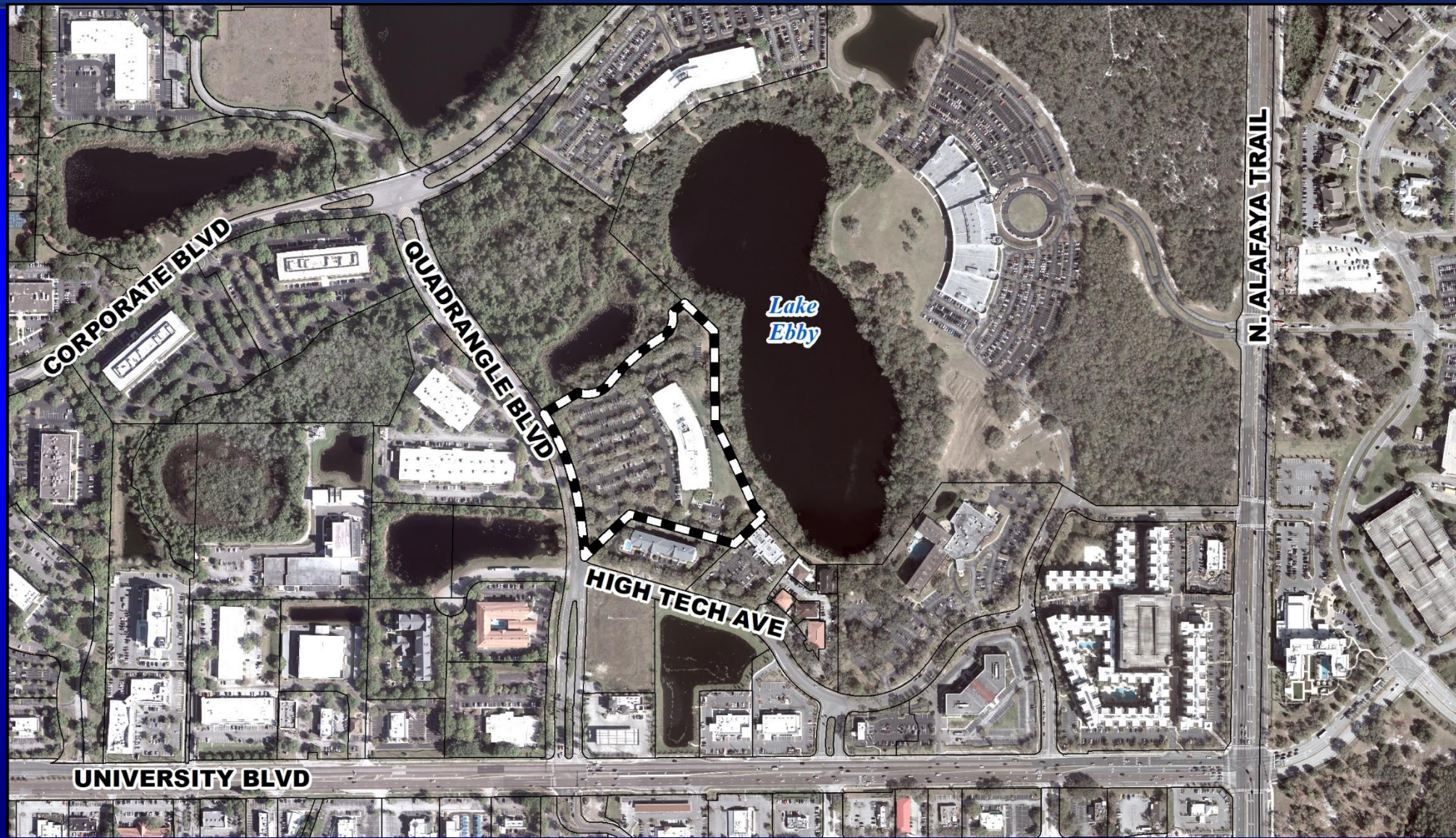




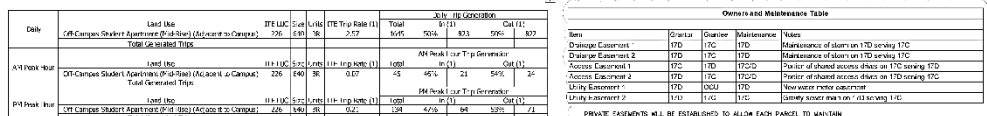


# The Quadrangle Planned Development (PD) / Tract 17D - Student Housing Development Plan (DP)

## Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE The Quadrangle Planned Development (PD) / Tract 17D - Student Housing Development Plan (DP) (DP-24-06-147) dated “Received January 9, 2025”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**

*Board of County Commissioners*

# Public Hearings

**February 25, 2025**