



Board of County Commissioners

A large, dark-toned graphic of an orange with several leaves, positioned behind the main text. The orange is textured with small dots, and the leaves are simple, pointed shapes.

Public Hearings

May 2, 2023



Lake Dennis Planned Development (PD)/Lake Dennis Preliminary Subdivision Plan (PSP)

Case: **PSP-22-08-271**

Applicant: **Eric Warren, Poulos & Bennett, LLC**

District: **1**

Location: **Generally located north of Lake Star Road and west of Avalon Road.**

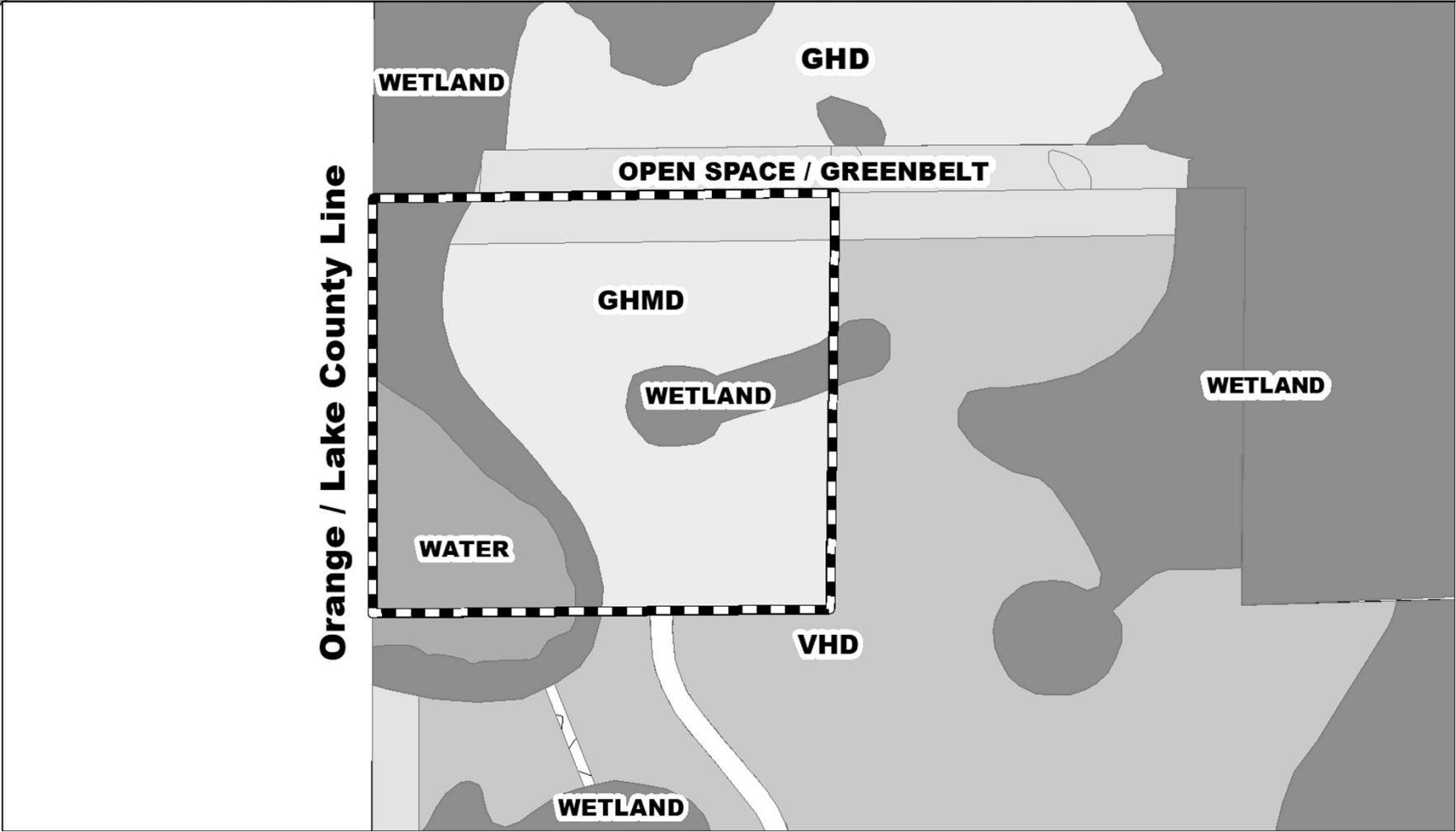
Acreage: **45.17 gross acres**

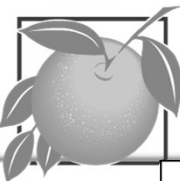
Request: **To subdivide 45.17 acres in order to construct 95 single-family residential dwelling units.**

In addition, a waiver from Orange County Code Section 38-1384(i)(4) is requested to allow lots greater than 50' in width that front neighborhood squares and parks (Lots 9-11) to be front-loaded in lieu of having access from a rear alley or from a rear-yard garage.



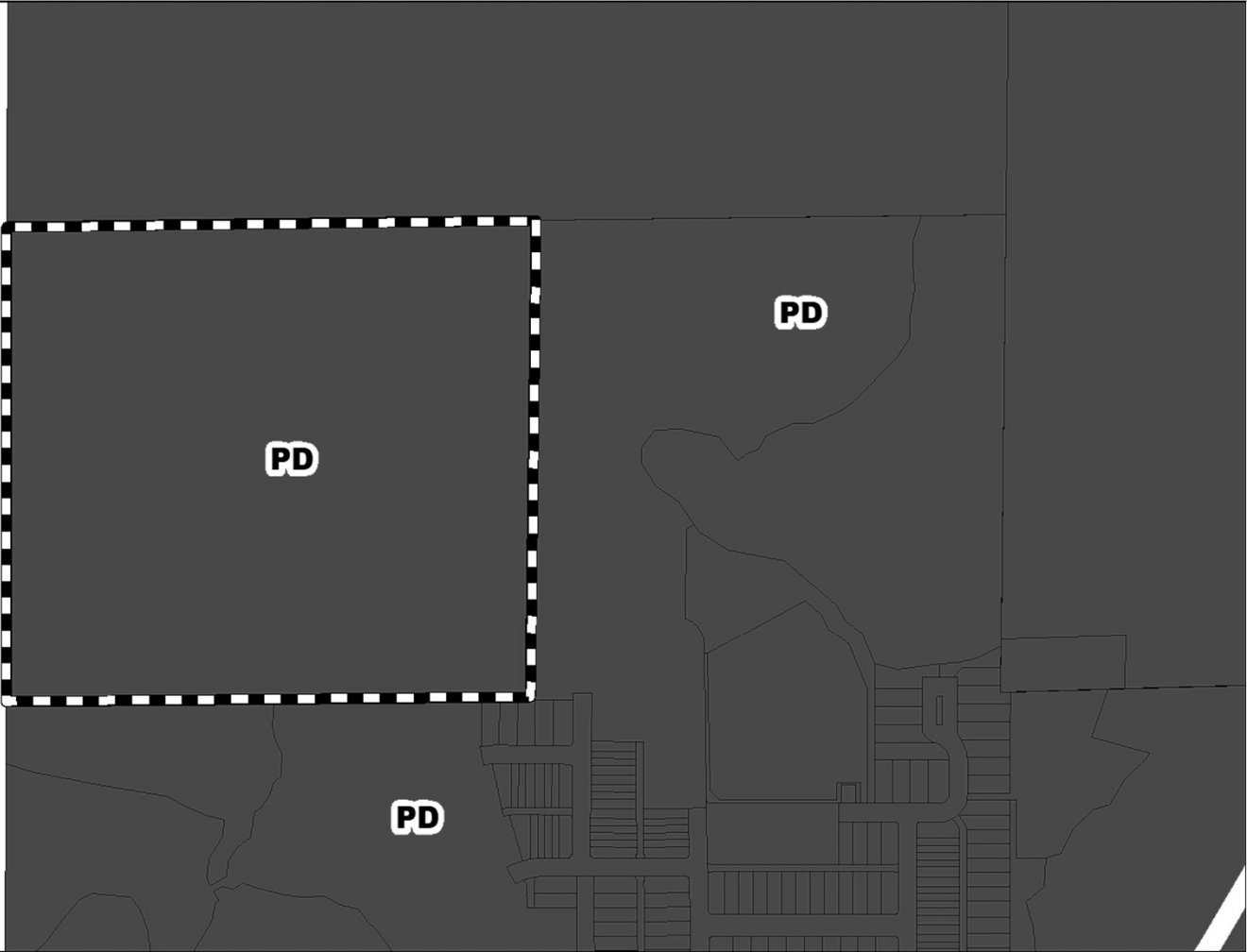
**Lake Dennis Planned Development (PD)/Lake Dennis
Preliminary Subdivision Plan (PSP)
Future Land Use Map**





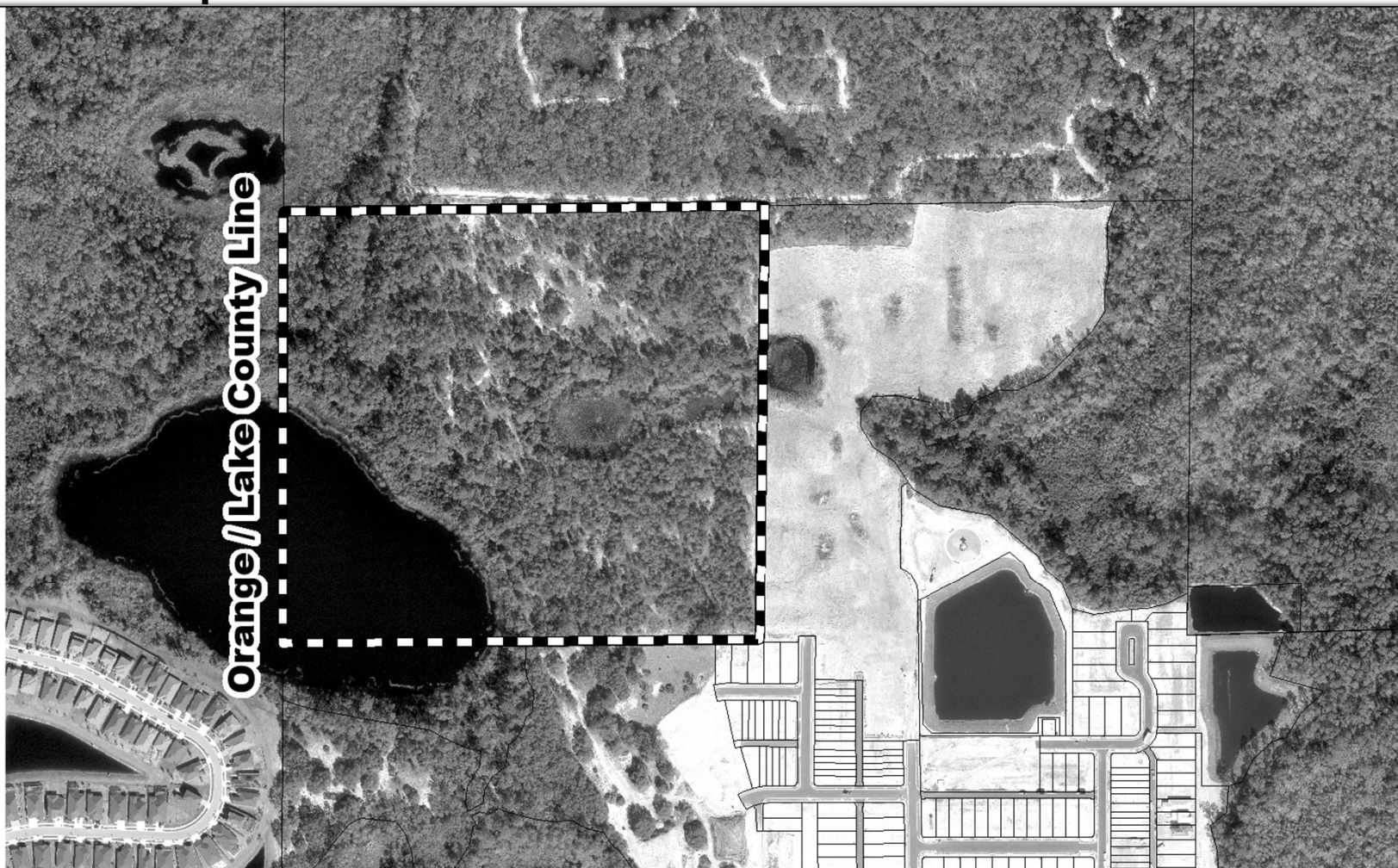
**Lake Dennis Planned Development (PD)/Lake Dennis
Preliminary Subdivision Plan (PSP)
Zoning Map**

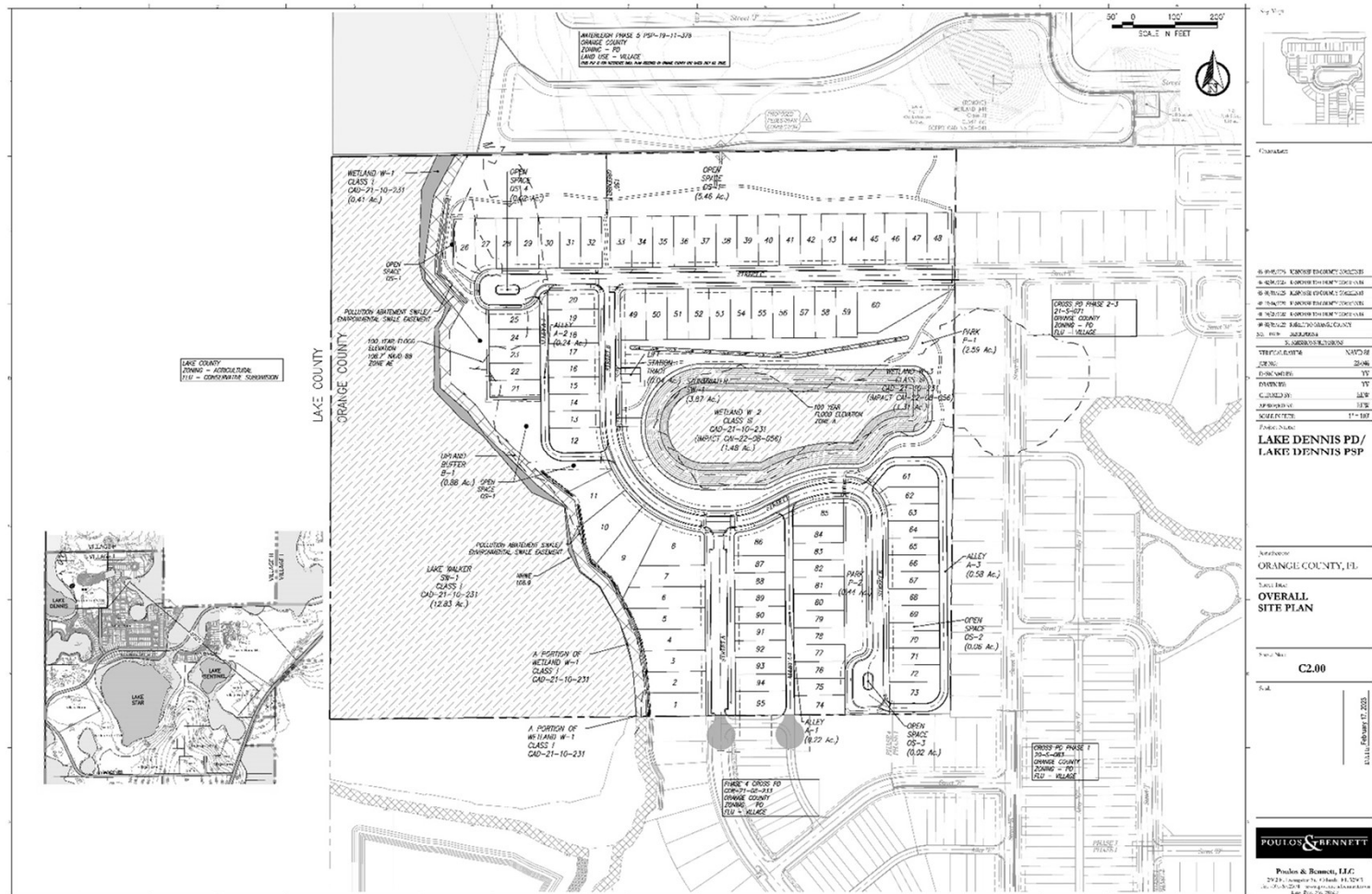
Orange / Lake County Line





**Lake Dennis Planned Development (PD)/Lake Dennis
Preliminary Subdivision Plan (PSP)
Aerial Map**







Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Lake Dennis PD / Lake Dennis PSP dated “Received February 24, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Wyndham Orlando Resort & Shops Planned Development/Land Use Plan (PD/LUP)

Case:	CDR-22-02-033
Applicant:	Jose Ortiz, L&J Signs and Awnings
District:	6
Location:	8145 International Drive. Generally located on the east side of International Drive between Sand Lake Road and Jamaican Court.
Acreage:	41.84 gross acres (overall PD) 2.99 gross acres (affected parcel only)
Request:	To amend the approved Master Sign Plan for Lot 5 only, and request one waiver from Orange County Code Section 31.5-163.a(2) to allow Suite 507 an additional 15.39 square feet of wall sign copy area, beyond the code allowed 34.00 square feet.

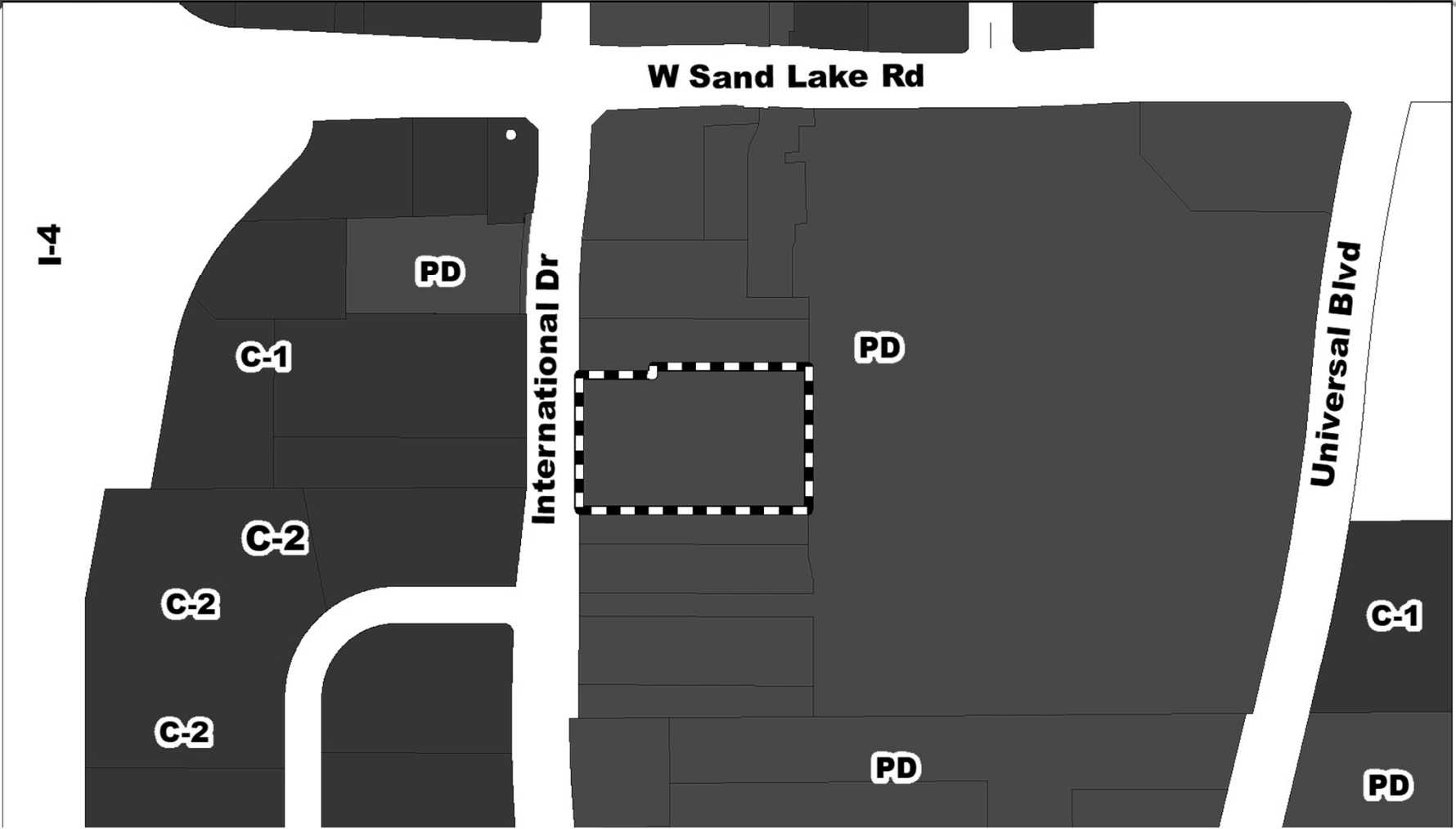


**Wyndham Orlando Resort & Shops Planned
Development/Land Use Plan (PD/LUP)
Future Land Use Map**





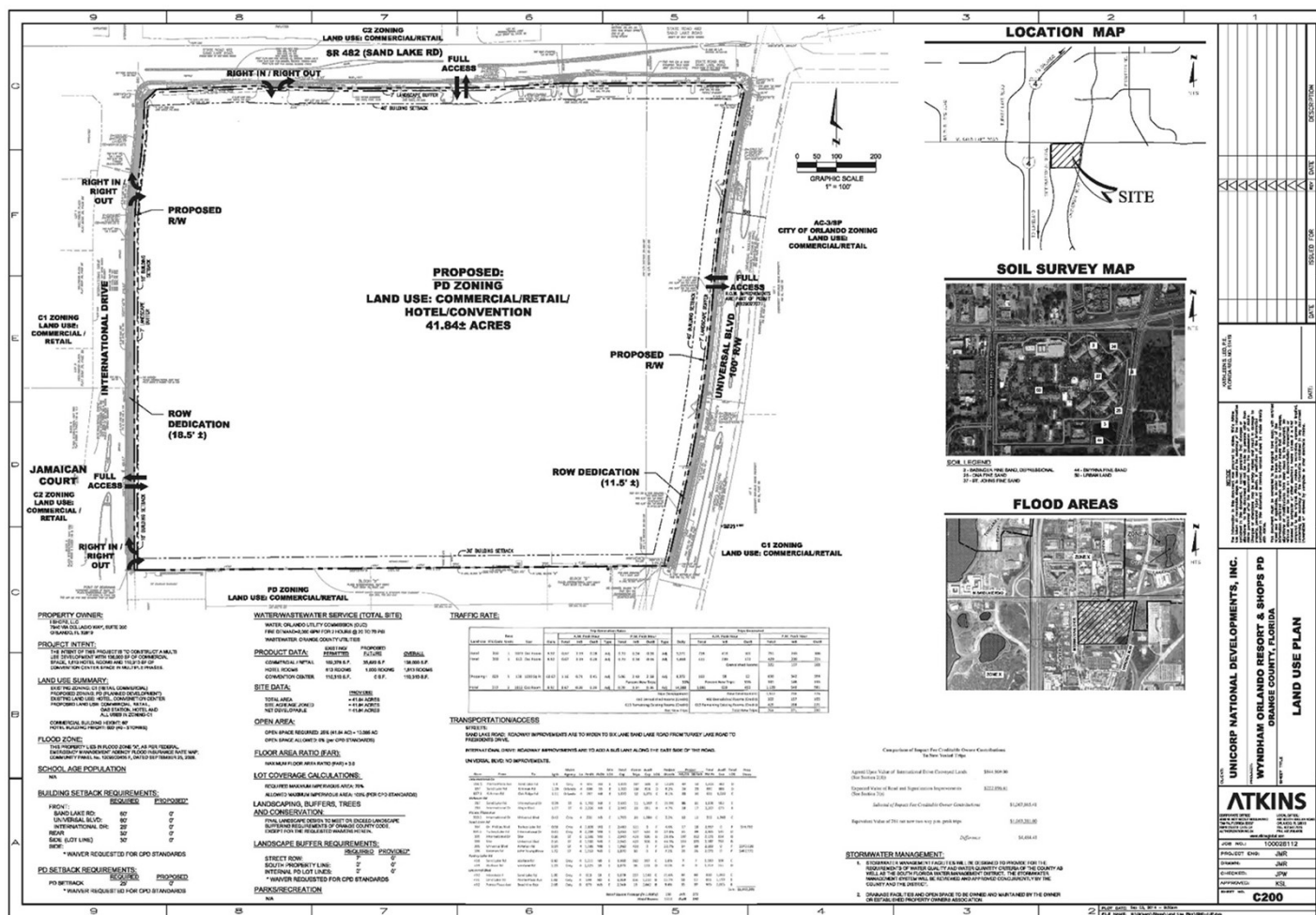
**Wyndham Orlando Resort & Shops Planned
Development/Land Use Plan (PD/LUP)
Zoning Map**





**Wyndham Orlando Resort & Shops Planned
Development/Land Use Plan (PD/LUP)
Aerial Map**

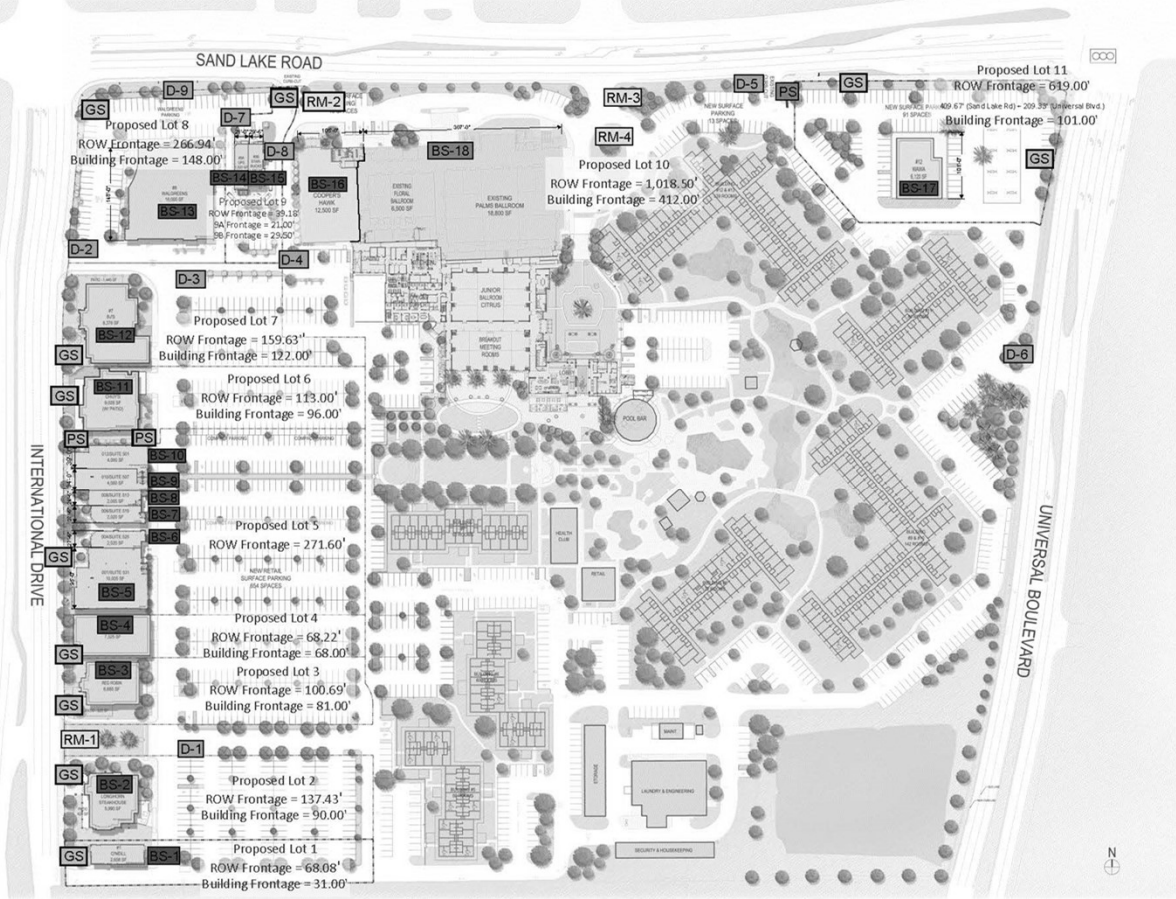






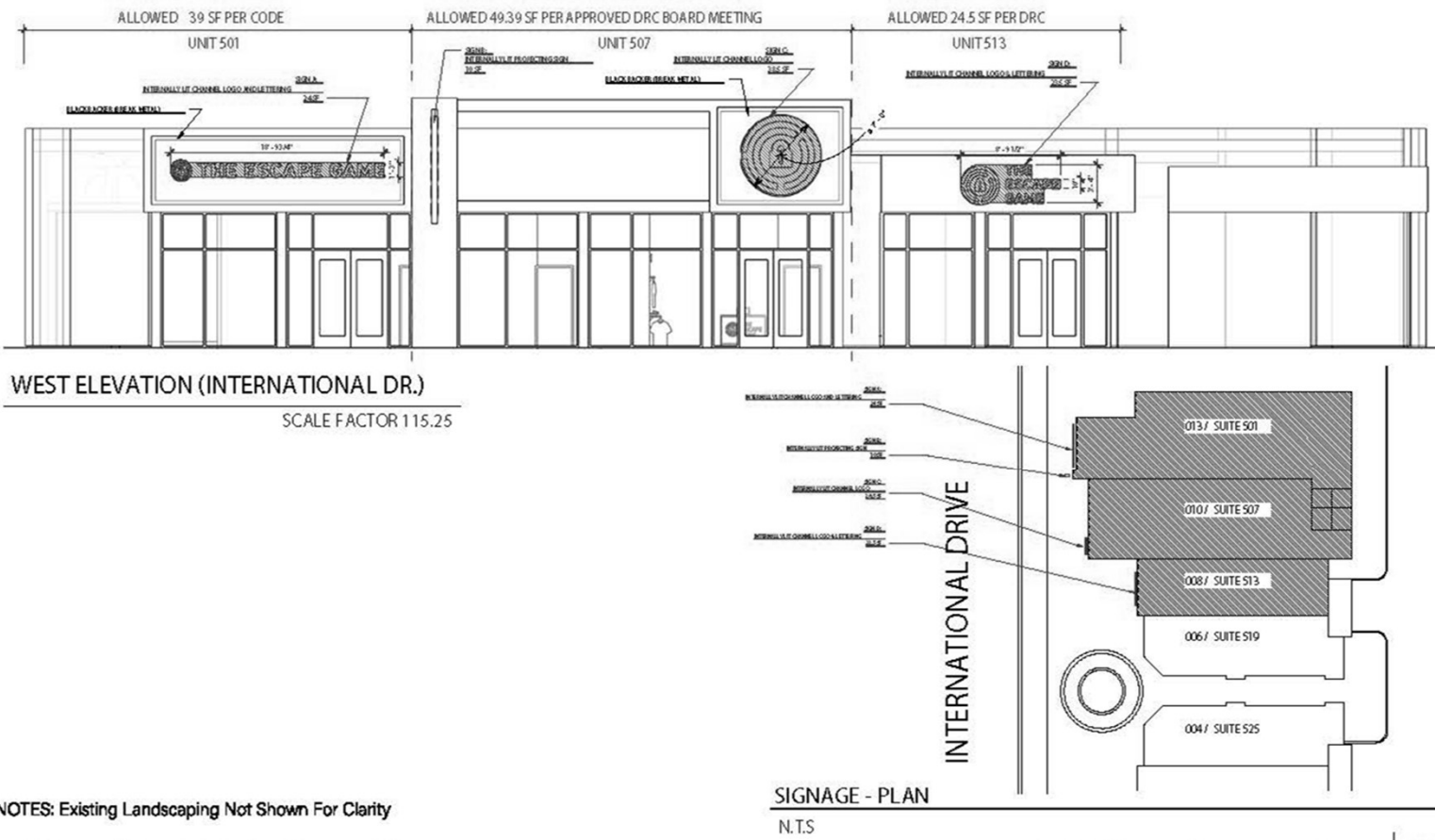
Wyndham Orlando Resort & Shops Planned Development/Land Use Plan (PD/LUP) Master Sign Plan

SIGN TYPE LEGEND	
GS	Tenant Ground Monument Sign
RM-X	Wyndham Resort Ground Monument Sign
PS	Wyndham Existing Pole Sign
BS-X	Tenant Building Signage
D-X	Directional Signage
PS	Pole Sign





Wyndham Orlando Resort & Shops Planned Development/Land Use Plan (PD/LUP) Sign Elevation



NOTES: Existing Landscaping Not Shown For Clarity

I Shops Orlando Master Signage Program

I Shops Orlando, LLC - Developer | L&J Signs and Awnings - Sign Designer and Contractor

Lot 5: Signage for Escape Game

Orlando, FL | September 12, 2022



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Wyndham Orlando Resort & Shops Planned Development / Land Use Plan (PD/LUP) dated “Received September 13, 2022”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 6



World Design Center Planned Development/World Design Center Preliminary Subdivision Plan

Case: CDR-21-11-352

Project Name: World Design Center Planned Development/World Design Center Preliminary Subdivision Plan

Applicant: John Townsend, Donald W. McIntosh Associates, Inc.

District: 6

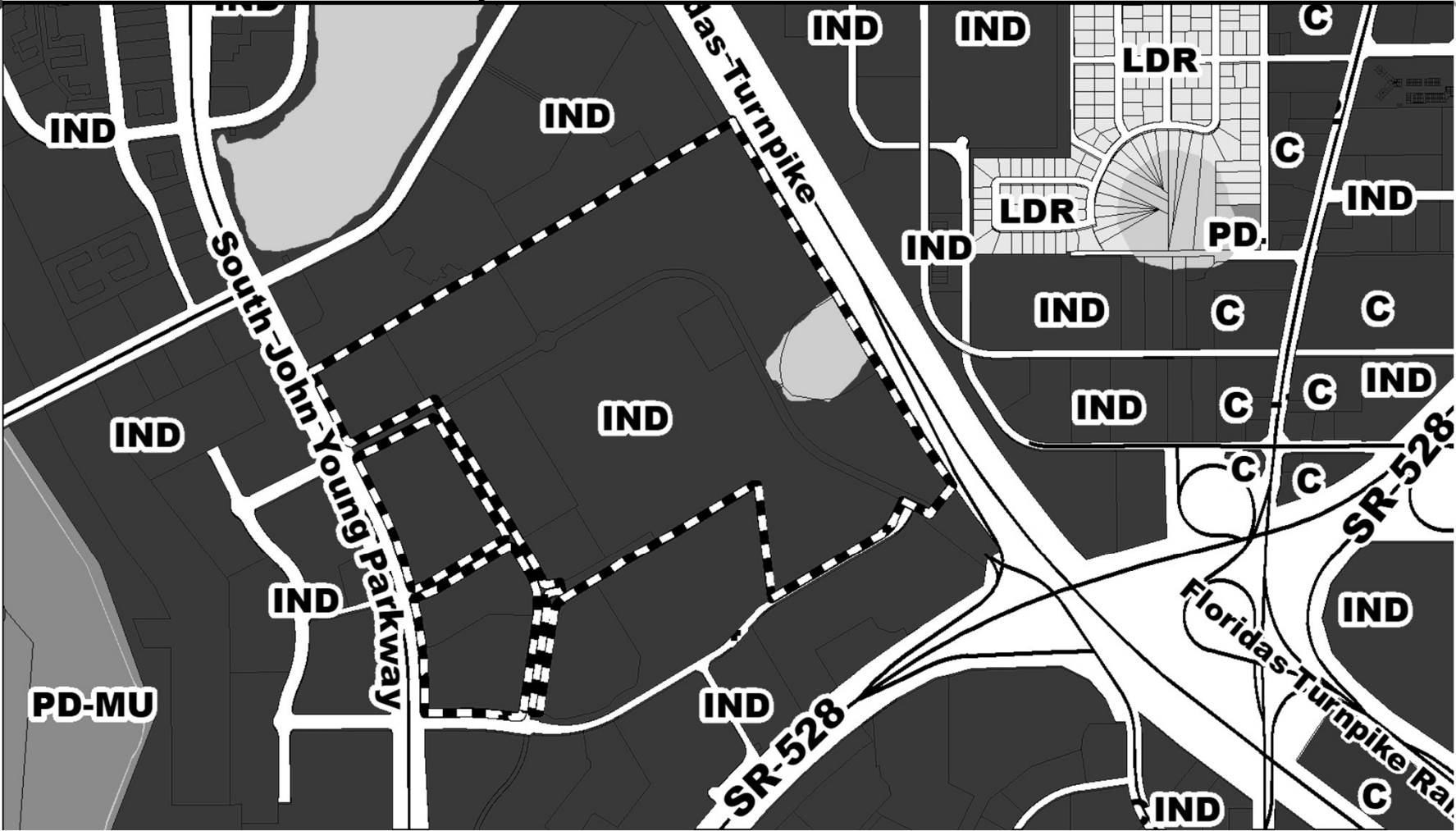
Location: Generally located north of State Road 528 and east of South John Young Parkway.

Acreage: 206.06 gross acres (Overall PSP)
45.91 gross acres (affected parcels)

Request: To split Parcel 5 into four development parcels, one roadway tract, and one pond tract and add multifamily as an allowable use on Parcels 2 and 9, and split Parcel 1 into three development parcels (1A, 1B & 1C) and an access utility tract (Tract T).

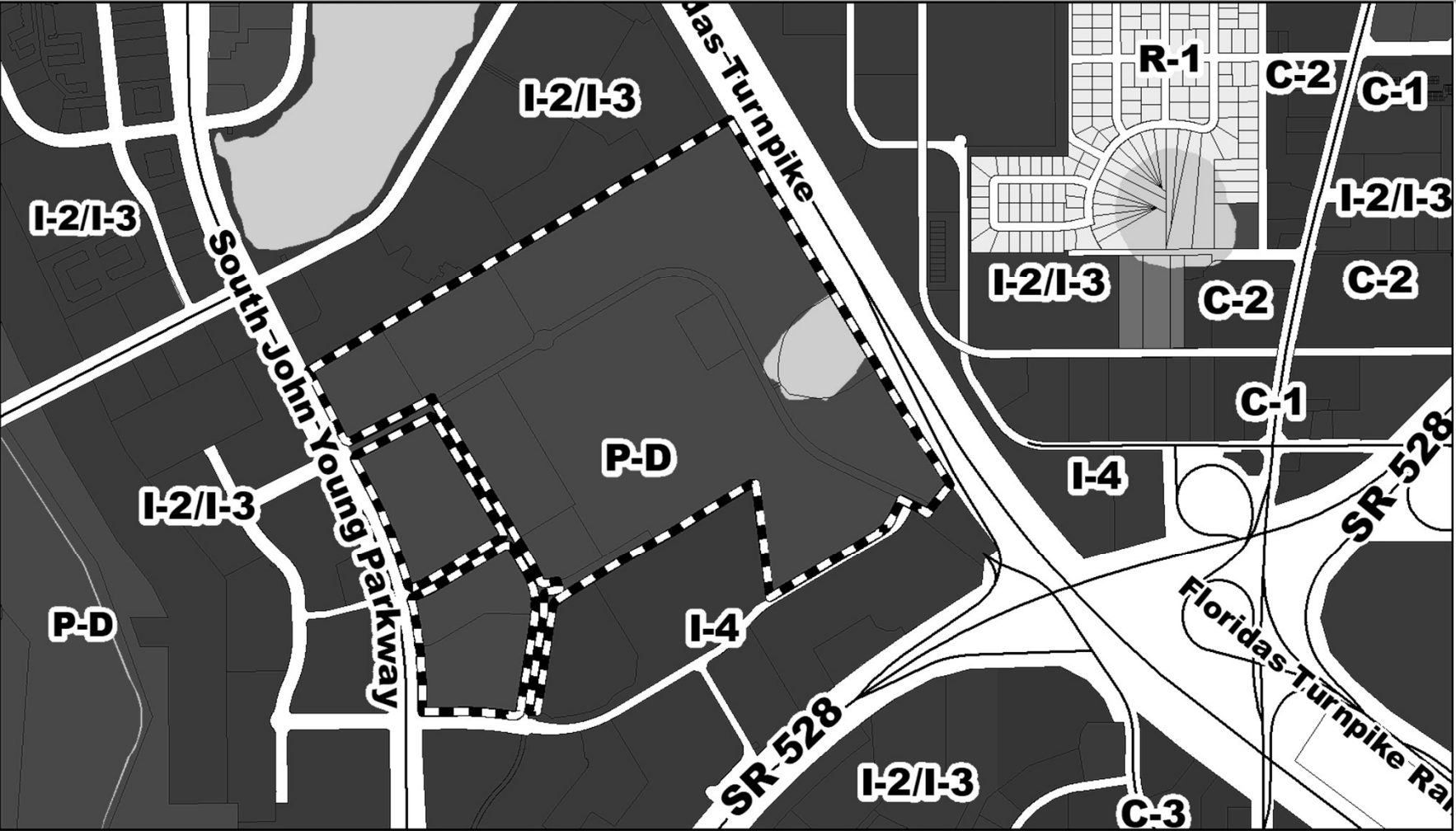


**World Design Center Planned Development/World Design
Center Preliminary Subdivision Plan
Future Land Use Map**





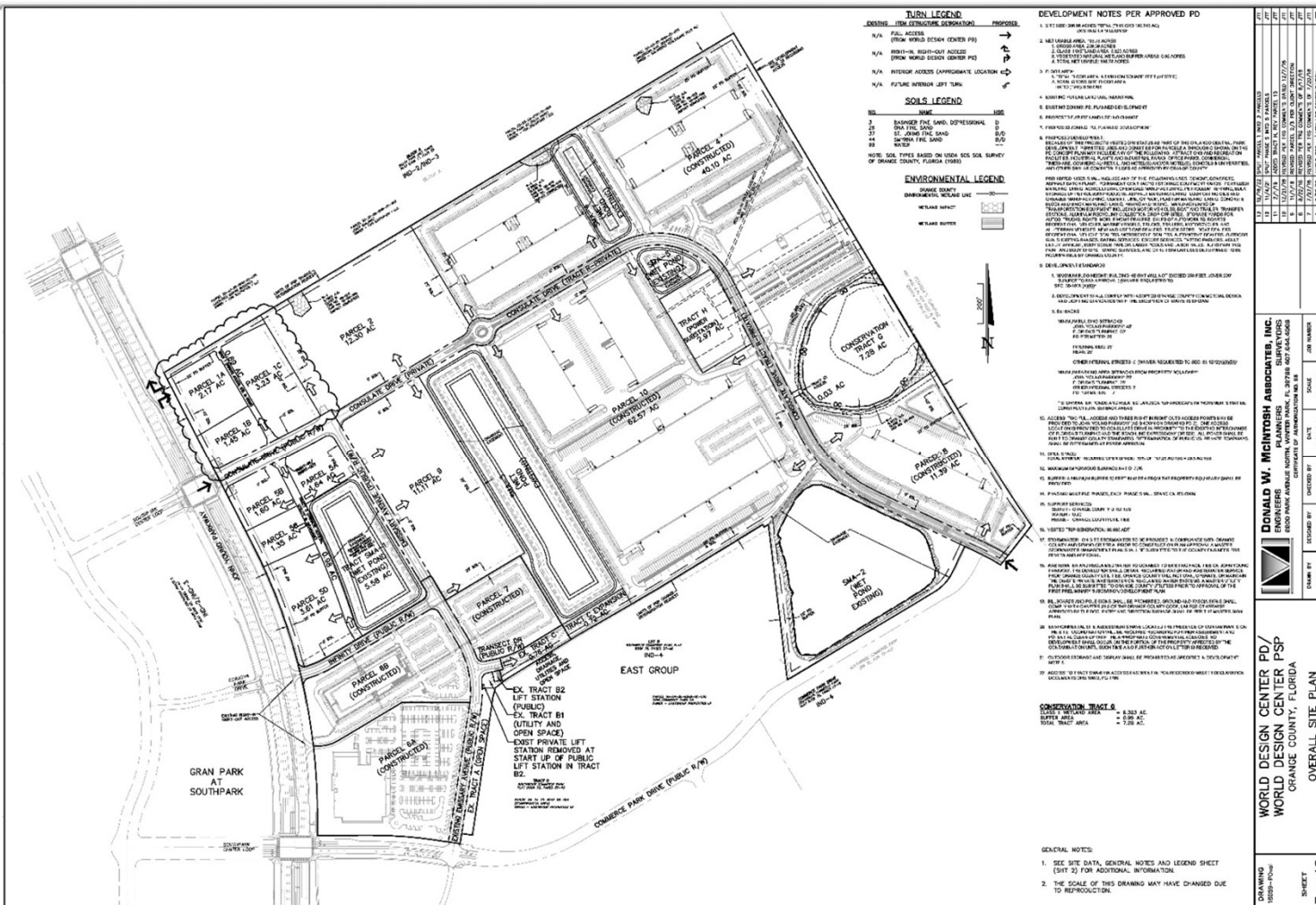
**World Design Center Planned Development/World Design
Center Preliminary Subdivision Plan
Zoning Map**





**World Design Center Planned Development/World Design
Center Preliminary Subdivision Plan
Aerial Map**







Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the World Design Center PD / World Design Center PSP dated “Received February 27, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 6

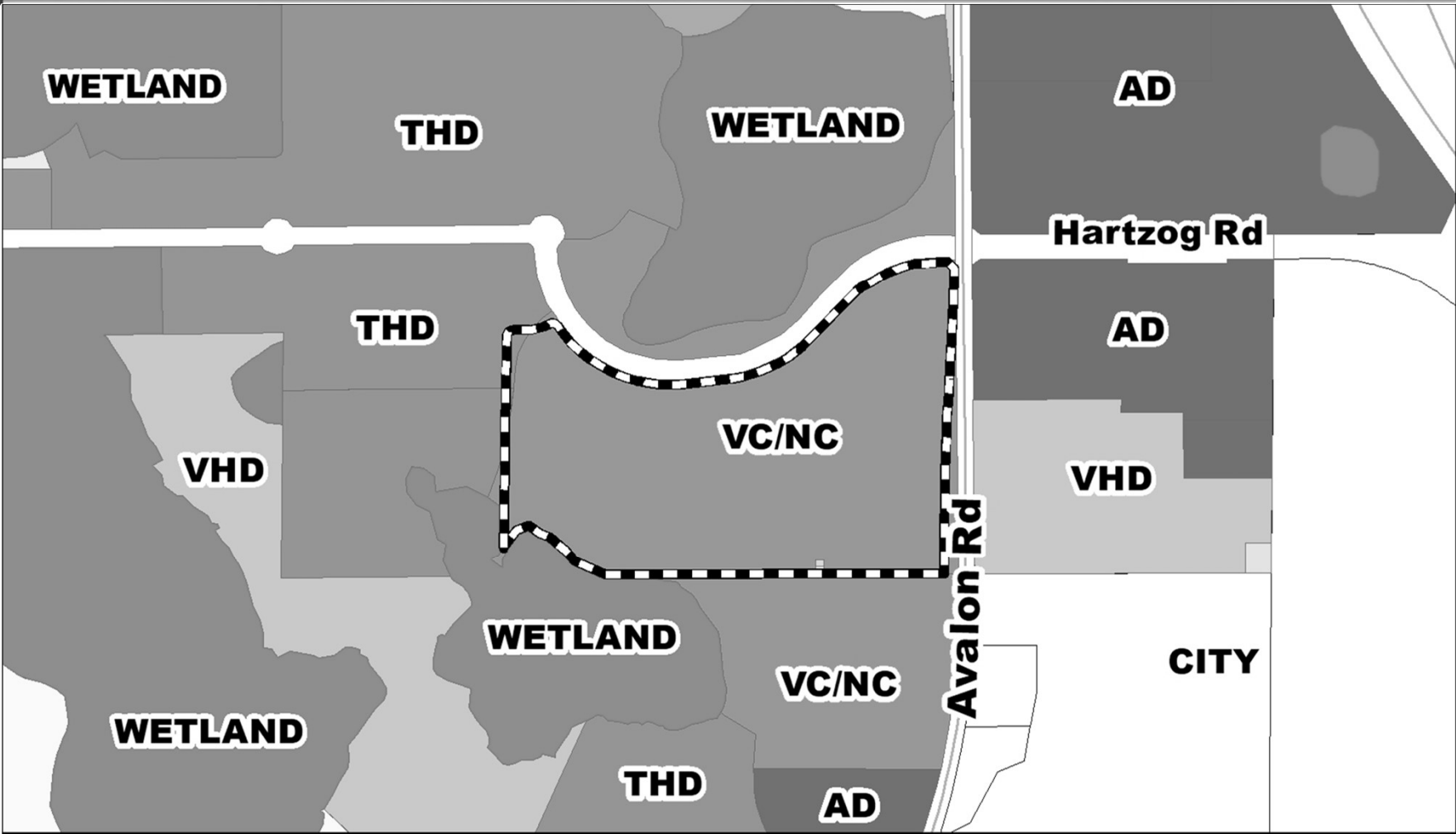


Waterleigh Planned Development/Land Use Plan (PD/ LUP)

Case:	CDR-22-11-355
Applicant:	Erika Hughes, VHB, Inc.
District:	1
Location:	Generally located north of Water Springs Boulevard and west of Avalon Road.
Acreage:	28.95 gross acres (overall PD)
Request:	To update the conceptual Village Center layout and add two new permitted uses in the Village Center District, PD Parcel 13, including a liquor store and a self-storage facility.

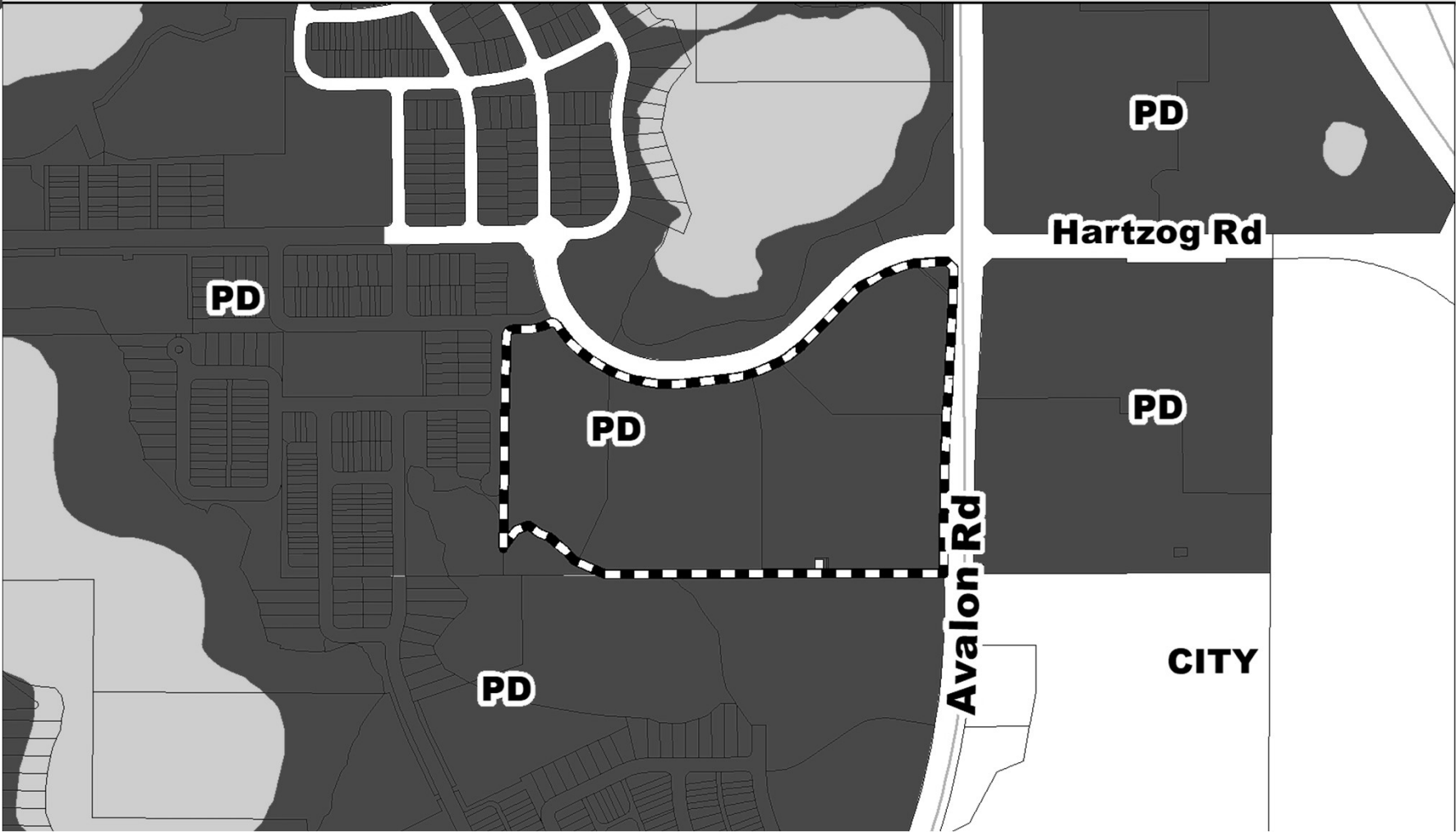


Waterleigh Planned Development/Land Use Plan (PD/ LUP)
Future Land Use Map



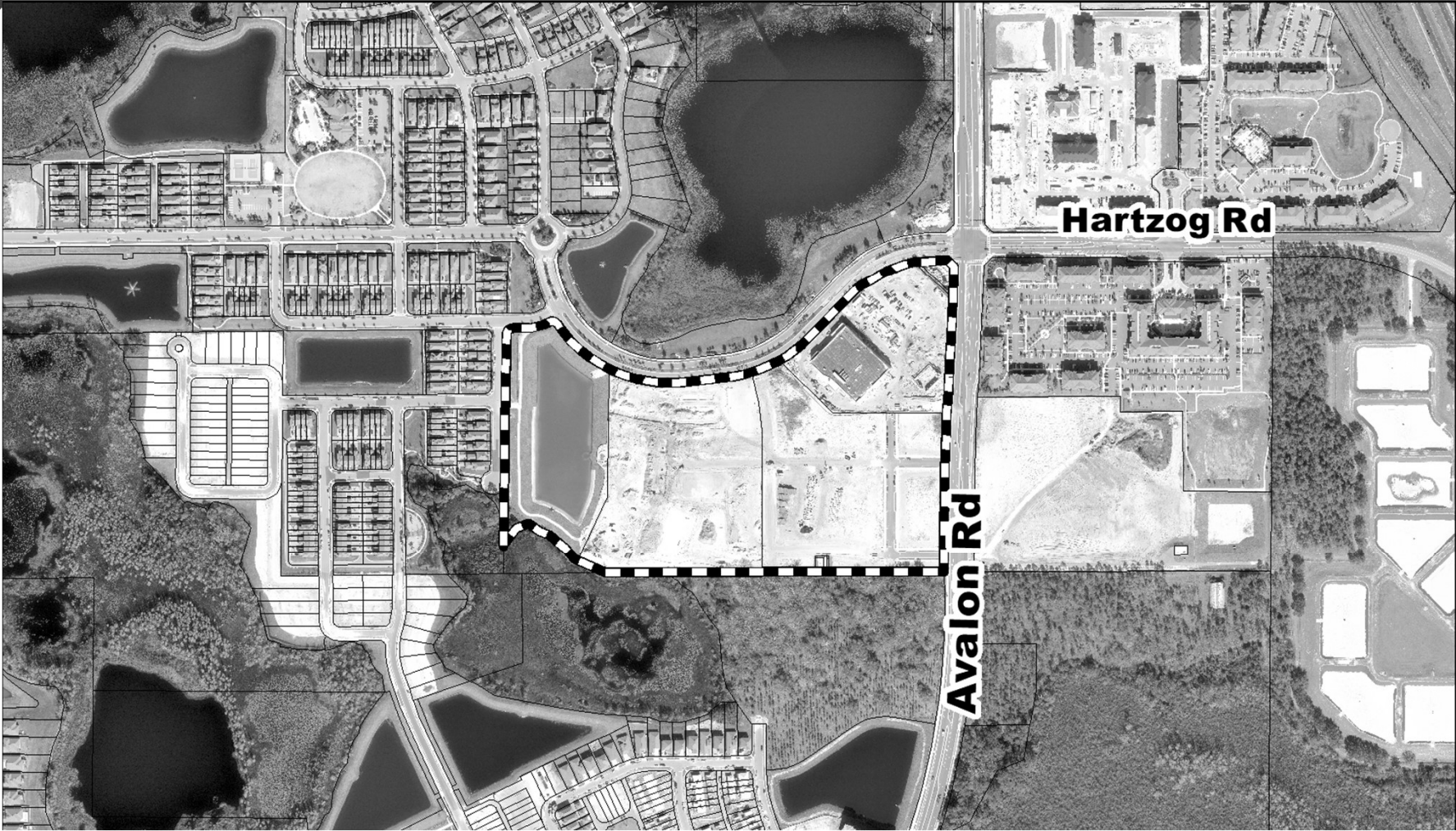


**Waterleigh Planned Development/Land Use Plan (PD/ LUP)
Zoning Map**



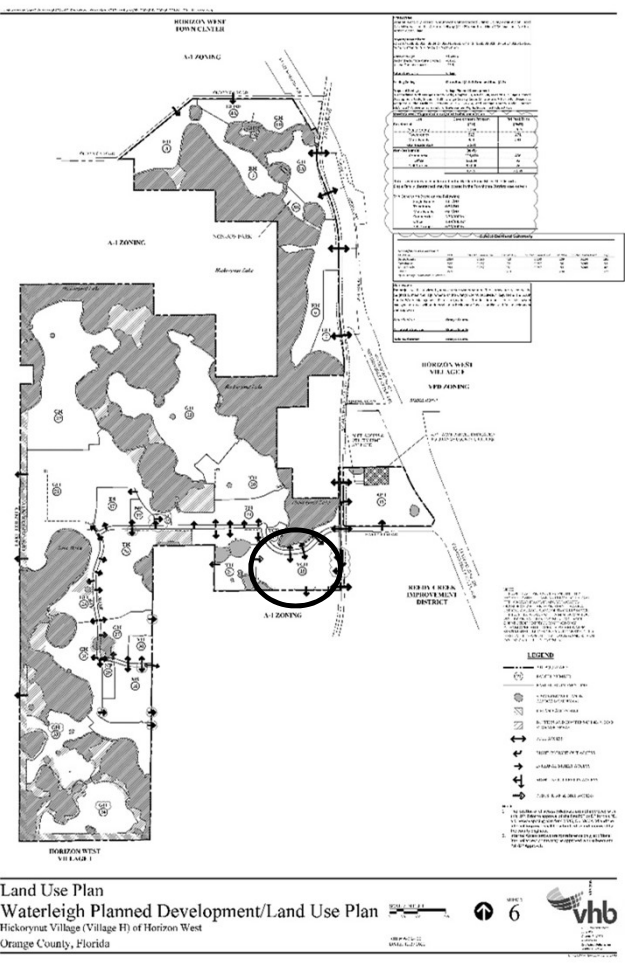


**Waterleigh Planned Development/Land Use Plan (PD/ LUP)
Aerial Map**





Waterleigh Planned Development/Land Use Plan (PD/ LUP) Overall Land Use Plan

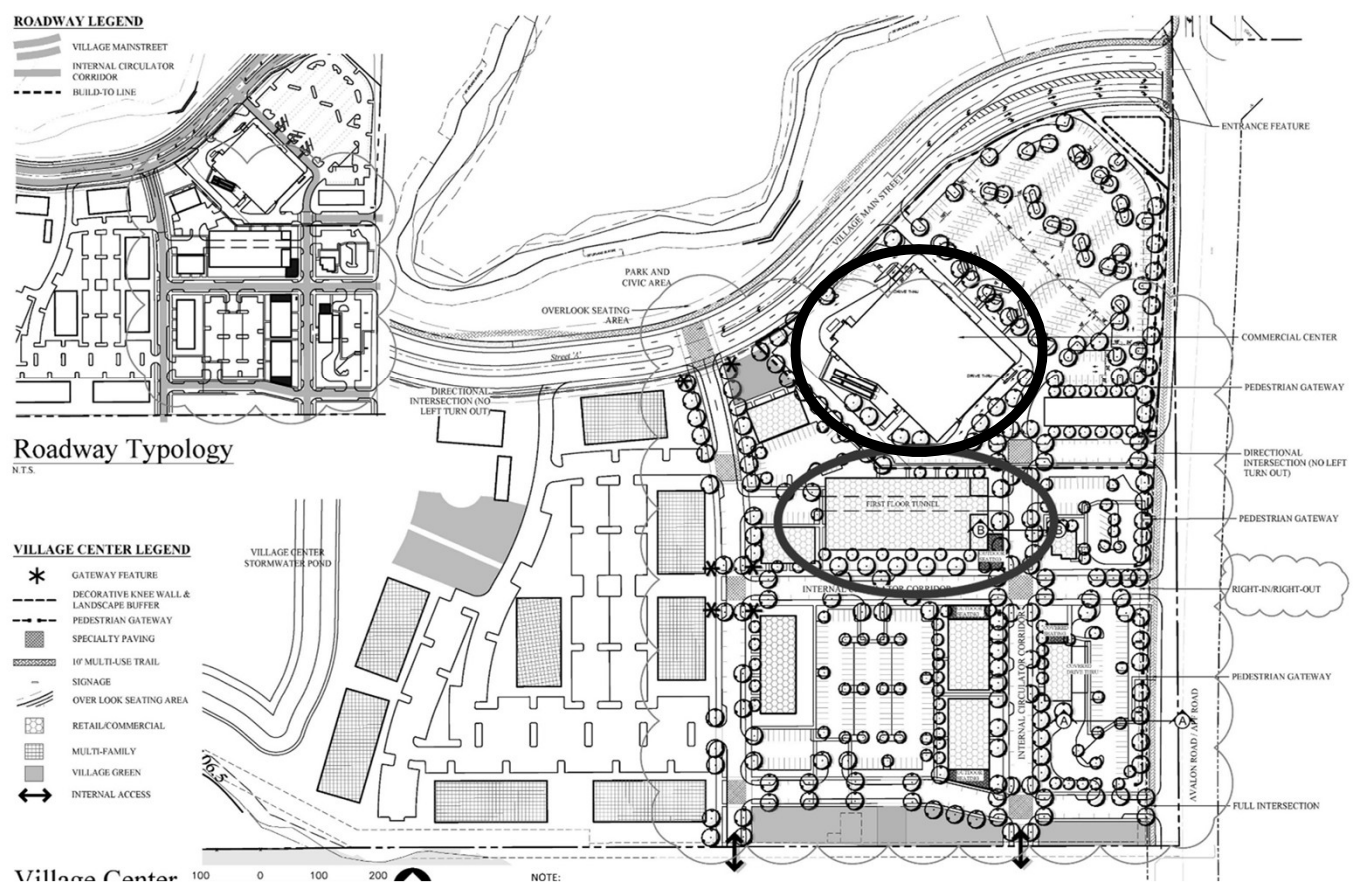




Waterleigh Planned Development/Land Use Plan (PD/ LUP)

Overall Land Use Plan

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Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Waterleigh Planned Development / Land Use Plan (PD/LUP) dated “Received April 10, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Hamlin West Planned Development (PD) – Unified Neighborhood Plan (UNP) Planned Development PD

Case: LUPA-21-11-335

Applicant: Scott M. Gentry, Kelly, Collins & Gentry, Inc.

District: 1

Location: Generally located south of New Independence Parkway and east of Avalon Road.

Acreage: 19.11 acres (rezoned from A-1 to PD)
185.46 acres (Overall PD)

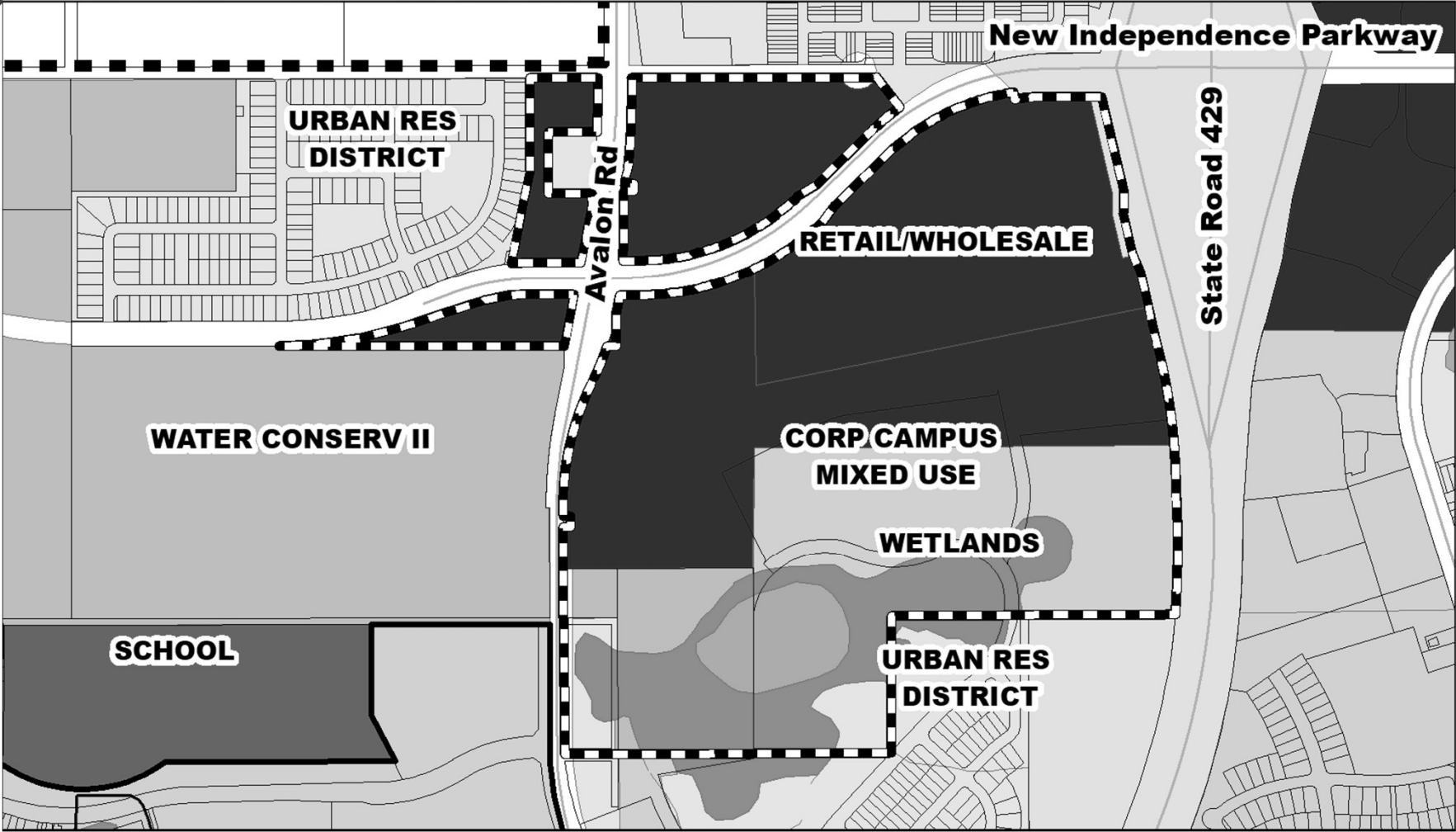
To: PD (Planned Development District)

From: A-1 (Citrus Rural District)

Request: To rezone 19.11 acres from A-1 (Citrus Rural District) to PD (Planned Development District) and add the property to the existing Hamlin West PD and designate the area as Corporate Campus Mixed Use District on the Horizon West Land Use Map. The request also includes updating the Adequate Public Facilities table to reflect a transfer of credits from the Silverleaf PD; one waiver to allow a decorative screen fence in lieu of a knee wall along framework streets; and converting 67,810 square feet of the approved 689,432 square feet of permitted non-residential development, and 97 of the approved 322 townhome units, to 408 apartment units.

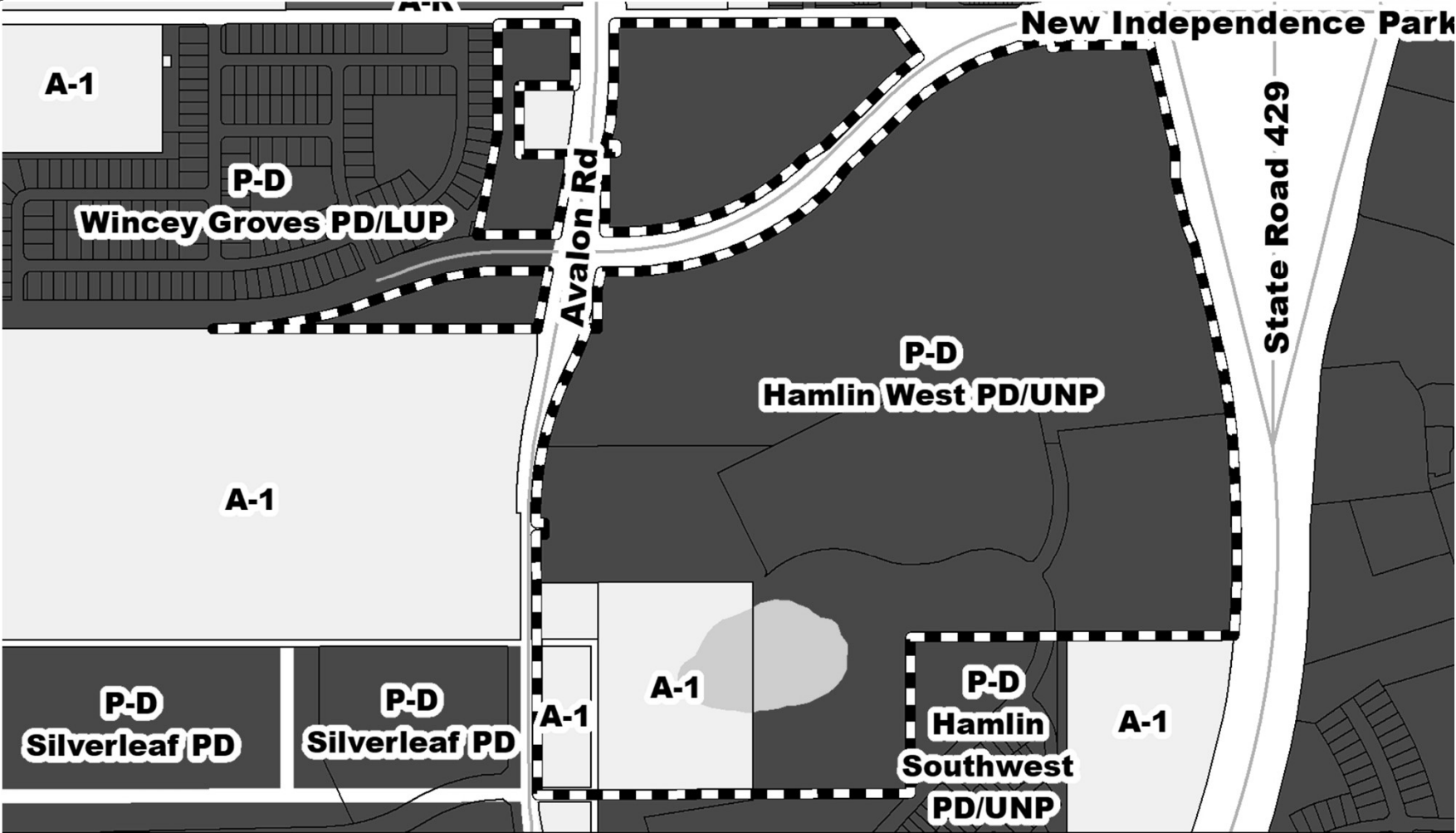


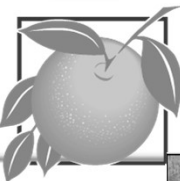
**Hamlin West Planned Development (PD) – Unified
Neighborhood Plan (UNP) Planned Development PD
Future Land Use Map**



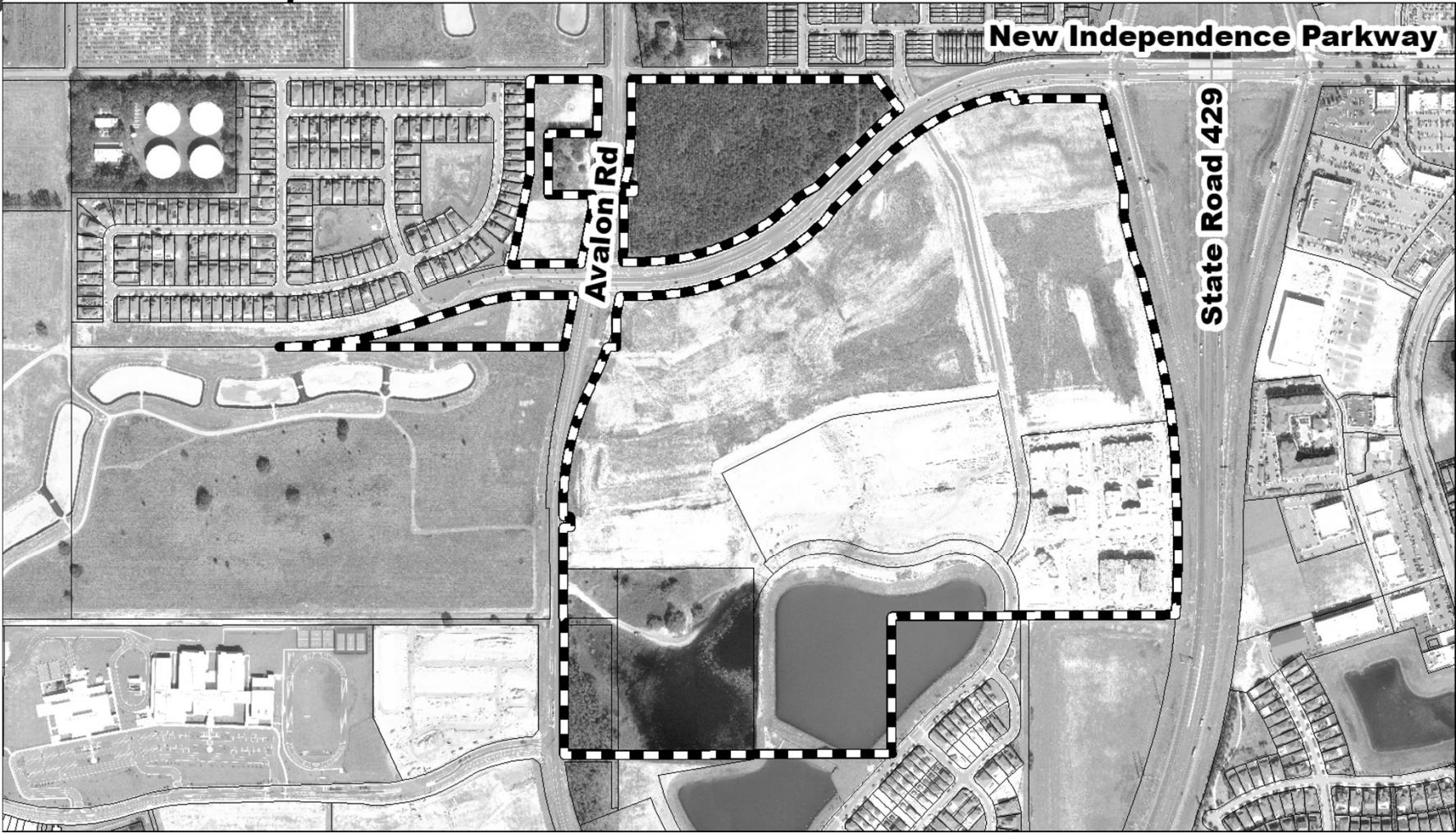


**Hamlin West Planned Development (PD) – Unified
Neighborhood Plan (UNP) Planned Development PD
Zoning Map**



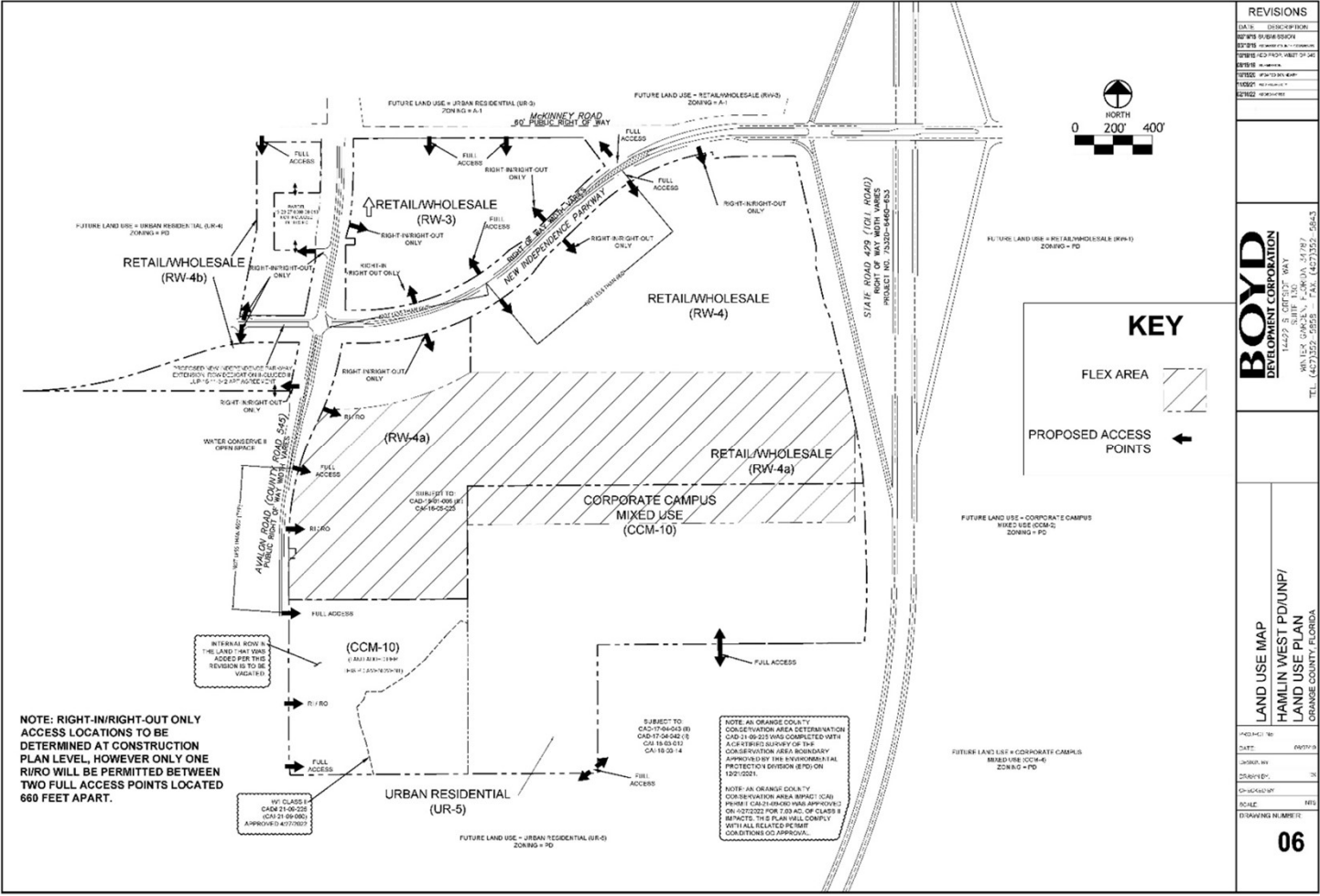


**Hamlin West Planned Development (PD) – Unified
Neighborhood Plan (UNP) Planned Development PD
Aerial Map**





Hamlin West Planned Development (PD) – Unified Neighborhood Plan (UNP) Planned Development PD Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the Hamlin West Planned Development – Unified Neighborhood Plan (PD–UNP) / Land Use Plan (PD/LUP) dated “Received December 5, 2022”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the Hamlin West Planned Development – Unified Neighborhood Plan (PD–UNP) / Land Use Plan (PD/LUP) dated “Received December 5, 2022”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1



Action Requested

Approve and Execute the Third Amendment to Adequate Public Facilities Agreement for Horizon West PD/UNP by and between Hamlin Retail Partners West LLC and Orange County. (APF-22-11-336)

Approve and Execute the Hamlin West Second Supplement to the Hamlin West Amended and Restated Road Network Agreement New Independence Parkway and C.R. 545/Avalon Road by and between SLF IV/Boyd Horizon West JV, LLC, Hamlin Retail Partners West, LLC, and Orange County (RAG-22-01-001)

District 1



Board of County Commissioners

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Public Hearings

May 2, 2023