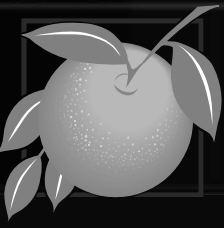


Board of County Commissioners

Public Hearings

June 20, 2023

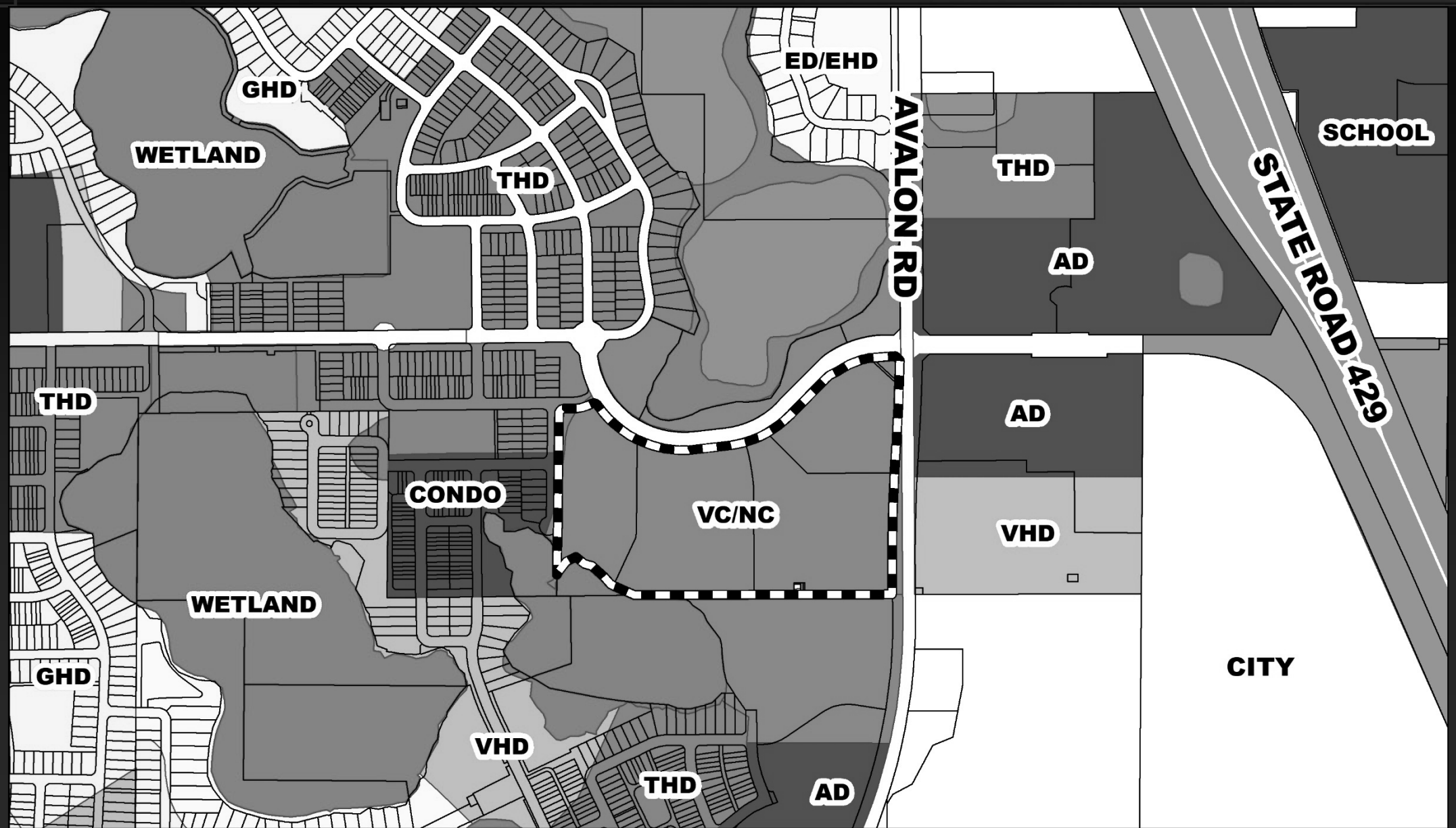


Waterleigh Planned Development/Land Use Plan (PD/ LUP)

- 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.

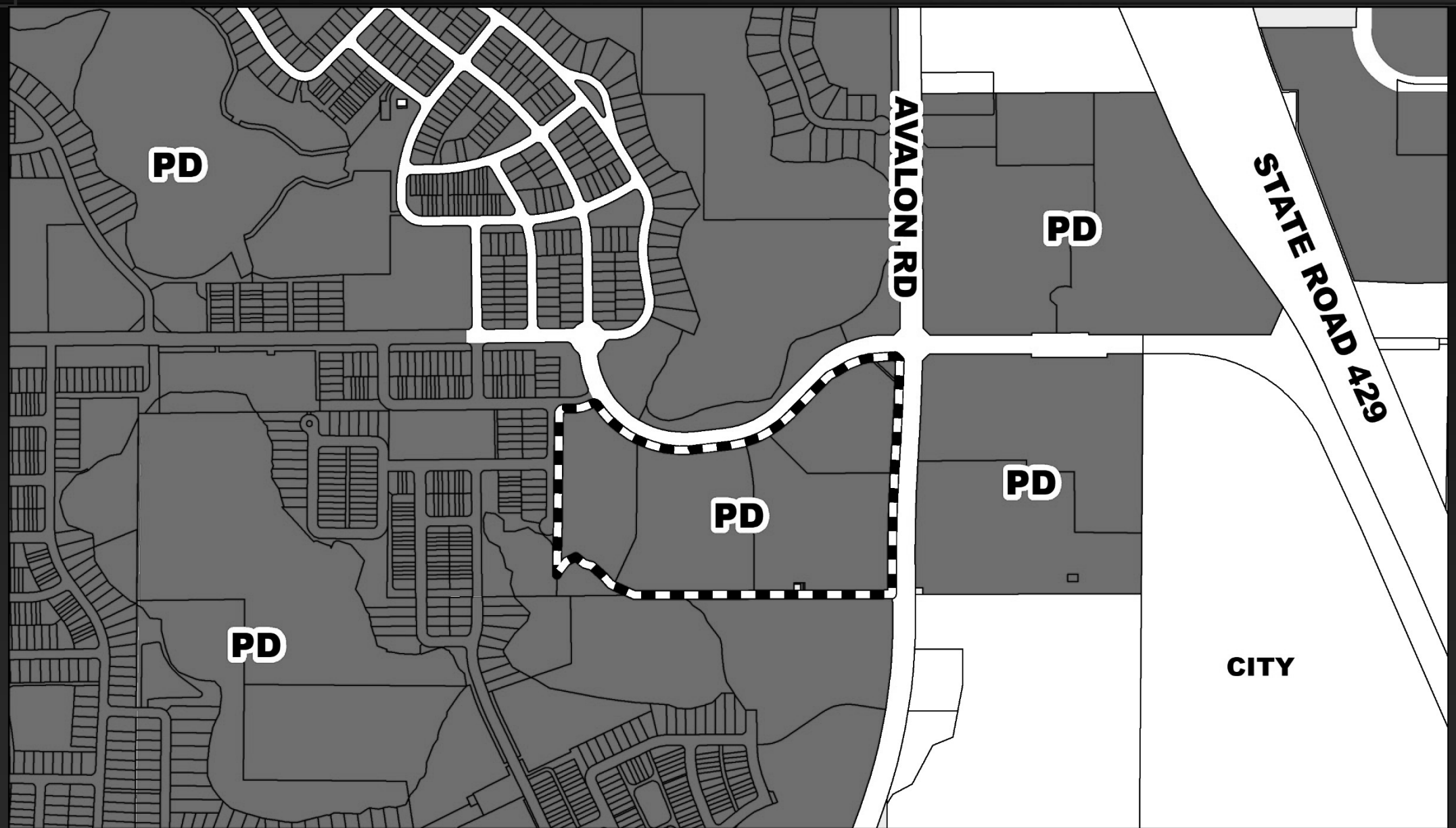


Waterleigh Planned Development/Land Use Plan (PD/ LUP) Horizon West Map





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

\\h2\gbl\pms\Orlando\64324.00_FourWays-Waterleigh_VC13\cad\up\PD_CDR\64324-CDR-ConceptPlan_recover.dwg

ROADWAY LEGEND

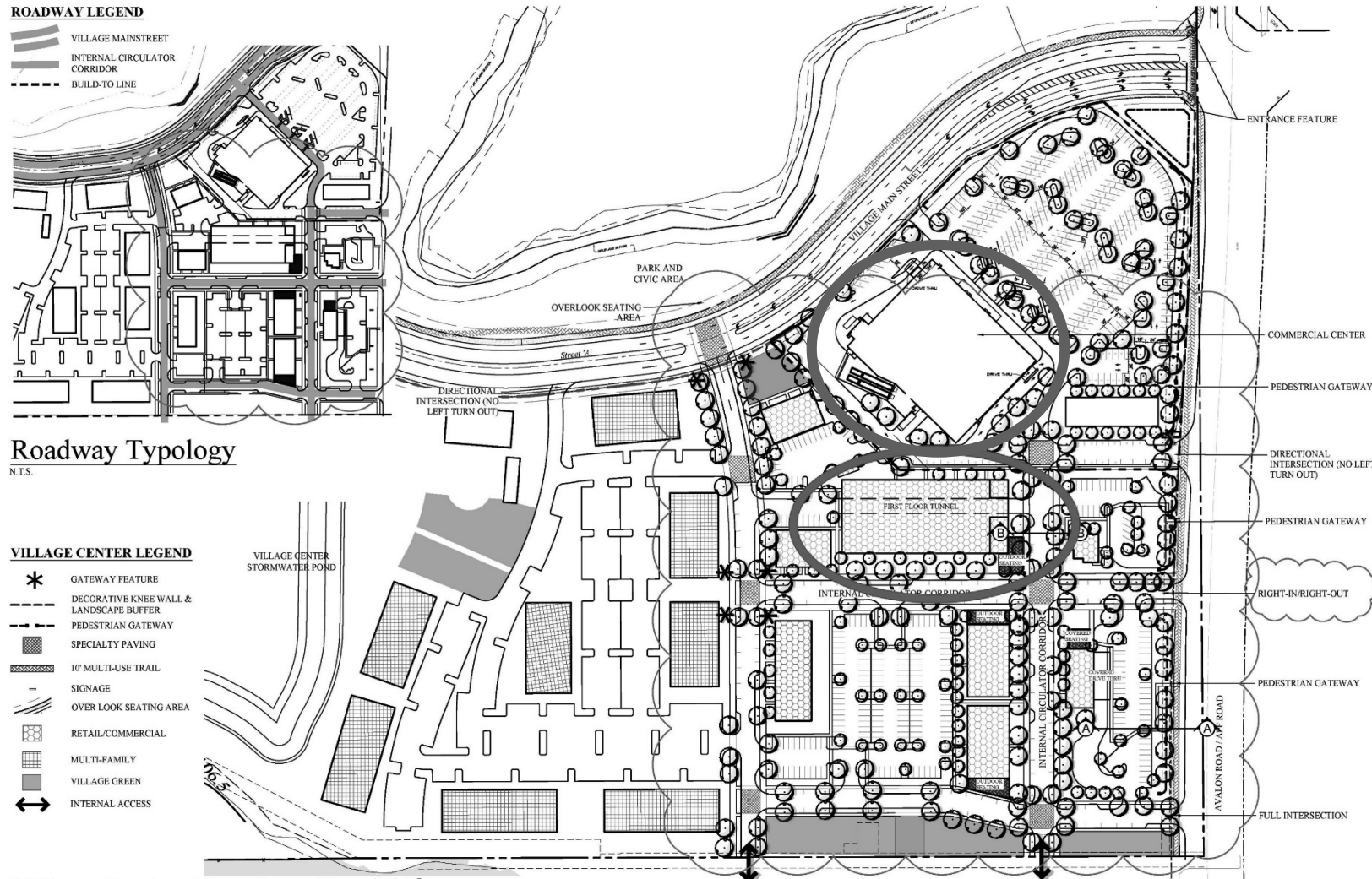
- VILLAGE MAINSTREET
- INTERNAL CIRCULATOR CORRIDOR
- BUILD-TO LINE

Roadway Typology

N.T.S.

VILLAGE CENTER LEGEND

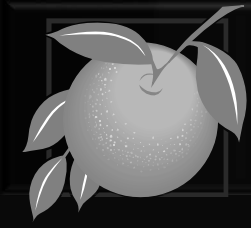
- GATEWAY FEATURE
- DECORATIVE KNEE WALL & LANDSCAPE BUFFER
- PEDESTRIAN GATEWAY
- SPECIALTY PAVING
- 10' MULTI-USE TRAIL
- SIGNAGE
- OVER LOOK SEATING AREA
- RETAIL/COMMERCIAL
- MULTI-FAMILY
- VILLAGE GREEN
- INTERNAL ACCESS



Village Center



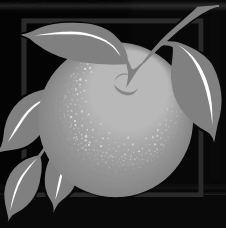
NOTE:



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



Hollywood Plaza Parking Garage Planned Development / Land Use Plan

Case: CDR-22-07-260

Applicant: James Cheek, Winderweedle, Haines, Ward & Woodman, P.A.

District: 6

Location: 8050 International Drive. Generally located on the west side of International Drive, south of Sand Lake Road.

Acreage: 1.56 gross acres (overall PD)

Request: A Change Determination Request (CDR) to a PD substantial change to modify approximately 1,364 square feet of existing mezzanine space for restaurant use and add an additional 1,490 square feet of additional restaurant use for a total of 12,981 square feet of restaurant use.

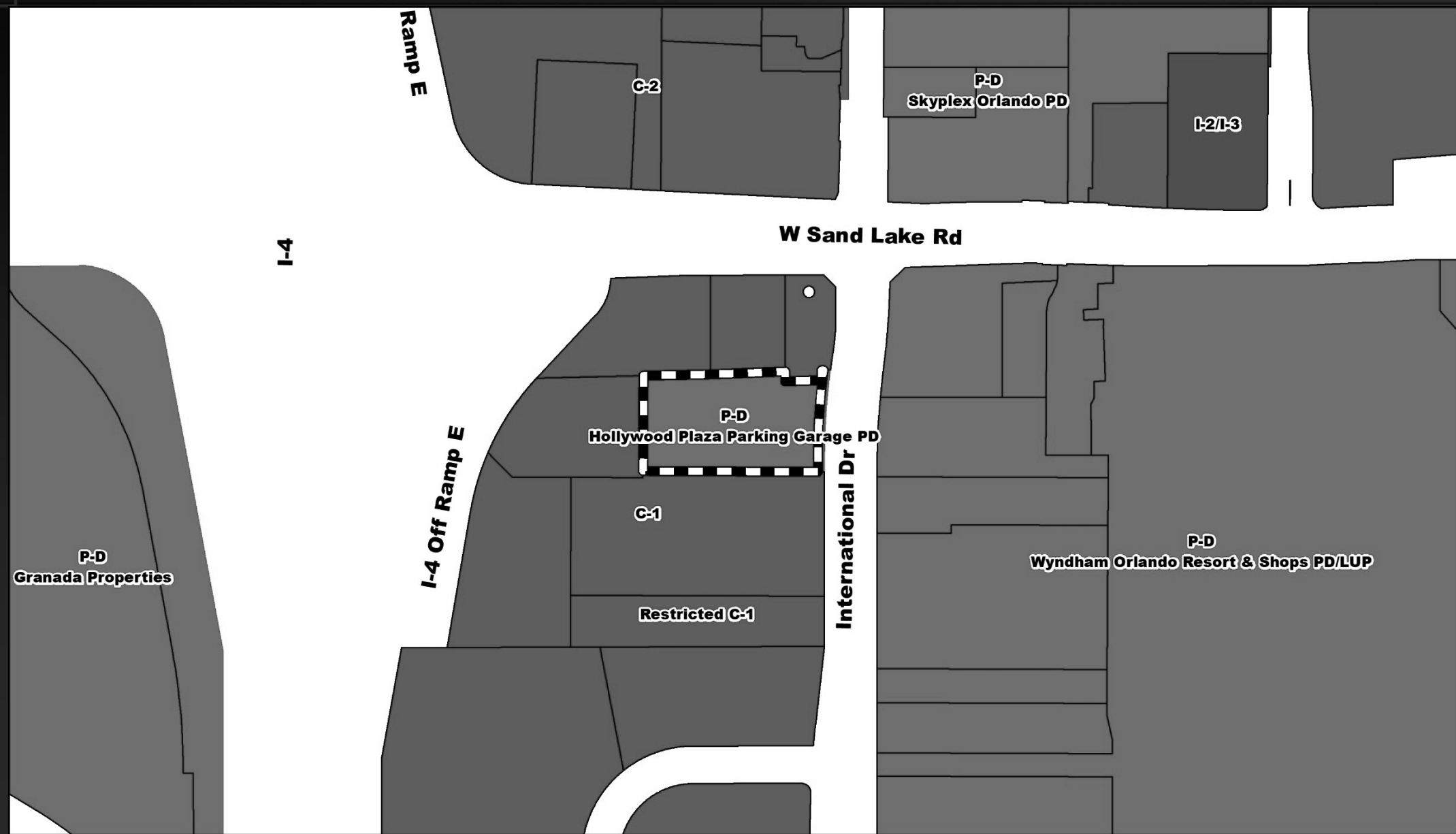


Hollywood Plaza Parking Garage Planned Development / Land Use Plan Future Land Use Map





Hollywood Plaza Parking Garage Planned Development / Land Use Plan Zoning Map





Hollywood Plaza Parking Garage Planned Development / Land Use Plan Aerial Map



Hollywood Plaza Parking Garage Planned Development / Land Use Plan Overall Land Use Plan

OWNER
WALLACK PARKING, LLC
210 OCEAN DRIVE
SUITE 380
MIAMI BEACH, FL 33139
(786) 248-2821

ARCHITECT
HICR
1100 N. ORANGE AVE
ORLANDO, FL 32801
(407) 944-2658
hcr@hcrinc.com

SURVEYOR
REC SURVEYING
AND MAPPING
2100 ALAFAYA TRAIL
SUITE 203
ORLANDO, FL 32765
(407) 542-4967
d@surveonline.com

ENGINEER
BURKETT ENGINEERING INC.
105 E. ROBINSON STREET
SUITE 501
ORLANDO, FL 32801
(407) 246-1260
wburkett@burkettengineering.com

ATTORNEY/OWNERS AGENT
WINDERMEDDLE, HAINES, WARD &
WOODMAN, P.A.
3200 PARK AVENUE NORTH
SECOND FLOOR
PO BOX 580
WINTER PARK, FL 32789
(407)246-8870
tchek@rhew.com

SITE DATA

PANEL NO.	36-22-28-3783-00-210
LOT SIZE	1.62 AC
EXISTING ZONING	PD
PROPOSED ZONING	PD
EXISTING LAND USE	VACANT (PREVIOUSLY DRUG STORE)
PROPOSED USE	PARKING/RETAIL/RESTAURANT
PARKING DEK	310,000 SF
RETAIL DEK	10,000 SF
RESTAURANT DEK	45,448 SF (12,001)
MAX FAR	-3.0 (-1.5)
FAR PROVIDED	0.29
FIRE STATION	STATION 62 - 4700 W. SAND LACE ROAD
COMMISSION DISTRICT	6

ON-SITE SOILS

SU1	SOIL DESCRIPTION	SOIL TYPE
SU2	URBAN LAND	

FLOODPLAIN
THIS PROPERTY IS LOCATED IN ZONE X PER FEMA FIRM PANEL 120502002P DATED 8/22/01

BUILDING SETBACKS

REQUIRED	PROPOSED*
INTERNATIONAL DRIVE (FROM ROW)	60' / 0'
FRONT	25' / 0'
REAR	25' / 0'
SIDC	30' / 0'

PD SETBACKS

REQUIRED	PROPOSED*
PD SETBACK	25' / 0'

LANDSCAPE BUFFERS

REQUIRED	PROPOSED*
STREET ROW	7' / 0'
PROPERTY LINE	0' / 0'
INTERNAL LOT LINES	0' / 0'

CONDITIONS OF APPROVAL (JANUARY 2019) TO SUPERSEDE APRIL 26, 2016

1. THE DEVELOPER SHALL OBTAIN A RECORD COPY OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS MAY BE NEEDED.

2. THE DEVELOPER SHALL OBTAIN WASTEWATER SERVICE FROM ORANGE COUNTY UTILITIES SUBJECT TO COUNTY RATE REGULATING AND CONTRACTS.

3. OUTSIDE SALES, STORAGE, AND DISPLAY SHALL BE PROHIBITED.

4. POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GRASS AND TARDIA SOAK SHALL COMPLY WITH COUNTY SIGN TOWER COMMERCIAL STANDARDS OF THE ORANGE COUNTY CODE.

5. THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE COUNTY LAWS, ORDINANCES, AND REGULATIONS AS WELL AS ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

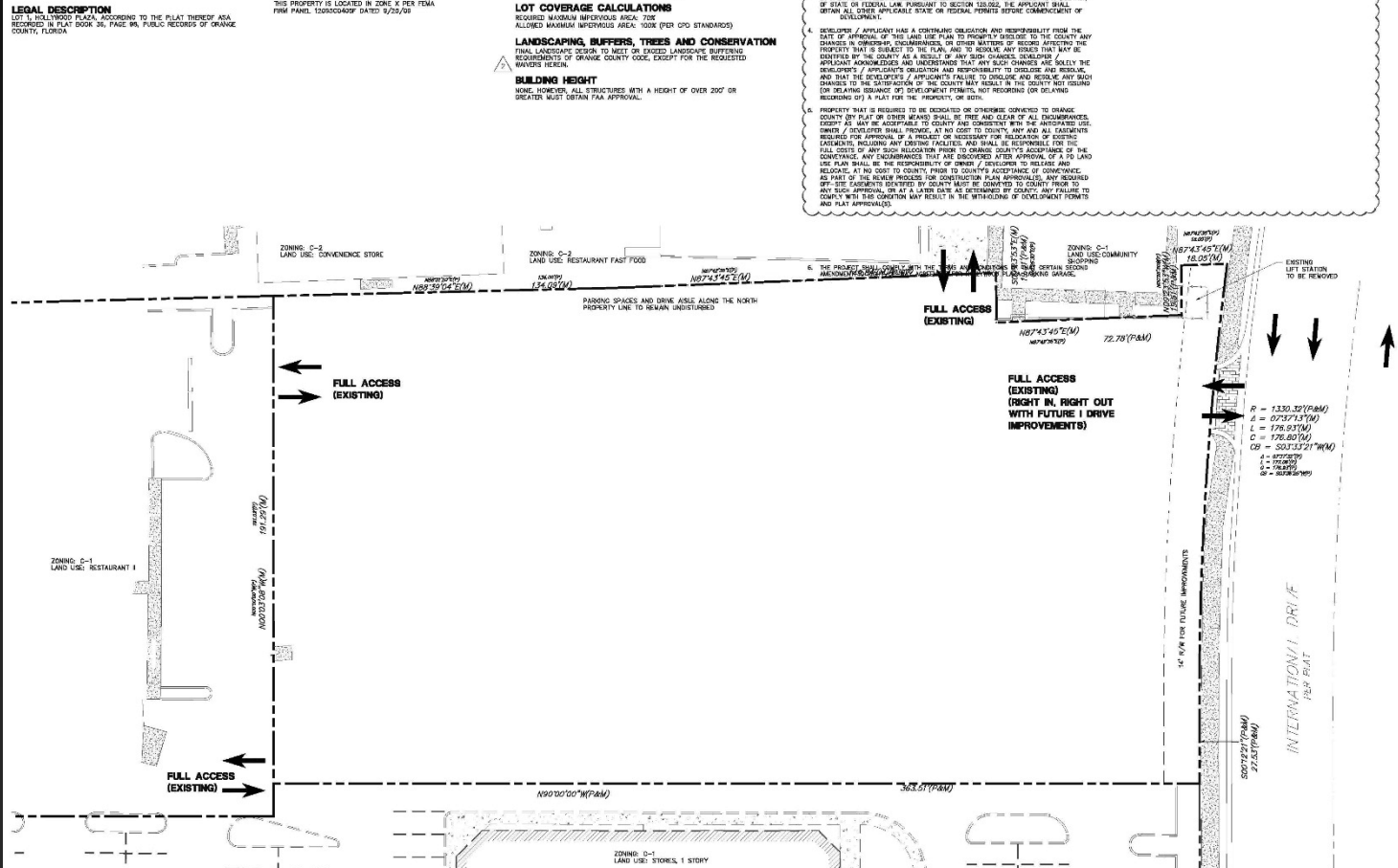
6. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

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10. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST TRAFFIC INFORMATION.

2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

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4. THE SEATING PLAN FOR THE RESTAURANT WILL NOT BE CHANGED WITH THE ADDITIONAL SQUARE FOOTAGE.

UTILITY NOTES

1. WATER SERVICE PROVIDER IS ORANGE UTILITIES COMMISSION.

2. WASTEWATER SERVICE IS PROVIDED BY ORANGE COUNTY UTILITIES.

STORMWATER NOTES

1. THE STORMWATER FROM THIS PROJECT WILL BE COLLECTED IN THE EXISTING UNDERGROUND STORMWATER MANAGEMENT SYSTEM.

BURKETT ENGINEERING CONSULTANTS

HOLLYWOOD PLAZA PARKING GARAGE LAND USE PLAN CHANGE DETERMINATION FOR WALLACK PARKING, LLC & BOGO I DRIVE REALTY, LLC

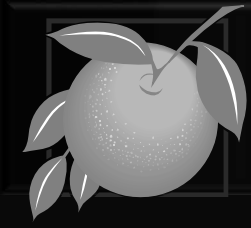
SITE PLAN

DATE: 11/02/2018
PROJECT NO.: 1407_115
DRAWN BY: VOP
DESIGNED BY: WEB
CHECKED BY: WEB
ENGINEER IN CHARGE: WILLIAM E. BURKETT, P.E.

REG. # 38043
BURKETT ENGINEERING, INC.
105 E. ROBINSON STREET, SUITE 501
ORLANDO, FL 32801

SHEET NO. **3**

OF 4



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Hollywood Plaza Parking Garage Planned Development / Land Use Plan (PD/LUP) dated “Received April 13, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 6



Board of County Commissioners

Public Hearings

June 20, 2023