



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, February 25, 2025

2:00 PM

County Commission Chambers

25-168

✓Case # CDR-24-07-162

Erika Hughes, VHB, Inc., Waterleigh Planned Development (PD); District 1

Consideration: A PD substantial change to: Request a waiver from Section 38-1389(d)(3)(g) to increase the amount of street wall that can count toward build-to-line requirements, in lieu of occupiable building space; amend the Master Sign Plan to allow for 5 total ground signs, and request two waivers from Section 31.5-193 to increase the maximum amount of ground signs and increase the maximum copy area for wall signs; and to revise conceptual Village Center layout. The following three waivers for Orange County Code are requested: 1.) 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 required frontage. 2.) A waiver from Sec. 31.5-193(1)(b)(1)(i) is requested to allow for 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. 3) A waiver from Section 31.5-193(1)(b)(2)(i)(A) is requested to allow a maximum copy area for wall 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; pursuant to Orange County Code, Chapter 30

Location: District 1; property generally located South of Waterway Passage Drive / West of Avalon Road; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Wilson, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the seventeen (17) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated January 21, 2025. The motion carried by the following vote:

Aye: 6 - Mayor Demings, Commissioner Wilson, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

Absent: 1 - Commissioner Moore

**THE FOREGOING DECISION HAS BEEN FILED WITH ME
THIS 6TH DAY OF MARCH 2025.**



for

J. High
DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed. th