

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)

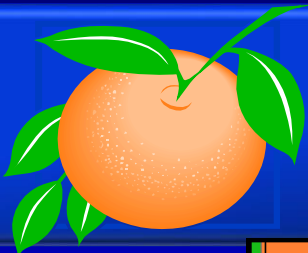
Location: South of Waterway Passage Drive / West of Avalon Road

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.

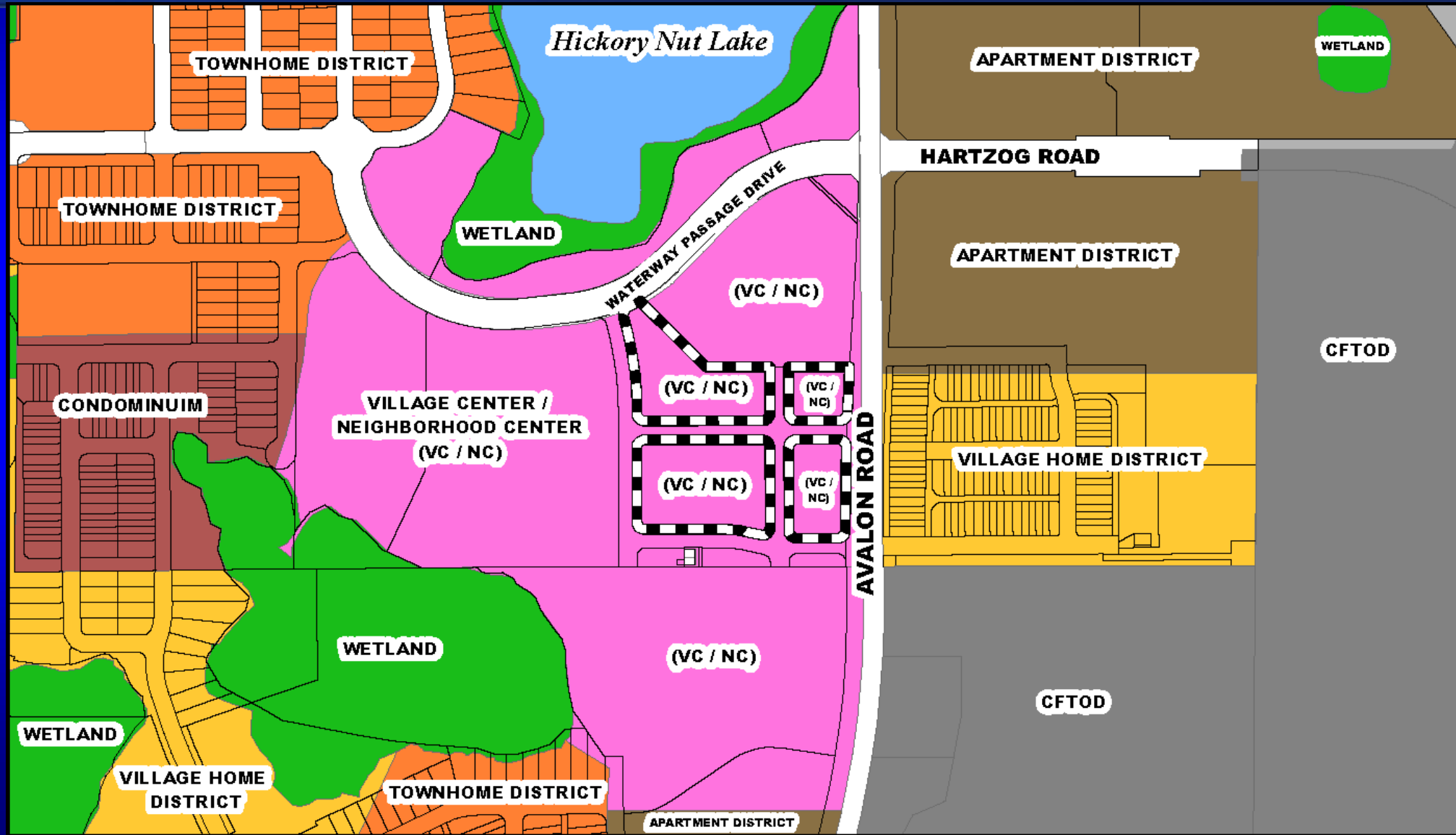
A waiver from Sec. 31.5-193(1)(b)(1)(i) is requested to allow for a maximum of five (5) ground signs on Parcel 13 in lieu of a maximum of two (2) ground signs permitted per principle parcel or project.

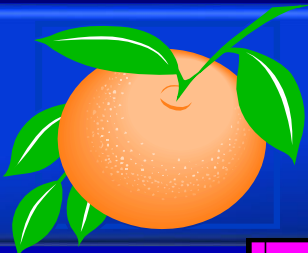
A waiver from Section 31.5-193(1)(b)(2)(i)(A) is requested to allow a maximum copy area for walls signs to be one (1) square foot per one (1) linear foot for all establishments along public and private roadways in Parcel 13 only in lieu of a maximum copy area of twenty (20) square feet for establishments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



Waterleigh Planned Development (PD)

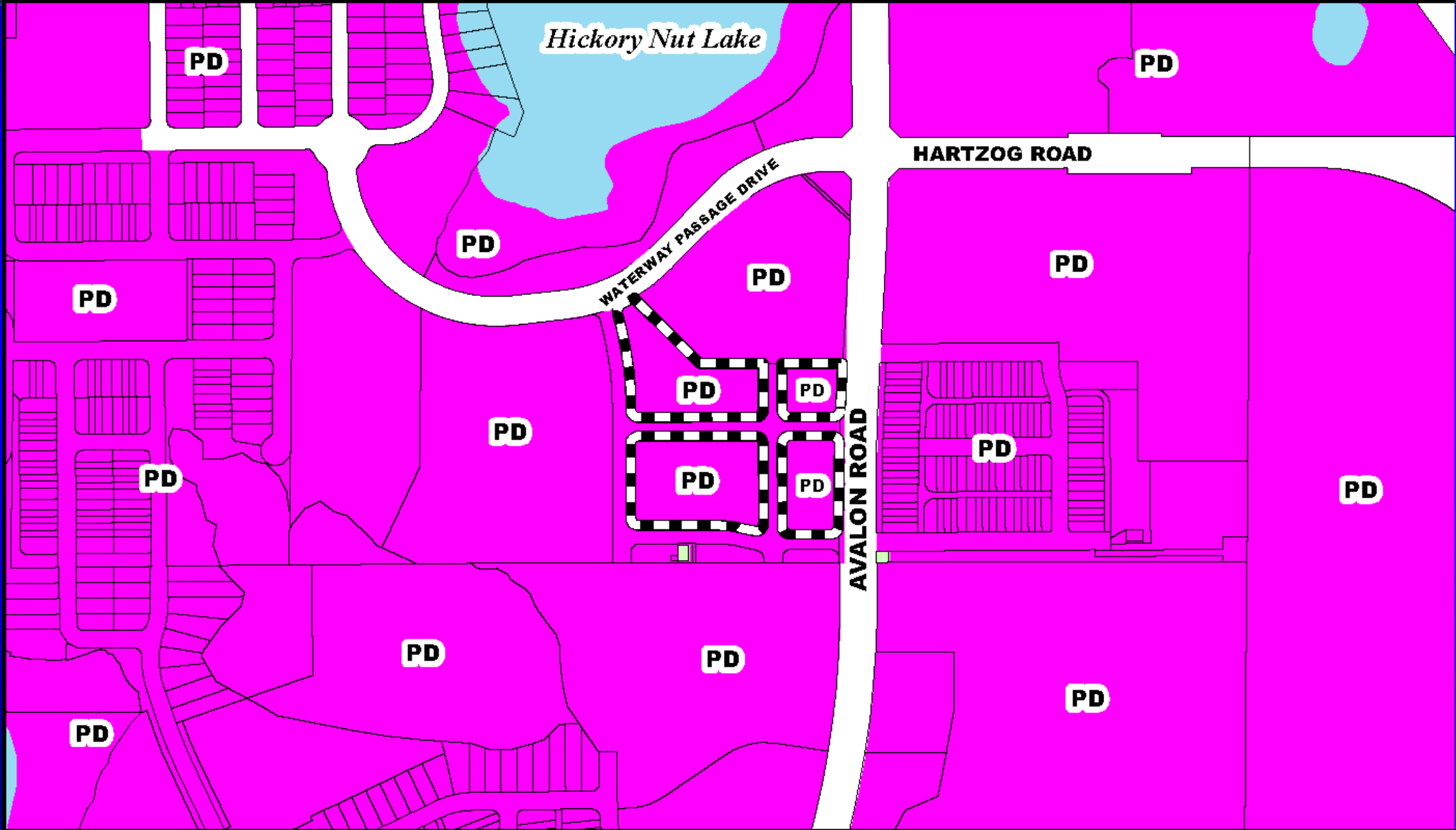
Future Land Use Map

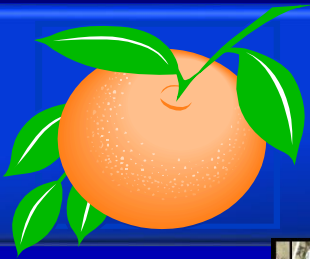




Waterleigh Planned Development (PD)

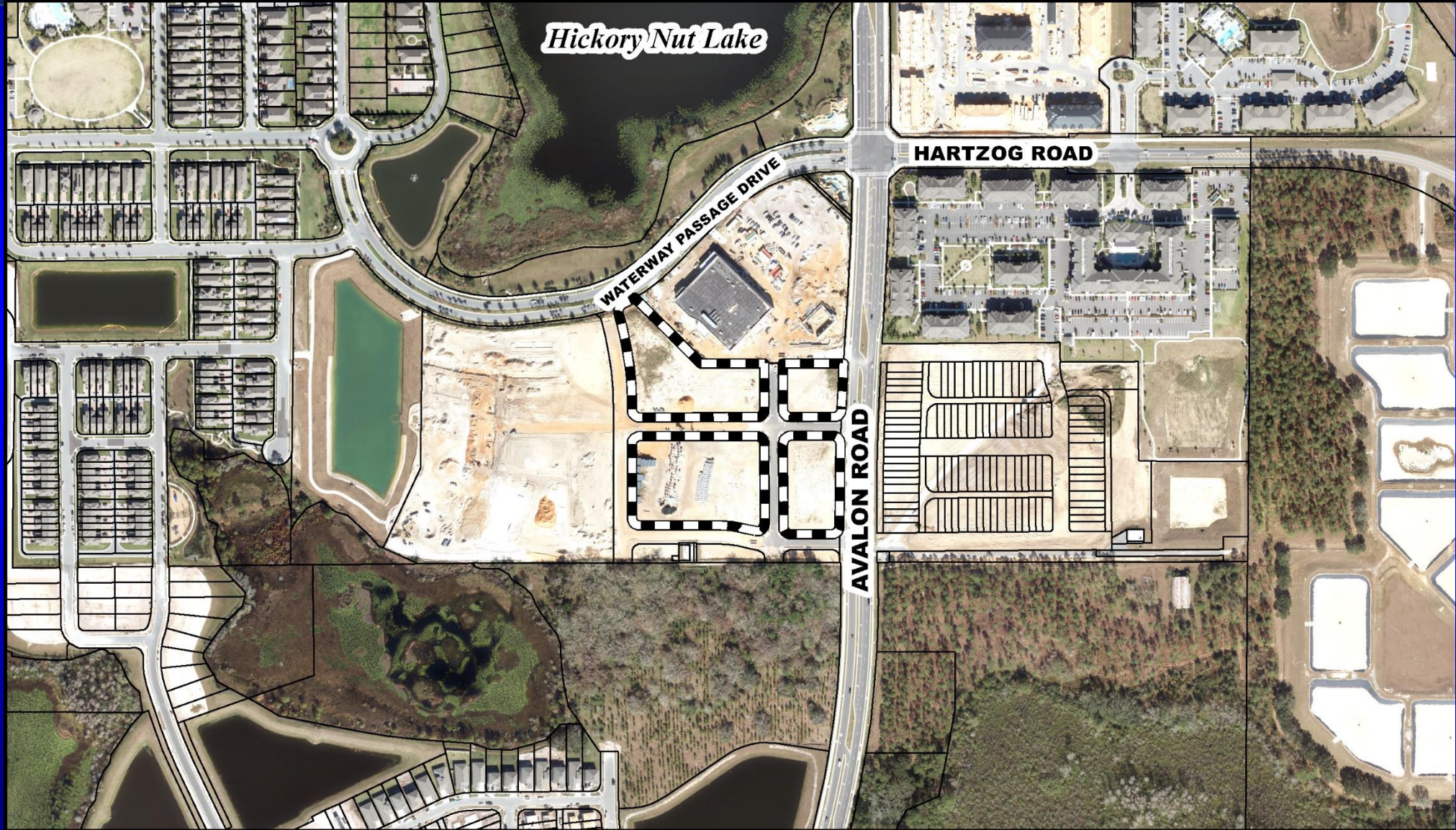
Zoning Map

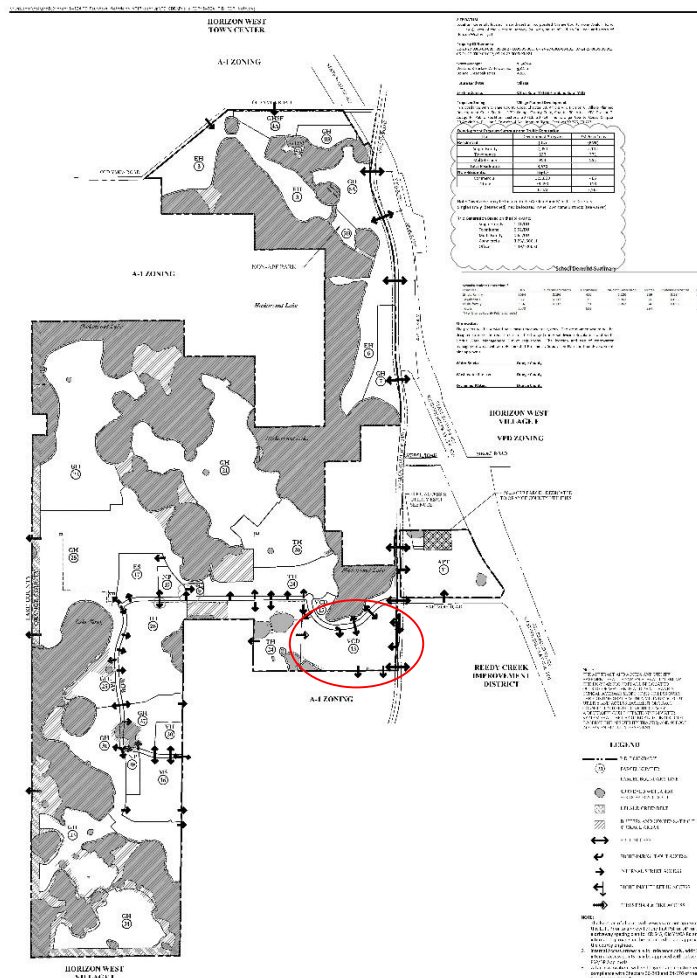


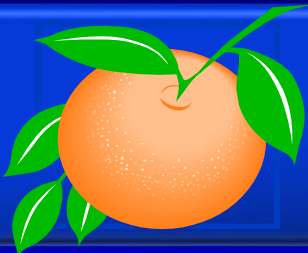


Waterleigh Planned Development (PD)

Aerial Map

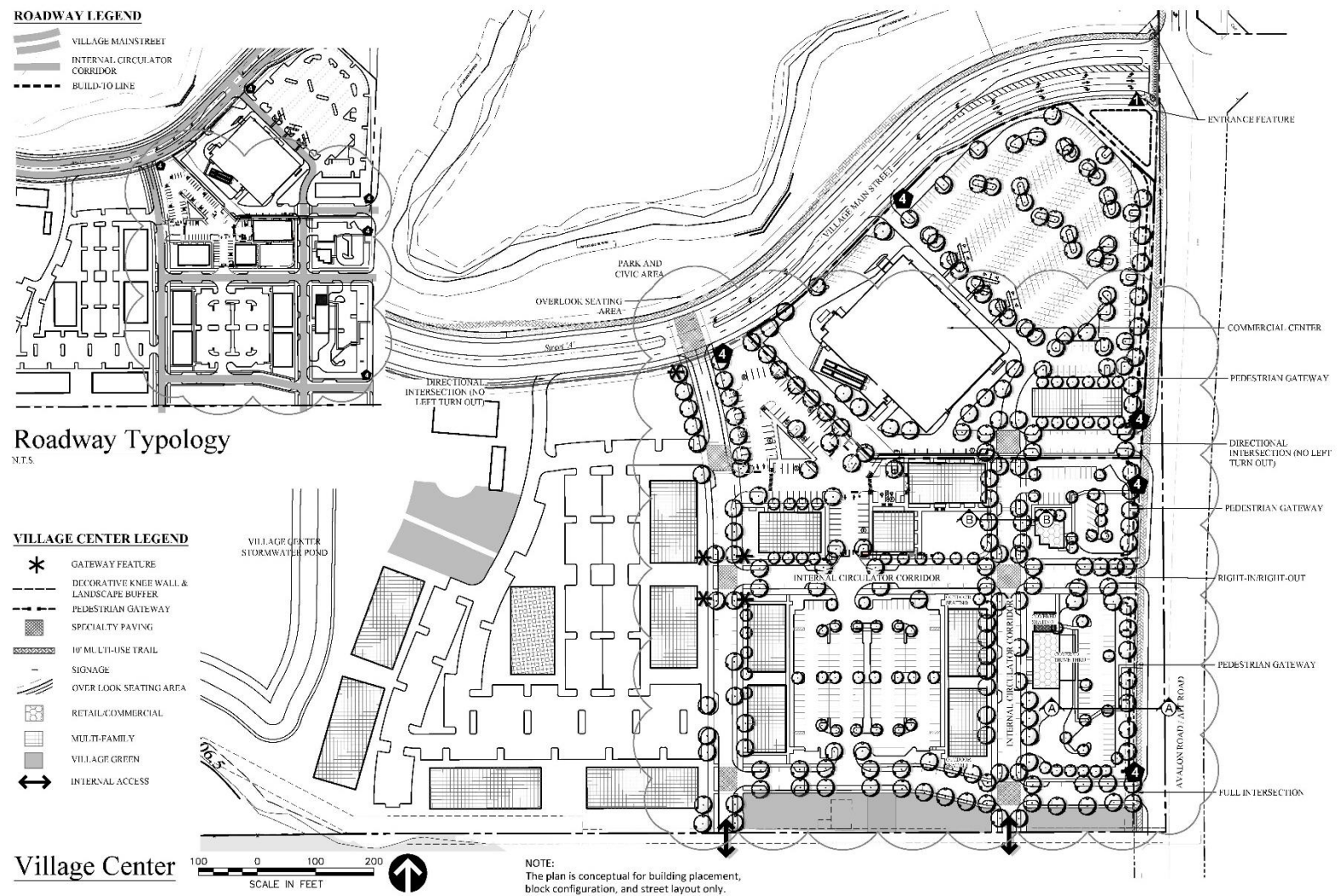


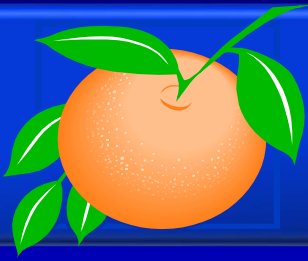




Waterleigh Planned Development (PD)

Village Center + Sign Plan

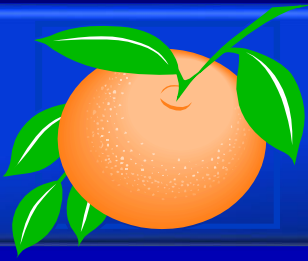




Action Requested

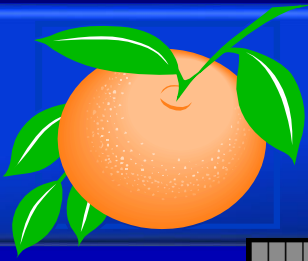
Make a finding of consistency with the Comprehensive Plan and APPROVE the amendment to the Waterleigh Planned Development (CDR-24-07-162) dated “Received December 18, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



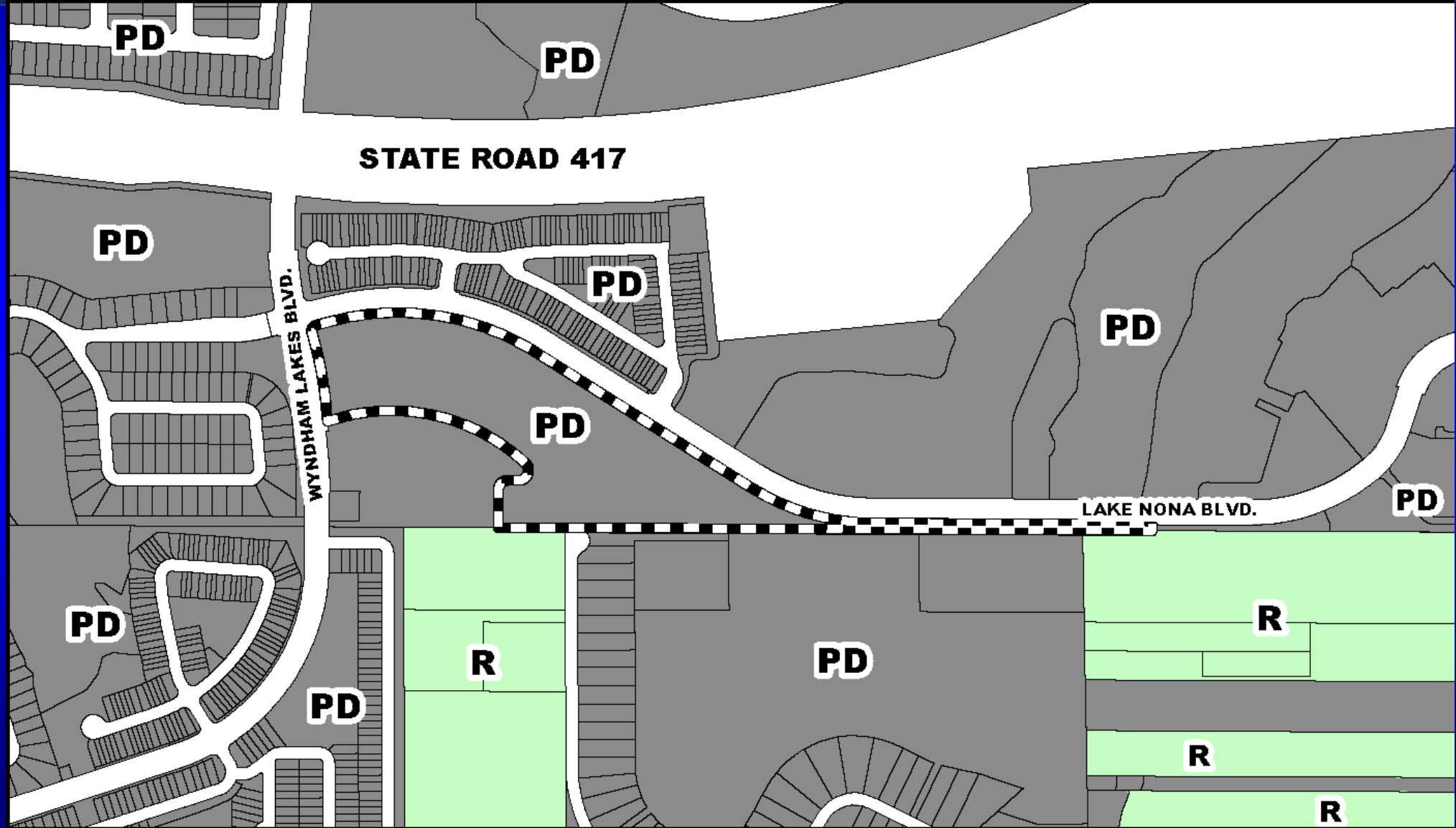
Greenway Park Parcel 1B Townhomes Preliminary Subdivision Plan

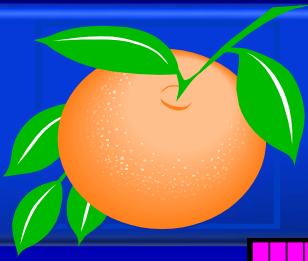
Case:	PSP-24-08-185
Applicant:	Christopher Wrenn, Pulte Home Company, LLC
District:	4
Acreage:	19.07 gross acres
Location:	South of Lake Nona Boulevard / East of Wyndham Lakes Boulevard
Request:	To subdivide 19.07 acres in order to construct 116 single-family attached residential dwelling units, and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



Greenway Park Parcel 1B Townhomes Preliminary Subdivision Plan

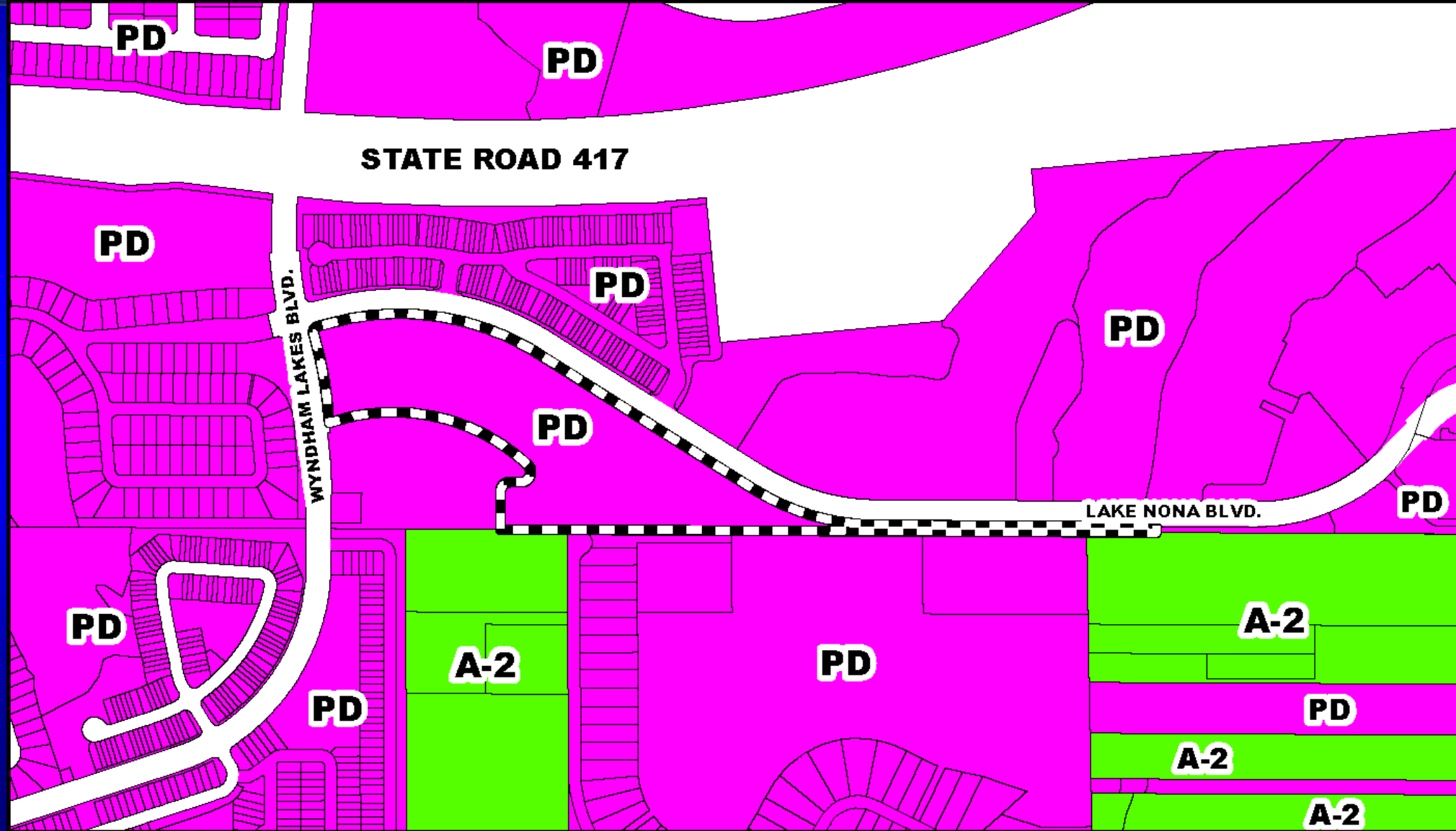
Future Land Use Map

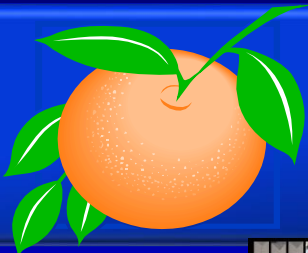




Greeneway Park Parcel 1B Townhomes Preliminary Subdivision Plan

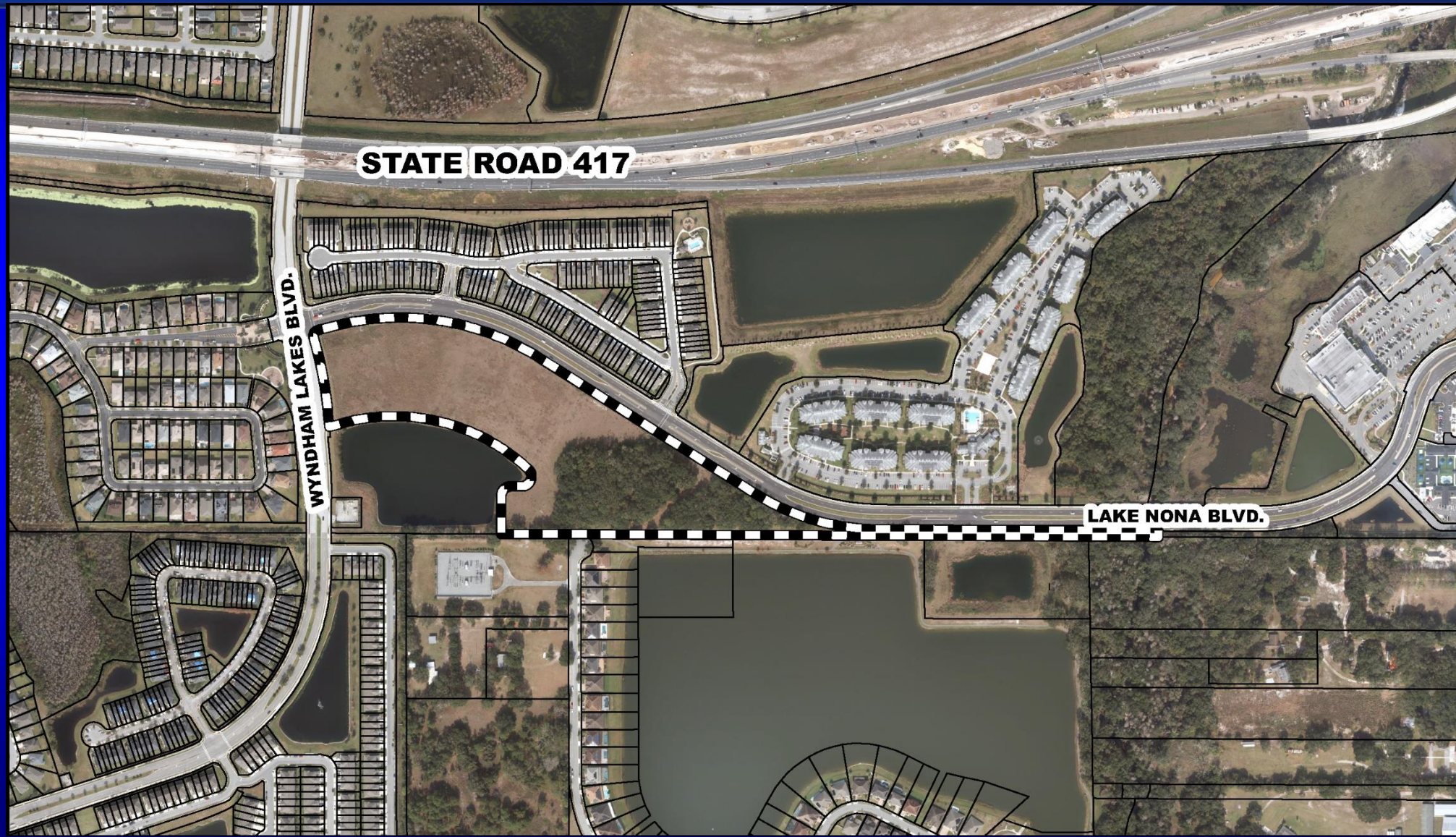
Zoning Map

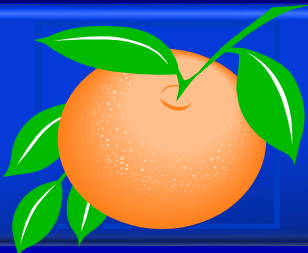




Greeneway Park Parcel 1B Townhomes Preliminary Subdivision Plan

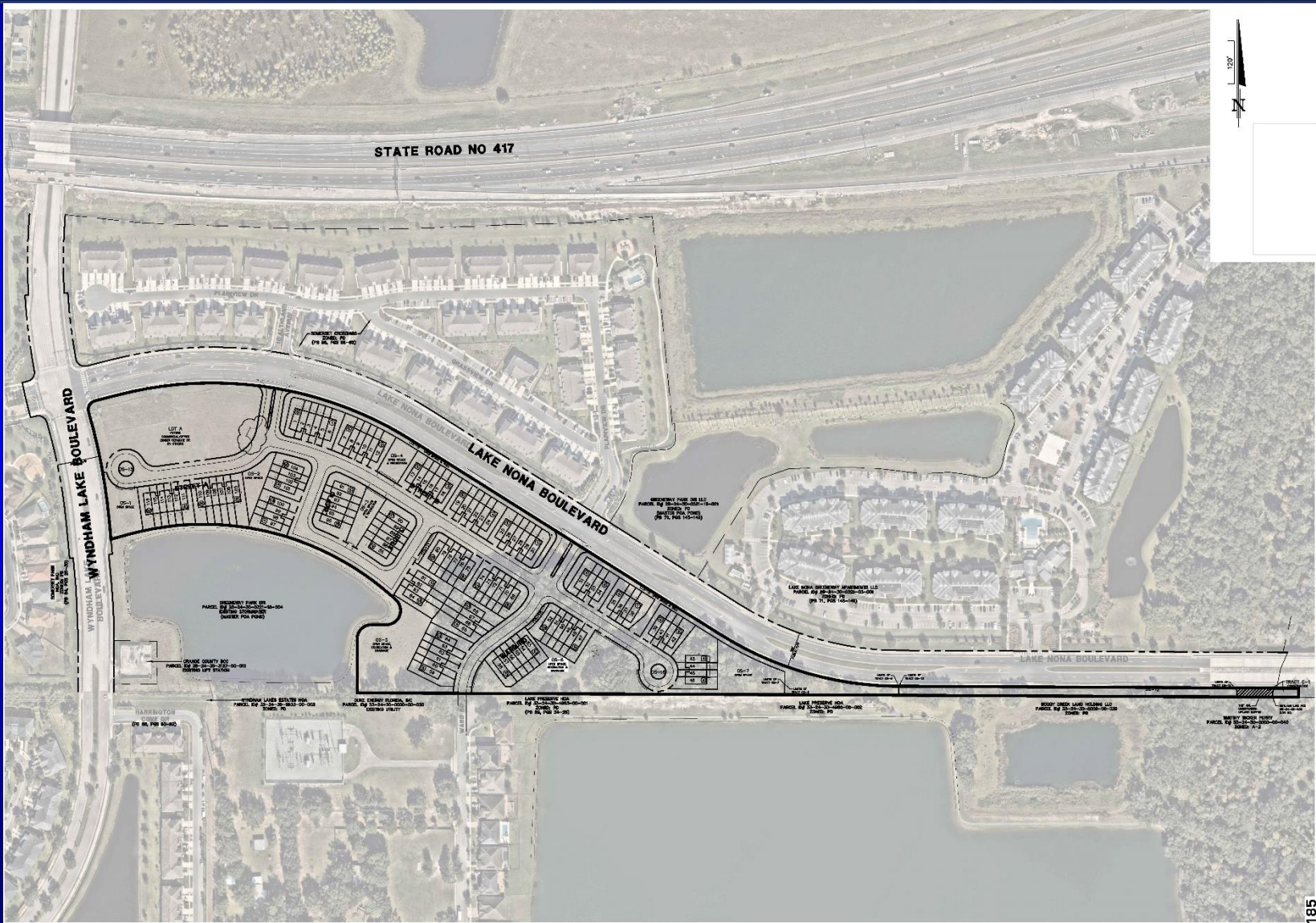
Aerial Map

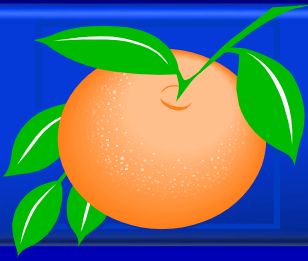




Greeneway Park Parcel 1B Townhomes Preliminary Subdivision Plan

Preliminary Subdivision Plan

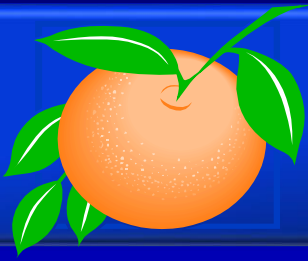




Action Requested

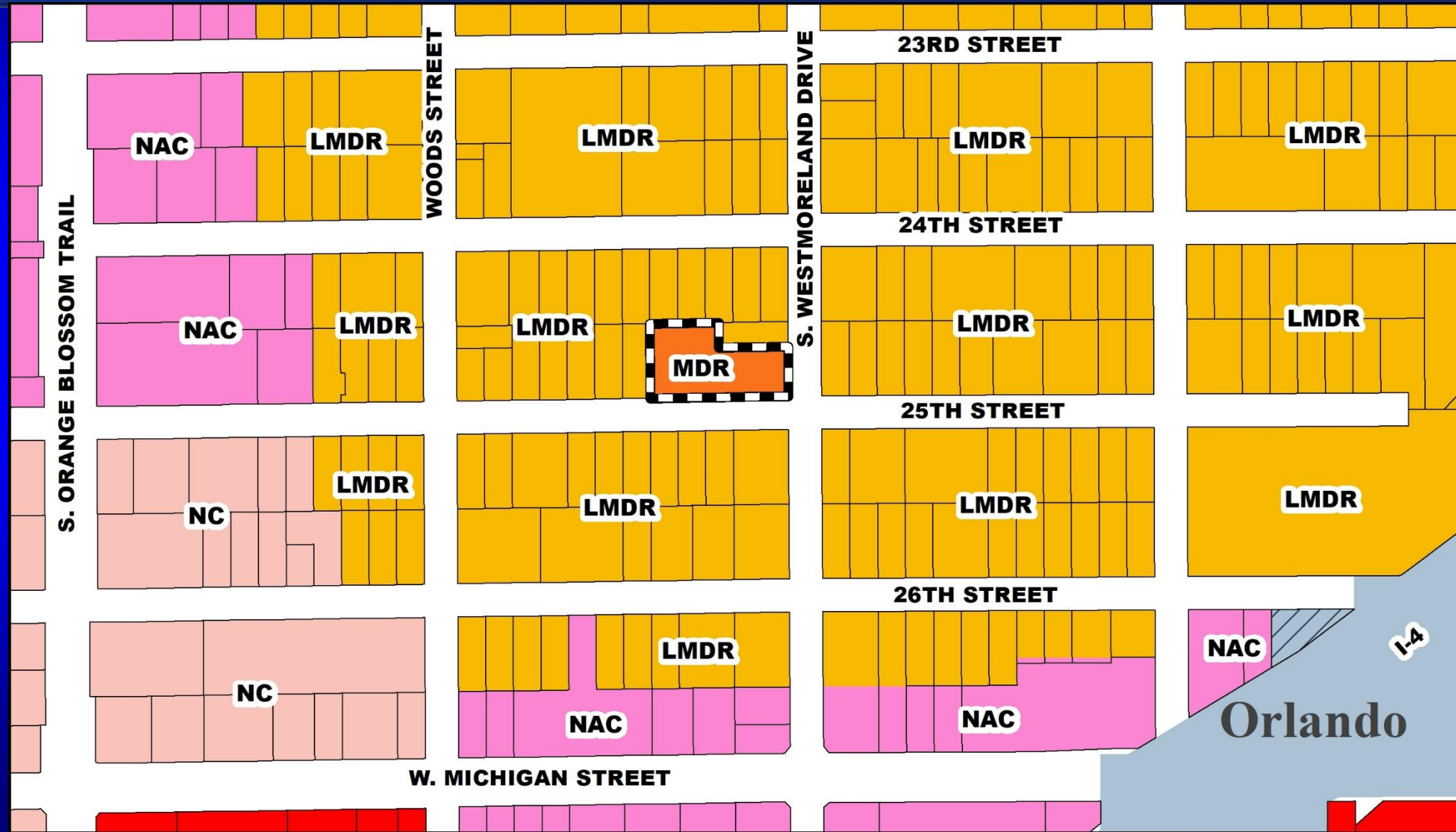
Make a finding of consistency with the Comprehensive Plan and APPROVE the Ginn Property PD / Greenway Park Parcel 1B Townhomes Preliminary Subdivision Plan (PSP-24-08-185) dated “Received December 23, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

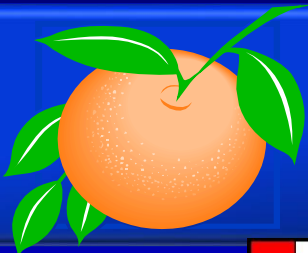
District 4



Westmoreland Oaks Townhomes Preliminary Subdivision Plan

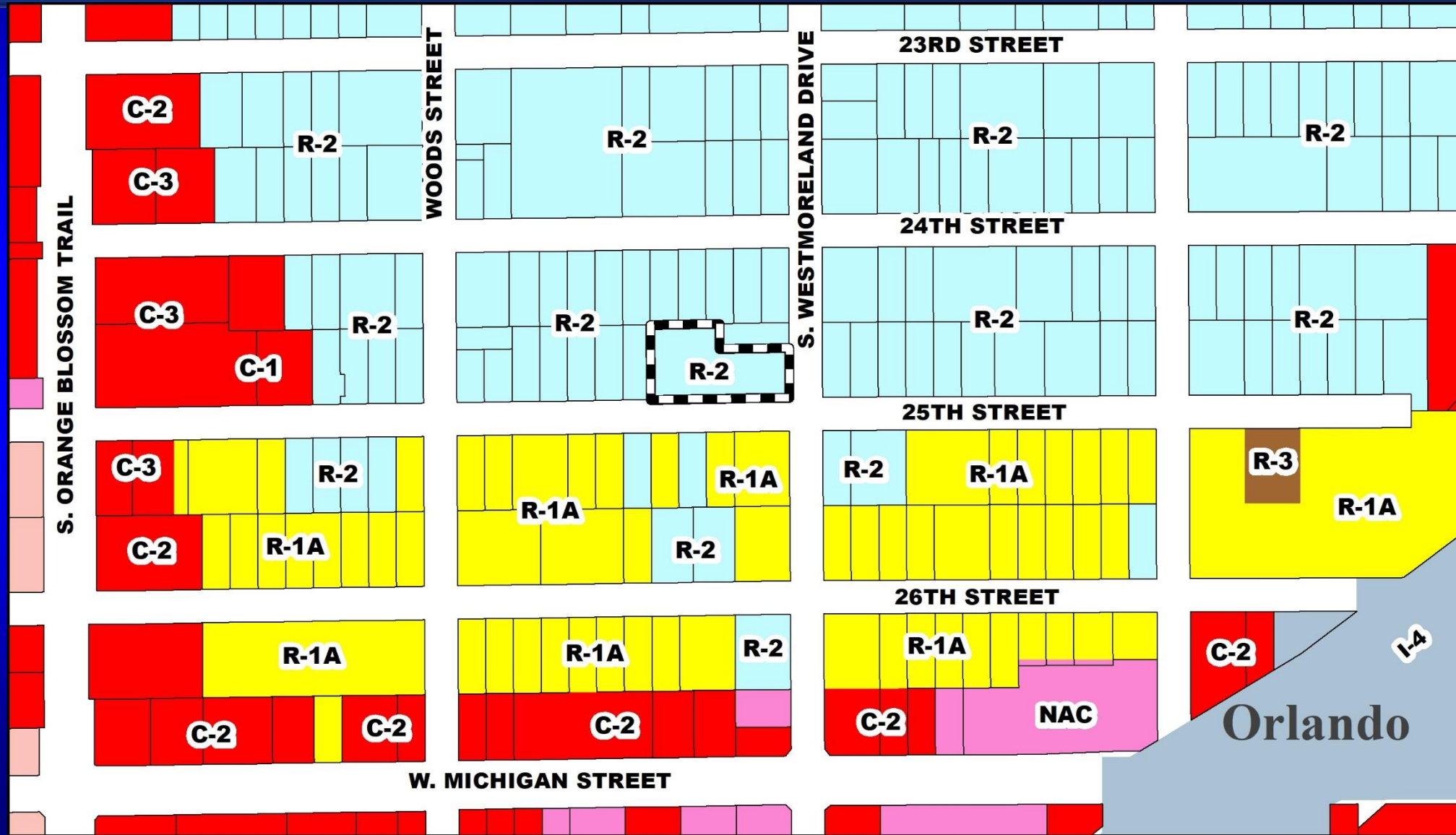
Case:	PSP-24-01-001
Applicant:	Zach Kasky, Zach Kasky Architecture, LLC
District:	6
Acreage:	0.65 gross acres
Location:	Generally located North of 25th Street / West of S. Westmoreland
Request:	To subdivide 0.65 acres in order to construct 10 single-family attached residential dwelling units.

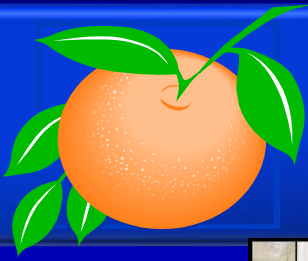




Westmoreland Oaks Townhomes Preliminary Subdivision Plan

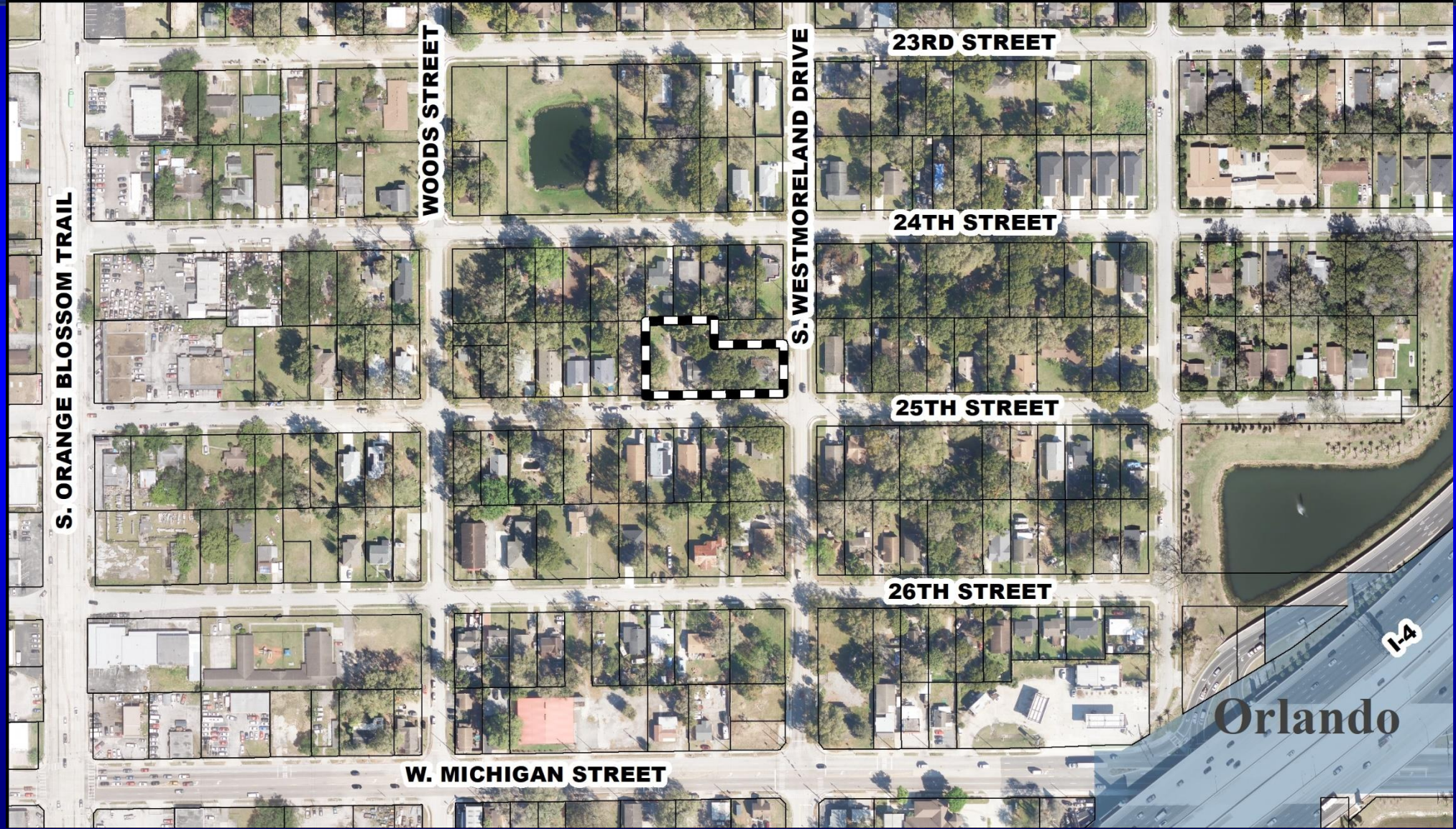
Zoning Map

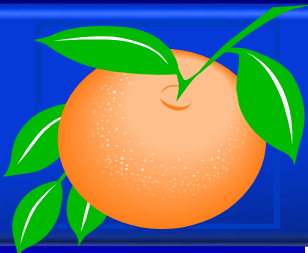




Westmoreland Oaks Townhomes Preliminary Subdivision Plan

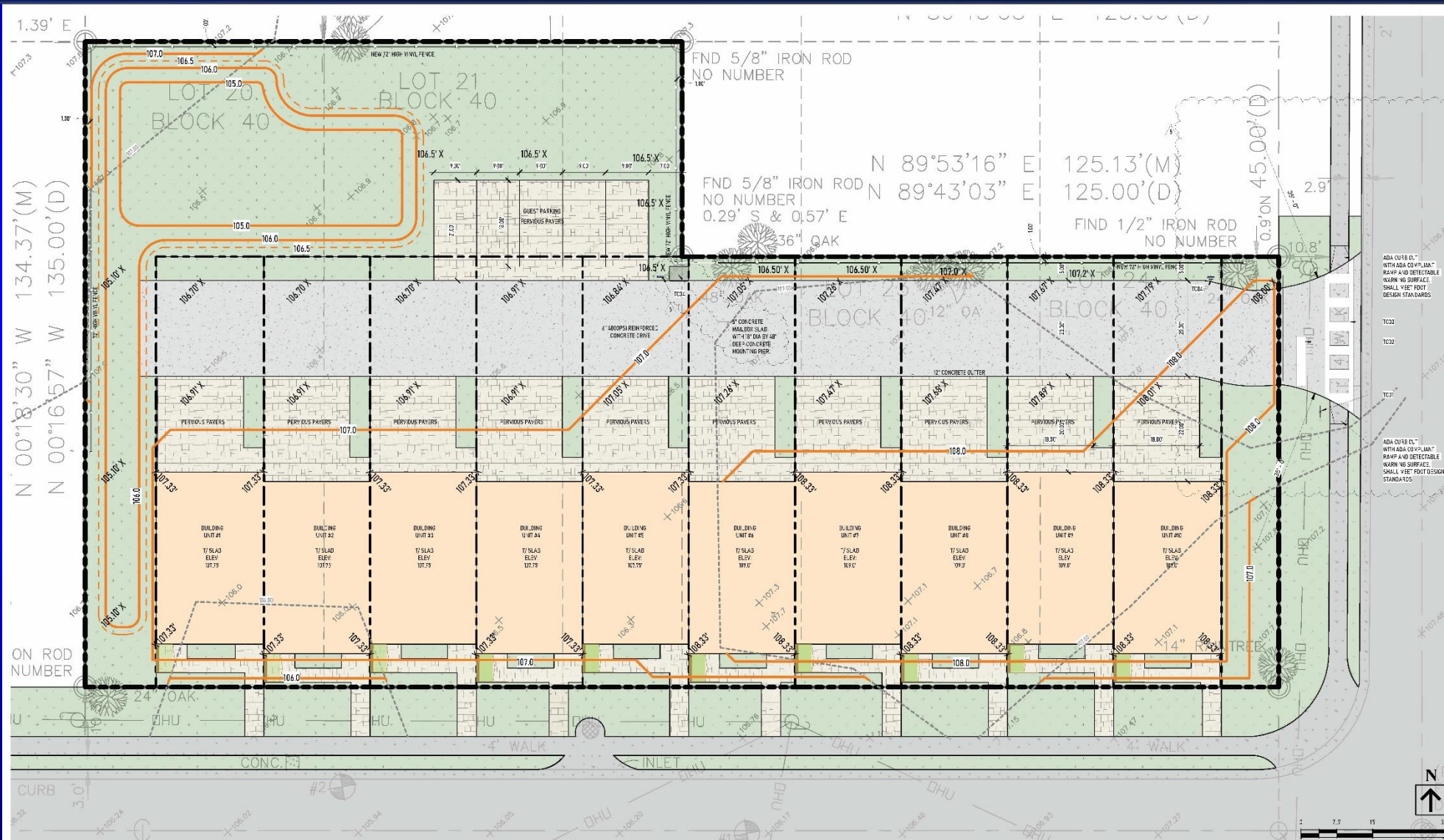
Aerial Map

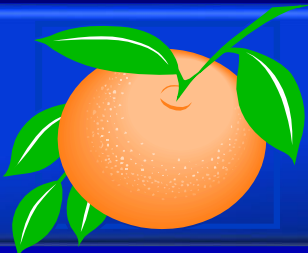




Westmoreland Oaks Townhomes Preliminary Subdivision Plan

Preliminary Subdivision Plan

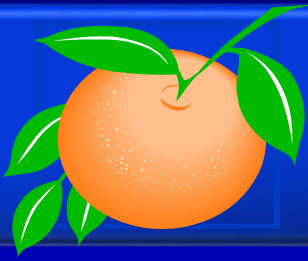




Action Requested

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



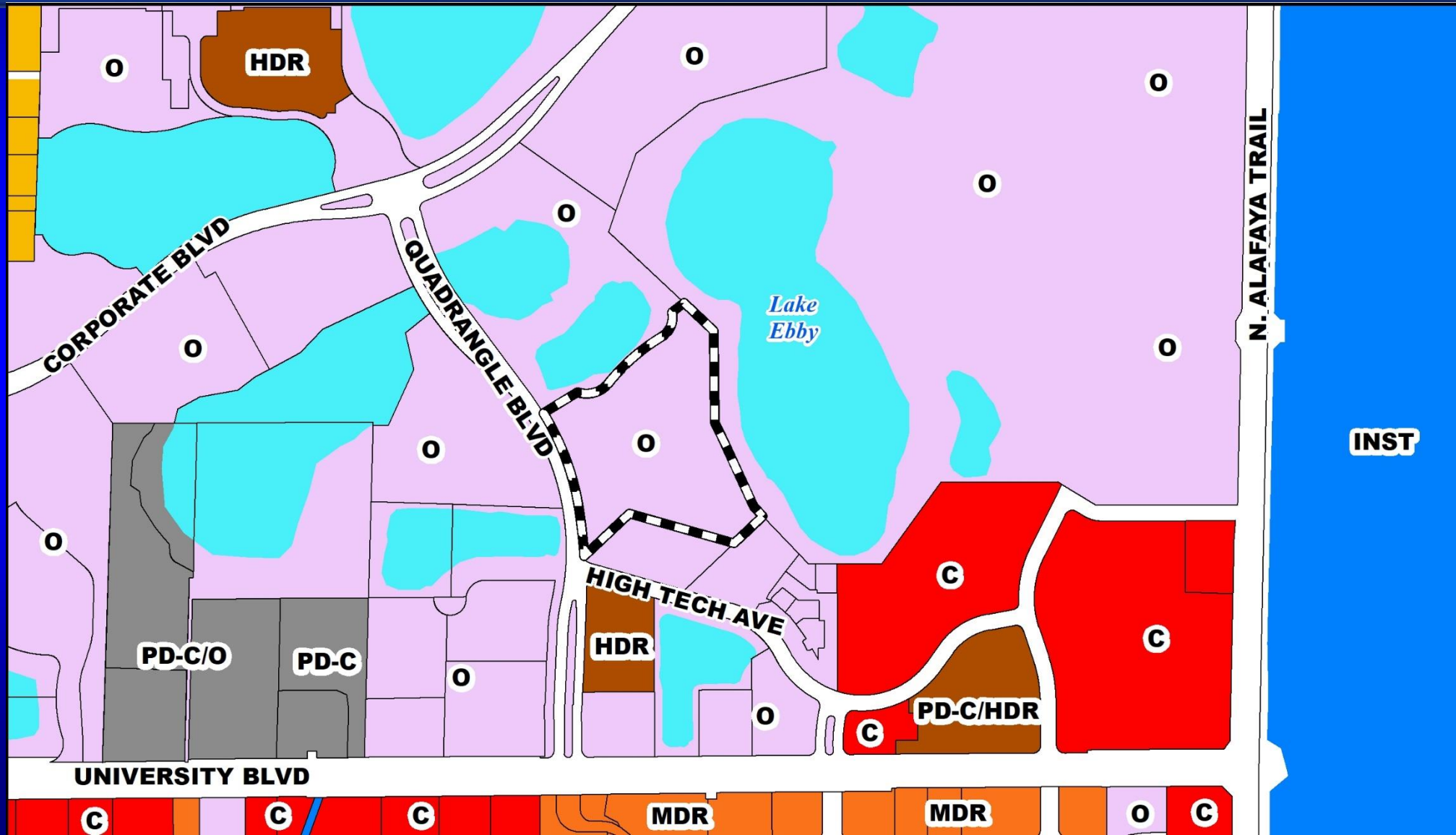
The Quadrangle Planned Development (PD) / Tract 17D - Student Housing Development Plan (DP)

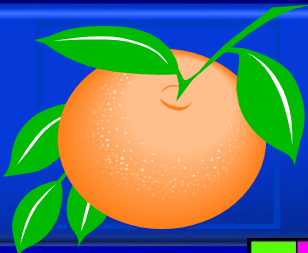
Case:	DP-24-06-147
Applicant:	Christopher Leppert , Kimley-Horn & Associates, Inc
District:	5
Acreage:	3.62 acres (affected area)
Location:	Generally located North of High Tech Avenue / South of Corporate Boulevard
Request:	To construct a 640-bed student housing project on 3.62 acres.



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

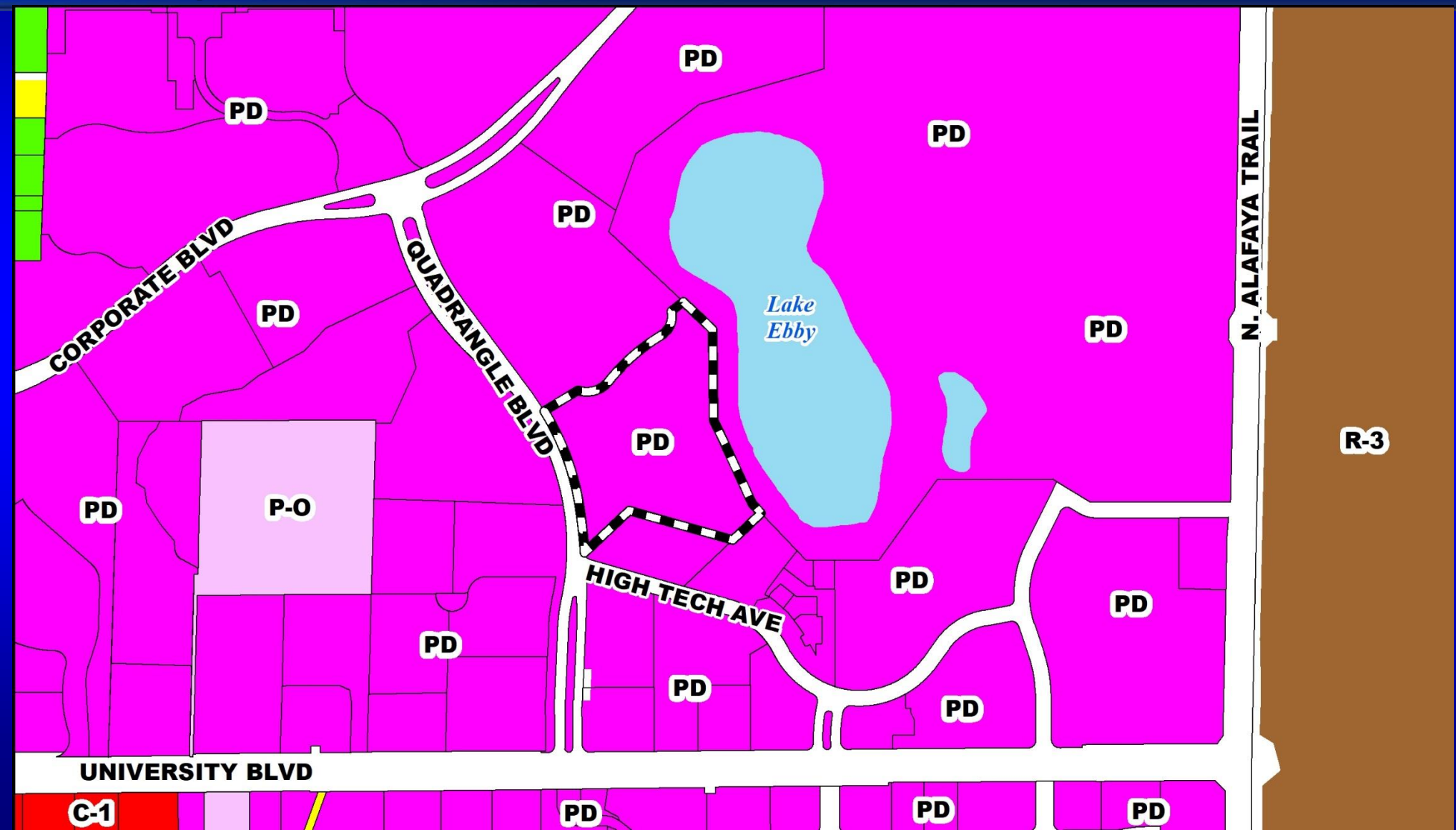
Future Land Use Map





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

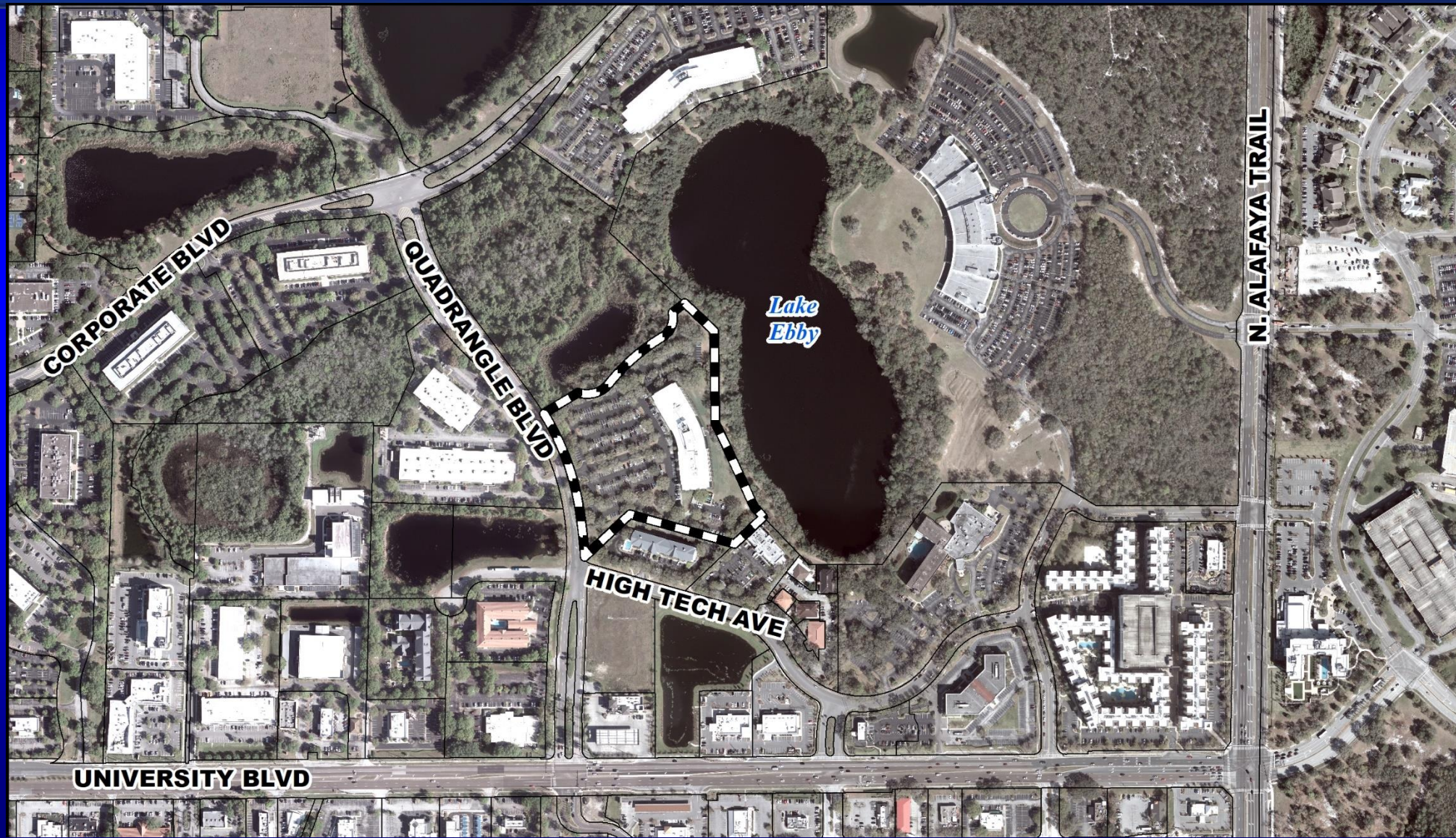
Zoning Map

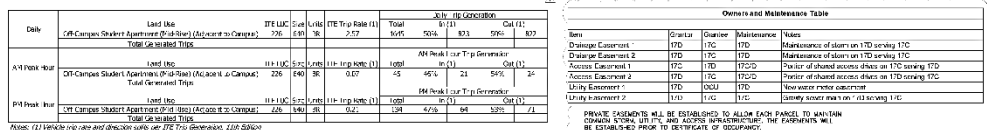


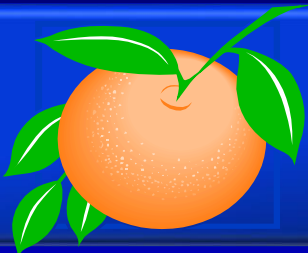


The Quadrangle Planned Development (PD) / Tract 17D - Student Housing Development Plan (DP)

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

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