

12-03-14P04:28 RCVD



**Interoffice Memorandum**

12-03-14P04:24 RCVD

Handwritten initials, possibly "AK", in the top right corner.

**DATE:** December 3, 2014

**TO:** Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

**THROUGH:** Cheryl Gillespie, Supervisor, Agenda Development Office

**FROM:** Alberto A. Vargas, March, Manager, Planning Division

**CONTACT PERSON:** **John Smogor, Planning Administrator**  
**Planning Division 407-836-5616 and**  
**john.smogor@ocfl.net**

**SUBJECT:** Request for Board of County Commissioners (BCC) Public Hearing

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**Applicant:** Chuck Whittall, Unicorp National Developments, Inc.

**Case Information:** Case # LUP-13-09-227 (Wyndham Orlando Resort and Shops PD); Planning & Zoning Commission (PZC) Meeting Date November 21, 2014

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 6

**General Location:** 8001 International Drive; generally located on the south side of W. Sand Lake Road, between International Drive and Universal Boulevard

**BCC Public Hearing Required by:** Orange County Code, Chapter 30

1-6-15  
2PM

Clerk's Advertising  
Requirements:

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Public Record section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person: IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, Email: lisette.egipciaco@ocfl.net - 407-836-5684 or lourdes.o'farrill@ocfl.net 407-836-5686

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-5684.836-5686

Advertising Language:

This request is to rezone the subject property from C-1 (Retail Commercial District) to PD (Planned Development District) in order to reflect existing development with limited expansion of commercial and hotel uses, and to incorporate a proposed Master Sign Plan (MSP). The existing development program consists of 102,378 square feet of commercial / retail uses; 613 hotel rooms; and 110,310 square feet of convention center uses. The requested modified and expanded development program consists of 138,000 square feet of commercial / retail uses; 1,613 hotel rooms; and 110,310 square feet of convention center uses.

In addition, the applicant is seeking the following waivers from Orange County Code to allow development to be subject to the Convention Plaza District Overlay Zone development standards, and to incorporate alternative project sign standards consistent with a proposed Master Sign Plan (MSP):

1. A waiver from Orange County Code to allow the project and development to be subject to the requirements of Orange County Code, Article VII, Division 4.5

(Convention Plaza District Overlay Zone), in lieu of the requirements of Orange County Code, Article VIII (Planned Development District).

2. The following waivers from Orange County Code Section 31.5 which are applicable to Master Sign Plan (MSP) Lot 1 only:
  - a. From Code Section 31.5-168(b) to allow (2) wall signs per building face for a single tenant, in lieu of a maximum of (1) wall sign per building face;
  - b. From Code Section 31.5-168(f) to allow a wall sign to extend 42" from the face of the wall on which it is erected, in lieu of the maximum 12" projection of a wall sign; and
  - c. From Code Section 31.5-163(a)(2) to allow a tenant an additional 84.79 sq. ft. of wall sign copy area and total of 115.79 sq. ft. in lieu of a maximum wall sign copy area of 31 sq. ft.
3. The following waivers from Orange County Code Section 31.5 which are applicable to Master Sign Plan (MSP) Lot 2 only:
  - a. From Code Section 31.5-163(a)(2) to allow a tenant an additional 36.28 sq. ft. of wall sign copy area and a total of 126.28 sq. ft., in lieu of the maximum wall sign copy area of 90 sq. ft; and
  - b. From Code Section 31.5-168(b) to allow (2) wall signs per building face for a single tenant, in lieu of (1) wall sign per building face for a single tenant.
4. The following waiver from Orange County Code Section 31.5 which are applicable to Master Sign Plan (MSP) Lot 3 only:
  - a. From Code Section 31.5-166(a) to allow a tenant an additional 9.65 sq. ft. of copy area for a ground sign and a total copy area of 60 sq. ft., in lieu of the maximum allowed copy area for a ground sign of 50.35 sq. ft.
5. The following waivers from Orange County Code Section 31.5 which are applicable to Master Sign Plan (MSP) Lot 5 only:
  - a. From Code Section 31.5-163(a)(2) to allow a tenant an additional 57.50 sq. ft. of wall sign copy area and a total copy area of 152.50 sq. ft., in lieu of a maximum wall sign copy area of 95 sq. ft;
  - b. From Code Section 31.5-168(b) to allow (2) wall signs per building face for a single tenant, in lieu of (1) wall sign per building face.

- c. From Code Section 31.5-163(a)(2) to allow a tenant an additional 13 sq. ft. of wall sign copy area and a total copy area of 40.50 sq. ft., in lieu of a maximum wall sign copy area of 27.50 sq. ft.
  - d. From Code Section 31.5-67(i) to allow individual tenant panels on a multi-tenant sign to contain a minimum 6.5 sq. ft. of copy area, in lieu of a minimum 12 sq. ft. of copy area.
6. The following waivers from Orange County Code Section 31.5 which are applicable to Master Sign Plan (MSP) Lot 6 only:
  - a. From Code Section 31.5-168(f) to allow a wall sign to extend 36" from the face of the wall on which it is erected, in lieu of a maximum extension of 12" from the wall on which it is erected;
  - b. From Code Section 31.5-167(f) to allow two (2) pole signs, (erected on a tenant lot without the proper permit) to remain; in lieu of the requirement limiting the maximum number of pole signs to one (1) per parcel;
  - c. From Code Section 31.5-167(c) to allow for a minimum pole sign setback of 15' from the right-of-way and 8' from a side property line; in lieu of the minimum pole sign setback of 150' from the right-of way and 20' from the side property line; and
  - d. From Code Section 31.5-167(g) to allow the minimum spacing of pole signs on a single parcel to be 100', in lieu of the minimum pole sign spacing of 200' on a single parcel.
7. The following waivers from Orange County Code Section 31.5 which are applicable to Master Sign Plan (MSP) Lot 7 only:
  - a. From Code Section 31.5-168(b) to allow multiple wall signs per building face for a single tenant, in lieu of a maximum of one (1) wall sign per building face for a single tenant; and
  - b. From Code Section 31.5-172(a) to allow for an additional 3.79 sq. ft. of copy area for any directional sign and a total of 9.79 sq. ft of copy area; in lieu of the maximum allowable copy area of 6 sq. ft. for any directional sign.
8. The following waivers from Orange County Code Section 31.5 which are applicable to Master Sign Plan (MSP) Lot 8 only:

- a. From Code Section 31.5-163(a)(2) to allow a tenant an additional 83.58 sq. ft. of wall sign copy area and a total of 231.58 sq. ft. of wall sign copy area; in lieu of the maximum allowable wall sign copy area of 148 sq. ft.;
  - b. From Code Section 31.5-168(b) to allow two (2) wall signs per building face for a single tenant, in lieu of a maximum of one (1) wall sign per building face; and
  - c. From Code Section 31.5-172(a) to allow an additional 3.79 sq. ft. of copy area for any directional sign and a total of 9.79 sq. ft. of copy area, in lieu of the maximum allowable copy area of 6 sq. ft. for any directional sign.
9. The following waivers from Orange County Code Section 31.5 which are applicable to Master Sign Plan (MSP) Lot 9 only:
- a. From Code Section 31.5-163(a)(2) to allow a tenant an additional 67.5 sq. ft. of wall sign copy area and a total of 88.5 sq. ft. of copy area, in lieu of the maximum allowable copy area of 21 sq. ft.;
  - b. From Code Section 31.5-163(a)(2) to allow a tenant an additional 8.66 sq. ft. of wall sign copy area and a total of 38.16 sq. ft. of copy area, in lieu of the maximum allowable copy area of 29.50 sq. ft.;
  - c. From Code Section 31.5-168(b) to allow two (2) wall signs per building face for a single tenant, in lieu of a maximum of one (1) wall sign per building face for a single tenant; and
  - d. From Code Section 31.5-67(i) to allow individual tenant panels on a multi-tenant sign to contain a minimum six (6) sq. ft. of copy area, in lieu of a minimum 12 sq. ft. of copy area.
10. The following waivers from Orange County Code Section 31.5 which are applicable to Master Sign Plan (MSP) Lot 10 only:
- a. From Code Section 31.5-163(a)(2) to allow an additional 68.18 sq. ft. of copy area and a total of 173.18 sq. ft. of copy area, in lieu of the maximum allowable copy area of 105 sq. ft.;
  - b. From Code Section 31.5-168(b) to allow two (2) wall signs on the west elevation, in lieu of a maximum of one (1) wall sign per building face for a single tenant or per store front for a multi-tenant site;

- c. From Code Section 31.5-166(d) to allow for four (4) ground-monument signs within the subject parcel, in lieu of the allowance for only two (2) ground-monument signs within the subject parcel;
- d. From Code Section 31.5-166(d) to allow for two (2) ground-monument signs within 100 ft. of each other within the subject parcel; in lieu of the requirement that any two (2) ground-monument signs within a parcel be separated by a distance of not less than 100 ft.;
- e. From Code Section 31.5-166(a) to allow ground sign "RM-4" (as depicted on the Master Sign Plan) to have a maximum copy area of 94 sq. ft, in lieu of a maximum copy area of 60 sq. ft.;
- f. From Code Section 31.5-166(a) to allow a maximum ground sign copy area of 240.43 sq. ft., in lieu of a maximum ground sign copy area of 120 sq. ft.;
- g. From Code Section 31.5-172(a) to allow an additional 3.8 sq. ft. of copy area for any directional sign and a total of 9.8 sq. ft of copy area; in lieu of the maximum allowable copy area of 6 sq. ft. for any directional sign;
- h. From Code Section 31.5-167(a) to allow for a maximum allowable copy area of 222 sq. ft. within an existing pole sign, in lieu of a maximum allowable copy area of 100 sq. ft.;
- i. From Code Section 31.5-167(b) to allow an existing pole sign with a height of fifty-two (52) feet to remain, in lieu of the maximum pole sign height of thirty (30) feet;
- j. From Code Section 31.5-167(c) to allow for an existing pole sign with a setback of 20' from the right-of-way to remain, in lieu of the requirement for a minimum pole sign setback of 150' from the right-of way; and
- k. From Code Section 31.5-172(a) to allow for a maximum of two (2) directional signs with a maximum copy area of eight (8) sq. ft. each; in lieu of a maximum of one (1) directional sign with a maximum copy area of six (6) sq. ft.

**Material Provided:**

- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and

(2) Location map (*to be mailed to property owners*).

**Special Instructions to the Clerk:**

Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

c: Chris R. Testerman, AICP, Assistant County Administrator  
Jon V. Weiss, Director, Community Environmental Development Services  
Department

## Property Legal Description:

### Wyndham Orlando Resort and Shops Planned Development (PD) Case # LUP-13-09-227

#### PARCEL 1 – WALGREEN'S:

That part of Section 36, Township 23 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of Block "B", PLAZA INTERNATIONAL UNIT EIGHT, according to the plat thereof as recorded in Plat Book 14, Page 138, of the Public Records of Orange County, Florida; thence N00°13'45"W along the East right-of-way line of International Drive, PLAZA INTERNATIONAL UNIT ONE, according to the plat thereof as recorded in Plat Book 8, Pages 148 and 149, of said Public Records, 466.67 feet to the Northeast corner of said PLAZA INTERNATIONAL UNIT ONE; thence N00°11'48"W along the East right-of-way line of International Drive as described in Official Records Book 2746, Page 165, of said Public Records, 376.03 feet to the point of curvature of a curve concave Easterly having a radius of 1243.82 feet and a chord bearing of N03°56'25"E; thence Northerly along the East right-of-way line of International Drive as described in Official Records Book 3281, Page 929, of said Public Records and the arc of said curve through a central angle of 08°16'27" for a distance of 179.62 feet to the point of reverse curvature of a curve concave Westerly having a radius of 1253.82 feet and a chord bearing of N04°19'35"E; thence Northerly along said East right-of-way line and the arc of said curve through a central angle of 07°30'08" for a distance of 164.17 feet to a non-tangent line; thence N36°15'24"E along the South right-of-way line of State Road 482 (Sand Lake Road) as described in Official Records Book 10237, Page 2621, of said Public Records, 48.25 feet; thence N87°41'36"E along the South right-of-way line of State Road 482 (Sand Lake Road) as described in Official Records Book 580, Page 315, of said Public Records, 20.01 feet to the POINT OF BEGINNING; thence departing said South right-of-way line run S45°21'50"W, 42.27 feet to the point of curvature of a curve concave Westerly having a radius of 1724.00 feet and a chord bearing of S04°14'18"W; thence Southerly along the arc of said curve through a central angle of 06°19'12" for a distance of 190.17 feet to the point of reverse curvature of a curve concave Easterly having a radius of 1226.00 feet and a chord bearing of S06°26'08"W; thence Southerly along the arc of said curve through a central angle of 01°55'31" for a distance of 41.20 feet to a non-tangent line; thence N90°00'00"E, 244.09 feet; thence N00°00'00"W, 228.24 feet; thence N87°41'36"E, 109.11 feet to a point on a non-tangent curve concave Westerly having a radius of 75.00 feet and a chord bearing of N06°01'09"E; thence Northerly along the arc of said curve through a central angle of 12°02'19" for a distance of 15.76 feet to the point of tangency; thence N00°00'00"E, 17.47 feet to the South right-of-way line of State Road 482 (Sand Lake Road) as described in Official Records Book 10237, Page 2621, of said Public Records; thence N88°26'48"W along said South right-of-way line, 30.71 feet; thence N01°33'12"E along said South right-of-way line, 3.00 feet; thence N88°26'48"W along said South right-of-way line, 25.31 feet; thence S87°41'36"W along the South right-of-way line of State Road 482 (Sand Lake Road) as described in Official Records Book 580, Page 315, of said Public Records, 250.30 feet to the POINT OF BEGINNING.

Containing 1.489 acres more or less and being subject to any restrictions, rights-of-way and easements of record.

#### PARCEL 2 - WAWA:

That part of Section 36, Township 23 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of Block "B", PLAZA INTERNATIONAL UNIT EIGHT, according to the plat thereof as recorded in Plat Book 14, Page 138, of the Public Records of Orange County, Florida; thence N00°13'45"W along the East right-of-way line of International Drive, PLAZA INTERNATIONAL UNIT ONE, according to the plat thereof as recorded in Plat Book 8, Pages 148 and 149, of said Public Records, 466.67 feet to the Northeast corner of said PLAZA INTERNATIONAL UNIT ONE; thence N00°11'48"W along the East right-of-way line of International Drive as described in Official Records Book 2746, Page 165, of said Public Records, 376.03 feet to the point of curvature of a curve concave Easterly having a radius of 1243.82 feet and a chord bearing of N03°56'25"E; thence Northerly along the East right-of-way line of International Drive as described in Official Records Book 3281, Page 929, of said



Public Records and the arc of said curve through a central angle of 08°16'27" for a distance of 179.62 feet to the point of reverse curvature of a curve concave Westerly having a radius of 1253.82 feet and a chord bearing of N04°19'35"E; thence Northerly along said East right-of-way line and the arc of said curve through a central angle of 07°30'08" for a distance of 164.17 feet to a non-tangent line; thence N36°15'24"E along the South right-of-way line of State Road 482 (Sand Lake Road) as described in Official Records Book 10237, Page 2621, of said Public Records, 48.25 feet; thence N87°41'36"E along the South right-of-way line of State Road 482 (Sand Lake Road) as described in Official Records Book 580, Page 315, of said Public Records, 270.31 feet; thence run along the South right-of-way line of State Road 482 (Sand Lake Road) as described in Official Records Book 10237, Page 2621, of said Public Records the following eight (8) courses: S88°26'48"E, 25.31 feet; thence S01°33'12"W, 3.00 feet; thence S88°26'48"E, 48.88 feet; thence N01°33'12"E, 3.00 feet; thence S88°26'48"E, 128.93 feet; thence N89°33'29"E, 350.41 feet to a point on a non-tangent curve concave Northerly having a radius of 3863.00 feet and a chord bearing of N87°25'25"E; thence Easterly along the arc of said curve through a central angle of 02°03'08" for a distance of 138.37 feet to a non-tangent line; thence N86°07'48"E, 87.76 feet; thence N89°33'29"E along the South right-of-way line of State Road 482 (Sand Lake Road) as described in Official Records Book 186, Page 578, of said Public Records, 41.83 feet to the POINT OF BEGINNING; thence departing said South right-of-way line, run S00°00'00"W, 103.10 feet; thence S42°02'00"E, 153.82 feet; thence N90°00'00"E, 269.61 feet; thence S67°17'21"E, 13.56 feet to a point on a non-tangent curve concave Easterly having a radius of 3774.84 feet and a chord bearing of N10°57'31"E; thence Northerly along the arc of said curve through a central angle of 03°10'38" for a distance of 209.33 feet to a non-tangent line; thence N32°27'22"W, 14.83 feet to the South right-of-way line of State Road 482 (Sand Lake Road) as described in Official Records Book 10237, Page 2621, of said Public Records; thence N44°57'34"W along said South right-of-way line, 10.30 feet; thence S89°40'15"W along the aforesaid South right-of-way line of State Road 482 (Sand Lake Road) as described in Official Records Book 186, Page 578, of said Public Records, 233.45 feet; thence S89°33'29"W, along said South right-of-way line, 176.22 feet to the POINT OF BEGINNING. Containing 1.904 acres more or less and being subject to any restrictions, rights-of-way and easements of record

#### PARCEL 3 – RETAIL:

That part of Section 36, Township 23 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of Block B, PLAZA INTERNATIONAL UNIT EIGHT, according to the plat thereof, as recorded in Plat Book 14, Page 138, of the Public Records of Orange County, Florida, and run N89°18'44"E along the North line of said Block B, 18.75 feet to the POINT OF BEGINNING; thence departing said North line, run N00°12'12"W, 843.35 feet to the point of curvature of a curve concave Easterly having a radius of 1226.00 feet and a chord bearing of N02°38'06"E; thence Northerly along the arc of said curve through a central angle of 05°40'35" for a distance of 121.46 feet to a non-tangent line; thence N90°00'00"E, 244.09 feet; thence N00°00'00"W, 228.24 feet; thence N87°41'36"E, 109.11 feet to a point on a non-tangent curve concave Westerly having a radius of 75.00 feet and a chord bearing of S22°30'48"W; thence Southerly along the arc of said curve through a central angle of 20°56'58" for a distance of 27.42 feet to a point of reverse curvature of a curve concave Easterly, having a radius of 65.00 feet and a chord bearing of S16°29'39"W; thence Southerly along the arc of said curve through a central angle of 32°59'17" for a distance of 37.42 feet to the point of tangency; thence S00°00'00"W, 287.22 feet; thence S90°00'00"E, 125.48 feet; thence S00°00'00"W, 522.29 feet; thence S12°59'24"E, 48.63 feet; thence S00°00'00"W, 274.13 feet; thence S89°18'44"W along the aforesaid North line of Block B, 471.22 feet to the POINT OF BEGINNING.

Containing 10.416 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

#### PARCEL 4 - HOTEL:

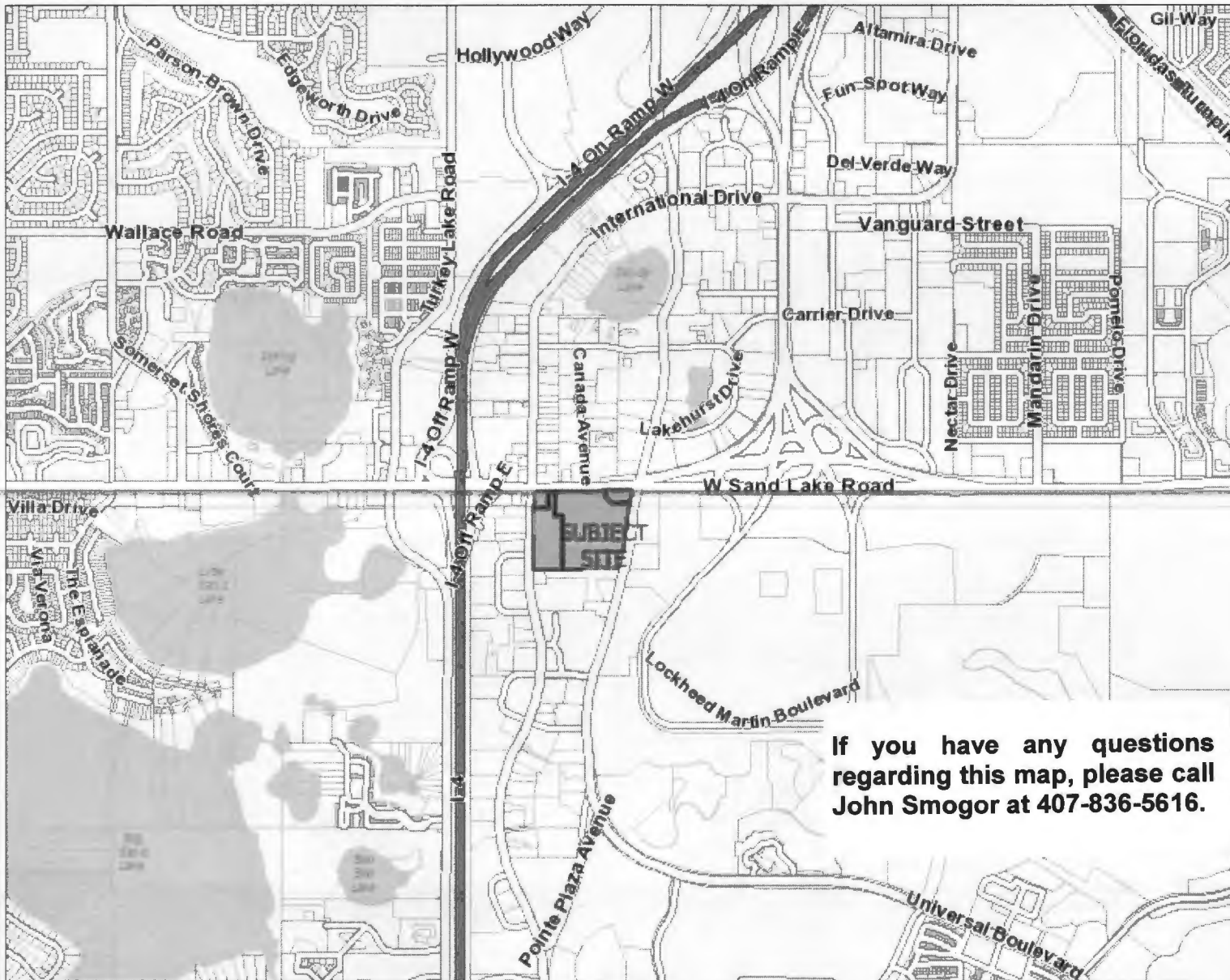
That part of Section 36, Township 23 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of Block B, PLAZA INTERNATIONAL UNIT EIGHT, according to the plat thereof, as recorded in Plat Book 14, Page 138, of the Public Records of Orange County, Florida, and run N89°18'44"E along the North line of said Block B, 489.97 feet to the POINT OF BEGINNING; thence

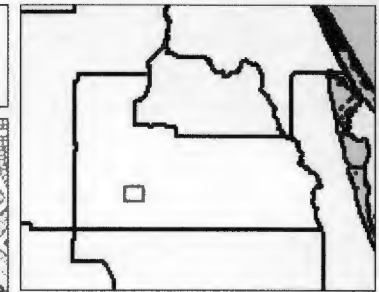
continue N89°18'44"E along said line, 831.43 feet to a point on the East line of the Northwest 1/4 of said Section 36; thence N89°22'25"E along said North line of said Block B and the North line of Republic Drive (now Universal Boulevard), according to said plat of PLAZA INTERNATIONAL UNIT EIGHT, 52.45 feet; thence departing said line run N13°07'01"E, 130.96 feet to the point of curvature of a curve concave Westerly having a radius of 3546.77 feet and a chord bearing of N08°40'42"E; thence Northerly along the arc of said curve through a central angle of 08°52'38" for a distance of 549.53 feet to a point of reverse curvature of a curve concave Easterly having a radius of 3774.84 feet and a chord bearing of N06°48'17"E; thence Northerly along the arc of said curve through a central angle of 05°07'49" for a distance of 338.00 feet to a point on a non-tangent line; thence N67°17'21"W, 13.56 feet; thence N90°00'00"W, 269.61 feet; thence N42°02'00"W, 153.82 feet; thence N00°00'00"E, 103.10 feet to a point on the South right-of-way line of State Road 482 (Sand Lake Road) as described in Official Records Book 186, Page 578, of said Public Records; thence S89°33'29"W along said right-of-way line, 41.83 feet; thence S86°07'48"W along the South right-of-way line of State Road 482 (Sand Lake Road) as described in Official Records Book 10237, Page 2621, of said Public Records, 87.76 feet to a point on a non-tangent curve concave Northerly having a radius of 3863.00 feet and a chord bearing of S87°25'25"W; thence Westerly along the arc of said curve and said South right-of-way line through a central angle of 02°03'08" for a distance of 138.37 feet to a point on a non-tangent line; thence S89°33'29"W along said South right-of-way line, 350.41 feet; thence N88°26'48"W along said South right-of-way line, 128.93 feet; thence S01°33'12"W along said South right-of-way line, 3.00 feet; thence N88°26'48"W along said South right-of-way line, 18.17 feet; thence departing said right-of-way line run S00°00'00"W, 17.47 feet to the point of curvature of a curve concave Westerly having a radius of 75.00 feet and a chord bearing of S16°29'39"W; thence Southerly along the arc of said curve through a central angle of 32°59'17" for a distance of 43.18 feet to a point of reverse curvature of a curve concave Easterly having a radius of 65.00 feet and a chord bearing of S16°29'39"W; thence Southerly along the arc of said curve through a central angle of 32°59'17" for a distance of 37.42 feet to the point of tangency; thence S00°00'00"W, 287.22 feet; thence S90°00'00"E, 125.48 feet; thence S00°00'00"W, 522.29 feet; thence S12°59'24"E, 48.63 feet; thence S00°00'00"W, 274.13 feet to the POINT OF BEGINNING.

Containing 27.185 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

# Wyndham Resort & Shops PD - LOCATION MAP



**If you have any questions regarding this map, please call John Smogor at 407-836-5616.**



## Legend

- Major Streets Labels
- Streets (1 - 32,000) Labels
- Route Shields for Primary Road
- I 4
- SR 50
- TOLL 408
- TOLL 414
- TOLL 417
- TOLL 429
- TOLL 528
- TURNPIKE
- US 17-92
- US 441
- Limited Access Roads
  - Tolled Facility
  - I-4
- Major Streets
  - Limited Access
  - Major
  - Minor
  - No Access
- Parcels
- Florida Counties
  - <all other values> ORANGE
  - Coastal Waters
- County Boundary
- Water Bodies
  - Major Water Bodies
  - Orange County Topography
  - Dark Road 1

1:27,841



0.9 0 0.44 0.9 Miles

## Notes