



**Interoffice Memorandum**

Received on March 29, 2024

Deadline: April 9, 2024

Publish: April 14, 2024

March 29, 2024

**TO:** Jennifer Lara Klimetz, Assistant Manager,  
Clerk of the Board of County Commissioners,  
County Comptroller's Office

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

**FROM:** Nicolas Thalmueller, AICP, Planning Administrator  
Planning Division, DRC Office

**CONTACT PERSON:** **Rebecca Bowden** *Rebecca Bowden*  
**Assistant Project Manager**  
**Planning Division 407-836-5619**  
[Rebecca.Bowden@ocfl.net](mailto:Rebecca.Bowden@ocfl.net)

**SUBJECT:** Request for Board of County Commissioners  
Public Hearing

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**Project Name:** Hamlin Southwest Planned Development (PD)  
Case # CDR-23-03-118

**Type of Hearing:** Land Use Plan / Planned Development

**Applicant(s):** Kendell Keith  
Oak Hill Planning Studio, LLC  
3674 Lower Park Road  
Orlando, Florida 32814

**Commission District:** 1

**General Location:** North of Porter Road / West of State Road 429

**Parcel ID #(s)** 20-23-27-2700-00-001, 19-23-27-5840-12-110,  
20-23-27-2710-02-000 (affected parcels)

**Size / Acreage:** 77.83 gross acres (overall PD)

BCC Public Hearing  
Required by:

Orange County Code, Chapter 30

Clerk's Advertising  
Requirements:

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices 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:

Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

**Advertising Language:**

A PD substantial change to add a Master Sign Plan to the PD-UNP.

The following waivers from Orange County Code are being requested:

1. A waiver from Section 31.5-194(3)(c) to allow an internally illuminated Community Identification Sign in lieu of an externally illuminated sign.
2. A waiver from Section 31.5-194(3)(a) to allow the Community Identification Sign to be located as shown on the Master Sign Plan in lieu of the requirement to be located at an entry point.
3. A waiver from Section 31.5-15(a)(2) to allow a maximum of 2.625 sq. ft. of copy area per each lineal feet of building frontage for signs erected on buildings having up to two hundred (200) lineal feet of building frontage, in lieu of 1.5 sq. ft. of copy area per lineal foot.

**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*)

***Special Instructions to Clerk (if any):***

Please schedule this public hearing for **May 7, 2024**. 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.

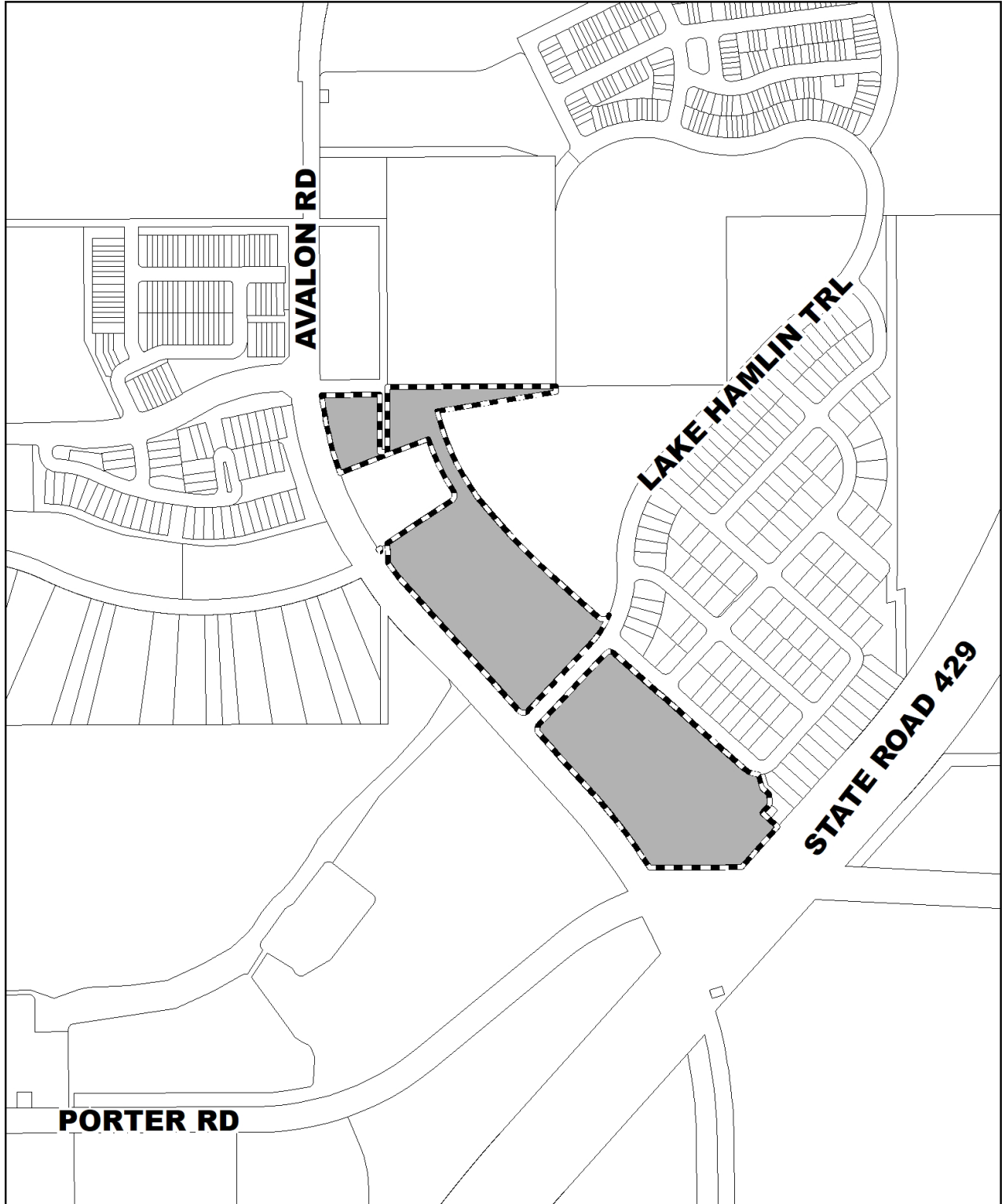
Please notify Lisette Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

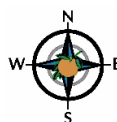
For questions regarding this map,  
please contact the Planning Division at  
407-836-5600.

### Location Map


**CDR-23-03-118**



 Subject Property



0 450 900  
Feet



**1. Land Use and Property Data**

Parcel No.	Acres	Current Zoning	Proposed Zoning	Use	Value	Area	Value	Area	Value	Area	Value	Area
UR-5	55.13	UR-5	UR-5	Residential	1,200,000	55.13	1,200,000	55.13	1,200,000	55.13	1,200,000	55.13
CCM-10b	22.70	CCM-10b	CCM-10b	Commercial	4,500,000	22.70	4,500,000	22.70	4,500,000	22.70	4,500,000	22.70

**2. School Demand**

School Type	Capacity	Current Enroll	Proposed Enroll	Student Population
All	417	332	332	65

**3. Environmental Assessment**

Category	Score	Impact
Visual	1.0	Low
Acoustic	1.0	Low
Air Quality	1.0	Low
Water Quality	1.0	Low
Soil	1.0	Low
Seismicity	1.0	Low
Historic Resources	1.0	Low
Cultural Resources	1.0	Low
Biological Resources	1.0	Low
Archaeology	1.0	Low
Geology	1.0	Low
Public Utilities	1.0	Low
Transportation	1.0	Low
Energy	1.0	Low
Climate Change	1.0	Low
Other	1.0	Low

**4. Land Use and Property Data Notes**

1. Developable Area is the sum of Gross Acreage APF and Potential Conservation Area (PACA), including all natural buffer areas. It may include any proposed or existing PAPA or PAPA. All conservation areas shall be defined in Chapter 15 of the Orange County Code and their related sections shall be designated as conservation areas or non-developable areas according to the applicable sections of 15.00000.
2. Estimated Storm Water Management Area, by APF, PAPA, riparian area and riparian area, shall be used to determine the storm water management plan. The storm water management plan shall be prepared in accordance with the Orange County Code.
3. Non-Developable Areas are the sum of Developable Area and Potential Conservation Area (PACA). The total area of the site shall be 77.83 acres. The total area of the site shall be 77.83 acres. The total area of the site shall be 77.83 acres.
4. The site is located in the unincorporated area of Orange County, Florida. The site is located in the unincorporated area of Orange County, Florida. The site is located in the unincorporated area of Orange County, Florida.
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**5. Trip Generation**

**Table 1: Trip Generation Matrix - Two Way PM Peak Hour Trips**

Land Use	From					
	Single Family	Apartment	Townhouse	Retail	General Office	Industrial
Single Family	1,000	1,000	1,000	1,000	1,000	1,000
Apartment	1,000	1,000	1,000	1,000	1,000	1,000
Townhouse	1,000	1,000	1,000	1,000	1,000	1,000
Retail	1,000	1,000	1,000	1,000	1,000	1,000
Office	1,000	1,000	1,000	1,000	1,000	1,000
Hotel	1,000	1,000	1,000	1,000	1,000	1,000
Industrial	1,000	1,000	1,000	1,000	1,000	1,000
Hospital	1,000	1,000	1,000	1,000	1,000	1,000
Community College	1,000	1,000	1,000	1,000	1,000	1,000

**Table 2: Example Application of Trip Generation Matrix**

Land Use	Size	Units	PM Peak Hour Trips Per Hour	PM Peak Hour Trip Rate	Notes
Single Family	1	100	1.00	100	ITE Trip Generation, 8 <sup>th</sup> ed.
Apartment	1	100	0.62	62	ITE Trip Generation, 8 <sup>th</sup> ed.
Townhouse	1	100	0.52	52	ITE Trip Generation, 8 <sup>th</sup> ed.
Retail	1,000	1	3.75	3,750	ITE Trip Generation, 8 <sup>th</sup> ed.
Office	1,000	1	1.49	1,490	ITE Trip Generation, 8 <sup>th</sup> ed.
Hotel	1	100	0.20	20	ITE Trip Generation, 8 <sup>th</sup> ed.
Industrial	1,000	1	0.32	320	ITE Trip Generation, 8 <sup>th</sup> ed.
Hospital	1,000	1	1.14	1,140	ITE Trip Generation, 8 <sup>th</sup> ed.
Community College	1,000	1	2.54	2,540	ITE Trip Generation, 8 <sup>th</sup> ed.

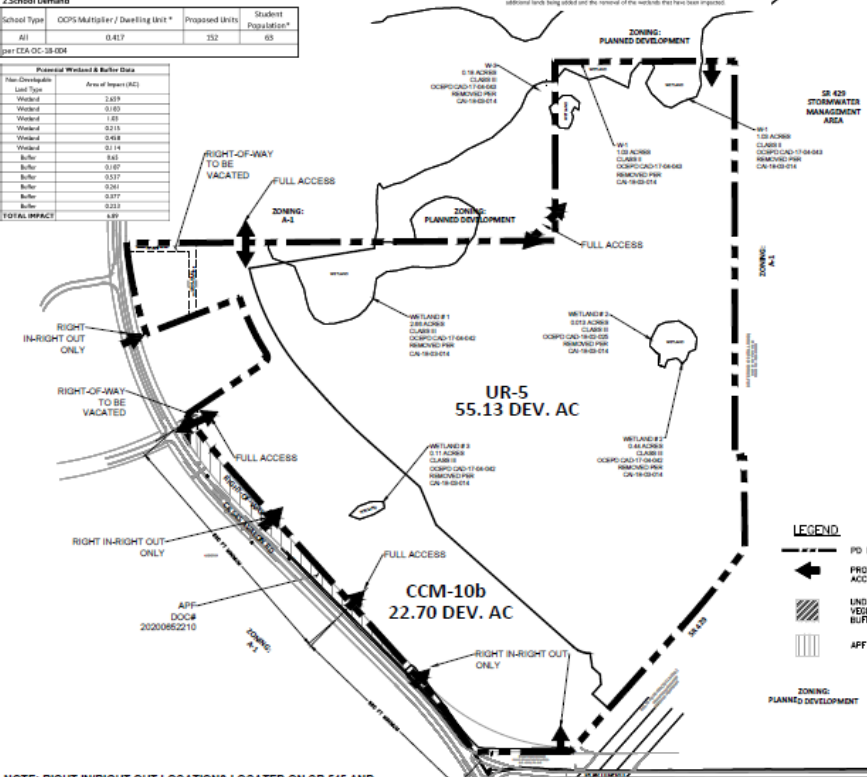
**Example Application of Trip Generation Matrix**  
 1) A 100-unit Single Family site is equivalent to 160 apartment units OR 27,000 of Retail site OR 67,500 of Office site  
 2) A 100-unit Hotel site is equivalent to 60 Single Family units OR 3,750 of Retail site OR 45,000 of Office site

**Note:** Project uses and density may be freely transferred throughout the PD. Specific land uses may be converted from one use to another based on trip generation using the trip generation matrix set forth within this PD.

**6. Residential Design Standards**

- Single Family:**
  - Single Family: Three (3) stories, four (4) ft. max. height.
  - Two (2) stories, four (4) ft. max. height.
  - Maximum height: Three (3) stories, four (4) ft. max. height.
  - Plan: Single (S) or Double (D) lot.
  - Maximum height: Three (3) stories, four (4) ft. max. height.
- Apartment:**
  - Apartment: Three (3) stories, four (4) ft. max. height.
  - Two (2) stories, four (4) ft. max. height.
  - Maximum height: Three (3) stories, four (4) ft. max. height.
  - Plan: Single (S) or Double (D) lot.
  - Maximum height: Three (3) stories, four (4) ft. max. height.
- Townhouse:**
  - Townhouse: Three (3) stories, four (4) ft. max. height.
  - Two (2) stories, four (4) ft. max. height.
  - Maximum height: Three (3) stories, four (4) ft. max. height.
  - Plan: Single (S) or Double (D) lot.
  - Maximum height: Three (3) stories, four (4) ft. max. height.

**Site Plan**



**NOTE: RIGHT IN/RIGHT OUT LOCATIONS LOCATED ON CR 545 AND PORTER RD TO BE DETERMINED AT CONSTRUCTION PLAN, HOWEVER ONLY ONE RIGHT IN/RIGHT OUT WILL BE PERMITTED BETWEEN TWO FULL ACCESS POINTS LOCATED AT A MINIMUM OF 660 FEET APART.**



DATE	DESCRIPTION
03/24/22	UPDATE LAND USE & APF TABLE
03/27/22	UPDATE APF TABLE
04/01/22	UPDATE

**HAMLIN SOUTHWEST PD**

**LAND USE PLAN**

DATE	DESCRIPTION
03/24/22	UPDATE LAND USE & APF TABLE
03/27/22	UPDATE APF TABLE
04/01/22	UPDATE

**NOTE: NO VERTICAL PERMITS SHALL BE ISSUED IN AN AREA ENCOMBERED BY A DRAINAGE EASEMENT DEDICATED TO ORANGE COUNTY OR TO THE PUBLIC USE OF THE PUBLIC.**