



Interoffice Memorandum

Continue public
hearing to
JUN 08 2021

DATE: April 29, 2021

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: **Eric Raasch, DRC Chairman**
Development Review Committee *gpr*
Planning Division
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

Applicant: Scott M. Gentry, Kelly, Collins & Gentry, Inc.

Case Information: Hamlin West Planned Development / Land Use
Plan (PD / LUP) – Case # CDR-20-10-297

Type of Hearing: Substantial Change

Commission District: #1

General Location: South of New Independence Parkway and east of
Avalon Road

**BCC Public Hearing
Required by:** Orange County Code, Chapter 38, Article VIII,
Division 1, Section 38-1207

**Clerk's Advertising
Requirements:**

The Planning Division will advertise and notice this hearing. Copies of the advertisement, affidavit, and notice will be provided to the Clerk's Office when available.

Spanish Contact Person:

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front Desk, 407-836-8181

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, 407-836-8181

Advertising Language:

A Change Determination Request (CDR) to reallocate 148 residential units from RW-4a to CCM-10; add townhomes as a residential unit type; convert 55 residential units to 9,141 square feet of non-residential uses on RW-4a; update the flex zone table to account for prior approvals; amend the overall PD acreage and legal description to match the most recent survey; update the required stormwater, APF, and net-developable acreages consistent with the updated survey acreage; update the APF table to account for the transfer of 10.55 acres of APF credits into the PD from the Hamlin PD. In addition, the applicant has requested the following waivers from Orange County Code:

1. A waiver from section 38-1390.55 (a)(2) to allow a fifteen (15) foot building separation, in lieu of twenty (20) feet.
2. A waiver from Section 38-1390.51 (table 4-1) to allow four (4) stories / fifty-five (55) feet maximum building height for attached townhome units, in lieu of forty-five (45) feet.
3. A waiver from section 38-1390.51 (table 4-1) to allow a seven (7) foot minimum and fifteen (15) foot maximum front setback, with steps allowed to encroach up to five (5) feet, for townhome units in lieu of a ten (10) foot build-to line.
4. A waiver from section 38-1387.1 (a)(3) to allow the minimum lot depth for townhomes to be sixty-five (65) feet, in lieu of one hundred (100) feet.
5. A waiver from section 38-1387.1 to allow a maximum lot coverage for townhomes of ninety (90) percent (The area of a front porch is not included in the calculation of lot coverage), in lieu of seventy-five (75) percent for

townhouse units. (The area of a front porch is not included in the calculation of lot coverage.)

Material Provided: N/A – The Planning Division will advertise and notice.

Special instructions to the Clerk:

Please place this request on the May 18, 2021 Board agenda. 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 note that the Planning Division will be responsible for both the advertisement and the public notice for this hearing.

Attachment (location map)

c: Chris R. Testerman, AICP, Deputy County Administrator
Jon V. Weiss, Director, Planning, Environmental, and Development Services
Department