




Interoffice Memorandum

DATE: April 30, 2021

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department 

CONTACT PERSON: **Eric Raasch, DRC Chairman
Development Review Committee
Planning Division
(407) 836-5523**

SUBJECT: May 18, 2021 – Public Hearing
Scott M. Gentry, Kelly, Collins & Gentry, Inc.
Hamlin West Planned Development
Case # CDR-20-10-297 / District 1
(Related to APF-21-02-042, APF-21-02-043, APF-21-02-044 –
Consent Items)

The Hamlin West Planned Development (PD) is located generally located north and south of New Independence Parkway and East of Avalon Road. The existing PD development program allows for 750 dwelling units, 689,432 square feet of non-residential uses, and 54 hotel rooms.

Through this PD substantial change, the applicant is seeking 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; and update the APF table to account for the transfer of 10.55 acres of APF credits into the PD from the Hamlin PD. Additionally, five waivers from Orange County Code related to building separations, building height, building setbacks, minimum lot depth, and lot coverage are associated with this request.

On April 28, 2021, the Development Review Committee (DRC) recommended approval of the request, subject to conditions. A community meeting was not required for this request.

Finally, the required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PD/LUP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Hamlin West Planned Development / Land Use Plan (PD/LUP) dated “Received March 31, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1

Attachments
JVW/EPR/nsw

CASE # CDR-20-10-297

Commission District: # 1

GENERAL INFORMATION

APPLICANT Scott M. Gentry, Kelly, Collins & Gentry, Inc.
OWNER Hamlin Retail Partners West, LLC
PROJECT NAME Hamlin West Planned Development
PARCEL ID NUMBER(S) 20-23-27-0000-00-027, 20-23-27-0000-00-007
20-23-27-0000-00-025, 20-23-27-0000-00-002
TRACT SIZE 166.35 gross acres
LOCATION Generally located north and south of New Independence Parkway
and East of Avalon Road

REQUEST A PD substantial change 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.

Applicant Justification: *In order to meet the proposed density this will allow flexibility to achieve this urban townhome development.*

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.

Applicant Justification: *Due to the unique architectural features we are requesting 55 feet maximum for building height. This will allow room to implement a unique townhome product that helps to enhance the urban nature of the project. This is also consistent with the village code Sec. 38-1387.1 (a)(4) for townhomes.*

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.

Applicant Justification: Due to the elevation change in the project some units will have high porches and some will have low porches. This flexibility is required to achieve the differentials in porch elevations.

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.

Applicant Justification: We are proposing a dense urban product which is four stories in height which allows the depth to be less than a typical lot depth, therefore allowing us to build this product.

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.)

Applicant Justification: Due to the density of the project and the taller four-story buildings the lots are smaller which causes the lot coverage to increase.

PUBLIC NOTIFICATION A notification area extending beyond five hundred (500) feet was used for this application [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Seven hundred seventy-one (771) notices were mailed to those property owners in the notification buffer area. A community meeting was not required for this application.

IMPACT ANALYSIS

Special Information

The Hamlin West PD was originally approved September 15, 2015 with a development program consisting of non-residential uses. Today, the PD is approved for a development program of 750 dwelling units, 689,432 square feet of non-residential uses, and 54 hotel rooms.

Through this PD Change Determination Request (CDR), the applicant is seeking 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; and update the APF table to account for the transfer of 10.55 acres of APF credits into the PD from the Hamlin PD. Additionally, five (5) waivers from Orange County Code related to building separations, building height, building setbacks, minimum lot depth, and lot coverage are associated with this request.

Land Use Compatibility

The proposed PD substantial change would not adversely impact any adjacent properties or result in an incompatible land use pattern.

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Village (V) indicating it is located within the Horizon West Special Planning Area. Furthermore, it is designated Retail/Wholesale District (R/W) and Corporate Campus Mixed Use District (CCM) on the Special Planning Area Land Use Map. The Hamlin West PD was approved in 2015 and includes residential and non-residential uses. The proposed Change Determination Request (CDR) is consistent with the designation and all applicable CP provisions; therefore, a CP amendment is not necessary.

Overlay Ordinance

The subject property is not located within an Overlay District.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

Environmental Protection Division (EPD) staff has reviewed the request, but did not identify any issues or concerns.

Transportation / Concurrency

A Road Network Agreement for New Independence Parkway and C.R. 545/Avalon Road ("Agreement") among Hamlin Retail Partners West, LLC; Carter-Orange 45 SR 429 Land Trust; Beth A. Wincey, individually; and Beth A. Wincey and N. Ann D. Wincey and M. Bea Deariso, as Co-Alternative Successor Trustees of the Milton W. Deariso Trust dated November 30, 1988 (collectively "Owners") and Orange County was approved by the BCC on 6/30/2016 and was recorded at Document #20160338700. Owners agree to design, engineer, permit and construct road improvements and convey any necessary right-of-way for the four-laning of New Independence Parkway from S.R. 429 to Avalon Road/C.R. 545. Owners further agrees to conduct all or a portion of a Preliminary Design Study for the four-laning of Avalon Road/C.R. 545 from McKinney Road to Schofield Road up to their proportionate share contribution which totals \$2,908,445.59. County agrees to provide a vested trip allocation in the amount of 2,315 trips in return for the improvements along with road impact fee credits for the amount of the proportionate share payment. Should the Owners elect to construct additional improvements the parties shall re-negotiate or enter into a new Road Network Agreement.

On August 7, 2018 the Board of County Commissioners approved an Amended and Restated Road Network Agreement by and among Hamlin Retail Partners West, LLC; West Orange/Avalon Road Land, LLC; SLF IV/Boyd Horizon West JV, LLC; Independence Parkway Development, LLC and Orange County. The Amended and Restated Road Network Agreement provides for a fair share cost analysis of funds to be allocated to roadway improvements for New Independence Parkway and C.R. 545 (Avalon Road). The Scope of the Improvements is outlined according to available funding for design and construction. A Vested Trip Allocation table is included to allow for concurrency to be met through the completion of roadway improvements. Transportation Impact Fee Credits to be awarded based on County improved costs for design and construction. The Constructing Owner has the option to install road improvements in excess of their fair share amount and be awarded additional vested trips at a rate of \$6,758.11 per trip of the additional contribution amount up to a maximum of 500 additional trips and additional transportation impact fee credits in the amount of the additional work performed. Any additional improvements must be approved by Orange County.

Community Meeting Summary

A community meeting was not required for this request.

Schools

This currently has a development entitlements for 750 MF units and received a capacity determination in 2019 for those units (OC-19-80), which generates 211 students. The revised entitlement mix of 373 MF units and 322 TH units generates 211 students. As such, a new capacity determination is not required. The revised development program will be assessed at Concurrency review.

Parks and Recreation

Orange County Parks and Recreation staff reviewed the Change Determination Request but did not identify any issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (April 28, 2021)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Hamlin West Planned Development / Land Use Plan (PD/LUP), dated “March 31, 2021”, subject to the following conditions:

1. Development shall conform to the Hamlin West PD - UNP dated "Received March 31, 2021," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses.

densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received March 21, 2021," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may

be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. The project shall comply with the terms and conditions of that certain New Independence Parkway and C.R. 545/Avalon Road Agreement recorded at Document #20160338700, Public Records of Orange County, Florida, as may be amended.
7. No plat shall be approved for recording until any and all underlying condominiums of record as prescribed by Chapter 718, FS, have been terminated.
8. Prior to any plat recordation with in this Planned Development, the various properties contained with the bounds of any plat shall be reconfigured and deeds recorded in the public records of Orange County so as to not create divided interest in any lot or tract.
9. The following waivers from Orange County Code are Granted:
 - a. A waiver from section 38-1390.55 (a)(2) to allow a fifteen (15) foot building separation, in lieu of twenty (20) feet.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. 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.)
10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 14, 2020 shall apply:

- a. At least thirty (30) days prior to construction plan submittal, the applicant shall submit a Master Utility Plan (MUP) for the PD, including hydraulically dependent parcels outside the PD boundaries; such MUP shall include supporting calculations showing that the PD-level MUP is consistent with the approved MUP for the Town Center Village, or shall include an update to the Town Center Village MUP to incorporate any revisions. The MUP(s) must be approved prior to construction plan approval.

- b. The following waivers from Orange County Code are granted:
 1. A waiver from Section 24-5 to allow the setback and frontage zones of the framework streets or alternative frame work streets within the Town Center Code to provide the buffering and separation for residential uses from non-residential uses in the Retail Wholesale (RW) and Corporate Campus Mixed Use (CCM) districts as provided for in Sec. 38-1390.41 and 38-1390.51 of the Town Center Code, in lieu of applying Sec. 24-5 buffer yard requirements.
 2. A waiver from Section 38-1254(2)(d) to allow a minimum rear setback of forty (40) feet for nonresidential uses, in lieu of the required sixty (60) foot setback when adjacent to expressways.
 3. A waiver from Section 38-1258(a) to allow multi-family buildings to be located and meet the maximum allowable building height allowed in the Town Center Code within fifty (50) feet of any single-family residential lot, in lieu of multi-family buildings located within one hundred (100) feet of single-family zoned property, as measured from the property line of the proposed multi-family development to the nearest property line of the single-family zoned property, shall be restricted to a single story in height.
 4. A waiver from Section 38-1258(b) to allow one hundred (100) percent of multi-family buildings to be located and meet the maximum allowable building height allowed in the Town Center Code within fifty (50) feet of any single-family residential lot, in lieu of Multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property shall vary in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height.
 5. A waiver from Section 38-1258(c) to allow multi-family buildings to be located and meet the maximum allowable building height allowed in the Town Center Code within fifty (50) feet of any single-family residential lot, in lieu of multi-family buildings located within one hundred fifty (150) feet of single-family zoned property shall not exceed three (3) stories (forty (40) feet) in height.
 6. A waiver from Section 38-1258(d) to allow multi-family buildings to be located and meet the maximum allowable building height allowed in the Town Center Code within fifty (50) feet of any single-family residential lot, in lieu of multi-family buildings in excess of three (3) stories (forty (40) feet) in height may be permitted, subject to approval by the Board for County Commissioners

(BCC). The application for these buildings shall include justification for the requested height. A compatibility plan shall be submitted for approval, which includes greater setbacks and increased buffers to protect adjacent properties.

7. A waiver from Section 38-1258(e) to allow parking and other paved areas for multi-family development to be located to meet frontage standards of the Town Center Code and be at least ten (10) feet from any single-family property line. A ten (10) foot landscape buffer shall be provided consistent with Type D landscape buffer requirements, as set forth in Chapter 24 of the Orange County Code, in lieu of twenty-five (25) feet and a six-foot high masonry, brick, or block wall.
 8. A waiver from Section 38-1258(f) to allow parking and other paved areas for multi-family development to be located to meet frontage standards of the Town Center Code and be at least ten (10) feet from any single-family property line. A ten (10) foot landscape buffer shall be provided consistent with Type D landscape buffer requirements, as set forth in Chapter 24 of the Orange County Code, in lieu of a six foot high masonry, brick, or block wall shall be constructed whenever a multi-family development is located adjacent to single-family zoned property.
 9. A waiver from Section 38-1258(g) to allow a multi-family development to access and not be fenced along any right-of-way serving platted single-family residential development, in lieu of not allowing access to any right-of-way serving platted single-family residential development.
 10. A waiver from Section 38-1258(h) to allow a multi-family development to share recreation areas with other multi-family and single-family development in the Hamlin West PD and Hamlin Southwest PD when the combined recreational facilities meet the requirements of Sec. 38-1253, at time of PSP, MDP, or DP, are tracked on the subsequent PD change determination or amendment, and are provided prior to plat approval or certificate of occupancy for multi-family, in lieu of providing separate recreation areas within the multifamily development and located away from any single-family zoned property.
 11. A waiver from Section 38-1258(i) to allow for a multi-family development to access and not be fenced along any right-of-way serving platted single-family residential development, in lieu of not allowing access to any right-of-way serving platted single-family residential development.
 12. A waiver from Section 38-1272(a)(5) to allow a maximum height of seventy-five (75) feet permitted under the Town Center Code within one hundred (100) feet of any residential use, in lieu of a maximum height of thirty-five (35) feet within one hundred (100) feet of any residential use.
11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated July 19, 2016 shall apply:

- a. A current Level One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review and approval as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal.
 - b. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan / preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
12. Except as amended, modified, and/or superseded, the following previous BCC Conditions of Approval, dated September 15, 2015, shall apply:
- a. Tree removal / earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
 - b. Outside sales, storage, and display shall be prohibited.
 - c. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.
 - d. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
 - e. The developer shall obtain water, wastewater and reclaimed water service from Orange County Utilities.
 - f. The developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the project to accommodate the ultimate flows for the entire Town Center Village (SAP). Utilities infrastructure shall be built connecting to the buildout points of connection approved in the Master Utilities Plan (MUP).
 - g. Prior to construction plan approval, all property owners within the Town Center Village, excluding public entities, shall be required to sign an agreement between the parties addressing their proportionate share of funds for the costs of the offsite and onsite master utilities sized to Village requirements. Property owners

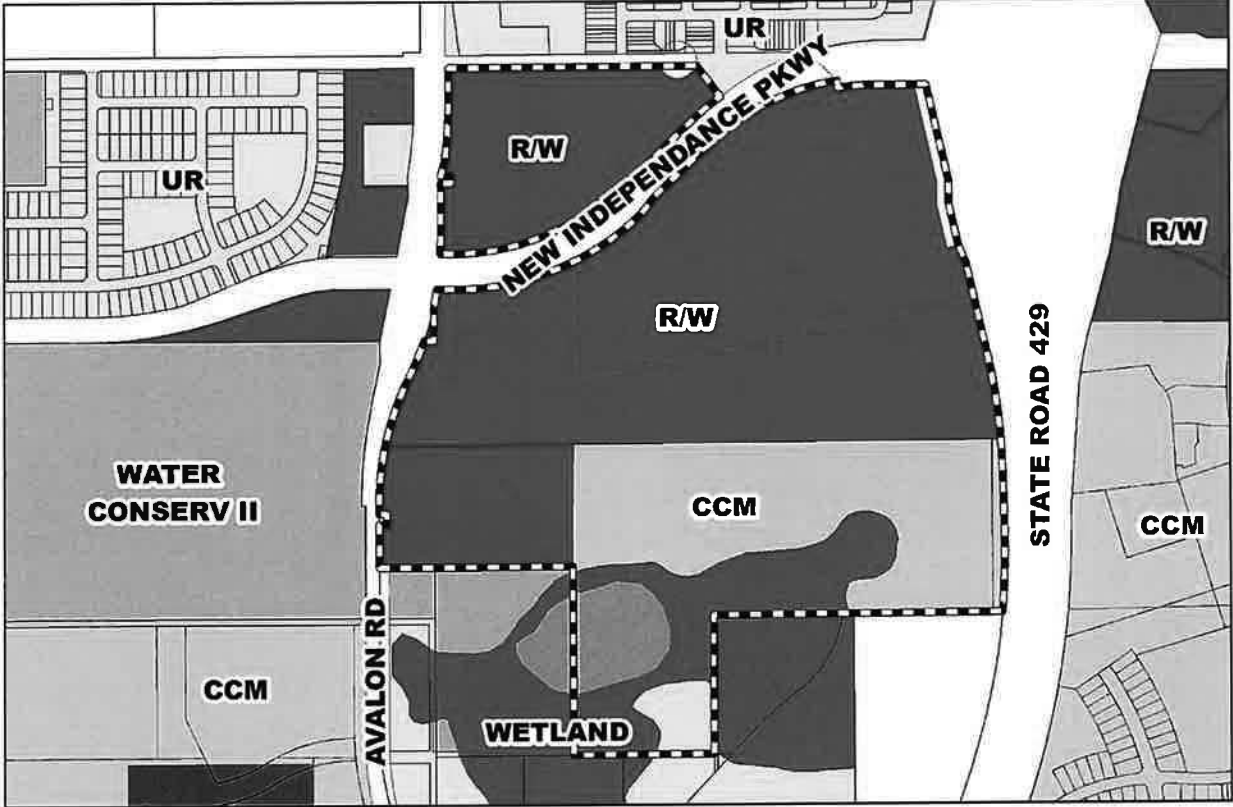
may elect to use alternate financing in lieu of the private proportionate cost share agreement provided master utilities sized for Village requirements are constructed.

- h. The proposed development is adjacent to an existing and permitted City of Orlando/Orange County Water Conserv II Rapid Infiltration Basin (RIB) site. The design and permitting (stormwater, etc.) for the proposed development shall take into account the groundwater mounding produced by the adjacent RIBs when loaded at full permitted capacity and during wet weather conditions. At the time of construction plan submittal, provide calculations and documentation certifying that the design complies with this condition.
- i. Interconnectivity to the property to the south shall be addressed during subsequent PSP/DP reviews.

PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION (January 14, 2020)

Upon a motion by Commissioner VanderLey, seconded by Commissioner Uribe, and carried by all present members voting AYE by voice vote, the Board made a finding of consistency with the Comprehensive Plan ; and approved the substantial change request to create a flex area in RW-4, RW-4a, and CCM-10, allocate 305 dwelling units from the Neighborhood 3 entitlements to the PD, convert 73,968 square feet of non-residential uses in RW-4 to 445 multi-family dwelling units and allocate them to CCM-10, add multi-family standards to the PD, correct the legal description, adjust access locations, allocate all fifty-four (54) hotel rooms to RW-4, and grant twelve (12) waivers from Orange County code.

CDR-20-10-297



Subject Property

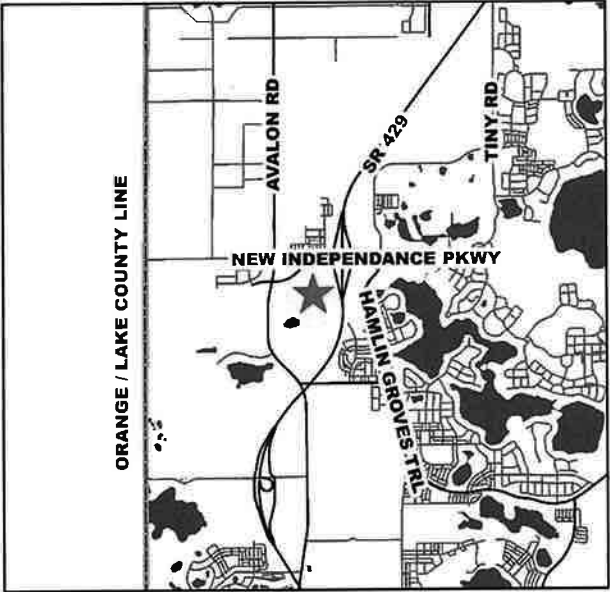


Subject Property

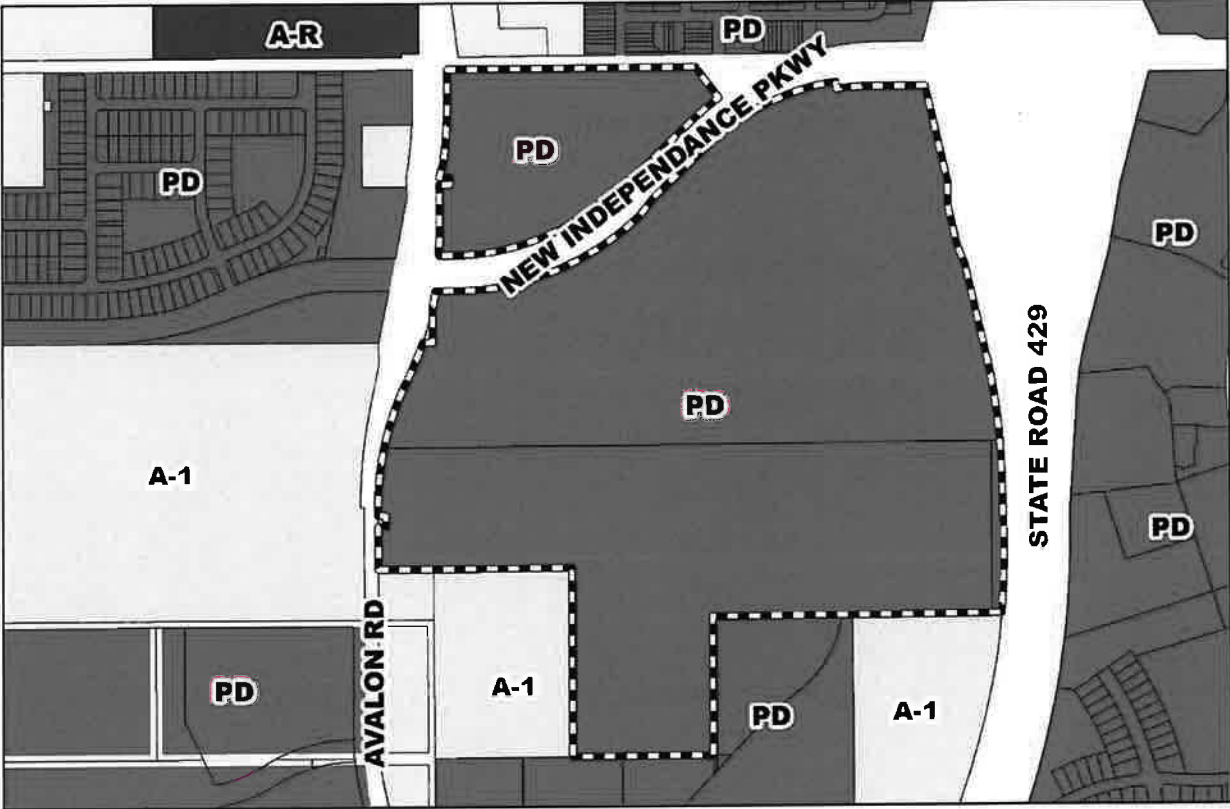
Future Land Use Map

FLUM: Village (V)
 APPLICANT: Scott M. Gentry;
 Kelly, Collins & Gentry, Inc.
 LOCATION: Generally located north and south of New
 Independence Parkway and east of Avalon
 Road.
 TRACT SIZE: 166.35 gross acres
 DISTRICT: # 1
 S/I/R: 20/23/27

1 inch = 750 feet



CDR-20-10-297



Subject Property



Subject Property

Zoning Map

ZONING: PD (Planned Development District)

APPLICANT: Scott M. Gentry;
 Kelly, Collins & Gentry, Inc.

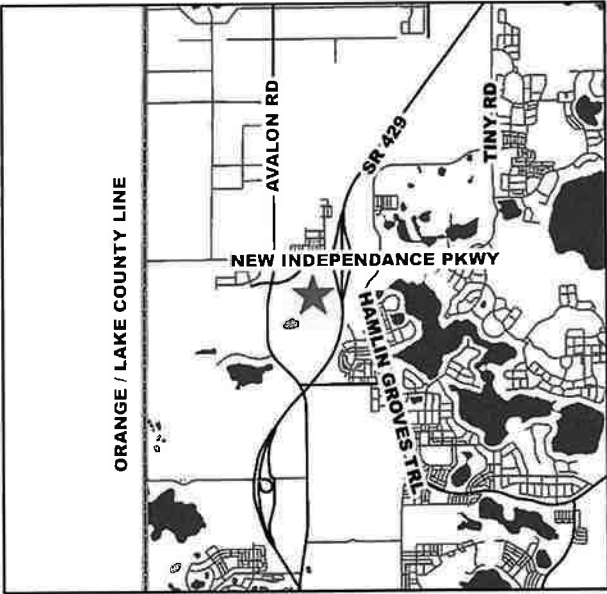
LOCATION: Generally located north and south of New Independence Parkway and east of Avalon Road.

TRACT SIZE: 166.35 gross acres

DISTRICT: # 1

S/T/R: 20/23/27

1 inch = 750 feet



Hamlin West PD / LUP (Cover Sheet)

NO.	DATE	COMMISSION REVIEWER
1	02/17/21	BOYD/BOYD
2	02/17/21	BOYD/BOYD
3	02/17/21	BOYD/BOYD
4	02/17/21	BOYD/BOYD
5	02/17/21	BOYD/BOYD
6	02/17/21	BOYD/BOYD
7	02/17/21	BOYD/BOYD
8	02/17/21	BOYD/BOYD
9	02/17/21	BOYD/BOYD

HAMLIN WEST PLANNED DEVELOPMENT/UNIFIED NEIGHBORHOOD PLAN/LAND USE PLAN ORANGE COUNTY, FLORIDA CASE# CDR-20-10-297 PARCEL ID: 20-23-27-0000-00-007, 20-23-27-0000-00-002, 20-23-27-0000-00-027, 20-23-27-0000-00-025, 19-23-27-0000-00-023, 19-23-27-0000-00-022



Owner:
 HAMLIN RETAIL PARTNERS WEST, LLC
 14422 S. Woodlands Way
 Suite 130
 Winter Garden, Florida 34787
 Phone: (407) 352-5858
 Fax: (407) 352-5843

PLANNER:
 SLEVIN/BOYD HORIZON WEST, N, LLC
 14422 S. Woodlands Way
 Suite 130
 Winter Garden, Florida 34787
 Phone: (407) 352-5858
 Fax: (407) 352-5843

Biologist:
 Bio-Tech Consulting Inc.
 E. Robinson St.
 Ocala, Florida
 Phone: (407) 884-5963
 Fax: (386) 873-8554

Surveyor:
 Allen & Company, Inc.
 16 East Plant St.
 Winter Garden, Florida 34787
 Phone: (407) 654-5355
 Fax: (407) 654-5355

Attorney:
 Shultz & Bowen, LLP
 100 South Orange Ave
 Suite 400
 Orlando, FL 32801
 Phone: (407) 835-8900
 Fax: (407) 849-7274

Engineer:
 KELLY, COLLINS, & GENTRY, INC.
 1700 North Orange Avenue
 Suite 400
 Orlando, Florida 32804
 Phone: (407) 888-7858

SHEET NO.	TITLE
1	COVER SHEET
2,3,4	SURVEY/LEGAL DESCRIPTION
5	FLOODPLAIN, SOILS & VEGETATION MAP
6	UNIFIED NEIGHBORHOOD PLAN/ LAND USE PLAN
7	PROJECT NOTES & CONDITIONS
8,9	CONDITIONS OF APPROVAL

KCG
 KELLY, COLLINS & GENTRY, INC.
 1700 NORTH ORANGE AVENUE
 SUITE 400
 ORLANDO, FLORIDA 32804
 PHONE: (407) 888-7858
 FAX: (407) 888-7482

AGMCI
 286 MATLAND AVENUE
 MATLAND, FLORIDA 32701
 PHONE: (407) 822-8084

BOYD
 DEVELOPMENT CORPORATION
 1722 S. 35TH STREET
 SUITE 200
 WINTER GARDEN, FLORIDA 32787
 PHONE: (407) 352-5858 FAX: (407) 352-5843

RECEIVED
 By DRC Office at 4:08 pm, Mar 31, 2021

REQUESTED WAIVERS

The following waivers are requested for the proposed development:

1. Waiver of the requirement to submit a site plan for the proposed development. The site plan is being submitted as part of the Unified Neighborhood Plan and Land Use Plan.

2. Waiver of the requirement to submit a site plan for the proposed development. The site plan is being submitted as part of the Unified Neighborhood Plan and Land Use Plan.

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LOCATION MAP

The location map shows the proposed development site in Hamlin West, Florida. The site is located on the east side of the project area, bounded by [unclear] and [unclear]. The map shows the surrounding roads, including [unclear] and [unclear], and the proposed development site. The site is shaded in black on the map.

APPROVED WAIVERS

The following waivers are approved for the proposed development:

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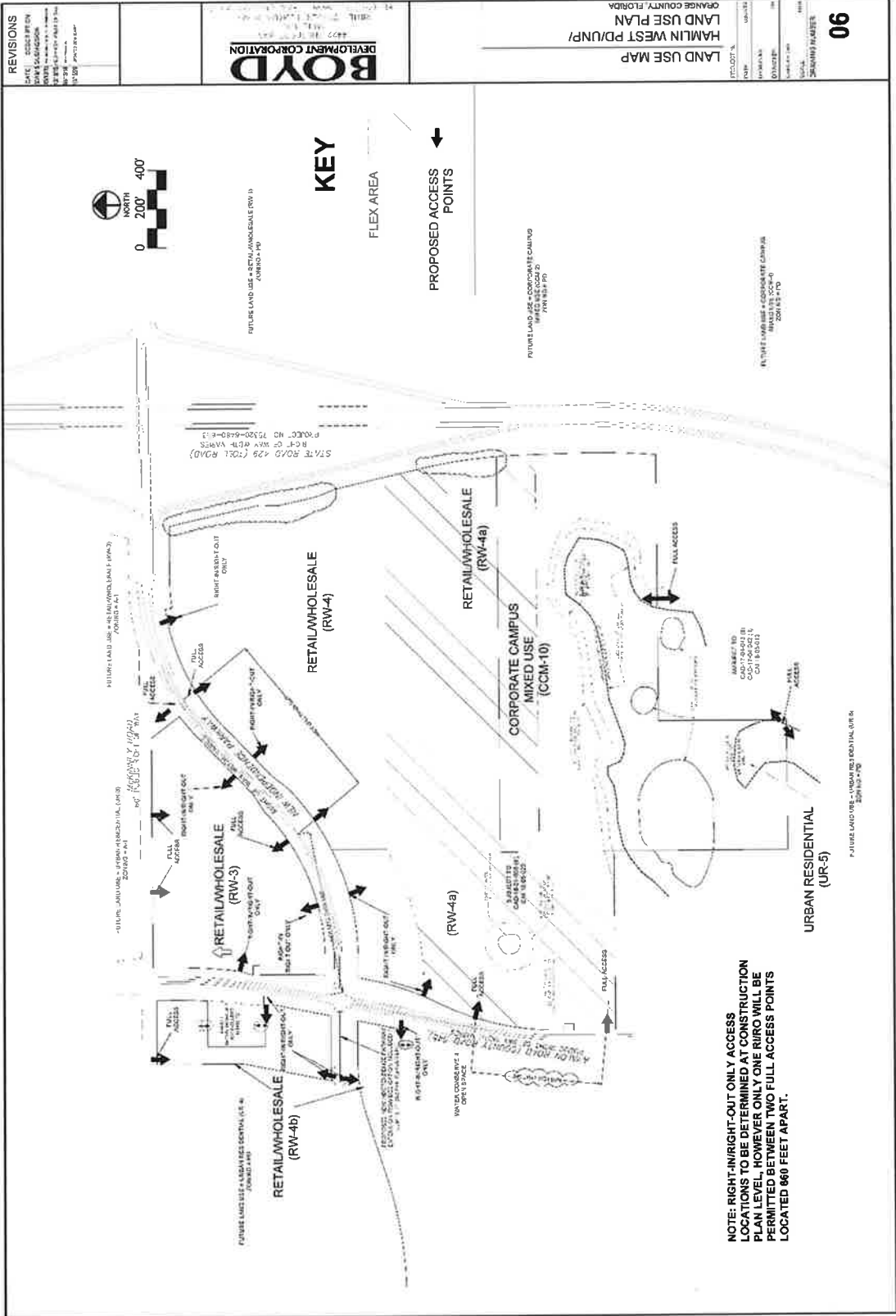
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Hamlin West PD / LUP



Hamlin West PD / LUP (Site Data)

PROJECT NOTES & CONDITIONS
 HAMLIN WEST PD/LUP/
 LAND USE PLAN
 ORANGE COUNTY, FLORIDA

BOYD DEVELOPMENT CORPORATION
 1722 SWEETGUM WAY
 SUITE 200
 ORANGE COUNTY, FLORIDA 32837
 (407)397-6988 - FAX (407)397-5843

07
 DRAWING NUMBER

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NOTES & CONDITIONS

1. ALL DISTANCES ARE TO BE MEASURED AS SHOWN ON THIS PLAN. ALL DIMENSIONS ARE TO BE MEASURED TO FACE UNLESS OTHERWISE NOTED.

2. THE PROPERTY LINES AND CORNERS ARE TO BE MARKED AS SHOWN ON THIS PLAN. ALL CORNERS ARE TO BE MARKED WITH CONCRETE SETS AS SHOWN ON THIS PLAN.

3. ALL UTILITIES ARE TO BE MARKED AS SHOWN ON THIS PLAN. ALL UTILITIES ARE TO BE DEEPENED AND REPAIRED AS SHOWN ON THIS PLAN.

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Notification Map

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