Public Hearings

July 30, 2024

Hancock Lone Palm North PSP-22-11-351 CAI-23-06-030 July 30, 2024



Hancock Lone Palm North Preliminary Subdivision Plan

Case: PSP-22-11-351

Applicant: Dave Schmitt, P.E., Dave Schmitt Engineering, Inc.

District: 4

Acreage: 18.05 gross acres

Location: Generally located south of East Colonial Drive, east of Hancock Lone Palm Road, west

of North Avalon Park Boulevard, and north of Waterford Chase Parkway.

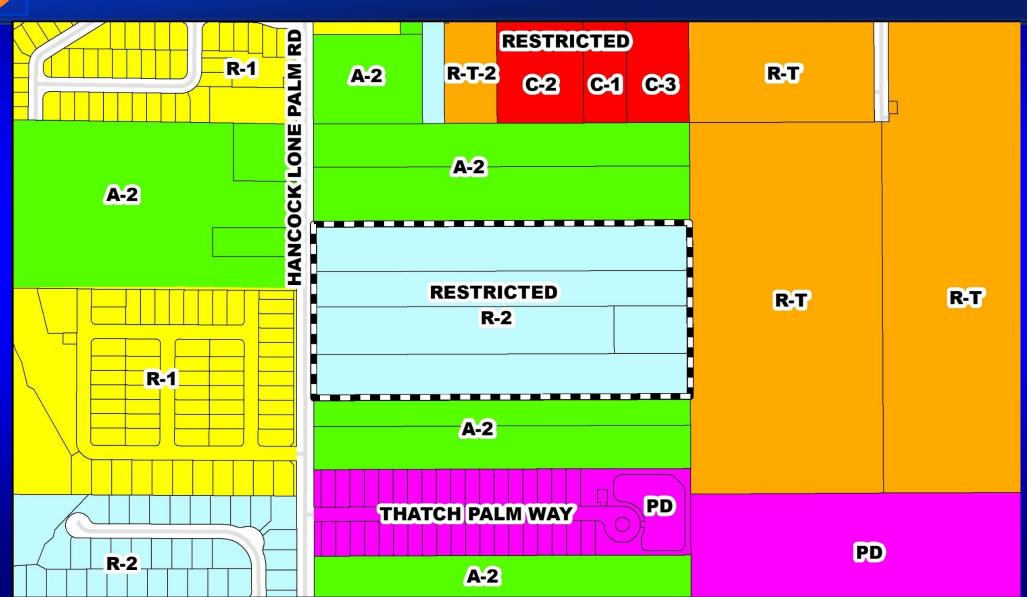
Request: To subdivide 18.05 acres to construct 100 single-family attached residential dwelling

units.

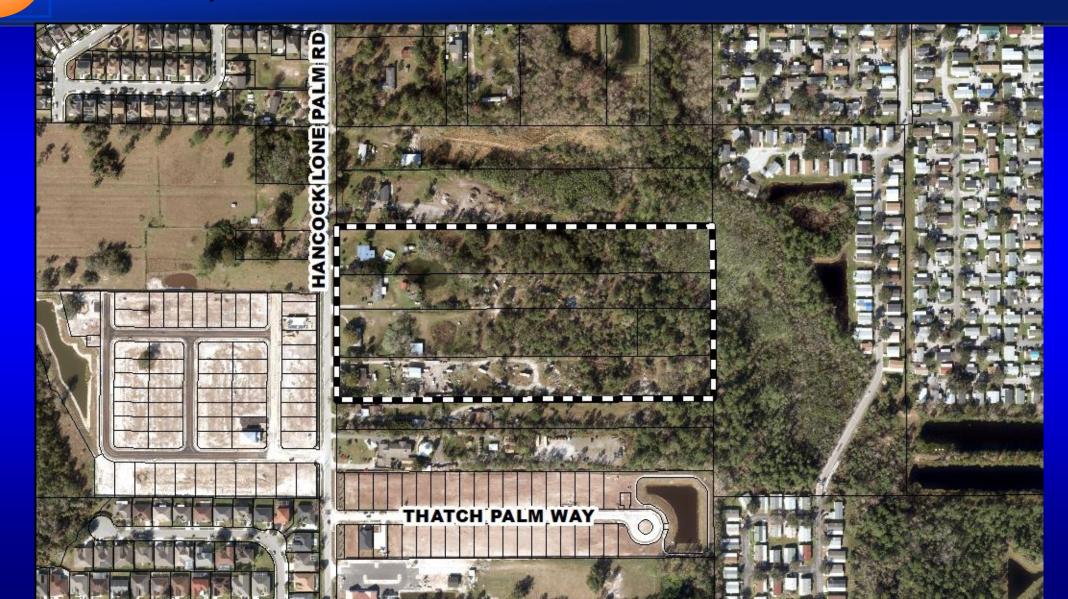
Hancock Lone Palm North Preliminary Subdivision Plan Future Land Use Map



Hancock Lone Palm North Preliminary Subdivision Plan Zoning Map

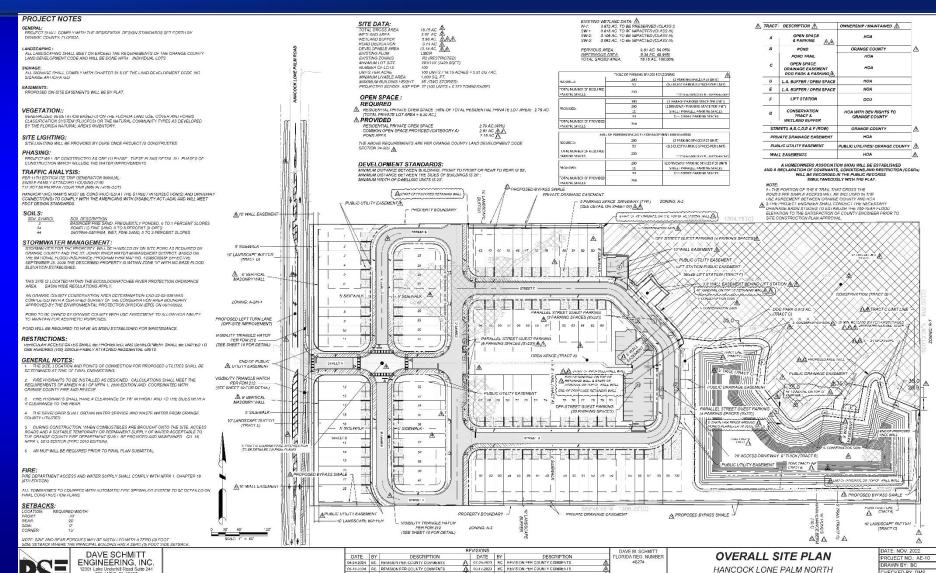


Hancock Lone Palm North Preliminary Subdivision Plan Aerial Map





Hancock Lone Palm North Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



A 03-30-2023

01-4B-2D23

REVISION PER COUNTY COMMENTS

ORANGE COUNTY, FLORIDA

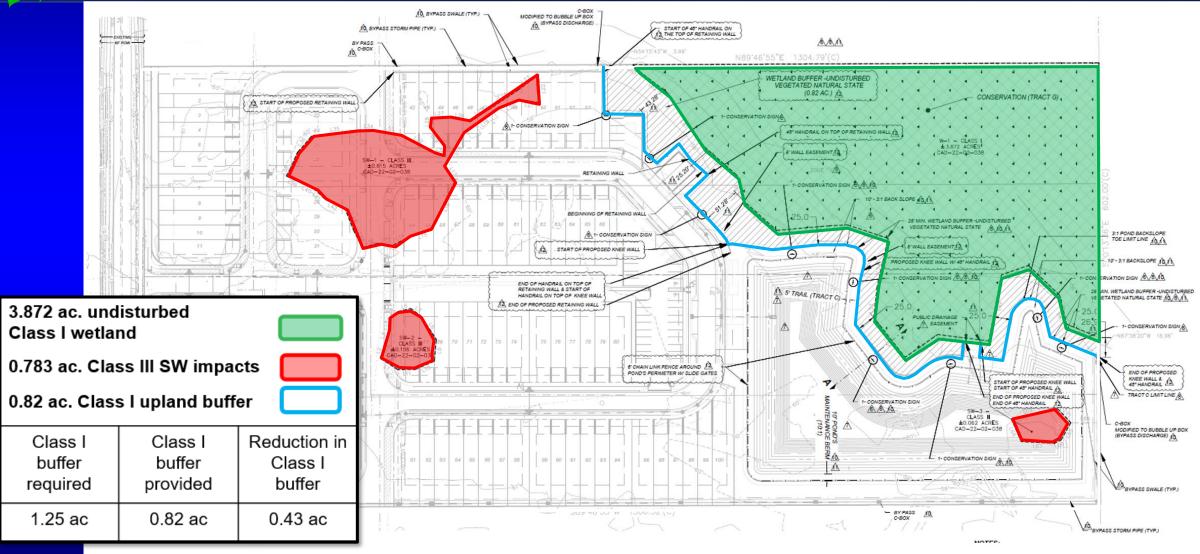
11-27-2023 BC REVISION PER COUNTY COMMENTS

Hancock Lone Palm North CAI-23-06-030

Applicants:
Suzzane M. Litton,
Charles Pham, and Kenneth and Kris S. Viles.



Natural Resources – Impacts and Preservation





Review Criteria and Analysis Chapter 15, Article X, Conservation Areas

- Sec. 15-362(5): Minimization or elimination of impacts required.
 - The applicants have relocated parking areas, eliminated a small park, and utilized a retaining wall along the proposed stormwater pond rather than a wider backslope in order to reduce impacts.
- Sec. 15-419(1)(c):
 - Class III conservation areas. Mitigation shall be allowed for Class III conservation areas in all cases.



Review Criteria and Analysis Chapter 15, Article XI, Econlockhatchee River Protection

- Sec. 15-422(a): Imperiled species survey required.
 - The applicants conducted a survey of the property for the presence of species designated as endangered, threated, or species of special concern. No imperiled species were identified within the project area. The project is not expected to result in adverse effects to imperiled species.
- Sec. 15-422(f): Upland buffer required.
 - Requires upland buffers an average of 50 feet in width with a minimum of 25 feet in width for all Class I conservation areas.
 - The onsite Class I wetland requires a 1.25 ac. upland buffer. Applicants are providing a 0.82 ac. upland buffer.



- Applicants will purchase 0.53 mitigation credit from the TM-Econ Mitigation Bank to offset:
 - 0.783 Class III surface water impacts
 - Reduction of the Class I buffer by 0.43 ac.
- Applicants have also agreed to place the remaining onsite portion of W-1 (+/- 3.87 acres), and remainder of the upland buffer into a conservation easement.
- Conservation area signage and permanent fencing will be placed along the remaining upland buffer.



Action Requested

- Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Conservation Area Impact Permit CAI-23-06-030 for Suzzane M. Litton, Charles Pham, and Kenneth and Kris S. Viles.
- Make a finding of consistency with the Comprehensive Plan and APPROVE Hancock Lone Palm North Preliminary Subdivision Plan (PSP-22-11-351) dated "Received May 28, 2024", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Hamlin 30 Planned Development / Land Use Plan (PD/LUP)

Case: LUP-22-03-085

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

District: 1

Location: Generally located north of Schofield Road and west of Avalon Road.

Acreage: 29.58 gross acres

From: A-1 (Citrus Rural District)

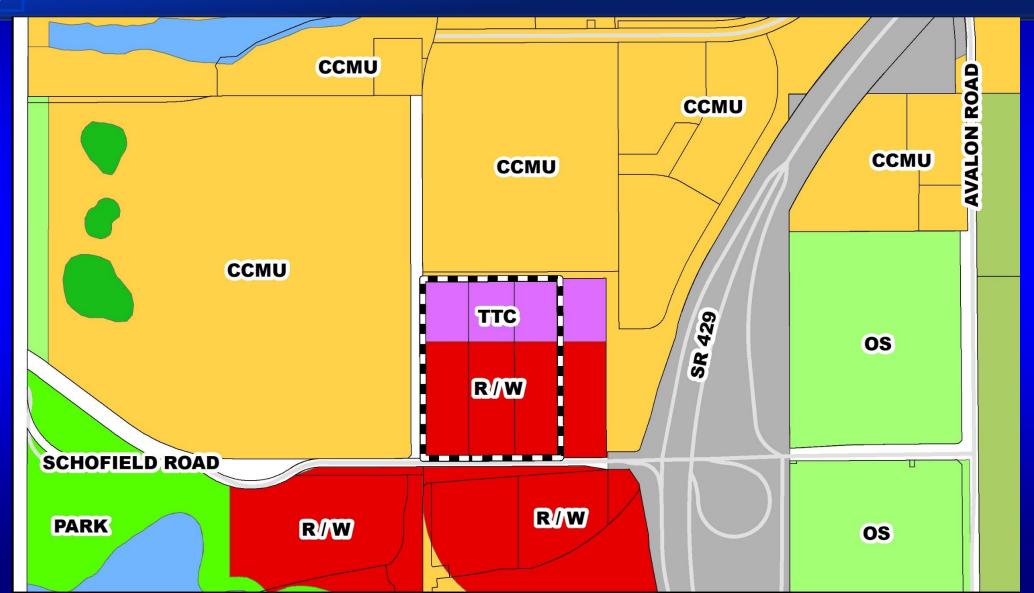
To: PD (Planned Development District)

Request: A request to rezone three (3) parcels containing 29.58 gross acres from A-1 to PD, in

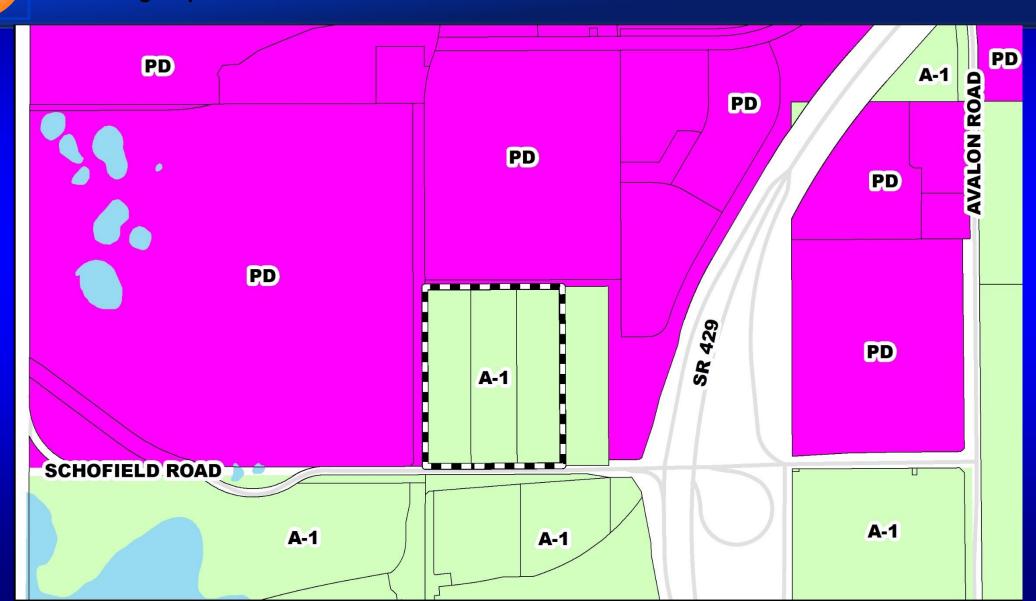
order to construct 100 multi-family residential dwelling units, 169,705 square feet of

non-residential uses, and 26 hotel rooms.

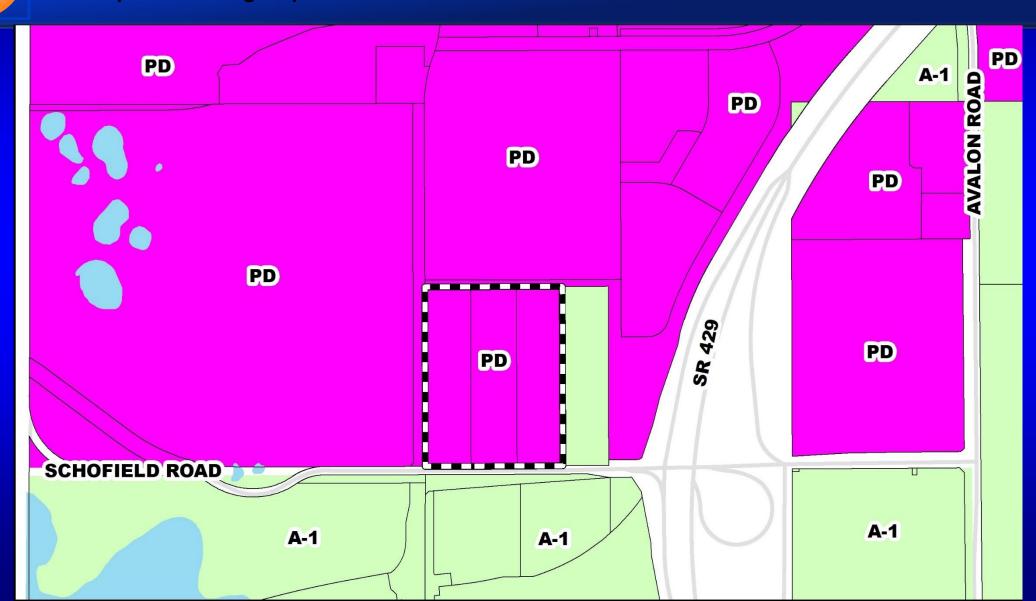
Hamlin 30 Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



Hamlin 30 Planned Development / Land Use Plan (PD/LUP) Zoning Map



Hamlin 30 Planned Development / Land Use Plan (PD/LUP) Proposed Zoning Map

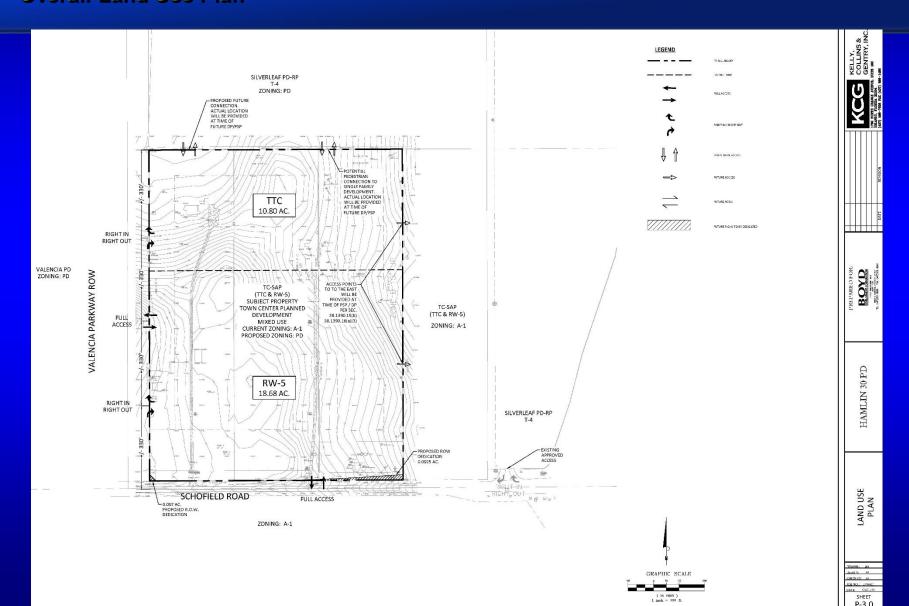


Hamlin 30 Planned Development / Land Use Plan (PD/LUP) Aerial Map





Hamlin 30 Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Hamlin 30 Planned Development (PD) / Land Use Plan (LUP) (LUP-22-03-085) dated "Received March 21, 2024", subject to the conditions listed under the PZC Recommendation in the Staff Report; AND

Approve and Execute the Hamlin 30 PD Adequate Public Facilities and Road Network Agreement

District 1

Public Hearings

July 30, 2024