



**Interoffice Memorandum**

Received on April 19, 2024  
Deadline: May 7, 2024  
Publish: May 12, 2024

April 19, 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 Planned Development (PD) – Unified  
Neighborhood Plan (UNP) / Hamlin Reserve  
Preliminary Subdivision Plan (PSP) / A portion of  
Parcel B - Tropical Smoothie Development Plan  
(DP)  
Case # DP-23-06-185

**Type of Hearing:** Development Plan

**Applicant(s):** Andrew L. Howell  
A & MH, LLC  
14422 Shoreside Way, Suite 110  
Winter Garden, Florida 34787

**Commission District:** 1

**General Location:** East of State Road 429 / West of Hamlin  
Groves Trail / North of Porter Road / South of  
New Independence Parkway

**Parcel ID #(s)** 29-23-27-2716-02-001 (affected parcel)

Number of Posters: 2

Use: 1,710 square foot retail commercial

Size / Acreage: 0.47 acres

BCC Public Hearing  
Required by: Orange County Code, Chapter 38, Article VIII,  
Division 1, Section 38-1207 and Chapter 30,  
Article II, Section 30-40

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:**

This Development Plan (DP) is a request to construct a 1,710 square foot Tropical Smoothie Café on a 0.47 acre site; District 1; East of State Road 429 / West of Hamlin Groves Trail / North of Porter Road / South of New Independence Parkway

The request also includes waivers from Orange County Code:

1. A waiver from Section 38-1390.51, Table 4-1 is requested to allow 100% of the building façade to be located at the 30 foot side street setback along Calamondin Drive in lieu of the required 10 foot build-to-line.
2. A waiver from Section 38-1390.53(a)(2) is requested to allow decorative screen fencing as an alternative to the masonry knee wall along framework streets in lieu of providing a decorative masonry knee wall in accordance with the standards described in Section 38-1390.52(b)(3).

**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*);
- (3) Site plan sheet (*to be mailed to property owners*).

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

Please schedule this public hearing for **June 4, 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.

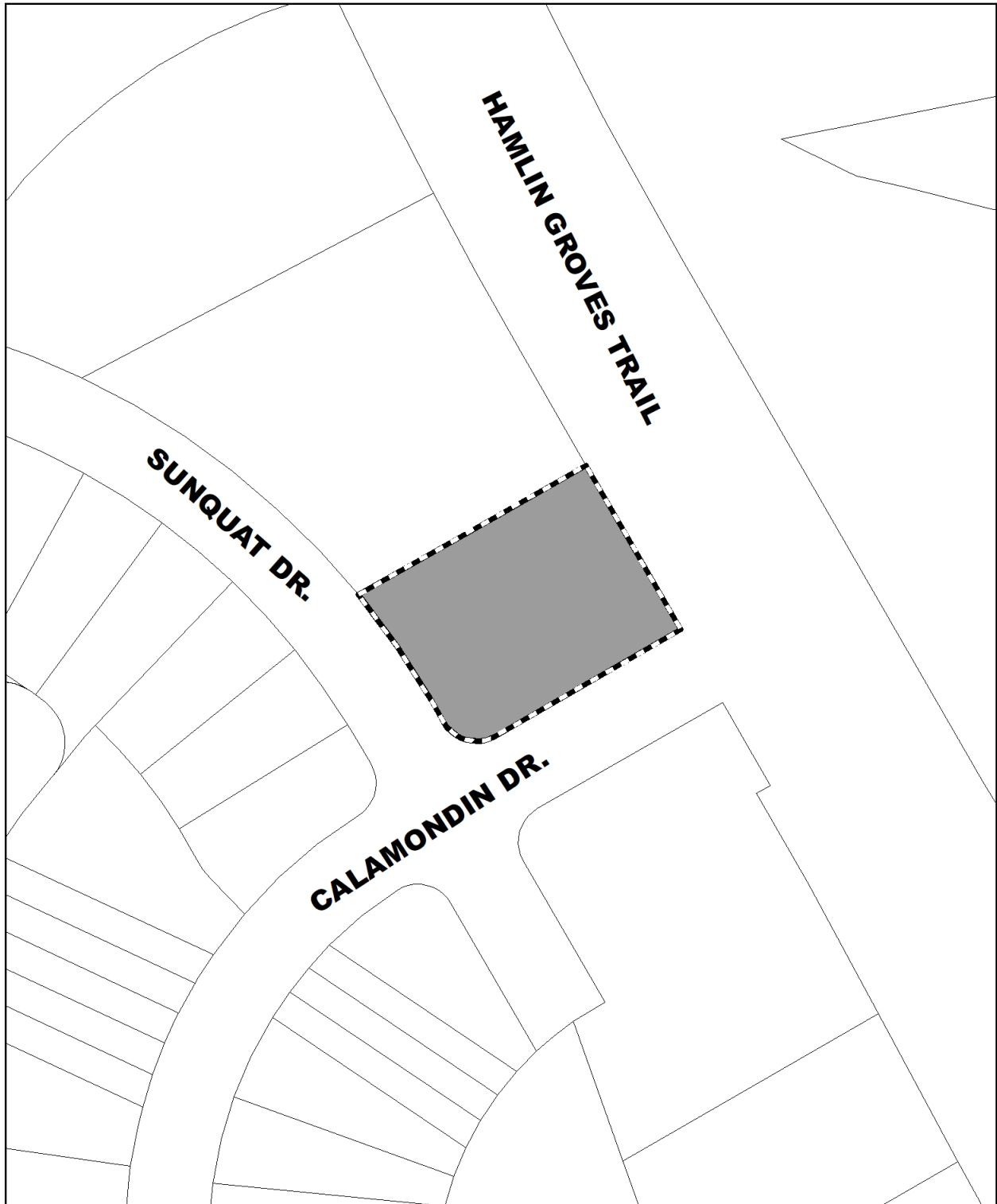
Please notify Lisette Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

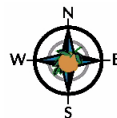
If you have any questions regarding this map, please call Planning Division at 407-836-5600.

### Location Map


**DP-23-06-185**



 **Subject Property**



0      75      150  
Feet



# Site Plan

PARCEL ID NO. 29-23-27-2716-02-001

**PROJECT TRIP GENERATION DATA:**

| LAND USE        | FTE | LUC  | SIZE  | PM PEAK               |             |
|-----------------|-----|------|-------|-----------------------|-------------|
|                 |     |      |       | TRIP RATE (TRIPS/KSF) | TOTAL TRIPS |
| REST/RECREATION | 600 | 1.71 | 10.36 | 22                    |             |
| TOTAL TRIPS     |     |      |       |                       | 22          |

**NOTE:**

1. THIS DEVELOPMENT WILL COMPLY WITH ORANGE COUNTY DESIGN STANDARDS ARTICLE III.11 OF CHAPTER 9 OF ORANGE COUNTY CODE.

**CNC-1 DEVELOPMENT DATA:**

| PROJECT NAME                    | PERMITTED                | APPROVED                 |
|---------------------------------|--------------------------|--------------------------|
| CNC-1 (PRELIMINARY DEVELOPMENT) | APPROVED                 | APPROVED                 |
| SUBMITTED DATE                  | 03/23/2017               | 03/23/2017               |
| PERIOD OF PERMIT (PERMITS)      | 03/23/2017 TO 03/23/2018 | 03/23/2017 TO 03/23/2018 |
| PERIOD OF PERMIT (CONTRACT)     | 03/23/2017 TO 03/23/2018 | 03/23/2017 TO 03/23/2018 |
| REMARKS:                        | 1.001 SF                 | 1.001 SF                 |

SOURCE: TRIP GENERATION, WITH EXISTING

**SITE DATA:**

**PARCEL ID NO.:** 29-23-27-2716-02-001  
**TOTAL PROJECT AREA:** 10.36 AC.  
**EXISTING AND USE:** COMMERCIAL  
**EXISTING ZONING:** PLANNED DEVELOPMENT (HUMAN PLACED NEIGHBORHOOD PLAN)  
**PROPOSED ZONING:** PLANNED DEVELOPMENT (HUMAN PLACED NEIGHBORHOOD PLAN)  
**PROPOSED DEVELOPMENT:** COMMERCIAL  
**PROPOSED USE:** COMMERCIAL  
**PROPOSED AREA:** 0.38 AC. (3,820 SF)  
**PROPOSED PERCENT IMPROVEMENT:** 3.7%  
**PROPOSED DEVELOPMENT:** COMMERCIAL  
**PROPOSED AREA:** 0.38 AC. (3,820 SF)  
**PROPOSED PERCENT IMPROVEMENT:** 3.7%

**SETBACK REQUIREMENTS**

PROPOSED DEVELOPMENT:  
 FRONT (HUMAN SCALE): 20' 0" MIN.  
 SIDE: 10' 0" MIN.  
 REAR: 10' 0" MIN.  
 \*1.1 FEET SETBACK REQUIRED AT TOP OF SIGN AT EITHER END OF SIGN ON 10' SETBACK FROM SIGN FACE TO CENTER OF SIGN.

**PROPOSED DEVELOPMENT:**

PROPOSED DEVELOPMENT:  
 PROPOSED USE: COMMERCIAL  
 TOTAL PROJECT AREA: 10.36 AC.  
 PROPOSED AREA: 0.38 AC. (3,820 SF)  
 PROPOSED PERCENT IMPROVEMENT: 3.7%  
 PROPOSED DEVELOPMENT: COMMERCIAL  
 PROPOSED AREA: 0.38 AC. (3,820 SF)  
 PROPOSED PERCENT IMPROVEMENT: 3.7%

**BUILDING DATA:**

FULL BASED ON DCA-1 (OFFICE AREA) PER SETBACKS ARE BASED ON THE TOTAL SETBACKS AND NOT JUST THE PERCENTAGE OF IMPROVEMENT.  
 MIN. BUILDING HEIGHT: 10' 0" MIN. (7.5' IF PROPOSED)  
 MIN. BUILDING AREA: 4,000 SF (4,000 SF MINIMUM)  
 MIN. BUILDING HEIGHT: 10' 0" MIN. (7.5' IF PROPOSED)

**LOT COVERAGE + OPEN SPACE:**

PER SETBACKS:  
 MIN. LOT COVERAGE ALLOWED = 45% MIN. OPEN SPACE = 55%  
 PROPOSED LOT COVERAGE = 3.7% PROPOSED OPEN SPACE = 96.3%  
 SEE 24-1501 OPEN SPACE REQUIREMENT FOR POLYMERIZATION DEVELOPMENT + 50% MINIMUM REQUIRED OPEN SPACE = 4.76 AC.  
 OPEN SPACE + 100% IMPROVEMENT (OFFICE AREA) PER SETBACKS ARE BASED ON THE TOTAL SETBACKS AND NOT JUST THE PERCENTAGE OF IMPROVEMENT.  
 TOTAL OPEN SPACE = 4.76 AC. = 40.8 AC. = 45% OF TOTAL SITE

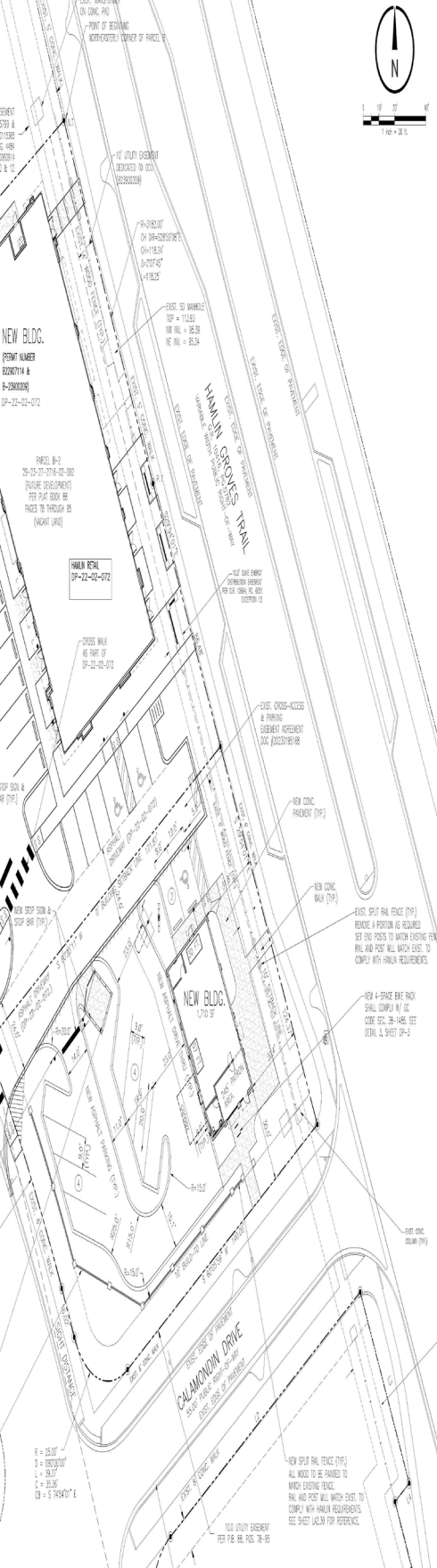
**PARKING REQUIREMENTS**

REQUIREMENTS:  
 2. MINIMUM PARKING REQUIRED FOR DEVELOPMENT: 10 PERCENT (10%) OF THE TOTAL PROJECT AREA.  
 3. MINIMUM PARKING REQUIRED FOR DEVELOPMENT: 10 PERCENT (10%) OF THE TOTAL PROJECT AREA.  
 4. MINIMUM PARKING REQUIRED FOR DEVELOPMENT: 10 PERCENT (10%) OF THE TOTAL PROJECT AREA.  
 5. MINIMUM PARKING REQUIRED FOR DEVELOPMENT: 10 PERCENT (10%) OF THE TOTAL PROJECT AREA.  
 6. MINIMUM PARKING REQUIRED FOR DEVELOPMENT: 10 PERCENT (10%) OF THE TOTAL PROJECT AREA.

**DEVELOPMENT PLAN**

**GENERAL NOTES:**

1. SEE MAPS MUST BE SUBMITTED AT THE STREET INTERSECTIONS AND ORANGE COUNTY CENTER FOR SITE, SHADE AND LETTERING DIMENSIONS. 24" STOP SIGNS SHALL BE IN ACCORDANCE WITH ROAD SIGN 711-1.01. ALL PAINTED MARKINGS SHALL BE THERMOPLASTIC.
2. DECOMMISSIONED WARNING SURFACE WILL BE REQUIRED AT ALL PLACES WHERE PROVISIONS FOR MEETS REGULATORY PERMITS.
3. STREET SIGN POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED 2" HIGH SQUARE GALVANIZED POLLS SHALL BE PRE-STRESSED. ALSO CALLED CULLED ROUNDS.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH NCDOT AND ORANGE COUNTY CENTER FOR SITE, SHADE AND LETTERING DIMENSIONS. 24" STOP SIGNS SHALL BE IN ACCORDANCE WITH ROAD SIGN 711-1.01. ALL PAINTED MARKINGS SHALL BE THERMOPLASTIC.
5. ALL UTILITIES ARE TO BE MAINTAINED AS SHOWN ON ALL OTHER SURVEYS. ALL UTILITIES SHALL BE DEEPER THAN 3.0 FEET OF THE GRADE COUNTY CODE.
6. PARCEL 5 OF HUMAN PLACE WAS SET UP INTO 2 LOTS: 29-23-27-2716-02-001 AND 29-23-27-2716-02-002. PARCEL 5 (HUMAN PLACE) IS CURRENTLY OWNED BY A & H, LLC. LOT 2 (HUMAN PLACE - DP-22-02-072) IS OWNED BY HAMLIN REALTY, LLC.
7. 30% IMPROVEMENT REQUIRED ON PARCEL 5 IS A CROSS-ACCESS AND PARKING AGREEMENT BETWEEN THE TWO LOTS. 30% IMPROVEMENT REQUIRED ON PARCEL 5 IS A NON-EXCLUSIVE UTILITY EXEMPTION TO ALLOW LOT 2 TO HAVE ACCESS TO UTILITY SERVICE CONNECTION THROUGH LOT 1. DOWNSIDE/FORWARD IMPROVEMENT ON PARCEL 5 IS A NON-EXCLUSIVE UTILITY EXEMPTION TO ALLOW LOT 1 TO MAKE A UTILITY CONNECTION TO STREET DRAINAGE SYSTEM THROUGH LOT 2.
8. BOTH LOT 1 AND LOT 2 ARE MEMBER OF THE HAMLIN RESERVE AND SUBJECTIVE TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HAMLIN RESERVE. DEVELOPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HAMLIN RESERVE. SEE SHEET 14231-1 FOR RESTRICTIONS.
9. COMMUNITY RECYCLING SERVICES WILL BE PROVIDED BY PRIVATE PICK-UP SERVICES.



**SKCONSORTIUM INC.**  
 ENGINEERING  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 1100 S. MAIN ST. SUITE 200  
 ORANGE COUNTY, FL 32167  
 TELEPHONE: 407-909-1111 FAX: 407-909-1111  
 WWW.SKCONSORTIUM.COM

**DEVELOPMENT PLAN**  
**TROPICAL SMOOTHIE HAMLIN**  
**AMAZING BRANDZ**  
 ORANGE COUNTY, FL

DATE: 11/14/17  
 DRAWN: [Name]  
 CHECKED: [Name]  
 DESIGNED: [Name]  
 PROJECT NO.: 240  
**DP-1**