




Interoffice Memorandum

April 11, 2024

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

FROM: Tanya Wilson, AICP, Director 
Planning, Environmental, and Development Services Department

**CONTACT PERSON: Joseph C. Kunkel, P.E., DRC Chairman
Development Review Committee
Public Works Department
(407) 836-7971**

SUBJECT: May 7, 2024 – Public Hearing
Applicant(s): Kendell Keith, Oak Hill Planning Studio, LLC
Project Name: Hamlin Southwest Planned Development – Unified
Neighborhood Plan (PD-UNP)
Project No.: CDR-23-03-118 / District 1

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of March 5, 2024, to approve the Hamlin Southwest Planned Development – Unified Neighborhood Plan (PD-UNP) to add a Master Sign Plan to the PD-UNP, generally located north of Porter Road and west of State Road 429.

In addition, three waivers are being requested from Orange County Code related to signage. One waiver to allow an internally illuminated community identification sign, in lieu of an externally illuminated sign; one waiver to allow the community identification sign to be located on the edge of the shopping center, in lieu of at an entry point; and one to allow an increased maximum allowable copy area calculation. These waivers are consistent with other Master Sign Plan allowances on the adjacent Hamlin PD-UNPs.

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 documents and the plans may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and approve Hamlin Southwest Planned Development – Unified Neighborhood Plan (PD-UNP) (CDR-23-03-118) dated "Received March 5, 2024", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1

TW/JCK/kh
Attachments

CASE # CDR-23-03-118

Commission District: # 1

GENERAL INFORMATION

APPLICANT Kendell Keith, Oak Hill Planning Studio, LLC

OWNER SLF IV/Boyd Horizon West JV, LLC

PROJECT NAME Hamlin Southwest Planned Development – Unified Neighborhood Plan (PD-UNP)

PARCEL ID NUMBER(S) 20-23-27-0000-00-008, 20-23-27-0000-00-012
20-23-27-0000-00-014, 20-23-27-0000-00-011
20-23-27-0000-00-013, 29-23-27-0000-00-010
29-23-27-0000-00-036, 20-23-27-0000-00-010
29-23-27-0000-00-022, 19-23-27-5840-00-000
19-23-27-5840-12-110, 29-23-27-2700-00-001,
20-23-27-2710-02-000, 20-23-27-2710-01-000,
20-23-27-2710-19-042, 20-23-27-2710-19-041

TRACT SIZE 77.83 gross acres (overall PD)

LOCATION North of Porter Road / West of State Road 429

REQUEST A Change Determination Request (CDR) to add a Master Sign Plan to the PD-UNP.

In addition, three (3) waivers are requested from Orange County Code:

1. A waiver is requested from Sec. 31.5-194(3)(c) to allow an internally illuminated Community Identification Sign in lieu of an externally illuminated sign.

Applicant Justification: *The Community Identification Sign is an architectural entry feature structure intended to reflect the design themes that have been established throughout other projects in the Horizon West Town Center. A waiver was previously approved for the Hamlin PD/UNP to allow such internally lit Community Identification signage. Approval of this waiver will allow signage that ties together the different areas of the Town Center. The waiver request is limited to the single location of the Community Identification Sign shown on the Master Signage Plan.*

The community identification sign is intended to be an iconic Horizon West Town Center entry feature of which internal illumination is an important part of its design and art form.

The internal lighting will reduce the ambient light that would otherwise be generated by external up-lighting of the structure.

As shown on the Community Identification elevation, the structure may include images/works of art that are related to and reminiscent of the historic industries and lifestyles of the Horizon West area. The actual works of art will not be internally lit, only the structure on which they are affixed. The only project/brand reference that will be internally lit will be the Hamlin name and logo.

2. A waiver is requested from Sec. 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.

Applicant Justification: *The proposed location of the single Community Identification Sign is not an accessible entry point, but is at the edge of the community, identifying arrival into the Town Center. The proposed location is consistent the location of Community Identification Signs with the Hamlin PD/UNP which are intended to be viewed from SR 429 where the predominant uses are commercial, mixed use, medical and office.*

3. A waiver is requested from Sec. 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.

Applicant Justification: *Consistent with the unified character of Horizon West Town Center, the Hamlin Southwest PD/UNP limits the number of ground signs solely to those signs identified in this sign plan. In recognition of the limitation on the number of ground signs which would otherwise be allowed under the Sign Ordinance, the copy area for building mounted and fascia signs within the Hamlin Southwest PD is requested to be increased to a maximum of 75% over the copy area allowed per Ch. 31.5-15. The increased copy area may be placed on more than one building face/wall. All building signage will be consistent with the themes, materials and style of signs indicated on pages S-2, S-3, and S-4 of this Sign Plan.*

PUBLIC NOTIFICATION The notification area for this public hearing extended beyond 900 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Two-hundred and nineteen (219) notices were mailed to those property owners in the mailing area.

IMPACT ANALYSIS

Project Overview

The Hamlin Southwest PD was originally approved on August 7, 2018. Currently, the PD is approved for a development program consisting of 152 dwelling units and 304,817 square feet of non-residential uses.

Through this PD Change Determination Request (CDR), the applicant is seeking to add a Master Sign Plan to the PD-UNP. In addition, three (3) waivers are requested from Orange County Code for internal illumination of a community identification sign; location of community identification sign; and maximum sign copy area.

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 is located in the Horizon West Special Planning Area and has an underlying Future Land Use Map (FLUM) designation of Village-Horizon West(V) on the Future Land Use Map. It is located in the Horizon West Town Center and includes Corporate Campus Mixed Use (CCM) and Urban Residential (UR-5) Districts. The subject property is designated PD (Planned Development) on the Zoning Map, which is consistent with the FLUM Designation.

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 proposed request, but did not identify any issues or concerns.

Transportation Planning

Hamlin Southwest PD APF Agreement (Hamlin West): On August 7, 2018 the Board of County Commissioners approved an Adequate Public Facilities Agreement ("Agreement") by and among SLF IV/Boyd Horizon West JV, LLC; West Orange/Avalon Road Land, LLC; Hamlin Retail Partners West, LLC (collectively "Owners") and Orange County for the dedication of 1.2 acres right-of-way for C.R. 545 (Avalon Road) and the

satisfaction of a 10.9 acre APF deficiency through a transfer of surplus APF Credits. Under the terms of the Adequate Public Facilities Agreement, Owners shall convey to Orange County a total of 1.2 acres of Right-of-Way for C.R. 545 (Avalon Road) at a value of \$22,500 per acre. The dedication of right-of-way shall serve to partially satisfy the Adequate Public Facilities requirement under the APF/TDR Ordinance which requires approximately 12.1 acres of public facilities lands to be provided from this property. An APF deficit of 10.9 acres at a fee of \$43,187.73 per acre will be satisfied through the transfer of APF credits from within the Town Center SAP. The Owner will receive \$22,500 per acre for the conveyance of 1.2 acres of right-of-way for Reams Road for a total of \$27,000.00 in transportation impact fee credits. One non-standard provision in this agreement is in Section 17 which contains the delegation of authority to the Manager of Real Estate Management to terminate the agreement once all terms have been satisfied.

Community Meeting Summary

A community meeting was not required for this request.

Schools

Orange County Public Schools has reviewed this plan and did not identify any outstanding 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 – (March 27, 2024)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Hamlin Southwest PD - UNP PD dated “Received March 5, 2024”, subject to the following conditions:

1. Development shall conform to the Hamlin Southwest Planned Development – Unified Neighborhood Plan (PD-UNP) dated “Received March 5, 2024,” 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 5, 2024," 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. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. Pursuant to Article XII, Chapter 30, Orange County Code, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential, and non-residential properties which are required to plat, must obtain concurrency prior to approval of the plat and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
8. The project shall comply with the terms and conditions of that certain Hamlin West Road Network Agreement approved on 6/30/2016 and recorded Document Number 20160338700 Public Records of Orange County, Florida, as may be amended.
9. Prior to construction plan approval, all conflicts between the development/signs and Town Center Avalon Road project must be addressed to County's satisfaction. Developer shall coordinate with the Public Works Engineering Division during the construction plan review phase.
10. Signs shall not be located within existing or future conveyances of county-controlled right-of-way and /or easements.
11. Pole signs and billboards shall be prohibited. All other signage shall comply with the approved master sign plan or Chapter 31.5-194 where applicable, and as may be amended.
12. The following waivers from Orange County Code are granted:
 - a. A waiver from Section 31.5-194(3)(c) to allow an internally illuminated Community Identification Sign in lieu of an externally illuminated sign.

- b. 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.
 - c. 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.
13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 21, 2023 shall apply:
- a. All right-of-way required from this property for the Avalon Road Expansion and New Independence Parkway shall be conveyed to Orange County prior to DP/PSP approval on Parcel 19-23-27-0000-00-023.
 - b. No vertical permits shall be issued in an area encumbered by a drainage easement dedicated to Orange County or to the perpetual use of the public, unless otherwise approved by the County.
 - c. In accordance with FEMA requirements, a Letter of Map Change (LOMC) may be required from the owner/engineer. New development within the 100-year floodplain where no established Base Flood Elevations (BFE) have been identified must perform a study to establish the BFE prior to construction plan review. Compensation storage must be provided for all floodwater displaced by development within 100-year floodplain in accordance with Orange County Ordinance 2021-37, and as may be amended from time to time.
 - d. A waiver from Orange County Code Section 38-1390.53(a)(2) is granted 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.
14. 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 requested:

- i. A waiver from Section 24-5 to allow the setback and frontage zones of the framework streets or alternatives as applicable within Corporate Campus Mixed Use (CCM) districts Sec. 38-1390.41 and 38-1390.51 along with the street right of way to provide the separation and buffer yard requirements between nonresidential and residential uses.
- ii. A waiver from Section 38-1254(2)(d) to allow a minimum rear setback of twenty-five (25) feet for residential, in lieu of the required seventy-five (75) foot setback when adjacent to expressways.
- iii. 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.
- iv. 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.
- v. 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.
- vi. 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.
- vii. 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.

- viii. 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.
- ix. 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.
- x. 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.
- xi. 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.
- xii. 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.
- xiii. 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.

- xiv. A waiver from Section 38-1384(f)(2) to eliminate the requirement, in lieu of all lots sixty (60) feet in width or less include a pedestrian path or walkway from the primary entrance to the sidewalk.
 - xv. A waiver from Section 38-1384(g)(3)(b) to allow for double wide garage entries on front-loaded lots that are less than sixty-five (65) feet in width, but greater than fifty (50) feet in width, in lieu of the requirement that prohibits double-wide garage entries on all front-loaded lots of less than sixty-five (65) feet in width.
 - xvi. A waiver from Section 38-1384(i)(4) to allow front loaded garages on all lots greater than fifty (50) feet in width that face neighborhood parks and open space tracts that are less than 10,000 square feet in area, in lieu of all lots greater than fifty (50) feet in width that face neighborhood squares an parks shall be provided from a rear alley easement or from a front driveway where the garages are located at or beyond the rear wall of the primary structure.
15. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 7, 2018, shall apply:
- a. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate 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.
 - b. The following Education Condition of Approval shall apply:
 - 1) Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board [and Orange County] as of June 26, 2018.
 - 2) Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the 10 residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions

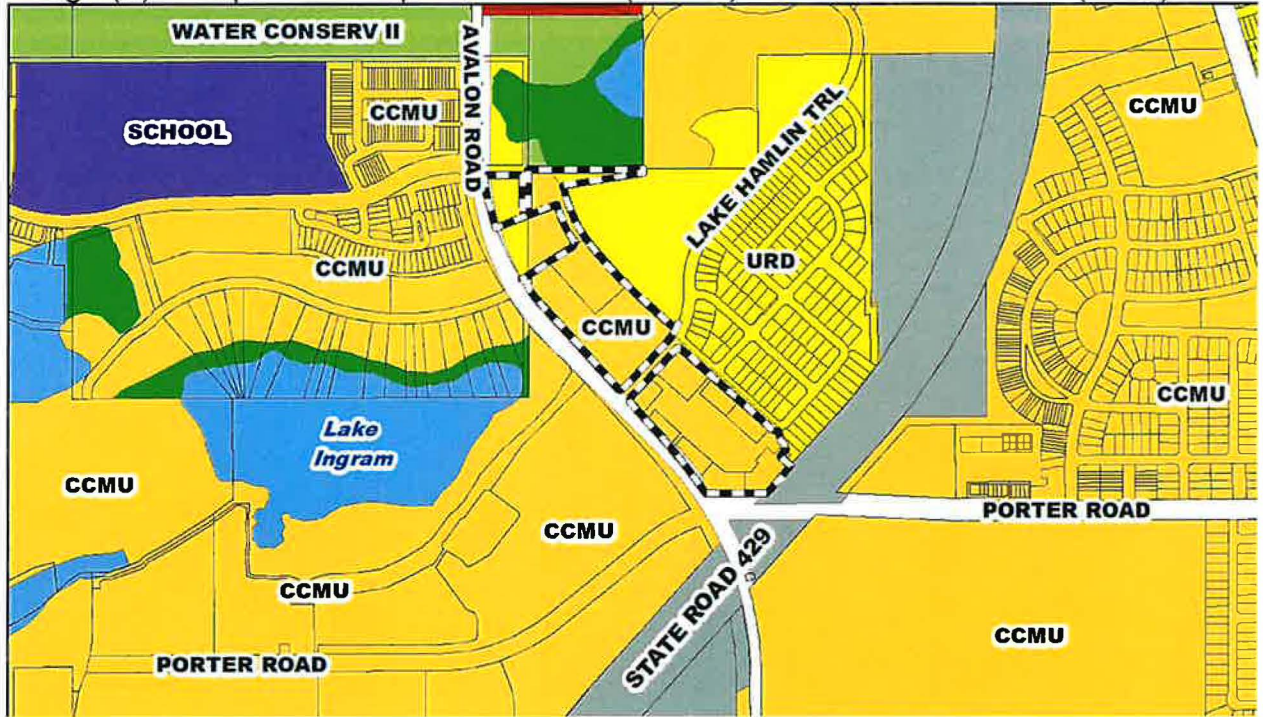
arising as a result of the act of ceasing the County's issuance of residential building permits.

- 3) Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.
 - 4) Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.
 - 5) Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.
- c. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
 - d. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
 - e. 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.
 - f. 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.

- g. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
- 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. 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 build-out points of connection approved in the Master Utilities Plan (MUP).
- j. 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.
- k. 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.
- l. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
- m. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.

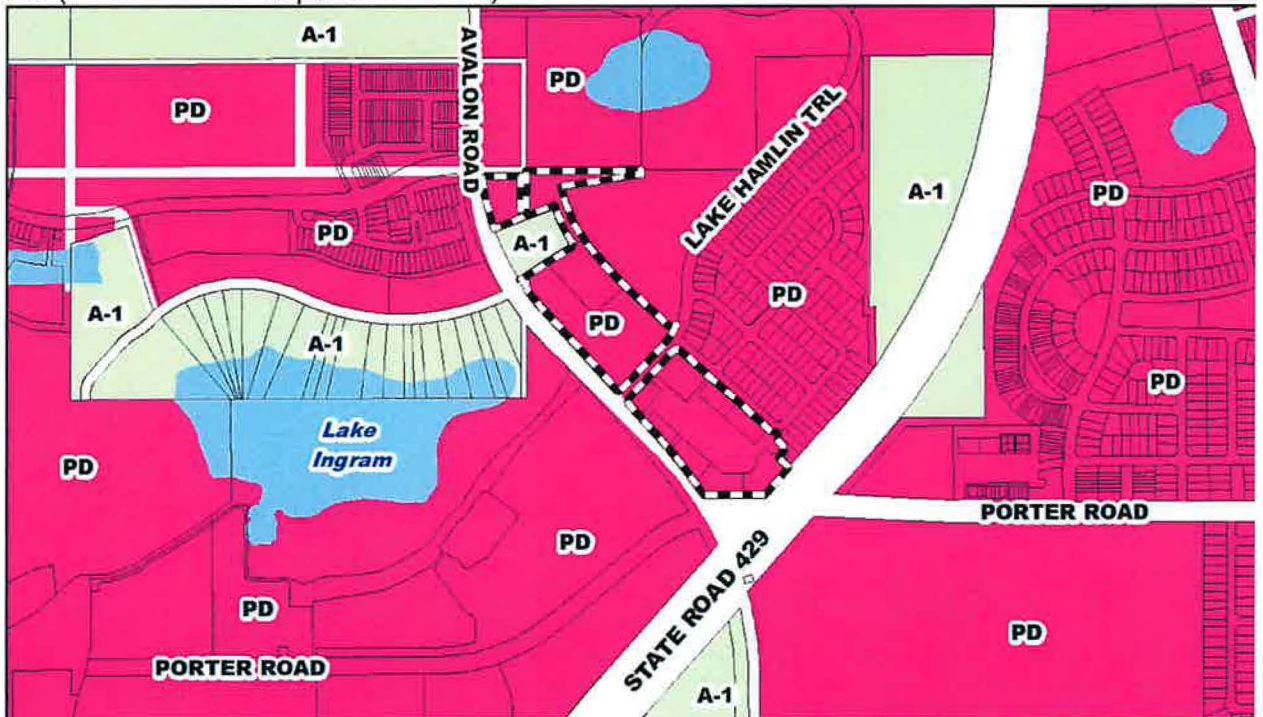
FUTURE LAND USE

Village (V) / Corporate Campus Mixed Use (CCMU) and Urban Residential (UR-5)



ZONING

PD (Planned Development District)



Site Plan Sheet

 KCG KOLLY & COLINS, INC.	 AGMCI	PLANNING DIVISION PLANNING BOARD PLANNING COMMISSION	HAMLIN SOUTHWEST PD	LAND USE PLAN	SHEET P-3.0
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Project Description

The project consists of the construction of a new 100-unit residential development located on the site shown on the attached site plan. The development will consist of a mix of single-family detached and townhome units. The site is currently zoned R-100 and is being proposed for rezoning to R-100/TD. The project is located on the east side of Hamlin Road, south of the intersection with South Street.

Site Plan

Legend

- PLANNED DEVELOPMENT
- RIGHT-OF-WAY
- PROPOSED ACCESS POINTS
- UNDEVELOPED LOTS
- AP

Notes

- The site plan shows the proposed building footprints, parking areas, and access points. The plan is subject to the approval of the Planning Commission and the City Council.
- The project is located on the east side of Hamlin Road, south of the intersection with South Street.
- The site is currently zoned R-100 and is being proposed for rezoning to R-100/TD.
- The project is a mix of single-family detached and townhome units.
- The site plan shows the proposed building footprints, parking areas, and access points.
- The plan is subject to the approval of the Planning Commission and the City Council.

Table 1: Project Summary

Category	Value
Total Units	100
Single-Family Detached	60
Townhomes	40
Total Parking Spaces	100
Site Area (Acres)	100.00
Lot Area (Acres)	100.00

Table 2: Financial Summary

Item	Value
Construction Cost	\$10,000,000
Soft Costs	\$2,000,000
Land Cost	\$5,000,000
Total Project Cost	\$17,000,000
Revenue	\$18,000,000
Profit	\$1,000,000

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



PLANNING BOARD

The Planning Board is the body that reviews and recommends to the Planning Commission on all applications for rezoning, subdivision, and other land use matters. The Board is composed of seven members, including the Planning Director and six public members.

Table 3: Zoning Ordinance

Section	Description
1.0	Purpose and Intent
2.0	Zoning Districts
3.0	Use Regulations
4.0	Development Standards
5.0	Sign Regulations
6.0	Other Regulations



PLANNING COMMISSION

The Planning Commission is the body that makes the final decision on all applications for rezoning, subdivision, and other land use matters. It is composed of seven members, including the Planning Director and six public members.

CITY COUNCIL

The City Council is the final decision-making body for all applications for rezoning, subdivision, and other land use matters. It is composed of seven members, including the Mayor and six public members.

Master Sign Plan

MASTER PLAN
 SIGNAGE

HAMLIN SOUTHWEST
 PD

SHEET
 5-1

Master Sign Plan Purpose and Intent:

- Place commercial signage within the Hamlin West Town Center SGP
- The Master Sign Plan is a visual tool for the Hamlin West Town Center SGP
- Applicable throughout the PD/INPLUP. In order to create a consistent design language that carries throughout the majority of the Hamlin West Town Center, the signage standards and program of the PD/INPLUP are based on the Master Sign Plan of the previously approved Hamlin PD/INPLUP. The purpose of this Sign Plan is to ensure that all signage is:
- Functional and proportionate in respect to the architectural scale of the individual components of the project
- Compliant with the signage standards and program of the PD/INPLUP
- Providing the recognizability of the common areas and public spaces within the project
- Informative and directs by providing immediate recognition of the business, neighborhoods, and places within the project.

Subject to the conditions of approval, design criteria, use, number and location of signs set forth in this sign plan, all signage within the Hamlin Southwest PD shall be governed by Chapter 31.5 of the Orange County Code (the Sign Ordinances). Unlawful, unapproved, and/or non-compliant signs shall be removed. The sign plan shall have the meaning ascribed to them in the Sign Ordinances. In the event of a conflict between the Sign Ordinances and the terms of this Sign Plan, the provisions of the Sign Plan shall control.

Conditions of Sign Plan:

- The location of signs indicated on this plan are conceptual. In accordance with Sec. 31.5.4.7(a), Orange County Code, all ground signs will be located a minimum of ten (10) feet from any public right-of-way, and outside of any Orange County Utility Easements. Specific location of all signs will be indicated on the development plan/Construction plan with clear right lines for pedestrian and vehicle.
- Any sign whose copy is not directly related to or associated with Hamlin Southwest will be considered a billboard and shall not be permitted.
- Except as expressly allowed pursuant to the Sign Plan, signs mounted in Sec. 31.5.1.4 of the Sign Ordinances shall be prohibited. Furthermore, a sign advertising a sale, event, establishment, community, service, or activity located outside the boundaries of the project shall be prohibited.
- Consistent with the unified character of Hamlin Southwest, in lieu of every parcel having a ground sign, the number of ground signs shall be limited solely to those signs identified in this sign plan. In recognition of the location on the number of ground signs which would otherwise be allowed under this Sign Plan, the copy area for building mounted and facade signs within the Hamlin Southwest PD may be increased by 75% over the copy area allowed per OC 31.5.15. The increased copy area may be placed on more than one building facade. See Signage Waiver #1.
- Signs promoting a commercial, industrial, or office use located within one hundred (100) feet of a single family residential lot, shall be limited to a maximum of 100 square feet of copy area per sign face.
- All proposed signs should incorporate materials that are consistent with the theme and materials identified in the Sign Plan.

Signage Waivers:

- Request: A waiver is requested from Sec. 31.5.19(1)(b) to allow a maximum of 2,635 sq. ft. of copy area per each individual face of building facade for signs erected on buildings having up to two stories (200) total feet of building facade on a lot of 15,744 sq. ft. of copy area per total lot.
- Justification: Consistent with the unified character of Hamlin West Town Center, the Hamlin Southwest PD/INPLUP limits the number of ground signs to be placed on buildings within the Hamlin Southwest PD. The increased copy area for building mounted and facade signs within the Hamlin Southwest PD is requested to be increased to a maximum of 75% over the copy area allowed per OC 31.5.15. The increased copy area may be placed on more than one building facade. All building signage will be consistent with the theme, materials and style of signs indicated in the Sign Plan.
- Request: A waiver is requested from Sec. 31.5.19(1)(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.
- Justification: The requested location of the single Community Identification Sign is not an accessible entry point, but it is at the edge of the community, identifying travel into the Town Center. The proposed location is consistent with the location of Community Identification Signs within the Hamlin PD/INPLUP which are indicated to be located in 34, 479 where the predominant uses are residential, mixed use, medical and office.
- Request: A waiver is requested from Sec. 31.5.15(1)(3) to allow a maximum of 2,635 sq. ft. of copy area per each individual face of building facade for signs erected on buildings having up to two stories (200) total feet of building facade on a lot of 15,744 sq. ft. of copy area per total lot.
- Justification: Consistent with the unified character of Hamlin West Town Center, the Hamlin Southwest PD/INPLUP limits the number of ground signs to be placed on buildings within the Hamlin Southwest PD. The increased copy area for building mounted and facade signs within the Hamlin Southwest PD is requested to be increased to a maximum of 75% over the copy area allowed per OC 31.5.15. The increased copy area may be placed on more than one building facade. All building signage will be consistent with the theme, materials and style of signs indicated in the Sign Plan.

Sign Type and Standards

Signage Type	Quantity	No. Height	No. Color Area	Material	Finish	Notes
B) Entry Mounted Facade Sign	1	25 ft.	125 sq. ft.	Aluminum	10 Year	100% Reflective
F) Ground Sign	6	15 ft.	150 sq. ft.	Aluminum	10 Year	100% Reflective

Notes:

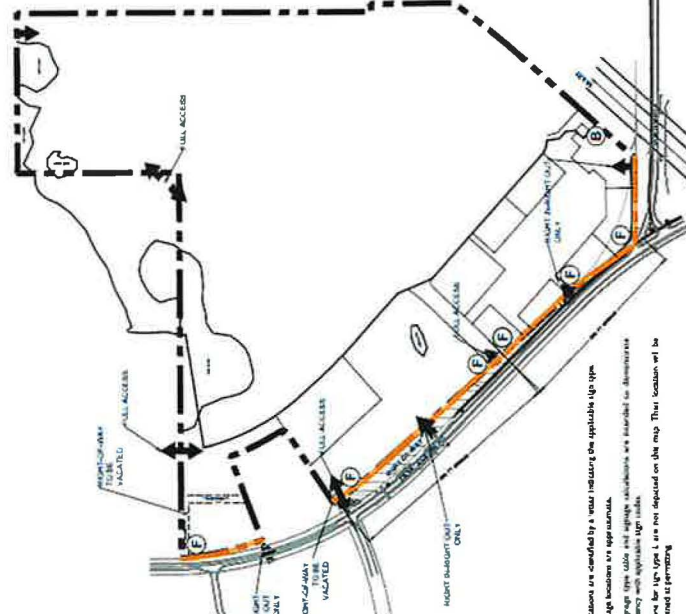
- The sign height shall be measured from the top of the sign to the top of the sign post.
- Signage shall be oriented to the right of the travel path and shall be a minimum of 10 feet from the travel path.
- Signage shall be oriented to the right of the travel path and shall be a minimum of 10 feet from the travel path.

Size Signage Calculations

Signage Type	Quantity	Area (sq. ft.)	Total Copy Area (sq. ft.)
B) Entry Mounted Facade Sign	1	125	125
F) Ground Sign	6	150	900
TOTAL PROPOSED SITE SIGNAGE	7	275	1,025



Proposed Site Signage

Signage Type	Quantity	Area (sq. ft.)	Total Copy Area (sq. ft.)
B) Entry Mounted Facade Sign	1	125	125
F) Ground Sign	6	150	900
TOTAL PROPOSED SITE SIGNAGE	7	275	1,025



Notes:

- Sign locations are identified by a star indicating the applicable sign type.
- All signage locations are approximate.
- The signage type, color and signage materials are identified for illustrative consistency with applicable sign standards.
- Locations for sign type E are not depicted on the map. This location will be determined as necessary.

MASTER PLAN
 SIGNAGE

HAMLIN SOUTHWEST
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 5-1

Notification Map

\\ocass\dept\business_Systems\Board Administrators\SUBSTANTIAL CHANGE\2024\Hamlin Southwest P-D\NP CDR-23-03-118\CDR-23-

Public Notification Map

CDR-23-03-118



MAP LEGEND

	SUBJECT SITE		PARCELS
	900FT BUFFER		NOTIFIED PARCELS
	1 MILE BUFFER		COURTESY PARCELS
	HYDROLOGY		

BUFFER DISTANCE: 900
 # OF NOTICES: 219

