




## Interoffice Memorandum

DATE: January 26, 2023

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

FROM: Tim Boldig., Interim Director   
Planning, Environmental and Development  
Services Department

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

SUBJECT: February 7, 2023– Public Hearing  
Kendell Keith, Oak Hill Planning Studio, LLC  
Hamlin Planned Development - Unified Neighborhood Plan  
Case # CDR-22-05-172 / District 1

The Hamlin Planned Development - Unified Neighborhood Plan (PD-UNP) is located south of New Independence Parkway and east of State Road 429. The existing PD development program allows for 2,011 residential dwelling units, 1,708,545 square feet of non-residential uses, and 200 hotel rooms.

Through this PD substantial change, the applicant is seeking to modify the PD to convert 262 residential units to 70,950 square feet of retail uses. In addition, the applicant has requested waivers from Orange County Code to allow a decorative screen fencing as an alternative to a masonry knee wall to buffer parking areas along road frontages within the Hamlin PD-UNP; and to allow alcohol package sales within one thousand (1,000) feet of an existing alcohol package sale vendor in lieu of a minimum five thousand (5,000) feet distance separation requirement.

On December 21, 2022, 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 Planned Development - Unified Neighborhood Plan (PD-UNP) dated “Received September 15, 2022”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

Attachments  
TB/NT/JK

**CASE # CDR-22-05-172**

Commission District: # 1

**GENERAL INFORMATION**

**APPLICANT** Kendell Keith, Oak Hill Planning Studio, LLC

**OWNER** Hamlin Retail Partners North, LLC  
SLF IV/Boyd Horizon West JV LLC

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

**PARCEL ID NUMBER(S)** 17-23-27-2714-01-000, 17-23-27-2714-01-002, 17-23-27-2714-02-002, and 17-23-27-2714-01-003 (affected parcels)

**TRACT SIZE** 58.32 gross acres (affected parcels)

**LOCATION** South of New Independence Parkway / East of State Road 429

**REQUEST** A Change Determination Request (CDR) to modify the PD to convert 262 Residential Bonus units to 70,950 square feet of retail to be allocated as follows: 7,870 to the CCM-1 district and 63,080 to the RW-1b district.

In addition, the applicant has requested the following waivers from Orange County Code:

1. A waiver is requested from Section 38-1390.53 to allow a 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 1390.52(b)(3).

***Applicant Justification:*** This waiver request will allow all development within the Hamlin PD/UNP to match the existing, established landscape theme of the Town Center.

2. A waiver is requested from Section 38-1414(b) to allow alcohol package sales within seven hundred and fifty (750) feet of an existing alcohol package sale vendor in lieu of minimum five thousand (5,000) feet distance separation between the existing Walmart located at 16313 New Independence Parkway (Parcel ID: 17-23-27-2714-01-000) and a proposed big box retailer located north of the Walmart (Parcel ID: 17-23-27-2714-01-003).

***Applicant Justification:*** *The Traditional Town Center Core and Corporate Neighborhood Center are intended to support compact, mixed-use development. The proposed distance separation is an established distance separation for package sales in unincorporated Orange County when adjacent to urban areas within municipalities. The exhibit included shows the normal walking distance between the existing Walmart and the proposed big box retailer as defined by Section 38-1414(e).*

**PUBLIC NOTIFICATION** A notification area extending beyond eight hundred (800) feet was used for this application [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred twenty-seven (227) 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 PD/UNP was originally approved on March 12, 2013, and is located in the Town Center Special Planning Area of Horizon West. It contains twelve (12) development districts. The existing PD has a development program consisting of 2,011 residential dwelling units, 1,708,545 square feet of non-residential uses, and 200 hotel rooms.

Through this PD Change Determination Request (CDR), the applicant is seeking to modify the PD to convert 262 Residential Bonus units to 70,950 square feet of retail to be allocated as follows: 7,870 to the CCM-1 district and 63,080 to the RW-1b district. In addition, the applicant has requested waivers from Orange County Code to allow a decorative screen fencing as an alternative to a masonry knee wall to buffer parking areas along road frontages within the Hamlin PD-UNP; and to allow alcohol package sales within seven hundred and fifty (750) feet of an existing alcohol package sale vendor in lieu of a minimum five thousand (5,000) feet distance separation requirement.

### **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). The Hamlin PD was approved in 2013 and includes residential and non-residential uses (see above). 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 proposed request, and did not identify any issues or concerns.

**Transportation Planning**

A Road Network Agreement for Town Center East was approved by the Board of County Commissioners on December 6, 2011 and recorded at OR Book/Page 10306/1364. The Developer has obtained vested trips for the completion of construction for Hamlin Groves Trail and New Independence Parkway to four lanes. Right-of-Way for the road network has been dedicated to the County.

**Community Meeting Summary**

A community meeting was not required for this request.

**Schools**

Orange County Public Schools (OCPS) reviewed the request and determined that it will not impact public school capacity.

**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 – November 2, 2022**

**Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Hamlin Planned Development - Unified Neighborhood Plan (PD-UNP, dated "September 15, 2022", subject to the following conditions:**

1. Development shall conform to the Hamlin Planned Development - Unified Neighborhood Plan dated "Received September 15, 2022," 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 September 15, 2022," 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 Town Center East Road Network Agreement approved on December 6, 2011 and recorded at OR Book/Page 10306/1364, Public Records of Orange County, Florida, as may be amended.
7. Pole signs and billboards shall be prohibited. All other signage shall comply with approved master sign plan or Chapter 31.5 Horizon West Town Center, where applicable.
8. A waiver from Section 38-1390.53 is granted to allow a 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 1390.52(b)(3).
9. A waiver from Orange County Code Section 38-1414(b) is granted to allow alcohol package sales no closer than one thousand (1,000) feet from an existing alcohol package sales in lieu of the minimum five thousand (5,000) feet separation between the existing Walmart located at 16313 New Independence Parkway (Parcel ID 17-23-27-2714-01-000) and a proposed big box retailer located north of the Walmart (Parcel ID 17-23-27-2714-01-003).
10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 1, 2017 shall apply:
  - a. 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.
  - b. 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).

- 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. The following Education Condition of Approval (as originally approved for the former Avalon Woods I PD) shall apply:
  - 1) Developer shall comply with all provisions of the Capacity Enhancement Agreement #OC-11-011 applicable to the former Avalon Woods I Planned Development entered into with the Orange County School Board as of 7/19/12.
  
  - 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 209 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.

- e. The following Education Condition of Approval (as approved for the Hamlin PD prior to the aggregation of the Avalon Woods I PD) shall apply:
    - 1) Developer shall comply with all provisions of the Capacity Enhancement Agreement #06-011-09 entered into with the Orange County School Board on 11/14/06, and Capacity Enhancement Agreement #OC-12-002 applicable to the Hamlin Planned Development / Unified Neighborhood Plan entered into with the Orange County School Board as of 3/19/13 and amended on 2/2/15.
    - 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 22 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.
  - f. Concurrent with the approval of the Hamlin PD / UNP Land Use Plan Amendment #LUPA-17-03-086, the Avalon Woods I Planned Development / Land Use Plan (PD/LUP) shall be considered dissolved.
11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated May 24, 2016 shall apply:

- a. At least thirty (30) days prior to construction plan submittal, the applicant shall submit a Master Utility Plan (MUP) for the PSP, including hydraulically dependent parcels outside the PSP boundaries; such MUP shall include supporting calculations showing that the PSP-level MUP is consistent with the approved MUP for the Village, or shall include an update to the 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 31.5-71(b)(e)(f) to allow the maximum height of any "landmark" roof sign to be thirty (30) feet as measured from base of roof to top of sign face, in lieu of a maximum height of fifteen (15) feet; to allow a maximum allowable copy area of any roof sign to be four hundred (400) square feet, in lieu of two hundred (200) square feet; and to allow the sign structure of the "landmark" roof sign to be visible from any public right-of-way, in lieu of the sign structure not being visible from any public right-of-way.
    - 2) A waiver from Section 31.5-71(c) to allow a "landmark" roof sign to be erected on a building which is at least twenty-two (22) feet in height, in lieu of a building which is at least fifty (50) feet in height;
    - 3) A waiver from Section 31.5-194(3)(c) to allow community identification signs (as identified on the Master Sign Plan) to be internally lit, in lieu of the requirement that community identification signs shall not be internally lit.
12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated September 1, 2015, shall apply:
- a. The following waivers from Orange County Code are granted:
    - 1) A waiver from Section 38-1384(g)(2) to allow for a minimum thirteen (13) foot front-loaded garage door setback from the front property line, in lieu of a minimum twenty (20) foot front-loaded garage door setback from the front property line, and applicable to the Overlook 2 at Hamlin PSP lots 46, 49, and 55 only; and
    - 2) A waiver from Section 38-1384(g)(2) to allow front-loaded garage doors to be located a maximum of 5.7 feet forward of the nearest adjacent plane of the primary structure (living area), in lieu of the requirement that front-loaded garage doors be recessed a minimum of ten (10) feet (or 7 feet with a qualifying porch) behind the nearest adjacent plane of the primary structure, and applicable to the Overlook 2 at Hamlin PSP lots 38, 42, 45, 46, 49, 55, and 58 only.



- b. The applicant has requested that the County release the hold on building permits for lots 38, 45, and 58 prior to the approval of the waiver listed in condition of approval #4b. Such building permits may be released only after the applicant executes a Hold Harmless and Indemnification Agreement acceptable to the County, and which recognizes that the applicant is proceeding with construction on lots 38, 45, and 58 at their own risk and, should the above-referenced waivers be denied by the Board, may be required to substantially modify or completely remove, if necessary, any previously constructed improvements on lots 38, 45, or 58 in order to meet County Code.
  
- 13. Except as amended, modified, and/or superseded, the following previous BCC Conditions of Approval, dated February 10, 2015, shall apply:
  - a. To demonstrate concurrency entitlements have been met for this project the developer must provide an Assignment of Vested Trips document concurrent with or prior to Development Plan submittal. In addition, the Development Plan must show a legend with trip allocations by parcel identification number and phase of the development.
  - b. 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.
  
- 14. Except as amended, modified, and/or superseded, the following previous BCC Conditions of Approval, dated July 8, 2014, shall apply:
  - a. The covenants, conditions, and restrictions (CC&Rs) shall contain notification to potential purchasers, builders or tenants of this development of the proximity of the West Orange & 545 solid waste disposal facilities that are located 0.2 miles to the southwest.
  
- 15. Except as amended, modified, and/or superseded, the following previous BCC Conditions of Approval, dated March 12, 2013, shall apply:
  - a. The Developer shall obtain water, wastewater and reclaimed water service from Orange County Utilities.
  - b. A Master Utility Plan (MUP) shall be submitted to Orange County Utilities prior to approval of the first PSP/DP. The MUP must be approved prior to Construction Plan approval.
  - c. 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).

- d. Prior to construction plan approval, all property owners within the Hamlin PD 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 the Town Center Village (SAP) build-out requirements.
- e. Prior to final approval of the first PSP/DP for any portion of the project, applicant shall form a Property Owners Association (POA) for the project, which association shall be responsible for the maintenance of (i) street lighting, landscaping, irrigation, common signage and hardscape within the rights-of-way of New Independence Parkway, Hamlin Trail and Porter Road, and (ii) public sidewalks, multi-use trails, master stormwater system, on-street parking and common areas I open space and park elements within the project and as required by the Town Center Planned Development Code. A Right-of-Way Use Agreement describing maintenance responsibilities will be required. It is understood that none of the foregoing public areas or elements will be owned or maintained by the County unless herein specifically agreed to in writing by the County.
- f. Waivers to any development standard of Chapter 38 of the Orange County Code may be granted by the Board of County Commissioners at a public hearing in conjunction with the approval of any PSP for a parcel(s) of land within the Hamlin PD/UNP, except as may be provided to the contrary in Section 38-1207 regarding substantial changes to a PD Land Use Plan.

A revised PD/UNP noting the requested waivers (applicable to the specific PSP) shall be submitted with the PSP application. Notification of waiver requests prior to the public hearing shall be the same as that required for a substantial change to a PD Land Use Plan, e.g., including notice to owners of property within 300 feet of the perimeter of the PD/UNP. Board approval of the PSP and requested waivers shall constitute Board approval of the revised PD/UNP (waivers applicable to the specific PSP), which shall be deemed a non-substantial change.

- 16. Except as amended, modified, and/or superseded, the following previous BCC Conditions of Approval, (Avalon Woods I PD) dated August 19, 2014, shall apply:
  - a. 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 platting. Nothing in this condition, and nothing in the decision to approve this land use 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. A waiver from Orange County Code Section 38-1254(2)(a) is granted to allow for a fifteen foot (15') front setback from a collector street, in lieu of the required twenty-five foot (25') front setback requirement from a collector street.

- c. A waiver from Orange County Code Section 38-1387.2(a)(3) is granted to allow for a maximum of 364 apartment dwelling units in any one location without an intervening land use, in lieu of a maximum of 300 apartment dwelling units in any one location without an intervening land use.

**PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION** *(August 1, 2017)*

Upon a motion by Commissioner VanderLey, seconded by Commissioner Nelson, and carried by all members present voting AYE by voice vote, the Board approved the Land Use Plan Amendment (LUPA) to expand the Hamlin PD / UNP through the aggregation of the adjacent 53.9-acre Avalon Woods I PD and by establishing new PD Parcel CCM-3b, and to update the development program to reflect an additional 325 residential dwelling units (formerly assigned to the Avalon Woods I PD) and to redistribute 726,100 square feet of previously approved non-residential square footage within PD Parcels CCM-1, CCM-2, CCM-3, and CCM-3b





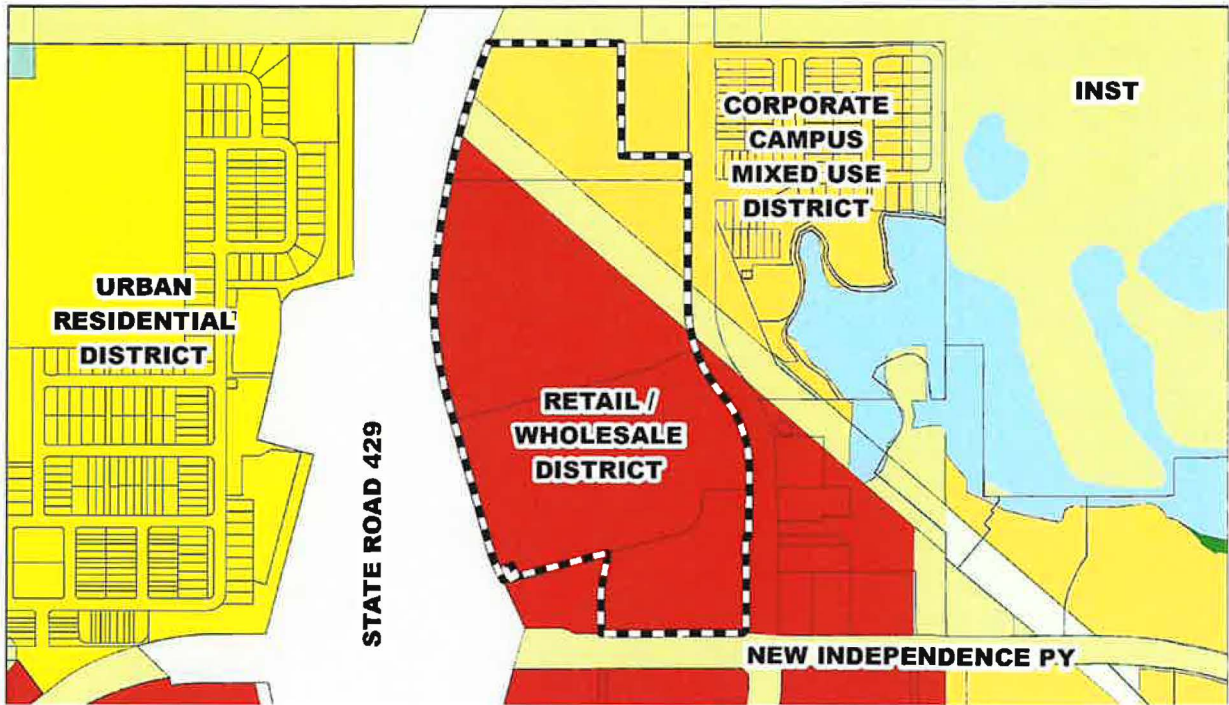
 Subject Property



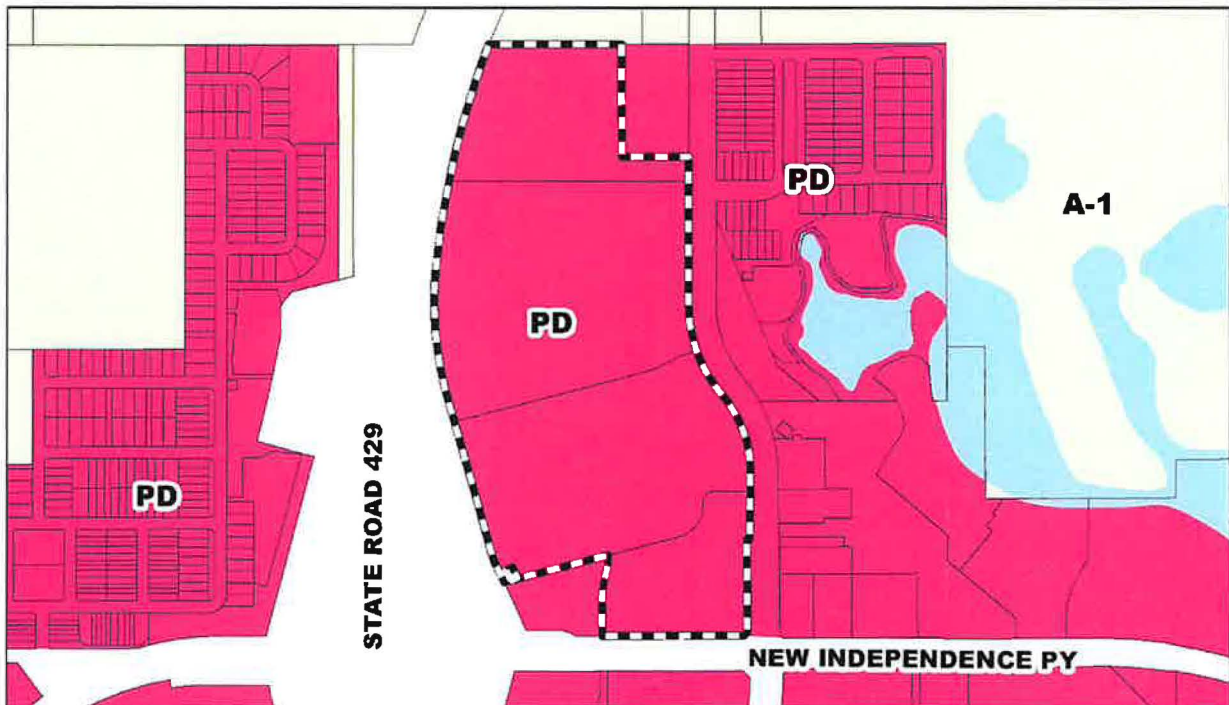
1 inch = 1,000 feet



**Horizon West Land Use Map**  
Retail Wholesale District



**Zoning Map**  
PD (Planned Development District)



## Hamlin PD-UNP (Cover Sheet)



RECEIVED  
By DRC Office at 3:09 pm, Sep 18, 2022

sheet  
1

### Hamlin PLANNED DEVELOPMENT UNIFIED NEIGHBORHOOD PLAN / LAND USE PLAN

Case Number: CDR-22-05-172

SUBMITTED: August 3, 2022

ORIGINALLY SUBMITTED: November 28, 2012

11.28.2012  
 rev. 3.17.2014  
 rev. 4.24.2014  
 rev. 9.18.2014  
 rev. 3.16.2015  
 rev. 10.5.2015  
 rev. 3.15.2017  
 rev. 07.03.2019  
 rev. 02.02.2021  
 rev. 05.24.2022  
 rev. 08.03.2022

**Parcel Numbers:**

17-23-27-2714-01-000	17-23-27-2714-02-000	17-23-27-2714-02-001	20-23-27-0000-00-030	20-23-27-2717-01-000	20-23-27-2717-02-000	20-23-27-2717-19-001	20-23-27-5846-00-001
21-23-27-0000-00-004	21-23-27-0000-00-033	21-23-27-0000-00-036	21-23-27-0000-00-039	21-23-27-0000-00-040	29-23-27-0000-00-044	29-23-27-0000-00-053	29-23-27-2715-00-001
29-23-27-2716-01-001	29-23-27-2716-02-001	29-23-27-2716-04-001	29-23-27-2714-01-002	29-23-27-2714-01-003	29-23-27-2714-02-002		

| All lots and tracts Overlook 2 at Hamlin Phase 1-6 recorded in Plat Book 84 Pages 10-14 | All lots and tracts Hamlin Reserve recorded in Plat Book 88 Pages 78-95 |

**Development Team**

<p><b>SLF IV/ BOYD HORIZON WEST JV, LLC</b>                  7586 West Sand Lake Rd                  Orlando, FL 32819                  407.352.5858</p>	<p>Owner</p>
<p><b>SHUTTS &amp; BOWEN, LLP</b>                  300 South Orange Ave, Suite 1000                  Orlando, FL 32801                  407.423.3200</p>	<p>Attorney</p>
<p><b>AGMCI, LLC</b>                  235 S. Maitland Ave. Suite 116                  Maitland, FL 32751                  407.622.9094</p>	<p>Master Planning</p>
<p><b>KELLY, COLLINS &amp; GENTRY, INC.</b>                  1700 N. Orange Ave, Suite 400                  Orlando, FL 32804                  407.898.7858</p>	<p>Engineering</p>
<p><b>DIX. LATHROP &amp; ASSOCIATES</b>                  150 W. Jessup Ave                  Longwood, FL 32750                  407.667.1777</p>	<p>Landscape Architecture</p>
<p><b>ALLEN &amp; COMPANY</b>                  213 South Dillard Street, Suite 210                  Winter Garden, FL 34787                  407.654.5355</p>	<p>Surveying</p>
<p><b>BIO-TECH CONSULTING, INC.</b>                  2002 East Robinson Street                  Orlando, FL 32803                  407.894.5969</p>	<p>Environmental</p>



Location Map

**SHEET INDEX:**

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15-17	APPROVED WAIVERS AND CONDITIONS OF APPROVAL
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# Hamlin PD-UNP

## Hamlin District Plan

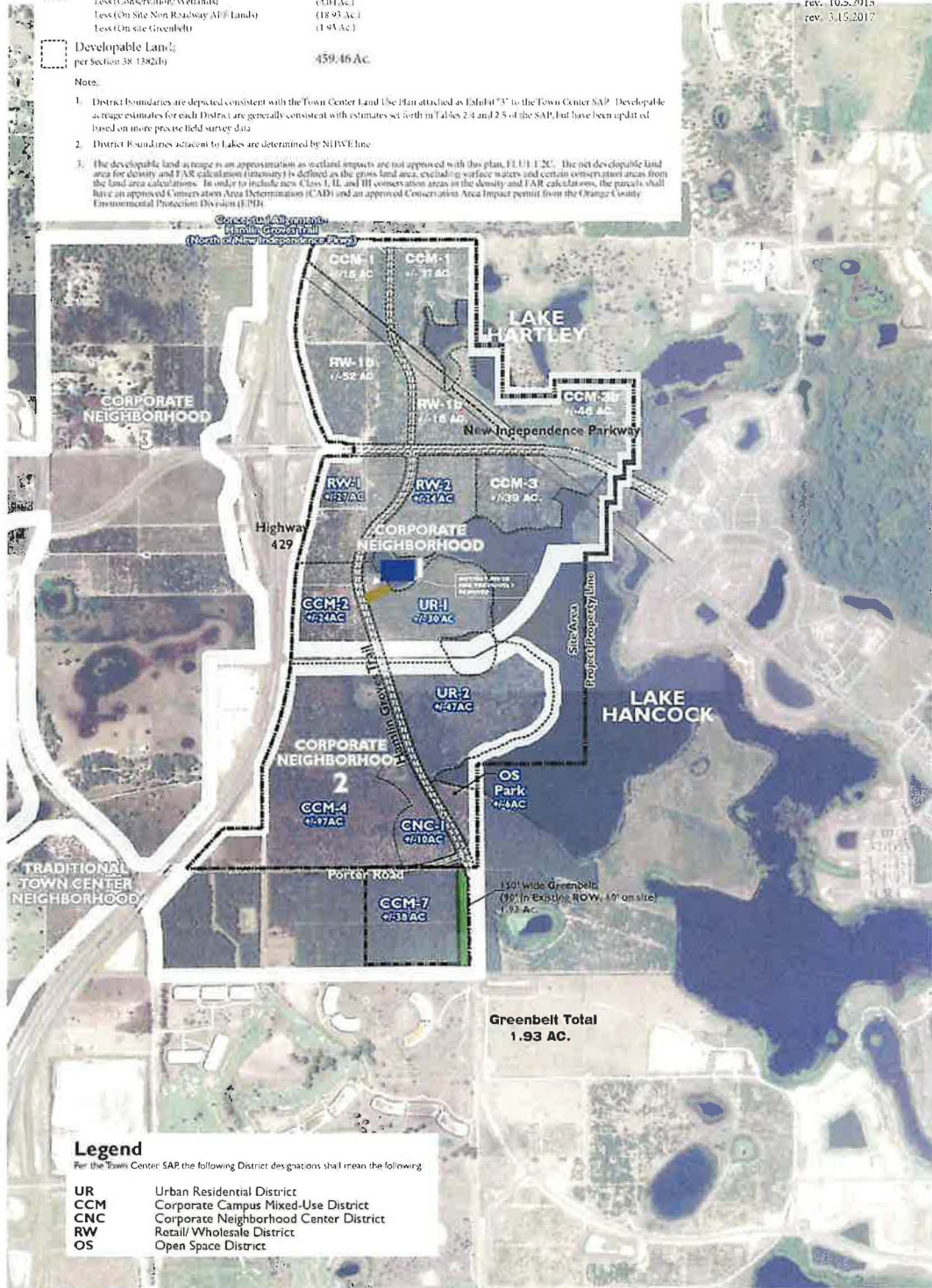
	Gross Project Acreage:	600.33 Ac.
	Less Lake Area:	(115.47 Ac.)
	Less Conservation/Wetlands:	(1.01 Ac.)
	Less (On Site Non-Roadway M/F Lands):	(18.93 Ac.)
	Less (On site Greenbelt):	(1.93 Ac.)
	Developable Land: (per Section 38-1382(b))	459.46 Ac.

**Note:**

- District boundaries are depicted consistent with the Town Center Land Use Plan attached as Exhibit "3" to the Town Center SAP. Developable acreage estimates for each District are generally consistent with estimates set forth in Tables 2.4 and 2.5 of the SAP, but have been updated based on more precise field survey data.
- District boundaries adjacent to Lakes are determined by SHWE line.
- The developable land acreage is an approximation as wetland impacts are not approved with this plan, F.U.1.1.2C. The net developable land area for density and FAR calculation (immediately defined as the gross land area, excluding surface waters and certain conservation areas from the land area calculations. In order to include any Class I, II, and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact permit from the Orange County Environmental Protection Division (EPD).

## Hamlin PD/UNP/LUP TOWN CENTER LAND USE DISTRICT PLAN

11.28.2012  
 rev. 3.17.2014  
 rev. 4.24.2014  
 rev. 9.18.2014  
 rev. 3.16.2015  
 rev. 10.5.2015  
 rev. 3.15.2017  
 sheet 7



**Legend**  
 For the Town Center SAP the following District designations shall mean the following:

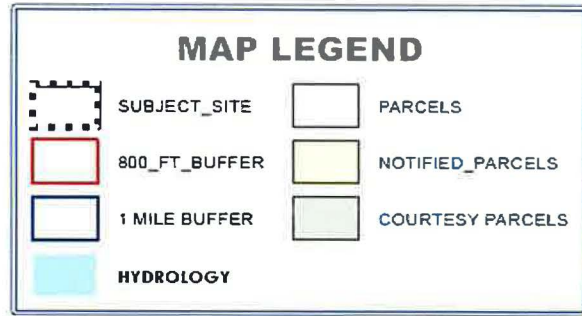
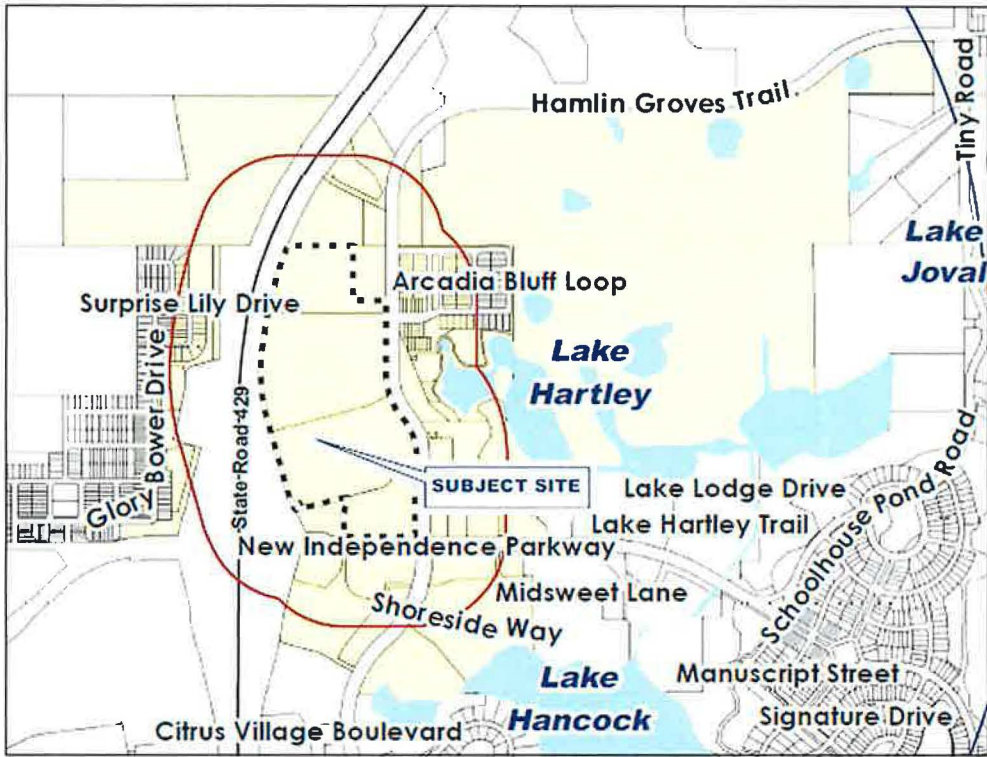
<b>UR</b>	Urban Residential District
<b>CCM</b>	Corporate Campus Mixed-Use District
<b>CNC</b>	Corporate Neighborhood Center District
<b>RW</b>	Retail/ Wholesale District
<b>OS</b>	Open Space District



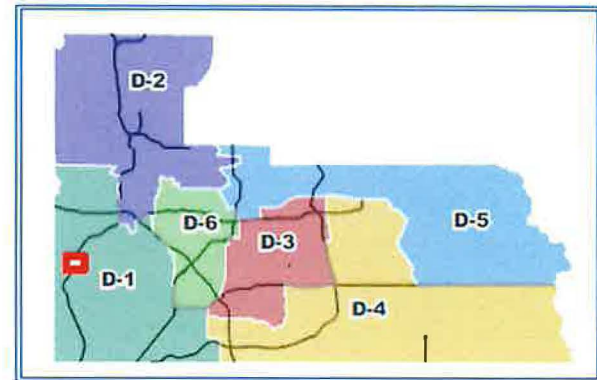


# Public Notification Map

Hamlin PD-UNP\_CDR-22-05-172



**BUFFER DISTANCE: 800**  
**# OF NOTICES: 227**



Notification Map

DRC Staff Report  
 Orange County Planning Division  
 BCC Hearing Date: February 7, 2023