

Interoffice Memorandum

DATE: March 10, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

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

CONTACT: Nicolas Thalmueller, AICP, DRC Chairman

PHONE: (407) 836-5523

DIVISION: Development Review Committee

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Waterside at Hamlin - a portion of Corporate Campus Mixed-Use District 3 (CCM-3) (fka Shaw Daniels Infrastructure) Development Plan (DP) dated "Received February 17, 2025", subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 1.

PROJECT: Public Hearing - Hamlin PD - UNP / A Portion of CCM-3 - Waterside at Hamlin (fka Shaw Daniels Infrastructure) DP (CDR-22-01-011)

PURPOSE: The subject property is located north of Summerlake Park Boulevard, south of New Independence Parkway, east of Hamlin Groves Trail, and west of Ficquette Road. The DP was originally approved for just infrastructure. Through this request the applicant is seeking to construct 113 multi-family residential dwelling units on 10.78 developable acres and request four waivers from Orange County Code to reduce the Normal High Water Elevation setbacks for buildings, paving areas, and a pool, to reduce the building separation requirement, and to reduce the link-to-node ratio requirement.

This proposal received a recommendation of approval from the DRC on December 18, 2024.

BUDGET: N/A

CASE # CDR-22-01-011

Commission District # 1

1. GENERAL INFORMATION

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

Owner: RAR2-Lake House Owner, LLC

Project Name: Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Waterside at Hamlin - a portion of Corporate Campus Mixed-Use District 3 (CCM-3) (fka Shaw Daniels Infrastructure) Development Plan (DP)

Hearing Type: Change Determination Request (CDR) to a Development Plan (DP)

Request: To construct 113 multi-family residential dwelling units on 10.78 acres. In addition, the following waivers are being requested from Orange County Code:

1. A waiver from Section 38-1501 to allow a 35' setback from the Normal High Water Elevation (NHWE) for buildings in lieu of the required 50' setback.

Applicant Justification: The area affected by this request is to be developed as a unique waterfront district in Horizon West Town Center. The request will allow for creative integration of the buildings, landscape and hardscape with the lakefront and lake activities. Additionally, to accommodate grading conditions for walkability and accessibility for component to horizon west town center. The elevation changes between Lake Hancock and New Independence Parkway coupled with the confining nature of the Duke Power Easement, will require a retaining wall along the lakefront. The retaining wall establishes building ground floor elevations above potential high water and flood conditions mitigating the need for lake setback. Not all buildings will encroach within the normal lake setback

however final design for some will encroach at corners and portions of facades at critical pinch points created by grades and street and block requirements. As required by and in cooperation with Orange County EPD and the Water Management District the design provides for the minimization and mitigation of impacts to the lake edge.

2. A waiver from Section 38-1501 to allow a 5' setback from the NHWE for parking, paving, and pool in lieu of the required 20' setback.

Applicant Justification: The area affected by this request is to be developed as a unique waterfront district in Horizon West Town Center. The request will allow for creative integration of the buildings, landscape and hardscape with the lakefront and lake activities. Additionally, to accommodate grading conditions for walkability and accessibility for component to horizon west town center. The elevation changes between Lake Hancock and New Independence Parkway coupled with the confining nature of the Duke Power Easement, will require a retaining wall along the lakefront. The retaining wall establishes building ground floor elevations above potential high water and flood conditions mitigating the need for lake setback. Not all buildings will encroach within the normal lake setback however final design for some will encroach at corners and portions of facades at critical pinch points created by grades and street and block requirements. As required by and in cooperation with Orange County EPD and the Water Management District the design provides for the minimization and mitigation of impacts to the lake edge.

3. A waiver from Section 38-1390.55(a)(2) to allow a 15 foot building separation in lieu of 20 feet.

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

4. A waiver from Section 38-1390.16(4)(a)(1) the link to node ratio requirements, to allow a ratio of 1 in lieu of 1.35.

Applicant Justification: The project site had multiple pedestrian connections and vehicular connectivity. However, the strictest application of the minimum link to node ratio requirements means that the standard is not met.

The site conditions must be considered in application of the link to node ratio standard and why the waiver is justified.

The project fronts on the south side of New Independence Parkway, is bounded to the east by wetlands and greenbelt adjacent to the Village of Bridgewater, to the south is Lake Hancock and an electric power transmission line crosses the site southeast to northwest including a wetland in the center of the site, and to the west is the Lakewalk at Hamlin apartments. The configuration of the site and powerlines constrain building placement, block standards, through streets and pedestrian passageways.

These constraints should be considered in the application of block standards and connectivity exemptions provided for in sec. 38-1390.34(c) - "The block standards shall not be applicable for lands required to accommodate a required stormwater facility designed as an amenity; or preserve an existing wetland or protected habitat." Both conditions occur within the project site and mean that internal circulation and connectivity prevent archiving the link to node ratio standard requiring the requested waiver.

2. PROJECT INFORMATION

- A. Overview: The subject property is located north of Summerlake Park Boulevard, south of New Independence Parkway, east of Hamlin Groves Trail, and west of Ficquette Road within the Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) in a portion of PD Parcel Corporate Campus Mixed-Use District 3 (CCM-3), formerly known as Shaw Daniels Infrastructure Development Plan (DP), which is entitled for 494 dwelling units (DU's) and zero non-residential square feet.
- Through this change determination request (CDR), the applicant is seeking to construct 113 multi-family residential dwelling units on 10.78 developable acres and requesting four waivers from Orange County Code to reduce the NHWE setbacks for buildings, paving areas, and a pool, to reduce the building separation requirement, and to reduce the link to node ratio requirement.
- B. Location: North of Summerlake Park Boulevard, south of New Independence Parkway, east of Hamlin Groves Trail, and west of Ficquette Road
- C. Parcel ID(s): 21-23-27-0000-00-004,
21-23-27-0000-00-036,
21-23-27-0000-00-033,
21-23-27-0000-00-039
- D. Total Acres: 10.78 net developable acres
19.27 gross acres
- E. Water Supply: Orange County Utilities
- F. Sewer System: Orange County Utilities
- G. Schools: **Independence ES**
Enrollment: 887 / Capacity: 786
Bridgewater MS
Enrollment: 1,162 / Capacity: 1,028
Horizon HS
Enrollment: 2,692 / Capacity: 2,627
- H. School Population: 33

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: April 8, 2025

- I. Parks: Horizon West Regional Park - 0.2 Miles
- J. Proposed Use: 113 Multi-Family Residential Dwelling Units
- K. Site Data: Maximum Building Height: 50.5 ft
Minimum Living Area: 500 sq ft
Minimum Lot Width: 643 ft
Building Setbacks:
 Front: 18 ft
 Side: 7 ft
 Side Street: N/A
 Rear (Lake): 8 ft
- L. Fire Station: Fire station 44 - 16990 Porter Road
- M. Public Notification: The notification area for this public hearing extended beyond 800 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within 300 feet of the subject property to be notified at least 10 days prior to the date of the hearing. Two hundred and fifty-one (251) notices were mailed to those property owners in the mailing area.
- N. Community Meeting Summary: A community meeting was not required for this request.
- O. Transportation: 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 properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") 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.

P. Environmental Protection Division:

An Orange County Conservation Area Determination CAD-17-06-075 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on 8/24/2017. An Orange County Conservation Area Impact (CAI) permit CAI-19-07-038-MOD was approved on 4/17/2023. A second modification to the CAI (CAI-19-07-038-MOD2) was approved on 05/10/2024. The modifications were for the site plan update and are not to change the proposed/current impacts.

This plan will comply with all related permit conditions of approval. All conservation areas (as defined in Orange County Code Chapter 15) and their wetland setbacks shall be designated as conservation tracts or conservation easements according to the applicable subsection of Orange County Code Section 34-152(f)(1). Conservation areas shall be clearly marked with permanent signs. Denote that the signs shall state: "Conservation Area - No dumping, land-clearing, or other disturbance to soils or vegetation permitted beyond this point. Orange County Environmental Protection Division 407-836-1400." Provide a typical sign showing the dimensions of the sign at 12 by 12 inches minimum and at least 24 inches above grade. In common areas, these signs shall be located no farther than 150 feet apart, or at intervals as specified within an approved Orange County CAI permit, on the landward edge of the wetland buffer (not in the buffer).

On residential property locate this signage at the rear corner of every other individual lot line on the landward edge of the wetland buffer (not in the buffer). No construction, clearing, filling, alteration or grading is allowed within or immediately adjacent to a conservation area

or easement (includes the conservation area and the wetland setback/buffer) without first obtaining a wetland impact permit approved by the county and obtaining other applicable jurisdictional agency permits.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC). This environmental review only addresses Orange County environmental regulatory code; however, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to: the Army Corps of Engineers, the Florida Department of Environmental Protection, and the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it, or they may have other natural resource protective requirements. Therefore, it is imperative that this proposed plan be addressed on a multi-agency basis.

All development is required to pretreat runoff for pollution abatement purposes, Code 34-227. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Pollution abatement swales shall be provided upland of the Normal High Water Elevation (NHWE) on all lakes (34-132) and wetlands connected to lakes. Areas that drain away from lakes or wetlands do not require a swale. Use caution to prevent erosion during construction along the boundary of the property, into wetlands and buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion

control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2 inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected as indicated in 34-250(g). This may require periodic street sweeping.

No person shall cause, let, suffer, allow, or permit the emissions of unconfined particulate matter from any activity, including vehicular movement; transportation of materials; construction, alteration, demolition or wrecking; or industrially related activities, such as loading, unloading, storing, or handling; without taking reasonable precautions to prevent such emissions including but not limited to application of water, dust suppressants, planting of vegetation, point of activity controls (hoods, filters, etc.) and other measures. EPD will require a connection and pre-treatment device(s) Orange County Code Chapter 37-754 (County Oil and Grease Prevention Program) to convey runoff from the area to the sanitary system. The grading / covering / berming shall prevent runoff from outside of the compactor footprint from entering the drain. This is the same style of treatment that you provided in an earlier phase. Stormwater ponds are not designed to properly treat either leachate derived from the compacted materials, or the wash down liquids and detergents, system overflows, faulty unit drain plugs, drain plugs not replaced, hydraulic leaks, and nearby pavement washdown for material and fluid spills.

Q. Comprehensive Plan:

The subject property has an underlying Future Land Use designation of Village (V) and a zoning of Planned Development (PD). The FLUM and Zoning are consistent, and a rezoning or FLU amendment is not required.

R. Zoning:

PD (Planned Development District)

3. REQUESTED ACTION:

Development Review Committee (DRC) Recommendation – (December 18, 2024)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Waterside at Hamlin - a portion of Corporate Campus Mixed-Use District 3 (CCM-3) (fka Shaw Daniels Infrastructure) Development Plan (DP) dated “Received February 17, 2025”, subject to the following conditions:

1. Development shall conform to the Hamlin Planned Development - Unified Neighborhood Plan; Orange County Board of County Commissioners (BCC) approvals; Waterside at Hamlin Development Plan dated "Received February 17, 2025"; and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC.
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 development 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, 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. Development plan (DP) approval by the DRC (or BCC, as applicable), shall automatically expire if construction plans are required and have not been submitted and approved within two (2) years from DP approval; if construction plans are not required, such DP shall expire two (2) years from approval unless a building permit has been obtained within such two-year period. The foregoing notwithstanding, the DRC may, upon good cause shown, grant successive one (1) year extensions to the expiration date of a DP if the developer makes written request to the DRC chair prior to the expiration date.
8. Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.
9. 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).

10. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.
11. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
12. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
13. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
14. 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.
15. 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 properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") 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.
16. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water, wastewater, and reclaimed water systems have been designed to support all development within the DP, and that construction plans are consistent with an approved and up-to-date Master Utility Plan for the Town Center.
 17. Pole signs and billboards shall be prohibited. All other signage shall comply with the approved Hamlin Master Sign Plan or Chapter 31.5 where applicable, and as may be amended.
 18. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
 19. Unless otherwise allowed by County Code, the property shall be platted / replatted prior to the issuance of any vertical building permits.
 20. A new site construction plan for the improvements associated with this Development Plan must be submitted in association with this Change Determination Request as shown on the Hamlin Planned Development - Unified Neighborhood Plan; Orange County Board of County Commissioners (BCC) approvals; Waterside at Hamlin Development Plan dated "Received **".
 21. The Orange County Drainage Easement recorded in Official Record Book 10442, Page 2736 must be modified and recorded in the public records prior to approval of Site Construction plans associated with this Change Determination Request as shown on the Hamlin Planned Development - Unified Neighborhood Plan; Orange County Board of County Commissioners (BCC) approvals; Waterside at Hamlin Development Plan dated "Received **"; such modification shall provide for maintenance obligations to be performed by the Grantor, their successors, and/or assigns.
 22. The required drainage/canal easement over the watercourse connecting Lake Hartley and Lake Hancock pursuant to Chapter 34-153(b) shall not be encumbered by any conservation easement or any other encumbrance that would hinder necessary maintenance.
 23. Prior to the issuance of any building permit, the property owner shall record in the official records of Orange County, Florida an Indemnification/Hold Harmless Agreement, on a form provided by the County, which indemnifies Orange County, Florida from any damages and losses arising out of or related in any way to the activities or operations on or use of the Improvement resulting from the County's granting of the waiver request and, which shall inform all interested parties that the multi-family buildings are located no closer than 35 feet from the Normal High Water Elevation (NHWE) of Lake Hancock and the parking, paving, and pools are

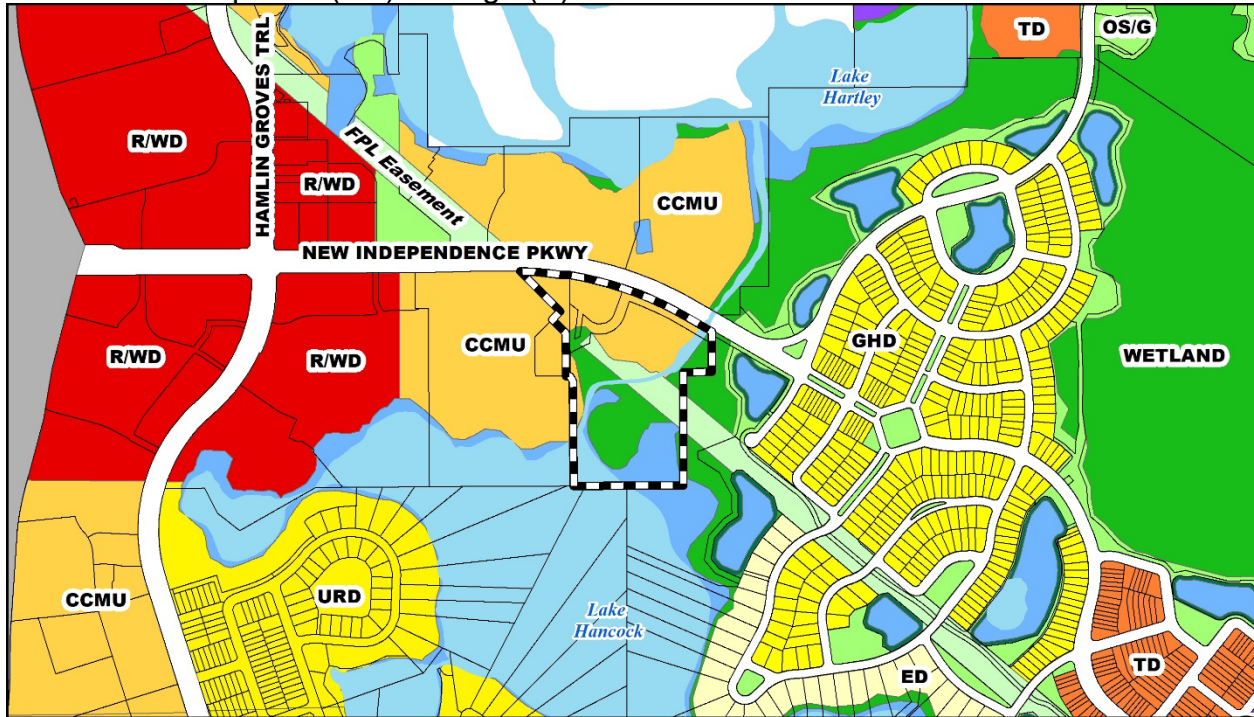
located no closer than 5 feet from the Normal High Water Elevation (NHWE) of Lake Hancock.

24. FEMA approval for the LOMR must be obtained within 6 months after the site as-built becomes available.
25. The following waivers from Orange County Code are granted:
 - a. A waiver from Section 38-1501 to allow a 35' setback from the Normal High Water Elevation (NHWE) for buildings in lieu of the required 50' setback.
 - b. A waiver from Section 38-1501 to allow a 5' setback from the NHWE for parking, paving, and pool in lieu of the required 20' setback.
 - c. A waiver from Section 38-1390.55(a)(2) to allow a 15 foot building separation in lieu of 20 feet.
 - d. A waiver from Section 38-1390.16(4)(a)(1) the link to node ratio requirements, to allow a ratio of 1 in lieu of 1.35.
26. Except as amended, modified, and / or superseded, the following Conditions of Approval, shall apply:
 - a. Approval of this plan does not constitute approval of a permit for the construction of a boat ramp. Any person desiring to construct a boat ramp shall apply to the Orange County Environmental Protection Division as specified in Orange County Code Chapter 15 Environmental Control, Article XV Boat Ramps, prior to installation, for an Orange County Boat Ramp Facility Permit, as well as to any other Orange County Division(s) for any other applicable permits.
 - b. As proof of satisfaction of the project's transportation concurrency obligations, the project must comply with that certain Town Center East Road Network Agreement recorded at O.R. Book 10306, Page 1364, Public Records of Orange County, Florida. The developer must provide a valid Assignment of Vested Trips document together with the applicable Confirmation Letter issued by Orange County, concurrently with or prior to plat approval. In addition, any Development Plan must show a legend with trip allocations by parcel identification number and phase of the development.
 - c. Prior to construction plan approval, documentation with supporting calculations shall be submitted which certifies that the existing drainage system and pond have the capacity to accommodate this development and that this project is consistent with the approved master drainage plan (MDP) for this PD.
 - d. Unless otherwise allowed by County Code, the property shall be platted prior to the issuance of any vertical building permits.

- e. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.
- f. A mandatory pre-application/sufficiency review meeting for the plat shall be required prior to plat submittal and concurrent with construction plan submittal. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/ sufficiency review meeting prior to formal submittal of the plat to the County.
- g. A drainage easement pursuant to Chapter 34-153(b) shall be dedicated to Orange County at the time of platting for any watercourse, drainageway, canal, or stream that traverses the subject property.
- h. A cross access agreement with the adjoining property shall be recorded in the public records prior to plat pre-sufficiency.

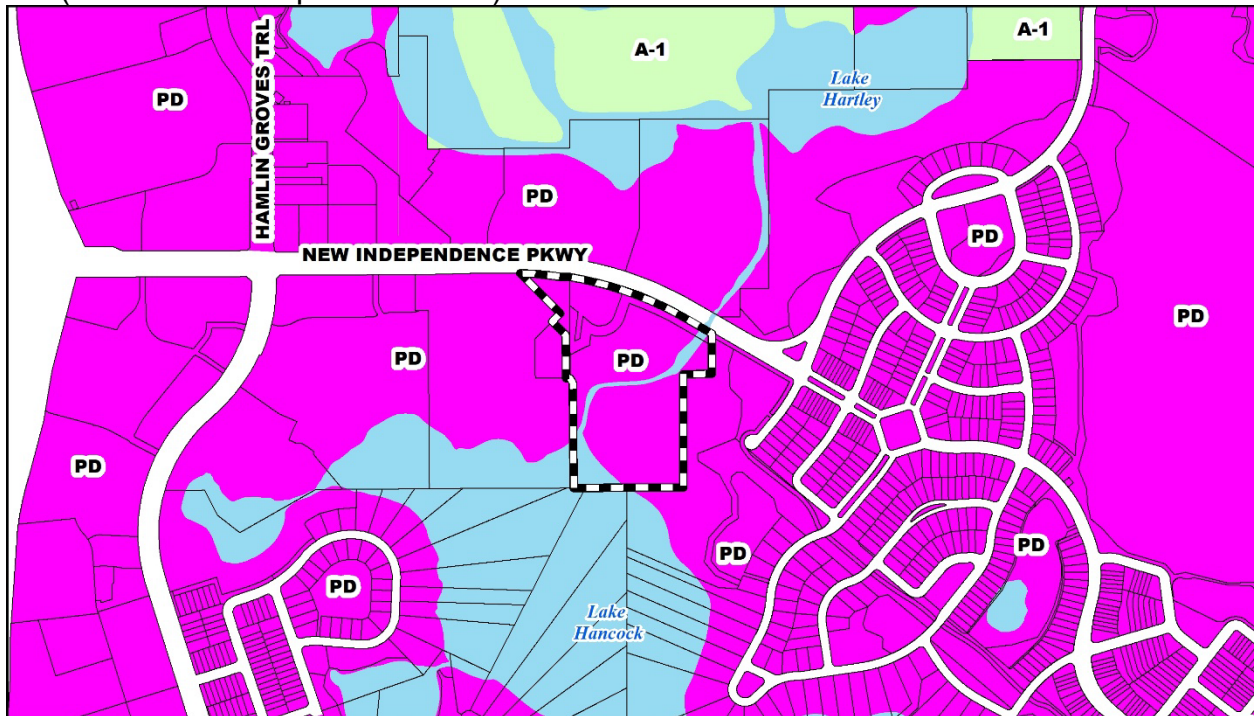
FUTURE LAND USE

Planned Development (PD) / Village (V)



ZONING

PD (Planned Development District)

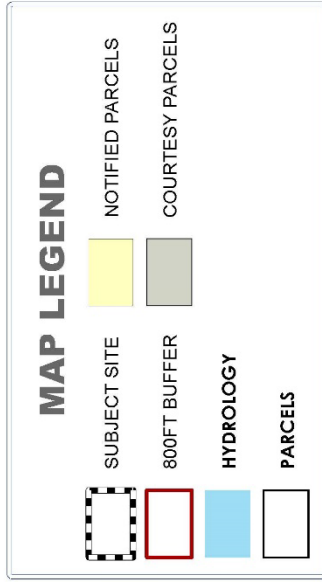
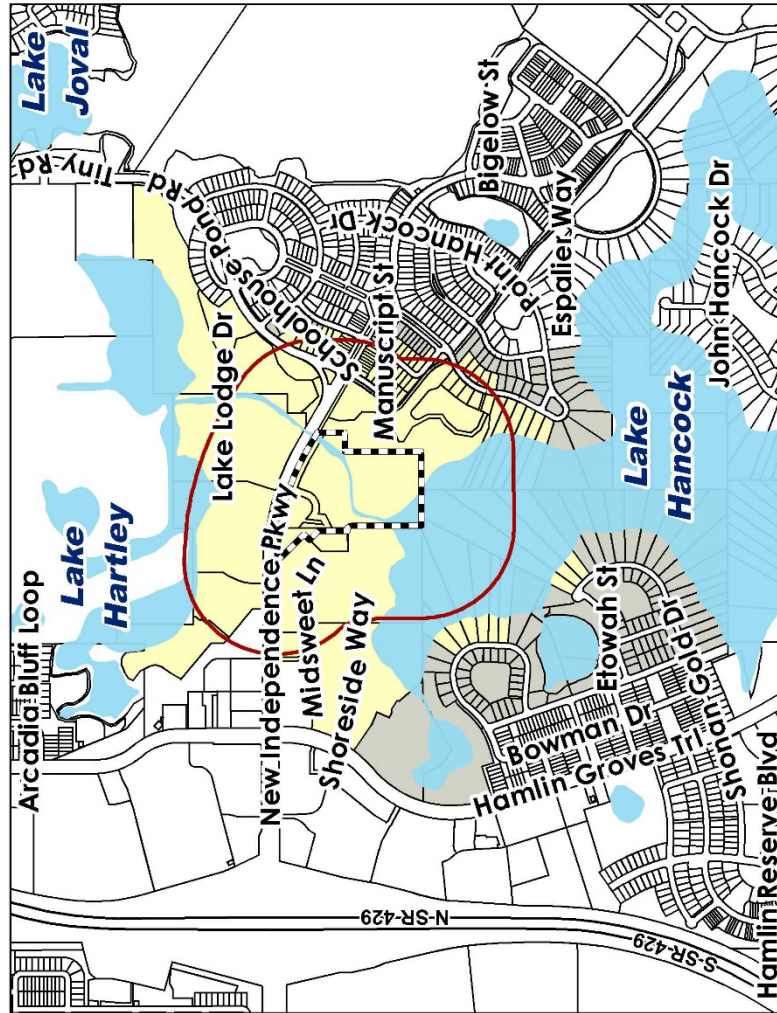


Notification Map

\\ocs\mgd\dept\Business Systems\Board Administrations\SUBSTANTIAL CHANGE\2025\DRCHamlin\PD - UNP A Portion of CM-3 - Watersid

Public Notification Map

CDR-22-01-011



BUFFER DISTANCE: 800
OF NOTICES: 251

