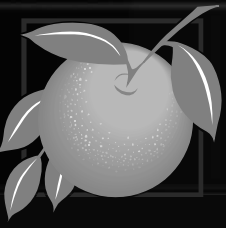




***Board of County Commissioners***

# **Public Hearings**

**May 23, 2023**



# **Regulating Plan/Silverleaf South Tract A Subdivision Preliminary Subdivision Plan (PSP)**

**Case:** **PSP-22-04-124**

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

**District:** **1**

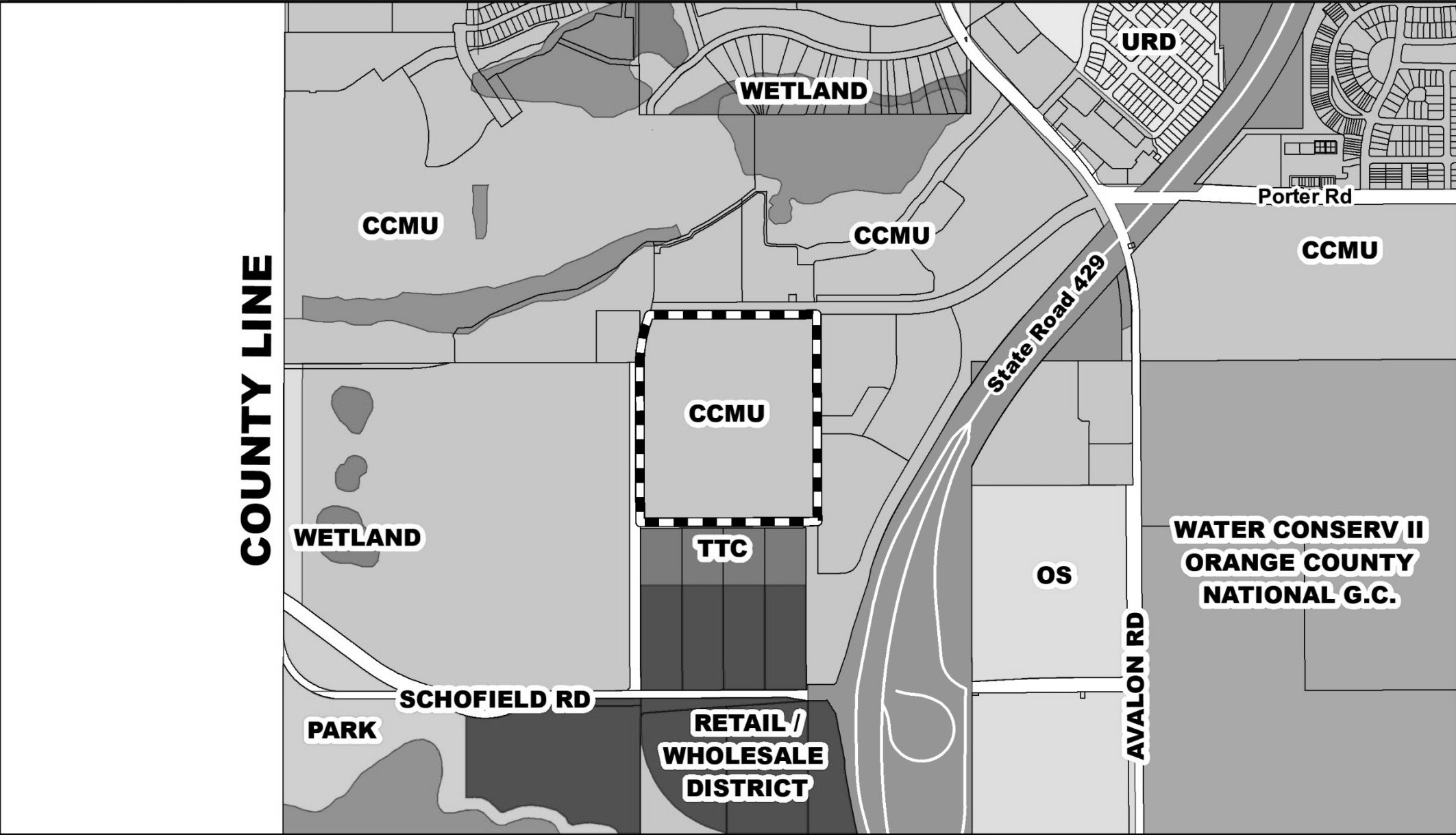
**Location:** **North of Schofield Road / West of Avalon Road**

**Acreage:** **53.61 gross acres**

**Request:** **To subdivide 53.61 acres to construct 293 single-family residential dwelling units.**

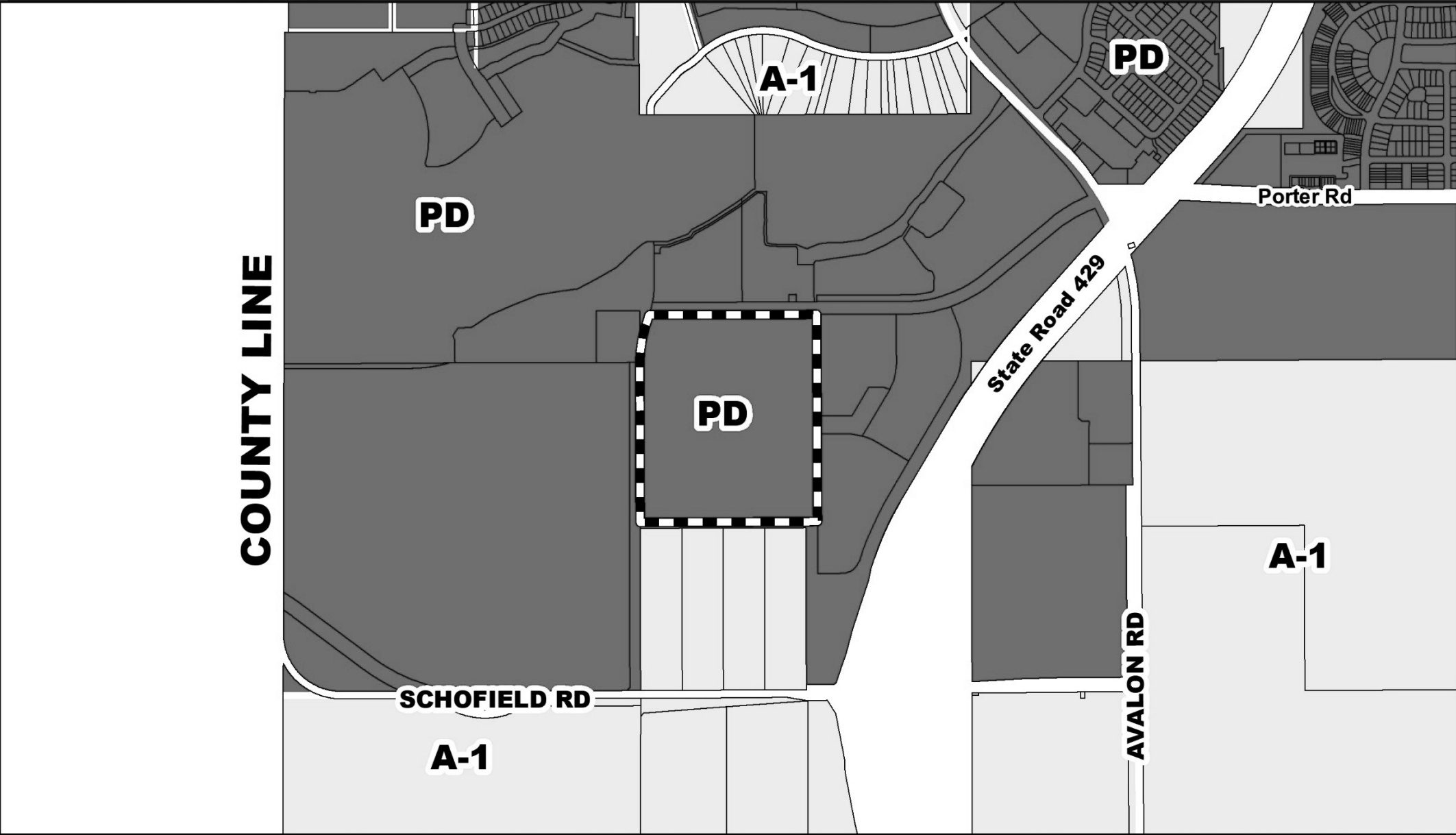


# Regulating Plan/Silverleaf South Tract A Subdivision Preliminary Subdivision Plan Horizon West Map





# Regulating Plan/Silverleaf South Tract A Subdivision Preliminary Subdivision Plan Zoning Map







# Regulating Plan/Silverleaf South Tract A Subdivision Preliminary Subdivision Plan Aerial Map

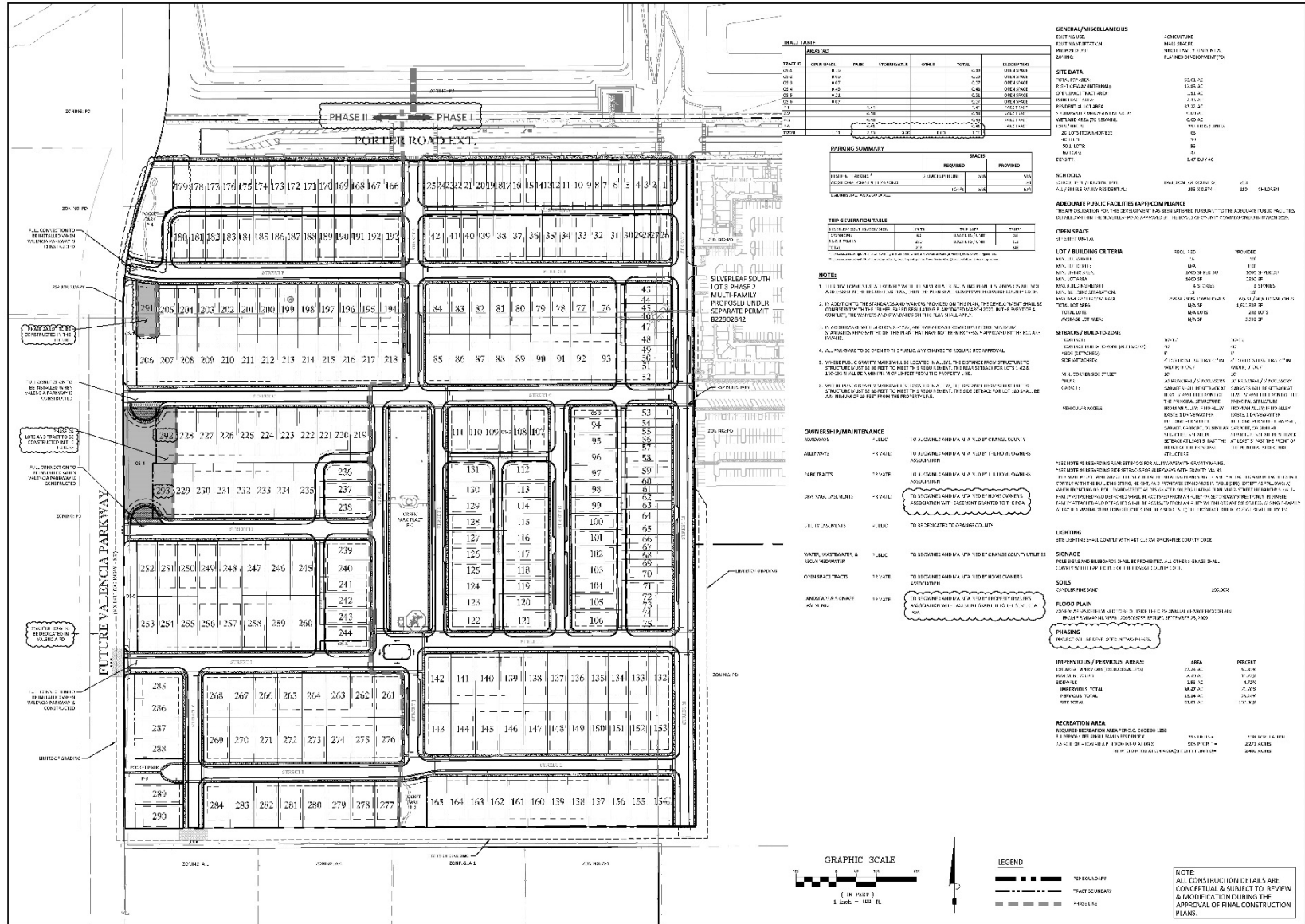




# Regulating Plan/Silverleaf South Tract A Subdivision

## Preliminary Subdivision Plan

### Overall Site Plan



| TRACT TABLE |         | AREA SQ  |         | DESCRIPTION |         |
|-------------|---------|----------|---------|-------------|---------|
| TRACT NO    | AREA SQ | TRACT NO | AREA SQ | TRACT NO    | AREA SQ |
| 1           | 10.00   | 101      | 10.00   | 201         | 10.00   |
| 2           | 10.00   | 102      | 10.00   | 202         | 10.00   |
| 3           | 10.00   | 103      | 10.00   | 203         | 10.00   |
| 4           | 10.00   | 104      | 10.00   | 204         | 10.00   |
| 5           | 10.00   | 105      | 10.00   | 205         | 10.00   |
| 6           | 10.00   | 106      | 10.00   | 206         | 10.00   |
| 7           | 10.00   | 107      | 10.00   | 207         | 10.00   |
| 8           | 10.00   | 108      | 10.00   | 208         | 10.00   |
| 9           | 10.00   | 109      | 10.00   | 209         | 10.00   |
| 10          | 10.00   | 110      | 10.00   | 210         | 10.00   |
| 11          | 10.00   | 111      | 10.00   | 211         | 10.00   |
| 12          | 10.00   | 112      | 10.00   | 212         | 10.00   |
| 13          | 10.00   | 113      | 10.00   | 213         | 10.00   |
| 14          | 10.00   | 114      | 10.00   | 214         | 10.00   |
| 15          | 10.00   | 115      | 10.00   | 215         | 10.00   |
| 16          | 10.00   | 116      | 10.00   | 216         | 10.00   |
| 17          | 10.00   | 117      | 10.00   | 217         | 10.00   |
| 18          | 10.00   | 118      | 10.00   | 218         | 10.00   |
| 19          | 10.00   | 119      | 10.00   | 219         | 10.00   |
| 20          | 10.00   | 120      | 10.00   | 220         | 10.00   |
| 21          | 10.00   | 121      | 10.00   | 221         | 10.00   |
| 22          | 10.00   | 122      | 10.00   | 222         | 10.00   |
| 23          | 10.00   | 123      | 10.00   | 223         | 10.00   |
| 24          | 10.00   | 124      | 10.00   | 224         | 10.00   |
| 25          | 10.00   | 125      | 10.00   | 225         | 10.00   |
| 26          | 10.00   | 126      | 10.00   | 226         | 10.00   |
| 27          | 10.00   | 127      | 10.00   | 227         | 10.00   |
| 28          | 10.00   | 128      | 10.00   | 228         | 10.00   |
| 29          | 10.00   | 129      | 10.00   | 229         | 10.00   |
| 30          | 10.00   | 130      | 10.00   | 230         | 10.00   |
| 31          | 10.00   | 131      | 10.00   | 231         | 10.00   |
| 32          | 10.00   | 132      | 10.00   | 232         | 10.00   |
| 33          | 10.00   | 133      | 10.00   | 233         | 10.00   |
| 34          | 10.00   | 134      | 10.00   | 234         | 10.00   |
| 35          | 10.00   | 135      | 10.00   | 235         | 10.00   |
| 36          | 10.00   | 136      | 10.00   | 236         | 10.00   |
| 37          | 10.00   | 137      | 10.00   | 237         | 10.00   |
| 38          | 10.00   | 138      | 10.00   | 238         | 10.00   |
| 39          | 10.00   | 139      | 10.00   | 239         | 10.00   |
| 40          | 10.00   | 140      | 10.00   | 240         | 10.00   |

| PARKING SUMMARY |        |          |
|-----------------|--------|----------|
| REQUIRED        | SPACES | PROVIDED |
| 100             | 100    | 100      |
| 200             | 200    | 200      |
| 300             | 300    | 300      |

| TYPE SEPARATION TABLE |            |      |
|-----------------------|------------|------|
| TYPE                  | SEPARATION | TYPE |
| 1                     | 1          | 1    |
| 2                     | 2          | 2    |
| 3                     | 3          | 3    |

- NOTES:**
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL UTILITIES AND SERVICES TO BE PROVIDED TO THE DEVELOPMENT.
  2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL UTILITIES AND SERVICES TO BE PROVIDED TO THE DEVELOPMENT.
  3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL UTILITIES AND SERVICES TO BE PROVIDED TO THE DEVELOPMENT.
  4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL UTILITIES AND SERVICES TO BE PROVIDED TO THE DEVELOPMENT.

- OWNERSHIP/MAINTENANCE**
- ROADWAYS: TO BE OWNED AND MAINTAINED BY THE COUNTY.
  - ALLEYS: TO BE OWNED AND MAINTAINED BY THE COUNTY.
  - UTILITIES: TO BE OWNED AND MAINTAINED BY THE COUNTY.
  - WATER, WASTEWATER, & SOLID WASTE: TO BE OWNED AND MAINTAINED BY THE COUNTY.
  - OTHER UTILITIES: TO BE OWNED AND MAINTAINED BY THE COUNTY.
  - LANDSCAPE: TO BE OWNED AND MAINTAINED BY THE COUNTY.

**GENERAL/MISCELLANEOUS**

**EXISTING UTILITIES**

**PROPOSED UTILITIES**

**SHOULDER**

**ADJACENT PUBLIC FACILITIES (APF) COMPLIANCE**

**OPEN SPACE**

**LOT / BUILDING CRITERIA**

**SETBACKS / BUILT-TO-SUE**

**VEHICLE ACCESS**

**LIGHTING**

**SHRUBS**

**SOILS**

**FLOOD HAZARD**

**PARKING**

**IMPERVIOUS / PERVIOUS AREAS**

**RECREATION AREA**

**LEGEND**

**NOTE:** ALL CONSTRUCTION DETAILS ARE CONCEPTUAL & SUBJECT TO REVIEW & MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

**KCG**  
KELLY, COLLINS & GENTRY, INC.  
1000 WEST CHANCE AVENUE, SUITE 100  
DENVER, COLORADO 80202  
TEL: (303) 733-1100  
WWW.KCG.COM

**DREAM FINDER HOMES**  
A DIVISION OF KCG

**SILVERLEAF SOUTH SUBDIVISION PSP**

**OVERALL PLAN**

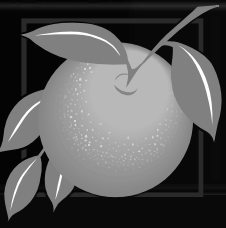
**SHEET C-2.0**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE Silverleaf PD - RP / Silverleaf South Tract A Subdivision PSP dated “Received March 30, 2023”, subject to the 27 conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# Oaks at Lake Standish Preliminary Subdivision Plan

**Case:** PSP-22-04-138

**Applicant:** Victor O. Perea, Burkett Engineering

**District:** 2

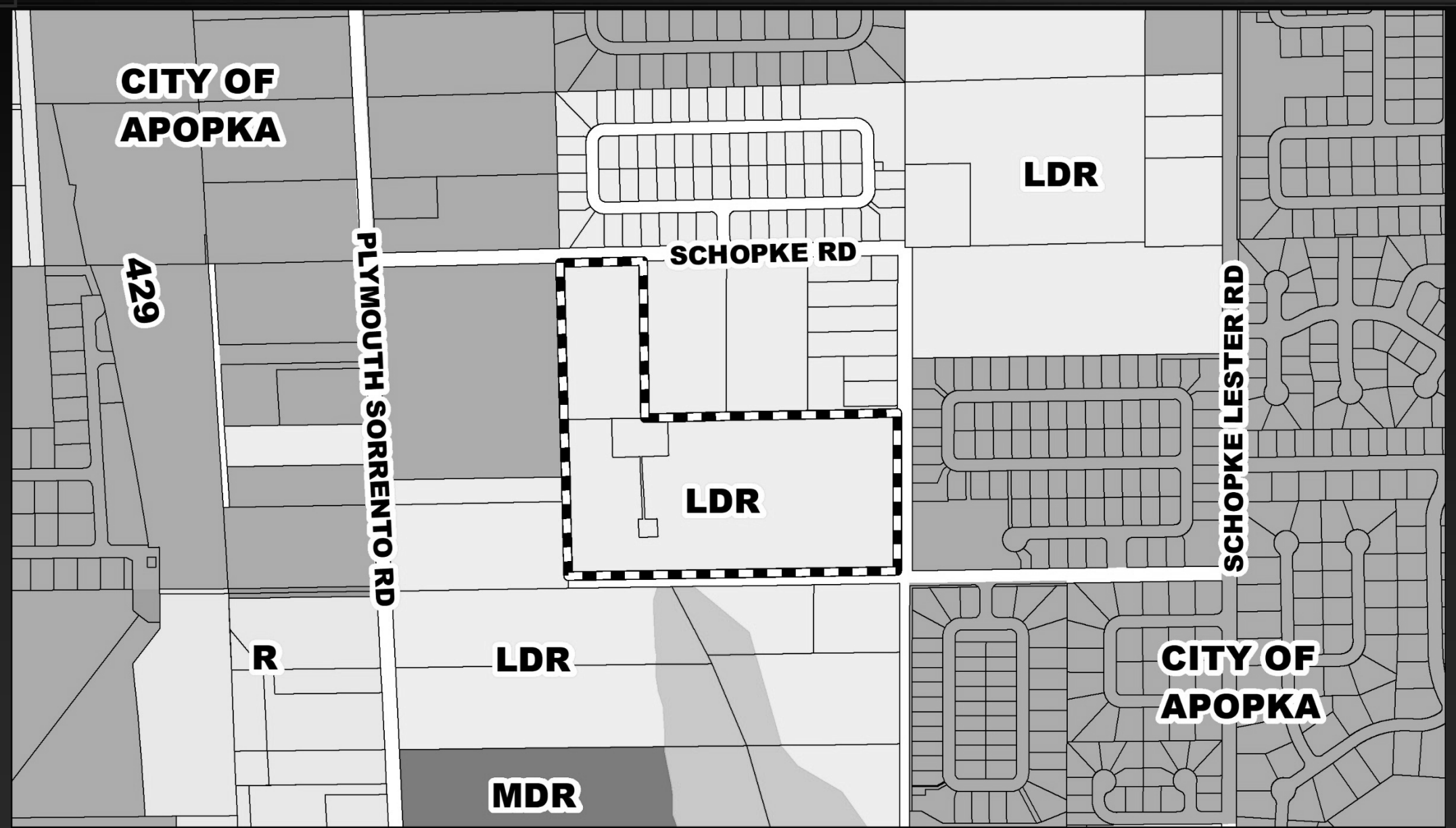
**Location:** South of West Lester Road / East of Plymouth Sorrento Road

**Acreage:** 24.72 gross acres

**Request:** To subdivide 24.72 acres to construct 80 single-family residential dwelling units.

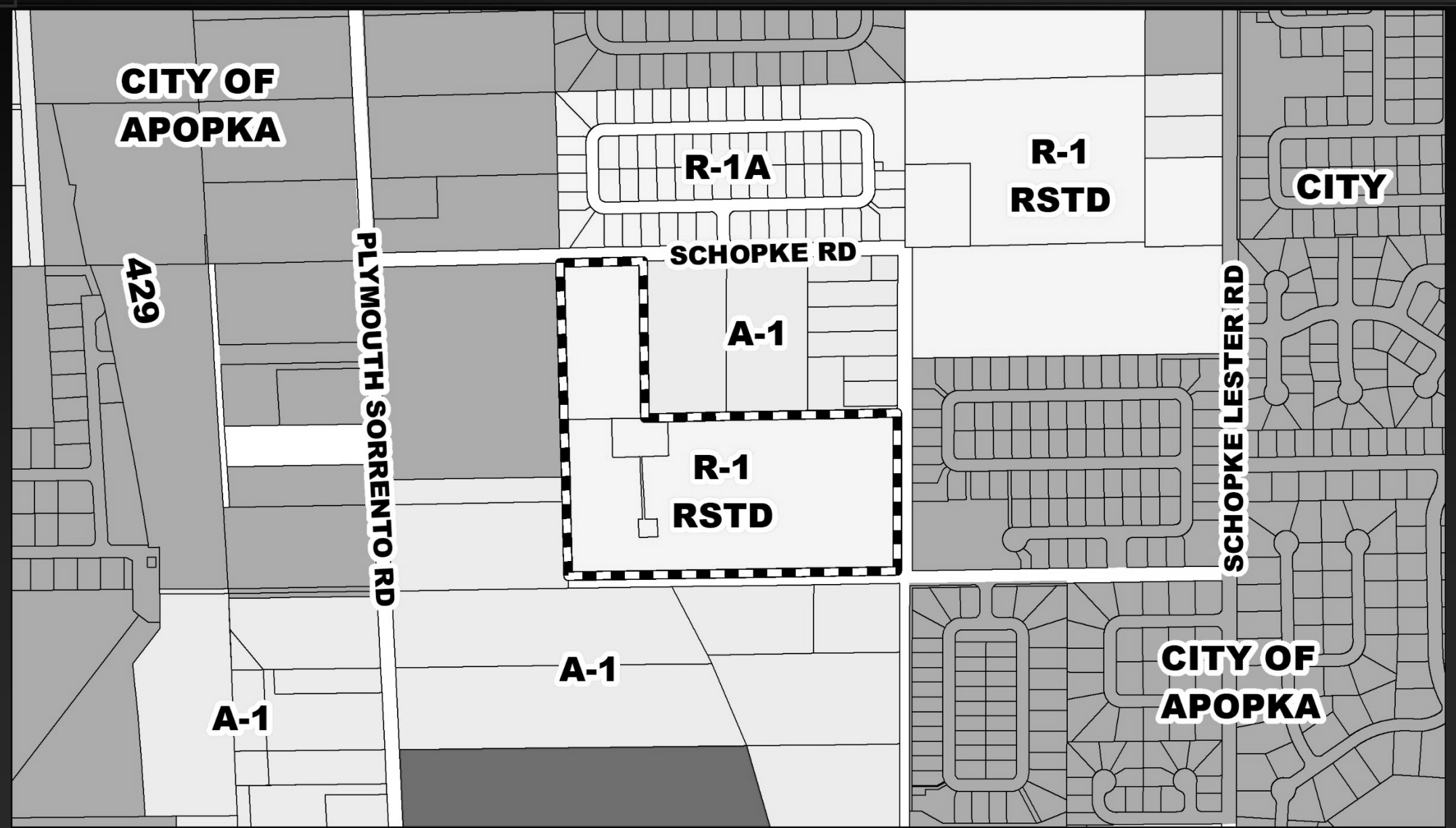


# Oaks at Lake Standish Preliminary Subdivision Plan Future Land Use Map





# Oaks at Lake Standish Preliminary Subdivision Plan Zoning Map







# Oaks at Lake Standish Preliminary Subdivision Plan Aerial Map





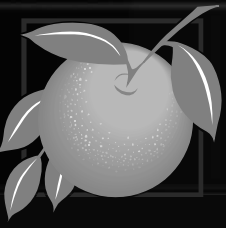




# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE the Oaks at Lake Standish PSP dated “Received April 12, 2023”, subject to the 26 conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**

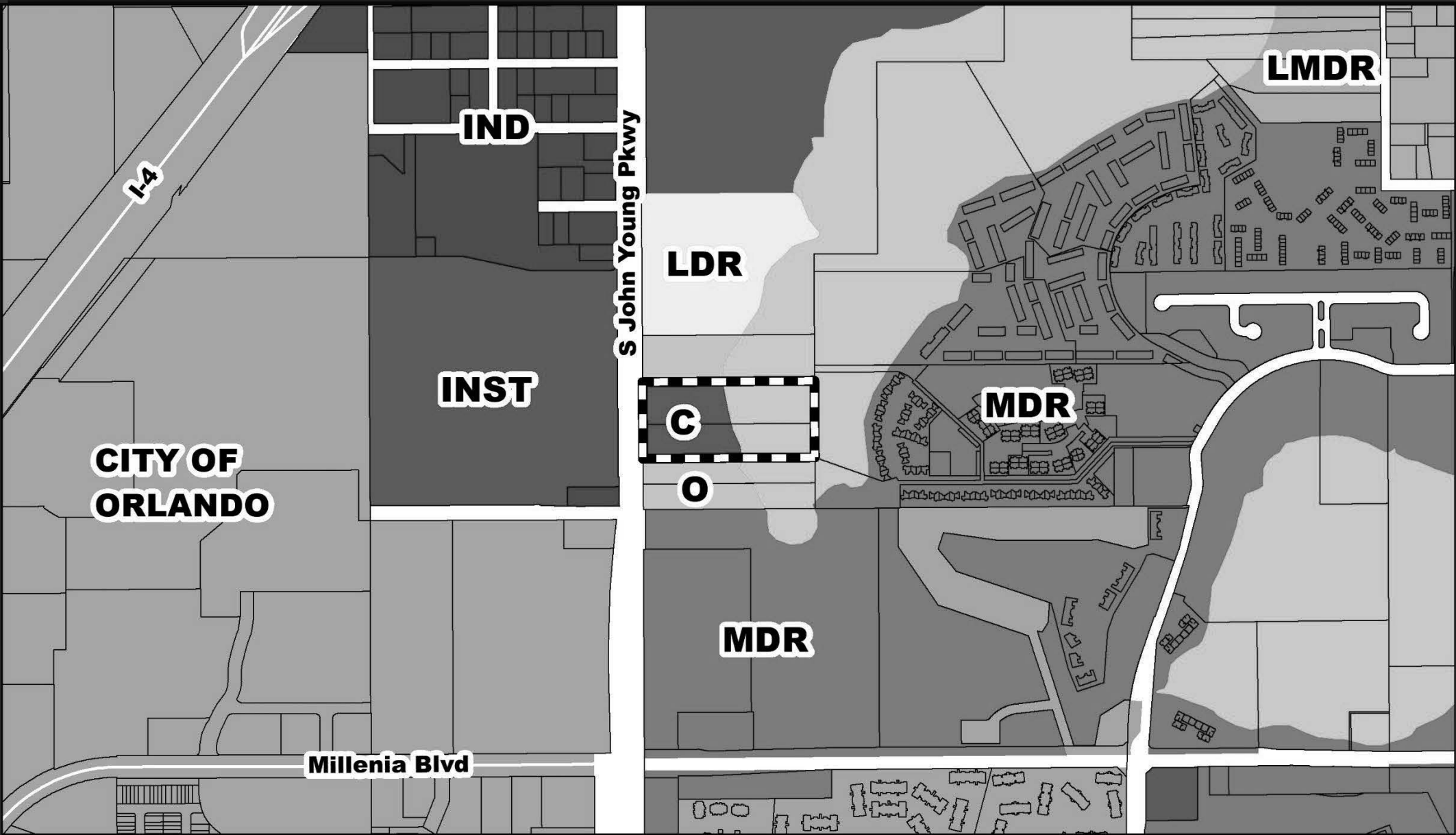


# **Pet Alliance of Greater Orlando Planned Development/Land Use Plan (PD/LUP)**

- Case:** CDR-22-10-303
- Applicant:** Rick V. Baldocchi, P.E., AVCON, Inc.
- District:** 6
- Location:** 4311 & 4319 S John Young Parkway; generally located on the east side of S John Young Parkway, approximately 3,000 feet south of the I-4 interchange, and across the street from the Orange County Public Works facility.
- Acreage:** 8.14 gross acres
- Request:** To modify previous conditions of approval dated March 9th, 2021, which restricted outdoor runs to the southern portion of the property. In addition, the applicant has requested the following waiver from Orange County Code:
- 1. A waiver from Section 38-1476 of Orange County Code Section 38-1476 of Orange County to allow for a reduction in the required quantity of off-street parking spaces to 1 space per 443 square feet of office, animal shelter and run area, in lieu of 1 space per 300 square feet of office, animal shelter, and run area.**



# Pet Alliance of Greater Orlando PD/LUP Future Land Use Map





# Pet Alliance of Greater Orlando PD/LUP Zoning Map





# Pet Alliance of Greater Orlando PD/LUP Aerial Map

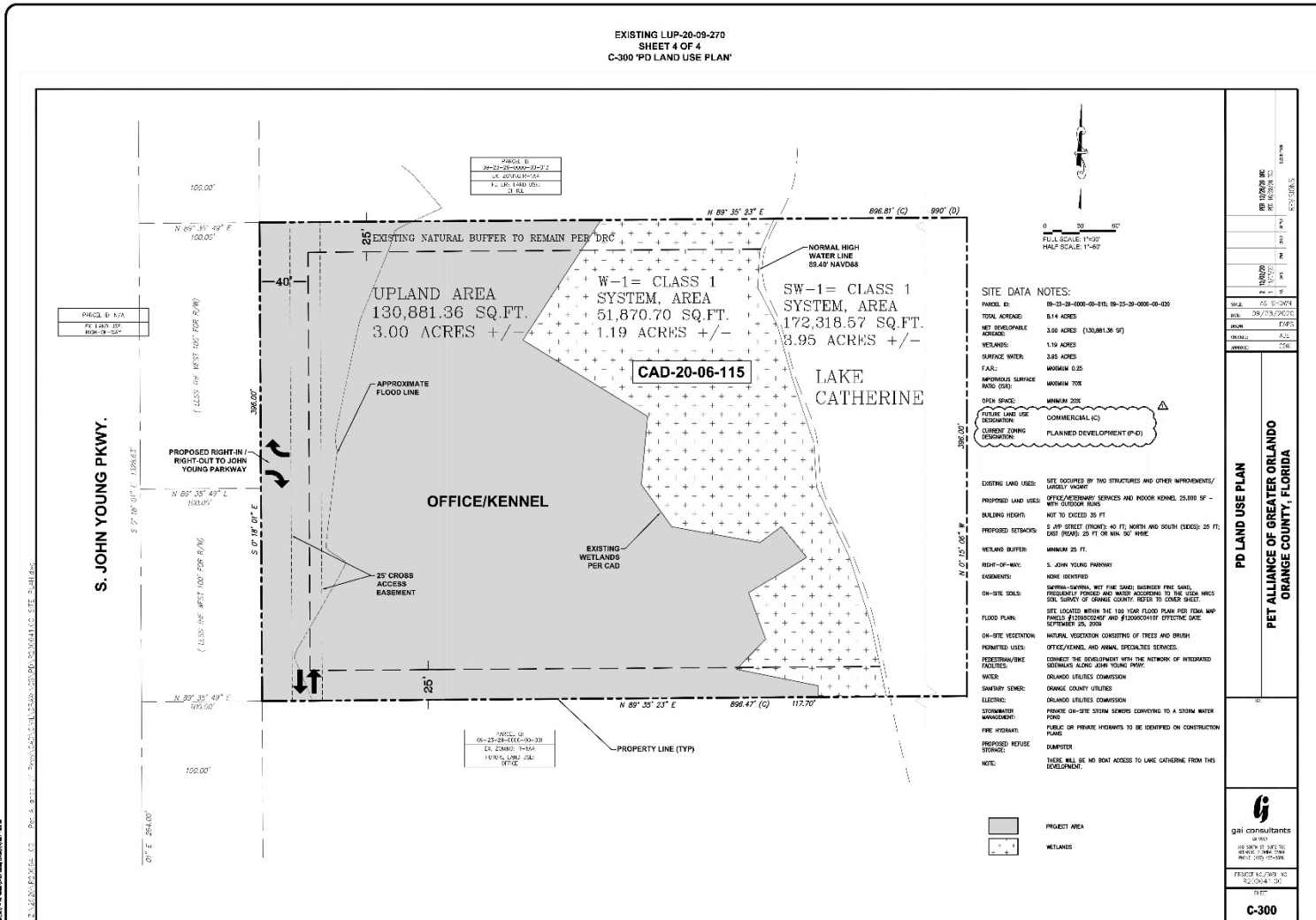


I-4

S John Young Pkwy

Millenia Blvd

# Pet Alliance of Greater Orlando PD/LUP Overall Land Use Plan



AVCON, INC.  
1001 S. GOLF DR. SUITE 1304  
ORLANDO, FL 32817  
TEL: 407.430.1000  
WWW.AVCONINC.COM

RICK V. BALDOCCHI  
P.E. #38092

PET ALLIANCE OF  
GREATER ORLANDO

LUP CHANGE  
DETERMINATION

EXISTING LUP -  
SHEET 4 OF 4

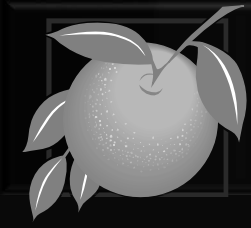
SCALE:

| NO. | DATE       | BY  | DESCRIPTION        |
|-----|------------|-----|--------------------|
| 1   | 12-29-2022 | GRV | TWO COMMENTS (REV) |
|     |            |     |                    |
|     |            |     |                    |
|     |            |     |                    |

DESIGNED BY: RVB  
DRAWN BY: BRE  
CHECKED BY: RVB  
APPROVED BY: RVB  
DATE: 03-22-2023

AVCON PROJECT No. 2022 0609 01

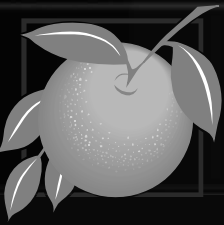
SHEET NUMBER  
**C-103**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Pet Alliance of Greater Orlando Planned Development / Land Use Plan (PD/LUP) dated “Received March 22, 2023”, subject to the 12 conditions listed under the DRC Recommendation in the Staff Report.**

**District 6.**



# **Hamlin Southwest PD– Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP**

**Case: CDR-22-06-206**

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

**District: 1**

**Location: South of New Independence Parkway / West of State Road 429**

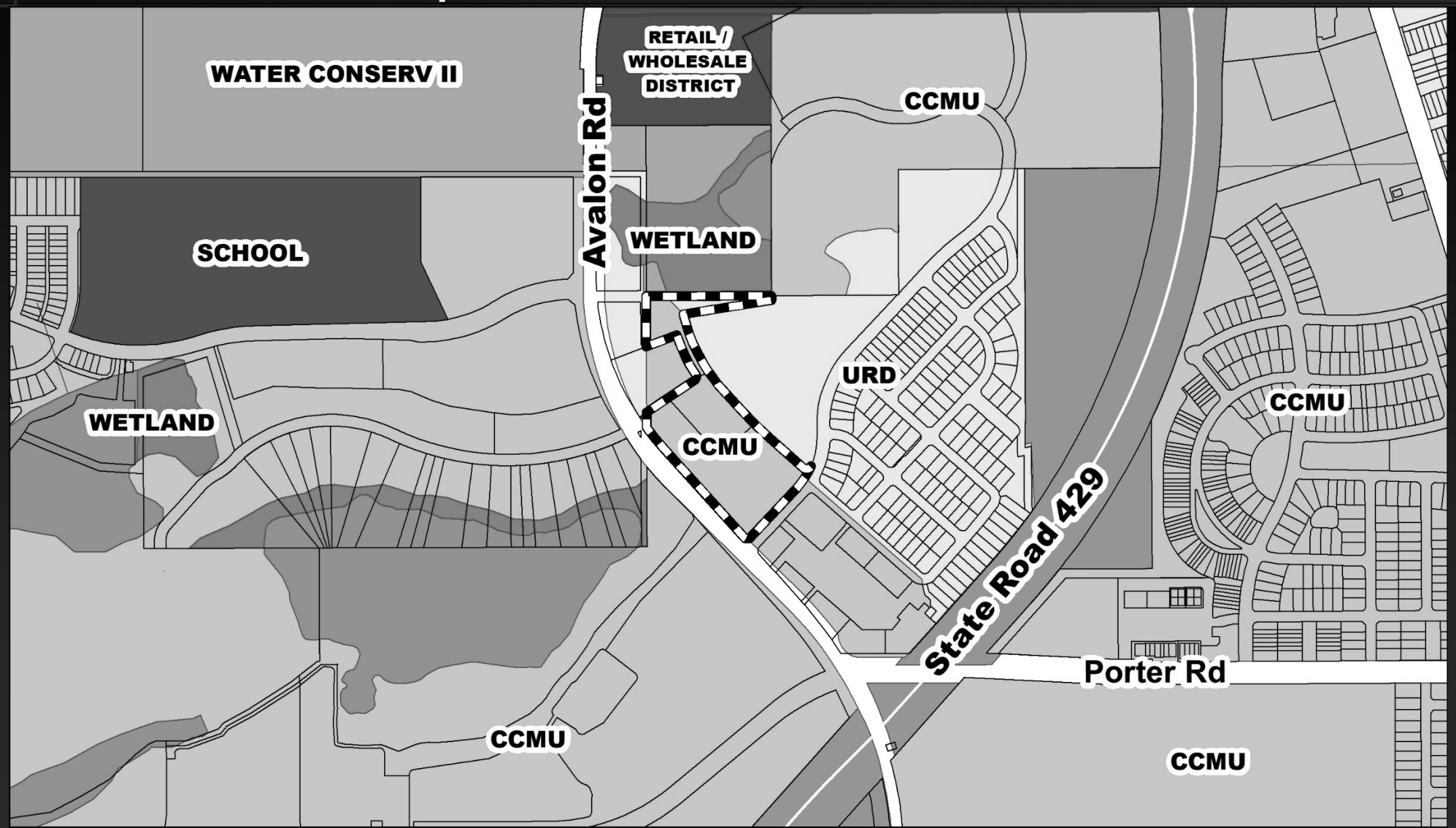
**Acreage: 10.78 gross acres**

**Request: To add Buildings M, N, and O within Lot 2, add self-storage as a permitted use and associated design standards to the Plan, and to construct Building O.**



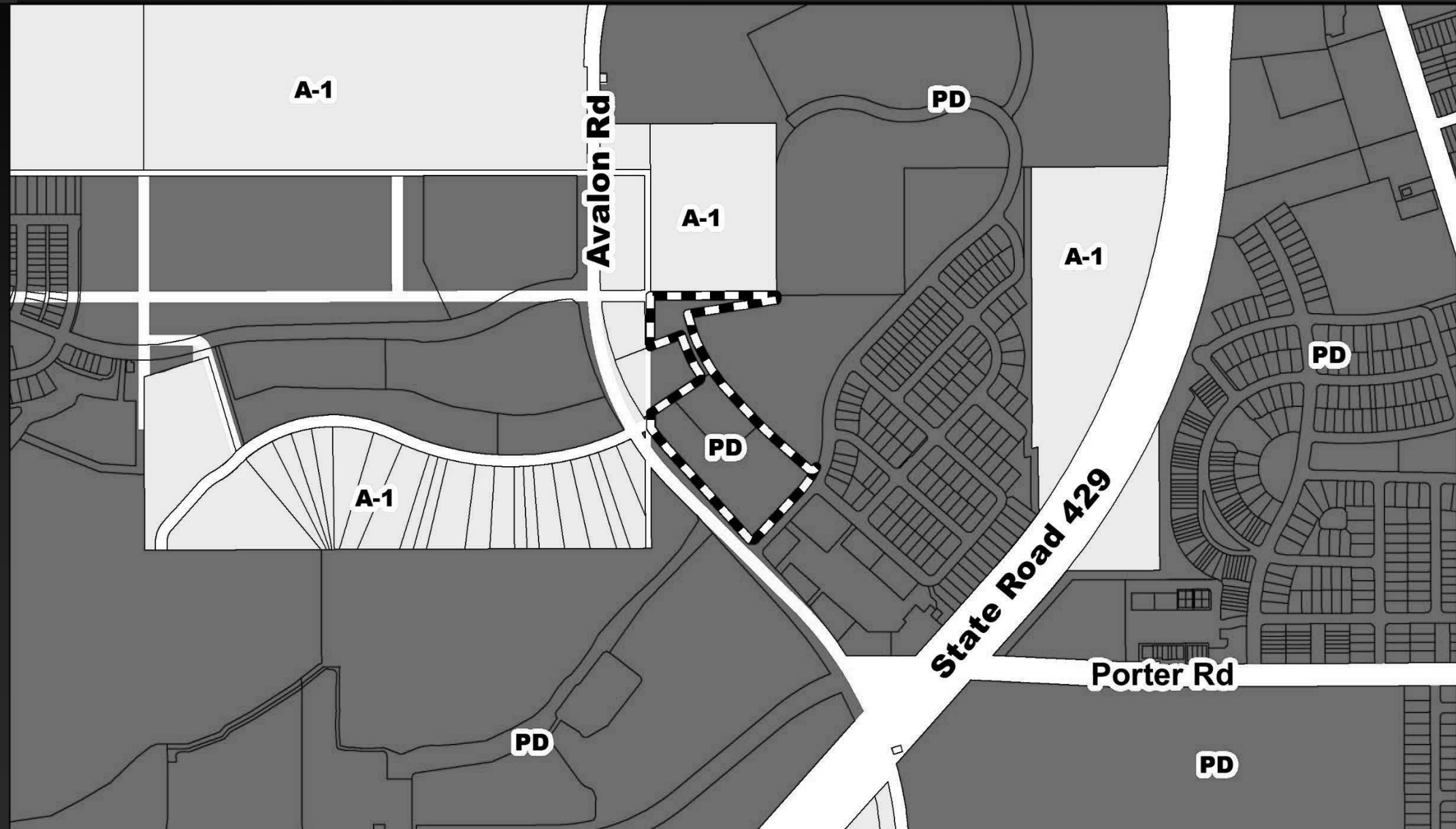


# Hamlin Southwest PD– Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP Horizon West Map



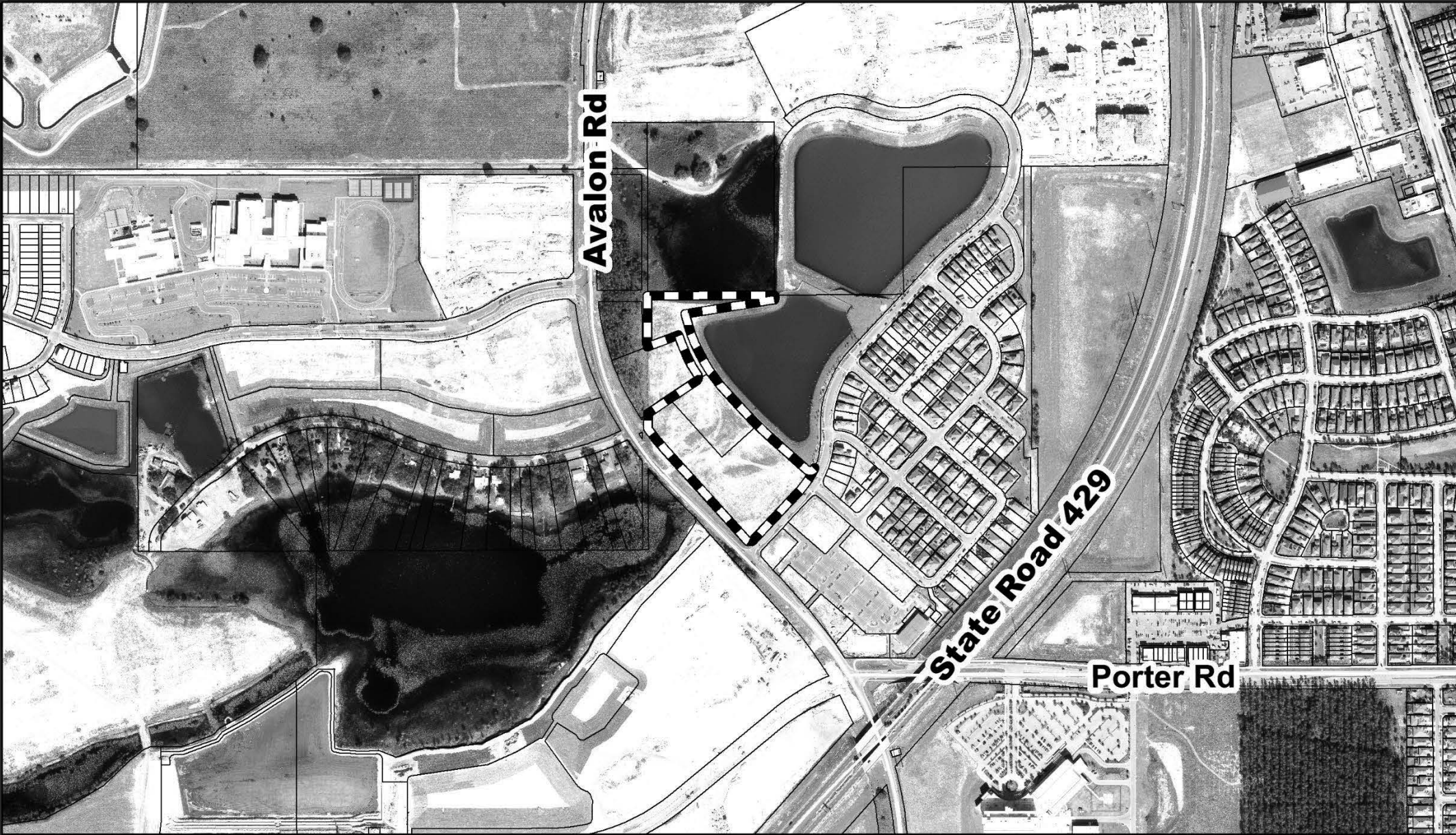


# Hamlin Southwest PD– Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP Zoning Map





# Hamlin Southwest PD– Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP Aerial Map



# Hamlin Southwest PD - Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP Overall Land Use Plan

**BUILDING HEIGHT**  
MAX. STORY: 70 FT  
MAXIMUM FLOOR FINISH: 70 FT

**LIGHTING**  
BY LIGHT FIXTURE SHALL COMPLY WITH ARTICLE 10.01 OF CHANNE COUNTY CODES.

**FIRE PROTECTION**  
THE PROPERTY SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF NFPA 1010 (SECTION 5.0.1) AND NFPA 1010 (SECTION 5.0.2).

**SHADING**  
SHADING SHALL BE ACCORDING WITH THE MINIMAL WINDOW SHADE PLAN AS ACCEPTED AND SUBMITTED WITH SUBMITTAL TO CHANNE COUNTY PLANNING DEPARTMENT.

**SOILS**  
BASED ON THE DATA FROM THE SOILS SURVEY REPORT DATED 11/11/2010, THE SOILS ARE CLASSIFIED AS: 70% T8, 30% T9.

**FLOOD PLAIN**  
AREAS WERE DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOOD FLOODPLAIN. THE 1% ANNUAL FLOOD FLOODPLAIN WERE NOTED WITH COLOR SHADING. PREPARED BY: KCG & GENTRY, INC. DATE: SEPTEMBER 27, 2018.

**PHASING**  
SEE PHASE PLAN.

**OPEN SPACE**

| DEVELOPABLE LAND AREA (DCA) | OPEN SPACE REQUIRED (OSR) | CATEGORY A  | CATEGORY B  | CATEGORY C  | TOTAL       |
|-----------------------------|---------------------------|-------------|-------------|-------------|-------------|
| 107.1                       | 33.50                     | 3.33        | 1.50        | 0.00        | 4.83        |
| 107.2                       | 0.00                      | 0.00        | 0.00        | 0.00        | 0.00        |
| <b>TOTAL</b>                | <b>33.50</b>              | <b>3.33</b> | <b>1.50</b> | <b>0.00</b> | <b>4.83</b> |

OSR = OPEN SPACE REQUIRED (OSR) = DCA X 0.125 (12.5% OF TOTAL DCA)  
ADJUSTED PER 38-32M(1) B = 4.00% OF TOTAL DCA

1. For 38-32M(1) (General Purpose) Open Space: Open Space may be provided within Categories A (Paths, Greenbelts, Buffers, Ecosystems, Amenities and Natural Areas), and C (Cultural and Recreational).

2. Categories B and C may account for 30% of the required open space and shall not combine to account for more than 75% of the required open space.

3. Developable Land Area includes Paved Plaza from Hamlin Southwest Overall PSP (PSP-18-06-10C).

4. Stormwater storage from Pond 3 from Hamlin Southwest Overall PSP (PSP-18-06-10C).

**CONSERVATION AREA**

CHANCE COUNTY CONSERVATION AREA DETERMINATION DATE: 12-18-06 AND CAD: 17-10-06 WERE CONDUCTED THAT INCLUDES THIS PROJECT SITE. WETLAND CLASSIFICATIONS WERE DETERMINED AND ADEQUATELY. THE ENTIRE DEVELOPMENT OF THE CONSERVATION AREA BOUNDARY HAS APPROVED. CHANCE COUNTY CONSERVATION AREA MAPS ARE AVAILABLE FOR REVIEW AT THE COUNTY OFFICE. THIS PLAN WILL COMPLY WITH ALL RELATED PERMIT CONDITIONS OF APPROVAL.

**HAMLIN SOUTHWEST UTILITIES**

| UTILITIES    | EXISTING     | PROPOSED     |
|--------------|--------------|--------------|
| WATER        | 1.500        | 1.500        |
| SEWER        | 1.500        | 1.500        |
| STORMWATER   | 1.500        | 1.500        |
| POWER        | 1.500        | 1.500        |
| TELEPHONE    | 1.500        | 1.500        |
| CABLE TV     | 1.500        | 1.500        |
| <b>TOTAL</b> | <b>6.000</b> | <b>6.000</b> |

**REMAINERS FOR FUTURE DEVELOPMENT**: 6.424

**TRIP GENERATION TABLE**

| LOT #        | BUILDING AREA     | RATIO      | TRIP#          |
|--------------|-------------------|------------|----------------|
| 107.1        |                   |            |                |
| A            | 15,000 SF         | 1.5        | 22,500         |
| B            | 15,000 SF         | 1.5        | 22,500         |
| C            | 15,000 SF         | 1.5        | 22,500         |
| D            | 15,000 SF         | 1.5        | 22,500         |
| E            | 15,000 SF         | 1.5        | 22,500         |
| F            | 15,000 SF         | 1.5        | 22,500         |
| G            | 15,000 SF         | 1.5        | 22,500         |
| H            | 15,000 SF         | 1.5        | 22,500         |
| I            | 15,000 SF         | 1.5        | 22,500         |
| J            | 15,000 SF         | 1.5        | 22,500         |
| K            | 15,000 SF         | 1.5        | 22,500         |
| L            | 15,000 SF         | 1.5        | 22,500         |
| M            | 15,000 SF         | 1.5        | 22,500         |
| N            | 15,000 SF         | 1.5        | 22,500         |
| O            | 15,000 SF         | 1.5        | 22,500         |
| <b>TOTAL</b> | <b>150,000 SF</b> | <b>1.5</b> | <b>225,000</b> |

**PARKING SUMMARY**

| LOT #        | TYPE               | REQUIRED/PREPROVIDED |
|--------------|--------------------|----------------------|
| A            | SPF 2000 SF        | 100/100              |
| B            | SPF 2000 SF        | 100/100              |
| C            | SPF 2000 SF        | 100/100              |
| D            | SPF 2000 SF        | 100/100              |
| E            | SPF 2000 SF        | 100/100              |
| F            | SPF 2000 SF        | 100/100              |
| G            | SPF 2000 SF        | 100/100              |
| H            | SPF 2000 SF        | 100/100              |
| I            | SPF 2000 SF        | 100/100              |
| J            | SPF 2000 SF        | 100/100              |
| K            | SPF 2000 SF        | 100/100              |
| L            | SPF 2000 SF        | 100/100              |
| M            | SPF 2000 SF        | 100/100              |
| N            | SPF 2000 SF        | 100/100              |
| O            | SPF 2000 SF        | 100/100              |
| <b>TOTAL</b> | <b>SPF 2000 SF</b> | <b>1000/1000</b>     |

**GENERAL/MISCELLANEOUS**

EXISTING USE: AGRICULTURE  
EXISTING VEGETATION: PLANTED TREES & PASTURE  
PROPOSED USE: COMMERCIAL  
COUNTY DEVELOPMENT PLAN: PLANNED DEVELOPMENT (PD)  
ZONING: SCHEDULE A POPULATION  
AVERAGE DAILY TRAFFIC: N/A  
TWO

**SITE DATA**

TOTAL PSP OF AREA:  
LOT 1: 9.86 AC  
LOT 2: 8.75 AC  
WETLANDS TO REMAIN: 0.00 AC  
WETLANDS TO BE INFRACTED: 0.00 AC  
STORMWATER MANAGEMENT AREA: 0.00 AC  
SURFACE WATER: 0.00 AC  
GRASS DEVELOPABLE AREA: 18.85 AC  
NET DEVELOPABLE AREA: 18.85 AC

1. STORMWATER MANAGEMENT SHALL BE PROVIDED IN CONFORMANCE WITH:  
2. VARIATIONS FROM THE STANDARD SHALL BE IN ACCORDANCE WITH THE FOLLOWING:  
3. EXISTING SURFACE WATER  
4. EXISTING WETLANDS SHALL BE PROTECTED AND RESTORED.

**IMPERVIOUS SURFACE RATIO (ISR)**

| IMPERVIOUS SURFACE | ISR         | IMPERVIOUS  | PERVIOUS    | PANEL AREA  |
|--------------------|-------------|-------------|-------------|-------------|
| ASPHALT            | 100%        | 0.00        | 0.00        | 0.00        |
| CONCRETE           | 100%        | 0.00        | 0.00        | 0.00        |
| PAVED DRIVEWAY     | 100%        | 0.00        | 0.00        | 0.00        |
| PAVED SIDEWALK     | 100%        | 0.00        | 0.00        | 0.00        |
| PAVED TERRACE      | 100%        | 0.00        | 0.00        | 0.00        |
| PAVED DRIVEWAY     | 100%        | 0.00        | 0.00        | 0.00        |
| <b>TOTAL</b>       | <b>100%</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> |

TO BE DETERMINED AT TIME OF FUTURE CONSTRUCTION PLAN.

**LOT CRITERIA**

SETBACKS (MINIMUM):  
FRONT: 10'  
MAJOR COLLECTION: 50' From Centerline of ROW  
SIDE: 5'  
REAR: 10'  
SIDE YARD: 40'  
\*APPROVED BY CITY

**BUILDING SUMMARY**

| LOT #        | POTENTIAL BLDG MAXIMUM ALLOWANCE SUMMARY | ACTUAL BLDG AREA  | NET DEVELOPABLE PARCEL AREA | QUALITY PERMITTED FAR/MAFAR |
|--------------|--|-------------------|-----------------------------|-----------------------------|
| 107.1        |  |                   |                             |                             |
| A            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| B            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| C            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| D            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| E            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| F            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| G            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| H            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| I            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| J            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| K            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| L            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| M            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| N            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| O            | 15,000 SF                                | 15,000 SF         | 15,000 SF                   | 1.5                         |
| <b>TOTAL</b> | <b>150,000 SF</b>                        | <b>150,000 SF</b> | <b>188.85 AC</b>            | <b>0.18</b>                 |

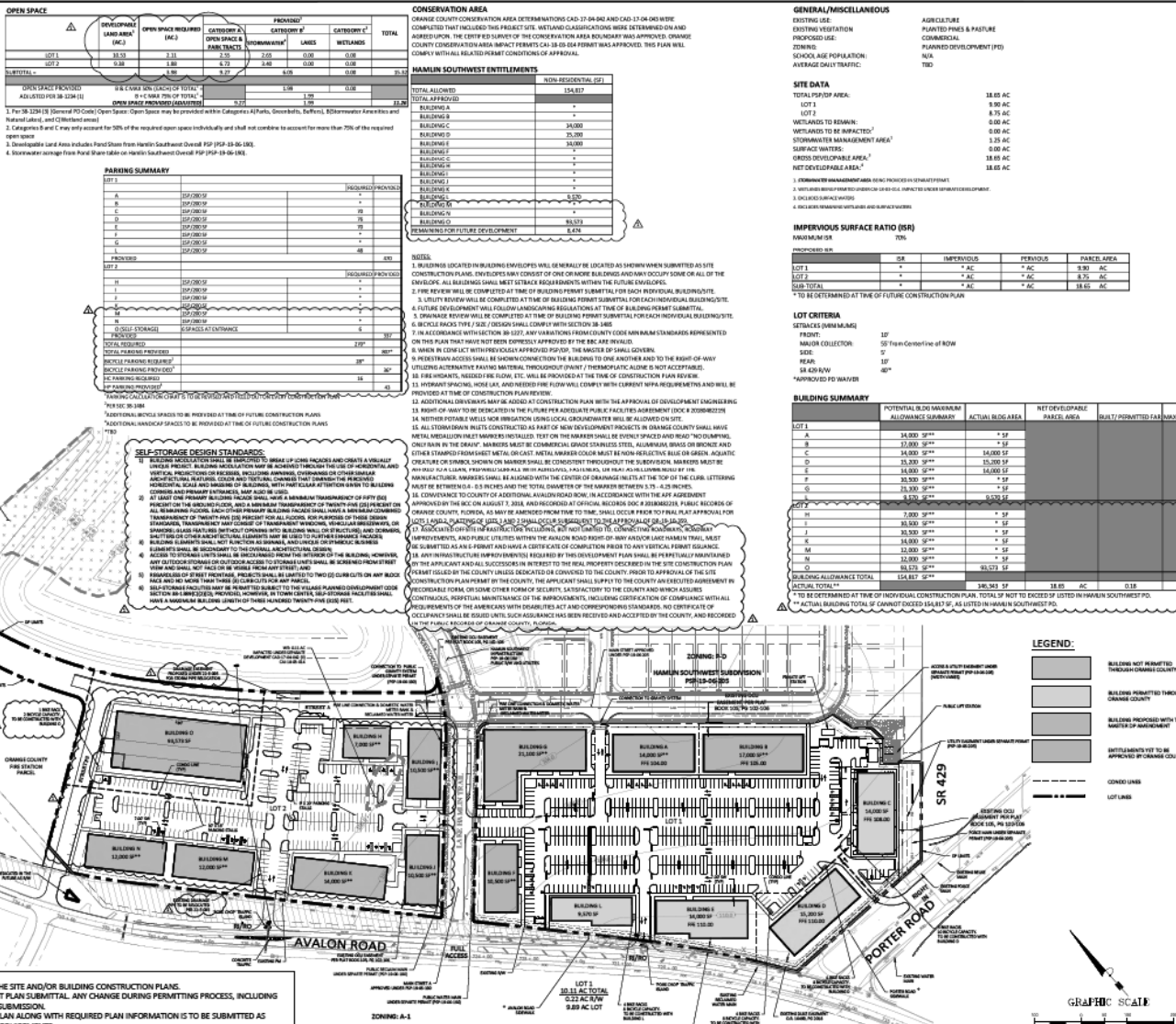
TO BE DETERMINED AT TIME OF INDIVIDUAL CONSTRUCTION PLAN. TOTAL SF NOT TO EXCEED IF LISTED IN HAMLIN SOUTHWEST PD. \*ACTUAL BUILDING TOTALS OF CONSTRUCTED BLDG ARE AS LISTED IN HAMLIN SOUTHWEST PD.

**SELF-STORAGE DESIGN STANDARDS:**

- UNIT DESIGN SHALL BE CONDUCTED TO MEET THE REQUIREMENTS OF THE CHANCE COUNTY CODES AND THE CHANCE COUNTY ZONING ORDINANCES. THE DESIGN SHALL BE CONDUCTED TO MEET THE REQUIREMENTS OF THE CHANCE COUNTY CODES AND THE CHANCE COUNTY ZONING ORDINANCES.
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**BUILDING DEPARTMENT PLAN SUBMITTAL PROCEDURE:**

- AN UPDATED MASTER PLAN SHEET C-2.0 SHALL BE SUBMITTED ALONG WITH THE SITE AND/OR BUILDING CONSTRUCTION PLAN.
- ALL 5 CHARTS ARE TO BE UPDATED ALONG WITH EACH BUILDING DEPARTMENT PLAN SUBMITTAL. ANY CHANGE DURING PERMITTING PROCESS, INCLUDING PREVIOUS OR SUBSEQUENT BUILDING PERMITS ARE TO BE INCLUDED FOR EACH SUBMISSION.
- PROVIDE TO SUBMITTING VERTICAL BUILDING PERMIT. THE AMENDED MASTER PLAN ALONG WITH REQUIRED PLAN INFORMATION IS TO BE SUBMITTED AS OUTLINED IN THE HAMLIN MASTER OF PRE-CONSTRUCTION PLAN - SUBMITTAL REQUIREMENTS.



**LEGEND:**

- BUILDING NOT PERMITTED THROUGH CHANCE COUNTY
- BUILDING PERMITTED THROUGH CHANCE COUNTY
- BUILDING PROPOSED WITH THIS MASTER PLAN AMENDMENT
- INTENTIONS YET TO BE APPROVED BY CHANCE COUNTY
- CONTOUR LINES
- LOT LINES

**GRAPHIC SCALE:**  
1" = 100' (OF 800')  
1" = 100'

**PREPARED FOR:** HAMLIN SOUTHWEST MEDICAL OFFICES PARTNERS WEST, LLC  
**MASTER DP**

**DATE:** 09/27/18  
**SCALE:** 1/8" = 1'-0"  
**SHEET:** C-2.0

**KCG & GENTRY, INC.**  
7700 W. STATE ROAD 100, SUITE 1000, TAMPA, FL 33634  
TEL: 813-973-1111 FAX: 813-973-1112  
WWW.KCGANDGENTRY.COM

**PREPARED FOR:** HAMLIN SOUTHWEST MEDICAL OFFICES PARTNERS WEST, LLC  
**MASTER DP**

**DATE:** 09/27/18  
**SCALE:** 1/8" = 1'-0"  
**SHEET:** C-2.0





# Hamlin Southwest PD– Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP Building Elevation



ARCHITECT OF RECORD:  
W. S. QUINN  
ARCHITECTS  
ORLANDO, FLORIDA

CONTRACT DATE:  
11/11/2021

PRINTED  
DATE: 11/11/2021  
REVISION: CITY DESIGN REVIEW

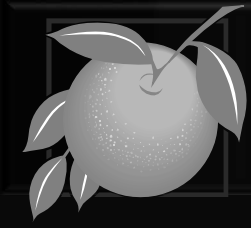
Revision Schedule  
Jesseper 2020

KEY PLAN

HAMLIN WEST STORAGE  
ORLANDO, FLORIDA

PRESENTATION ELEVATIONS

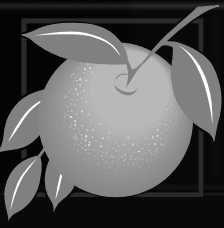
22-013  
A200.1  
NOT FOR CONSTRUCTION



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE the Hamlin Southwest PD - UNP / Hamlin Southwest Overall Infrastructure PSP / Hamlin Southwest Medical Offices Master DP dated “Received April 20, 2023”, subject to the 13 conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

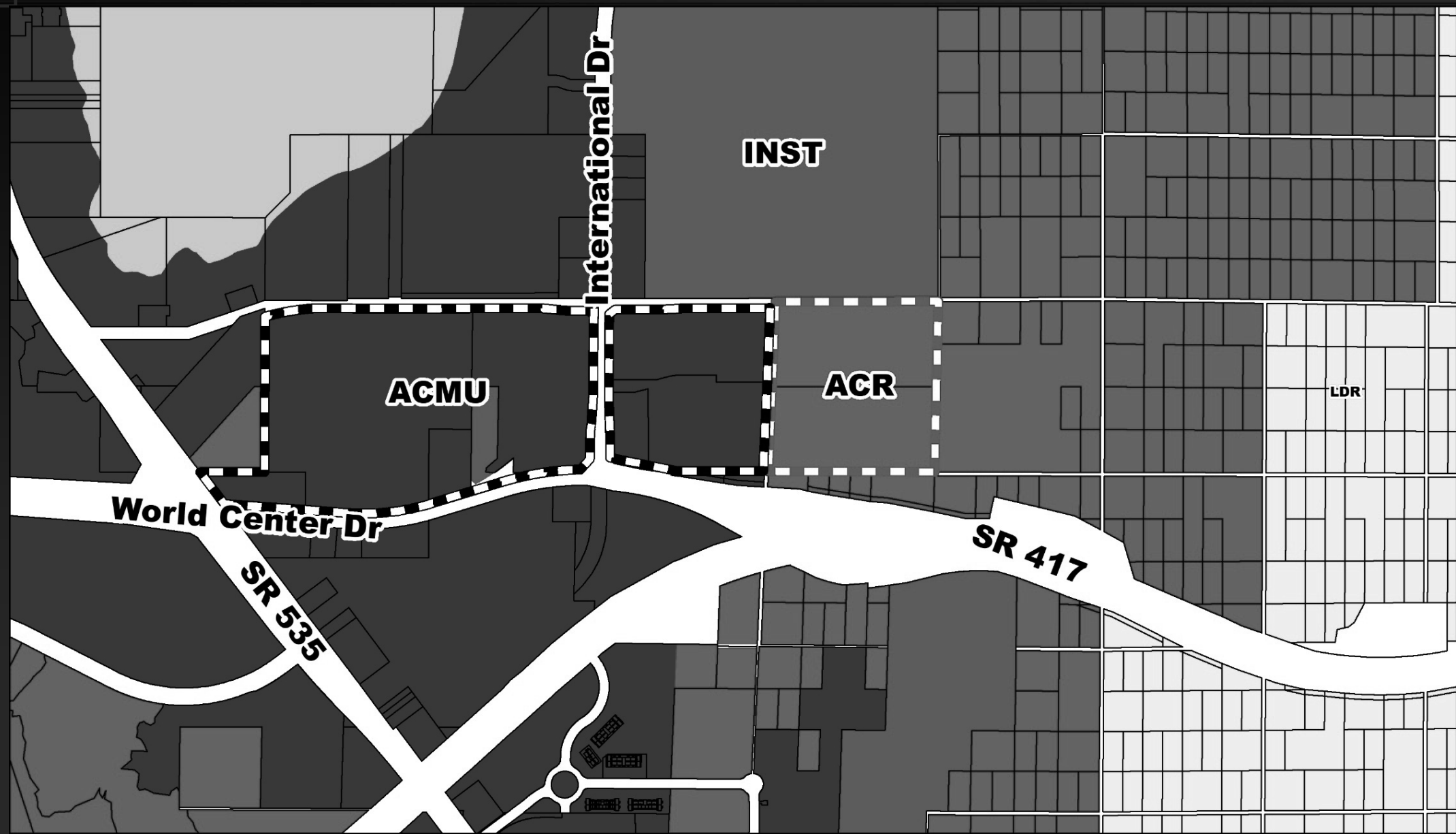


# Nadeen-Tanmore II Planned Development (PD)

- Case:** LUPA-22-08-274
- Applicant:** Brandon Sansaricq, Kimley Horn & Associates, Inc.
- District:** 1
- Location:** North of World Center Drive, East of International Drive
- Acreage:** 129.89 gross acres (existing PD)  
41.23 gross acres (additional property)  
171.12 gross acres (new total PD)
- To:** A-2 (Farmland Rural District)
- From:** PD (Planned Development District)
- Request:** To rezone 41.23 acres from A-2 (Farmland Rural District) to PD (Planned Development District) and add the property into the Nadeen-Tanmore II PD and convert 80,473 square feet of commercial on PD Parcel 4 into 415 multi-family residential dwelling units. In addition, the applicant has requested the following waivers from Orange County Code:
1. A waiver from Section 38-1476 is requested to provide 1.69 parking spaces per one (1) dwelling unit in lieu of the required 1.5 parking spaces per one (1) bedroom apartment and 2 parking spaces per two (2) & three (3) bedroom apartments.
  2. A waiver from Section 38-1254(1) is requested for the northern boundary of parcel 4 to allow a ten (10) feet PD setback for the multi-family building in lieu of the required setback of twenty-five (25) feet from all boundaries of the PD for all buildings in excess of two stories increasing the setback due to additional structural height.



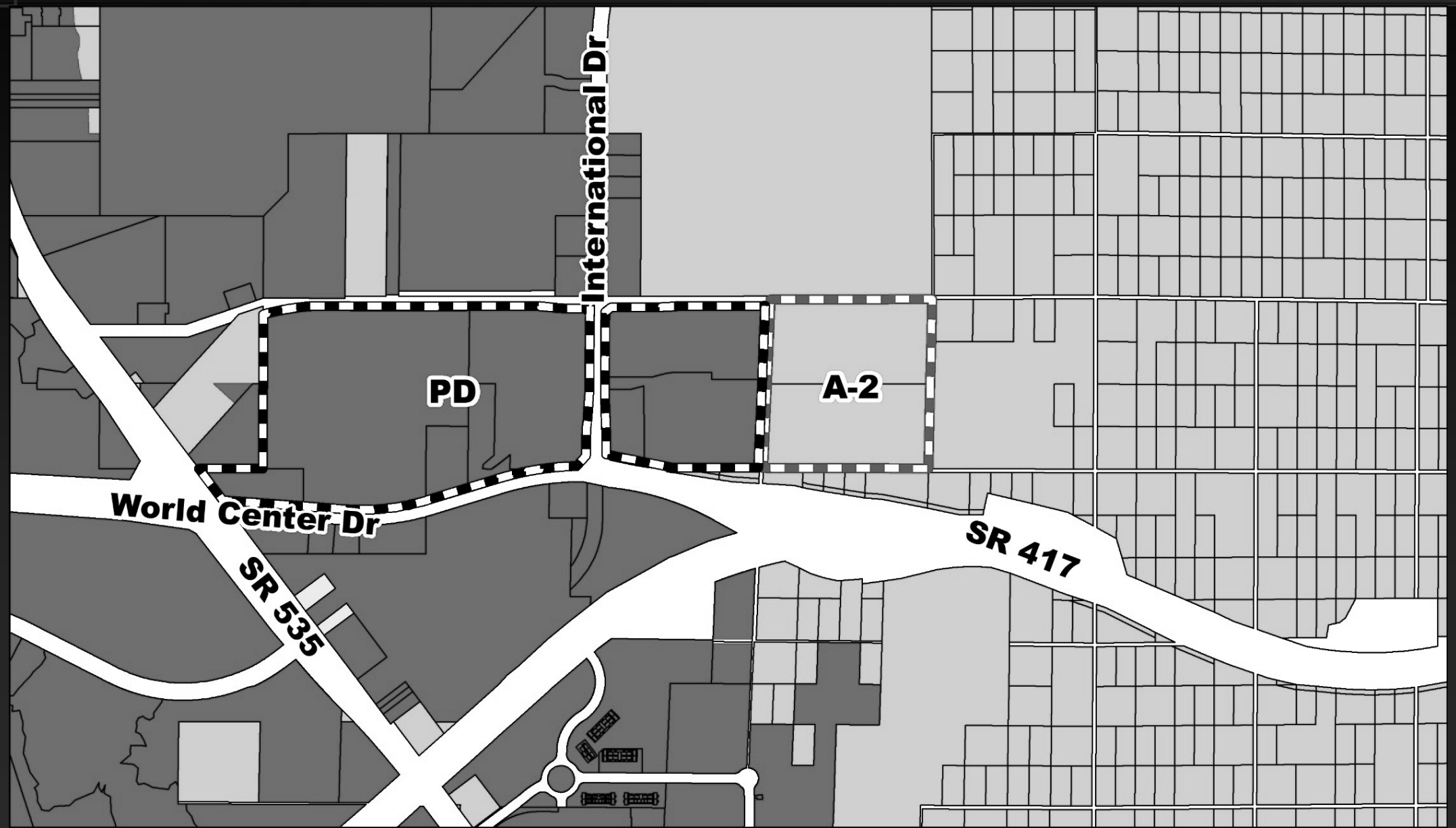
# Nadeen-Tanmore II Planned Development (PD) Future Land Use Map





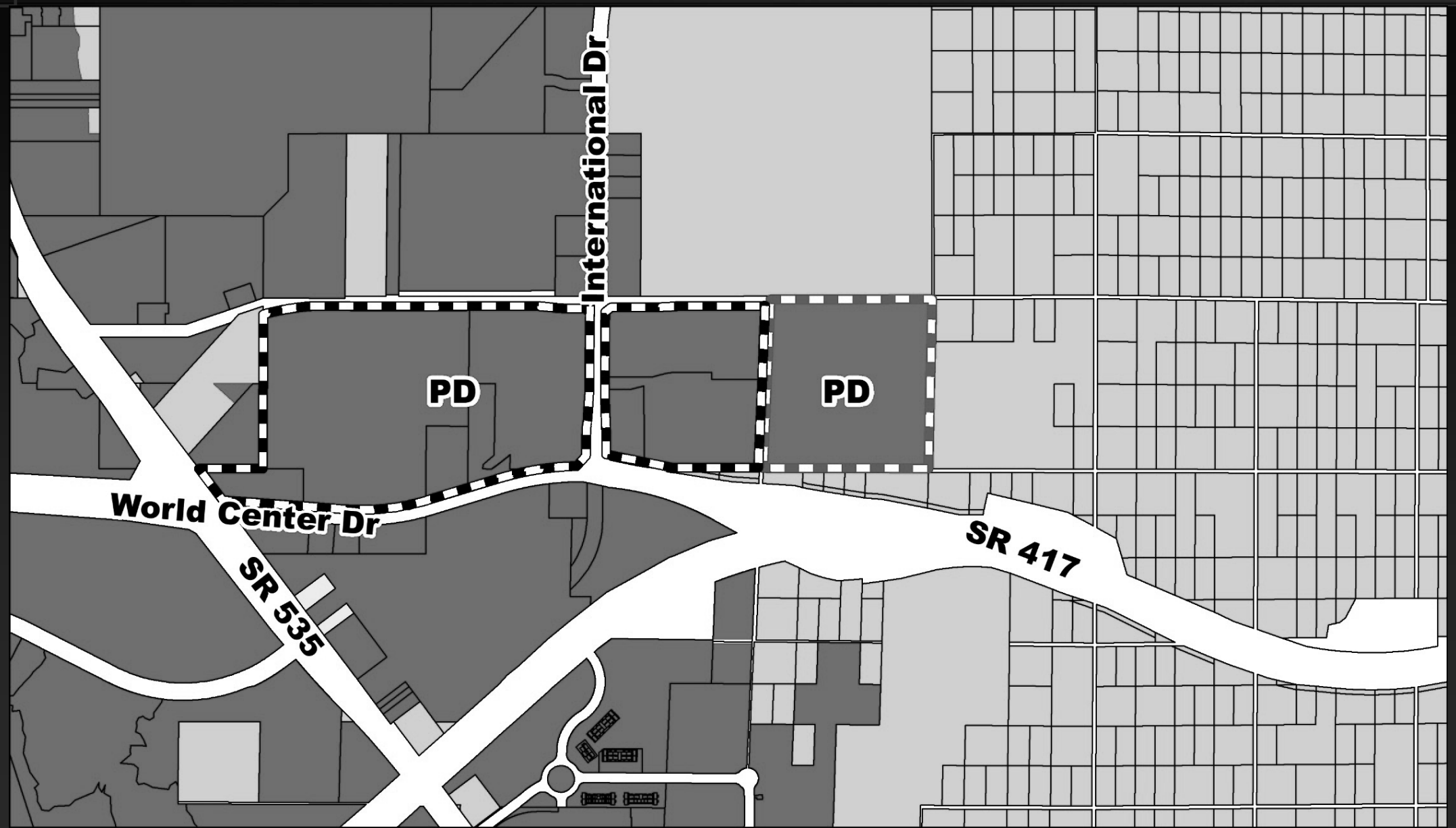


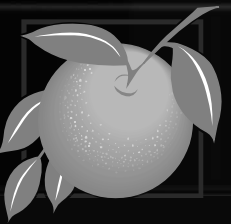
# Nadeen-Tanmore II Planned Development (PD) Zoning Map



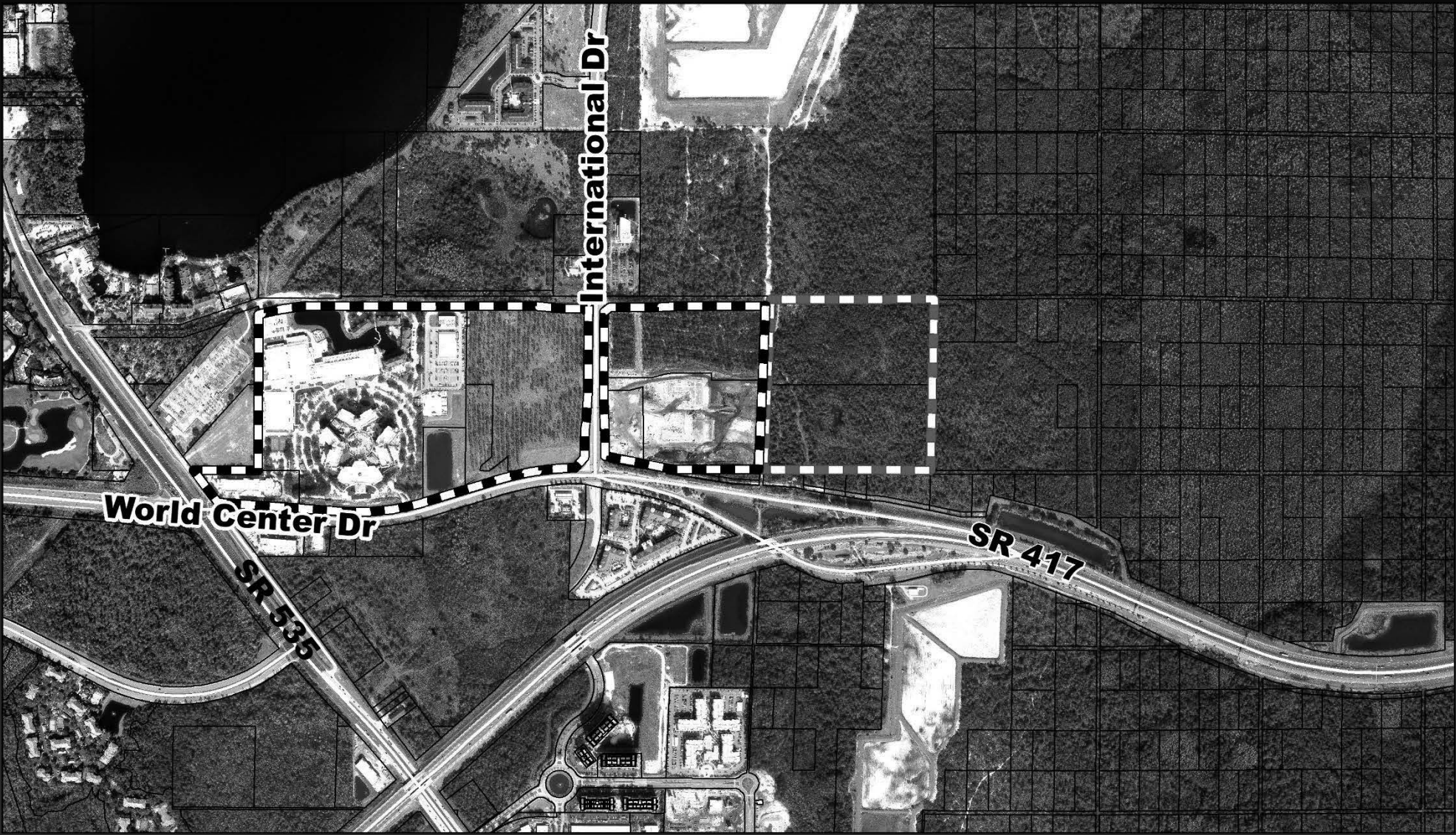


# Nadeen-Tanmore II Planned Development (PD) Proposed Zoning Map

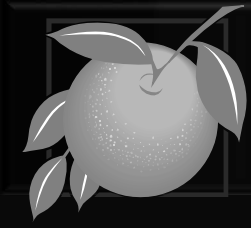




# Nadeen-Tanmore II Planned Development (PD) Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE of the Nadeen-Tanmore II Planned Development (PD), dated “Received March 14, 2023”, subject to the 16 conditions listed under the DRC Recommendation in the staff report.**

**District 1**



## Kendell Keith – Lot Split Appeal

**Case:** DRCA-23-02-066

**Applicant:** Kendell Keith

**Appellant:** Alison M. Yurko Esq.

**District:** 1

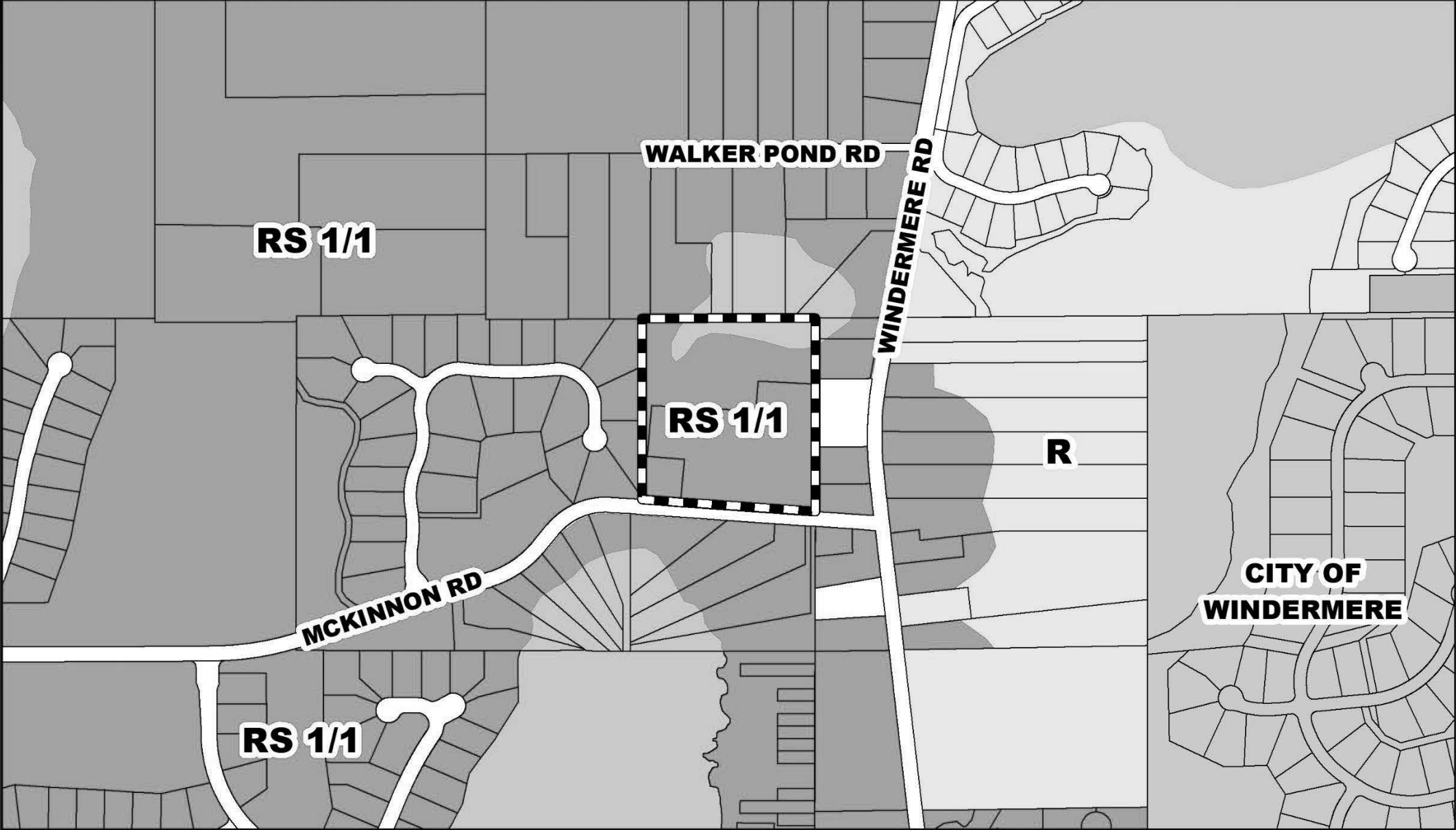
**Location:** North of McKinnon Road / West of Windermere Road

**Acreage:** 9.89 gross acres

**Request:** To split to create 7 new lots from the parent parcel. Each lot meets the development standards for the R-CE Zoning District.



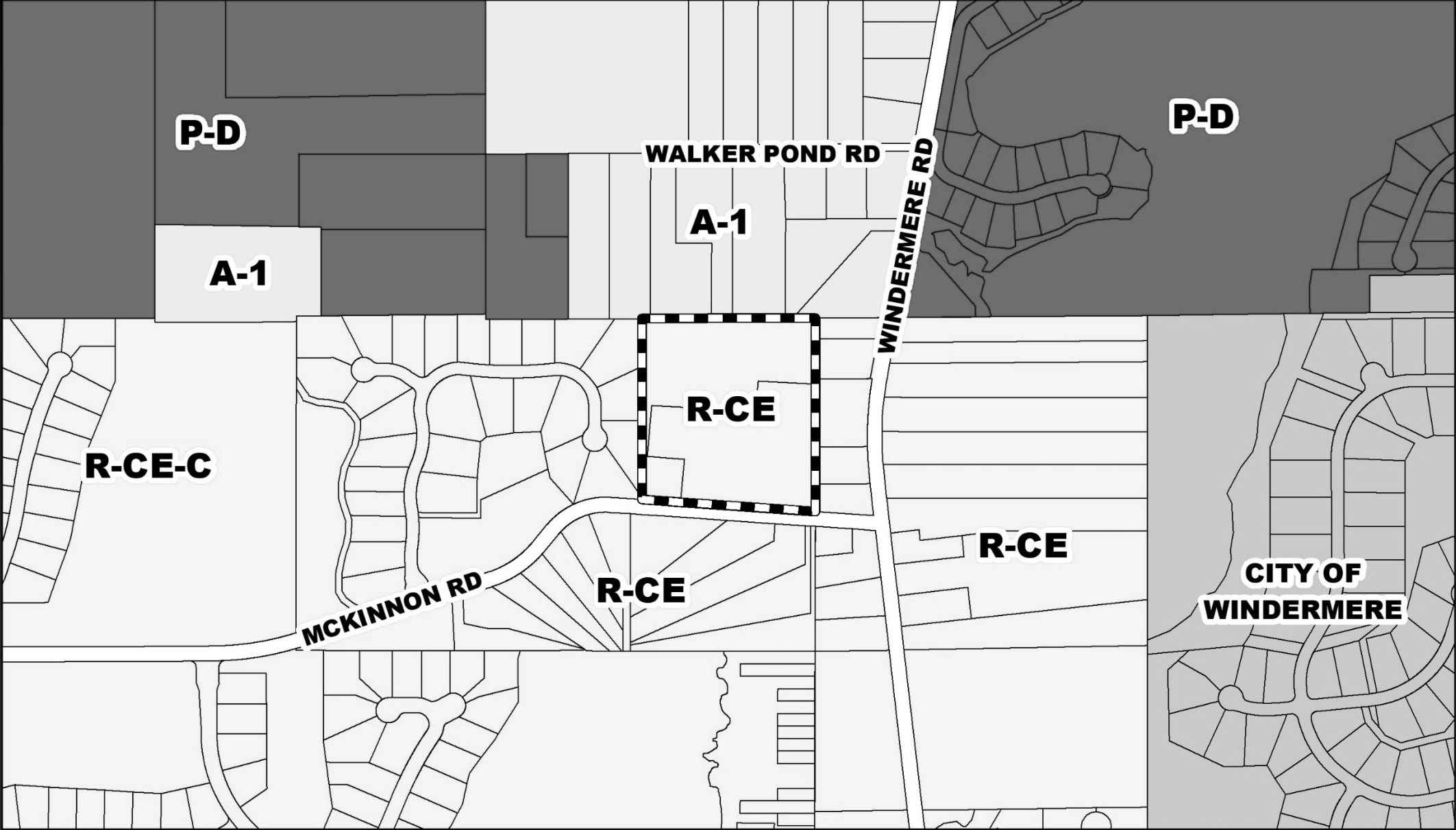
# Kendell Keith – Lot Split Appeal Future Land Use Map







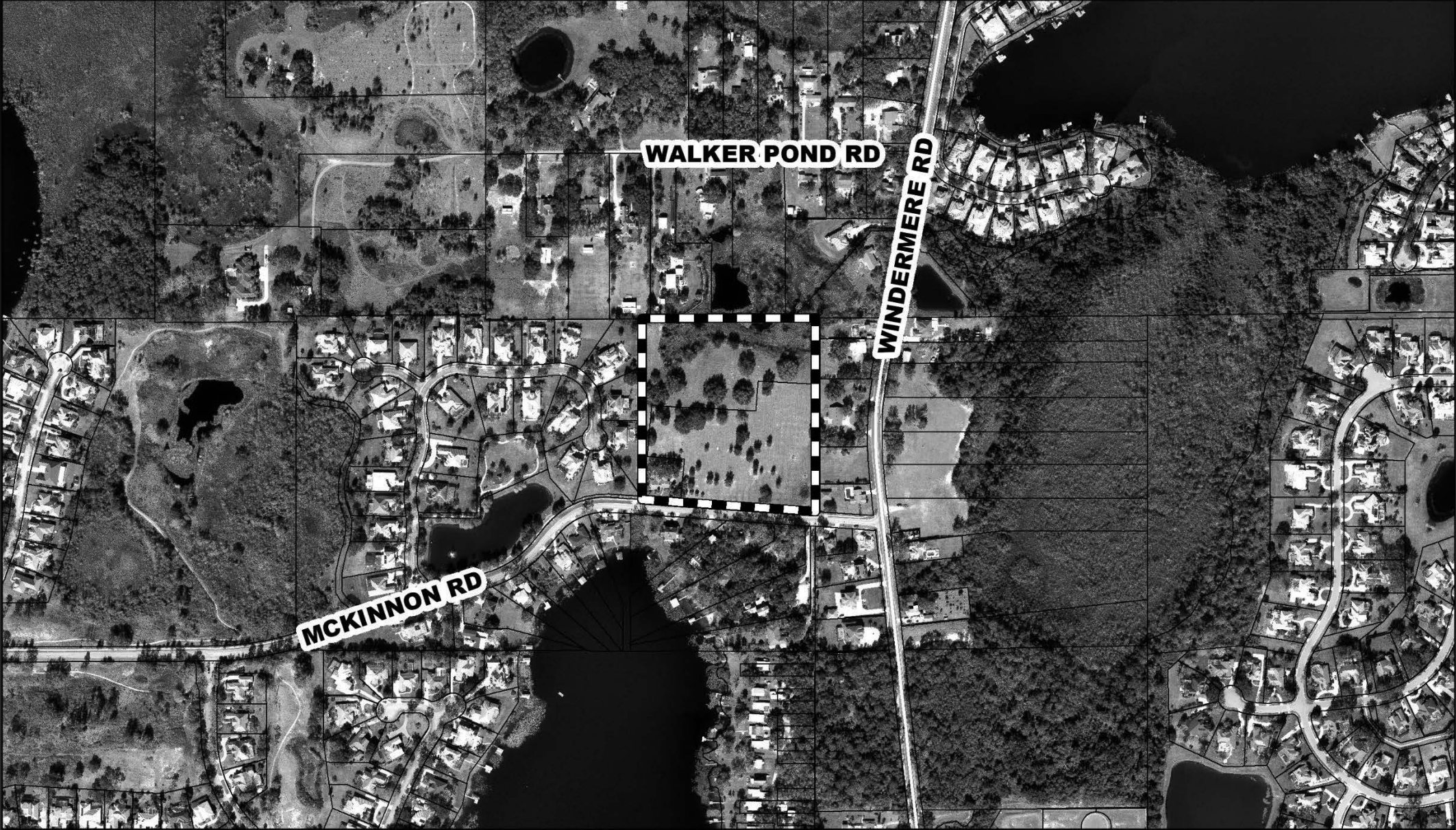
# Kendell Keith – Lot Split Appeal Zoning Map

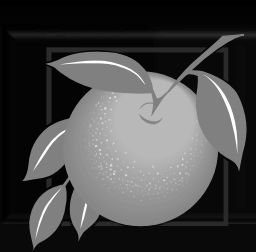






# Kendell Keith – Lot Split Appeal Aerial Map





# Kendell Keith – Lot Split Appeal

## Proposed Lot Split





# Action Requested

**Uphold the DRC action of March 22, 2023 and deny the lot split.**

**District 1**



***Board of County Commissioners***

# **Public Hearings**

**May 23, 2023**