



Interoffice Memorandum

DATE: September 9, 2019

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

FROM: Jon V. Weiss, P.E., Director *JVW*  
Planning, Environmental and Development  
Services Department

CONTACT PERSON: Eric Raasch, DRC Chairman *ER*  
Development Review Committee  
Planning Division  
(407) 836-5523

SUBJECT: September 24, 2019 – Public Hearing  
Applicant: Scott Gentry, Kelly, Collins & Gentry, Inc.  
Hamlin Planned Development – Unified Neighborhood Plan /  
Lot 2 Hamlin Self Storage Infrastructure for Lots 2A, 2B, 2C, &  
2D Preliminary Subdivision Plan  
Case #CDR-19-05-182

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of July 24, 2019, to approve a substantial change to the Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Lot 2 Hamlin Self Storage Infrastructure for Lots 2A, 2B, 2C, and 2D Preliminary Subdivision Plan to modify the boundary of the PSP to include Lots 2C and 2D, increasing the acreage from 7.13 acres to 17.80 acres.

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 PSP 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 Hamlin PD - UNP / Lot 2 Hamlin Self Storage Infrastructure for Lots 2A, 2B, 2C, & 2D PSP dated "Received June 25, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

JVW/EPR/lme  
Attachments

**CASE # CDR-19-05-182**

Commission District # 1

**1. REQUEST**

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of July 24, 2019, to approve a substantial change to the Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Lot 2 Hamlin Self Storage Infrastructure for Lots 2A, 2B, 2C, and 2D Preliminary Subdivision Plan to modify the boundary of the PSP to include Lots 2C and 2D, increasing the acreage from 7.13 acres to 17.80 acres.

**2. PROJECT ANALYSIS**

- A. Location: West of Hamlin Groves Trail / South of New Independence Parkway
- B. Parcel IDs: 20-23-27-2717-02-001, 20-23-27-2717-02-004, 20-23-27-2717-02-002, 20-23-27-2717-02-005
- C. Total Acres: 17.80
- D. Water Supply: Orange County Utilities
- E. Sewer System: Orange County Utilities
- F. Schools: N/A
- G. School Population: N/A
- H. Parks: Horizon West Regional Park – 1 Mile
- I. Proposed Uses: 147,155 Square Feet of Commercial Uses
- J. Site Data: Maximum Building Height: 50'  
Building Setbacks:
  - 10' Front
  - 5' Side
  - 5' Side Street
  - 10' Rear
- K. Fire Station: 44 – 16990 Porter Road
- L. Transportation: The First Amendment to Town Center East Road Network Agreement ("First Amendment") between Orange County and SLF IV/Boyd Horizon West JV, LLC ("Developer") and Orlando Health Central, Inc. ("Orlando Health") was approved by the Board of County Commissioners on 7/10/2012 and recorded at ORBK 104111/0542.

### 3. COMPREHENSIVE PLAN

The property's Future Land Use Map (FLUM) designation is Village (V), indicating that it falls within Horizon West Special Planning Area. Further, the property is designated as a Corporate Campus Mixed Use District on the associated Horizon West Town Center Special Planning Area Map. The request is consistent with the Comprehensive Plan.

### 4. ZONING

PD (Planned Development District – Unified Neighborhood Plan) (Hamlin PD - UNP)

### 5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Hamlin - PD - UNP; Orange County Board of County Commissioners (BCC) approvals; Hamlin Self Storage and Infrastructure for Lots 2A,2B, 2C and 2D Preliminary Subdivision Plan dated "Received June 25, 2019," 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. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received June 25, 2019," 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.

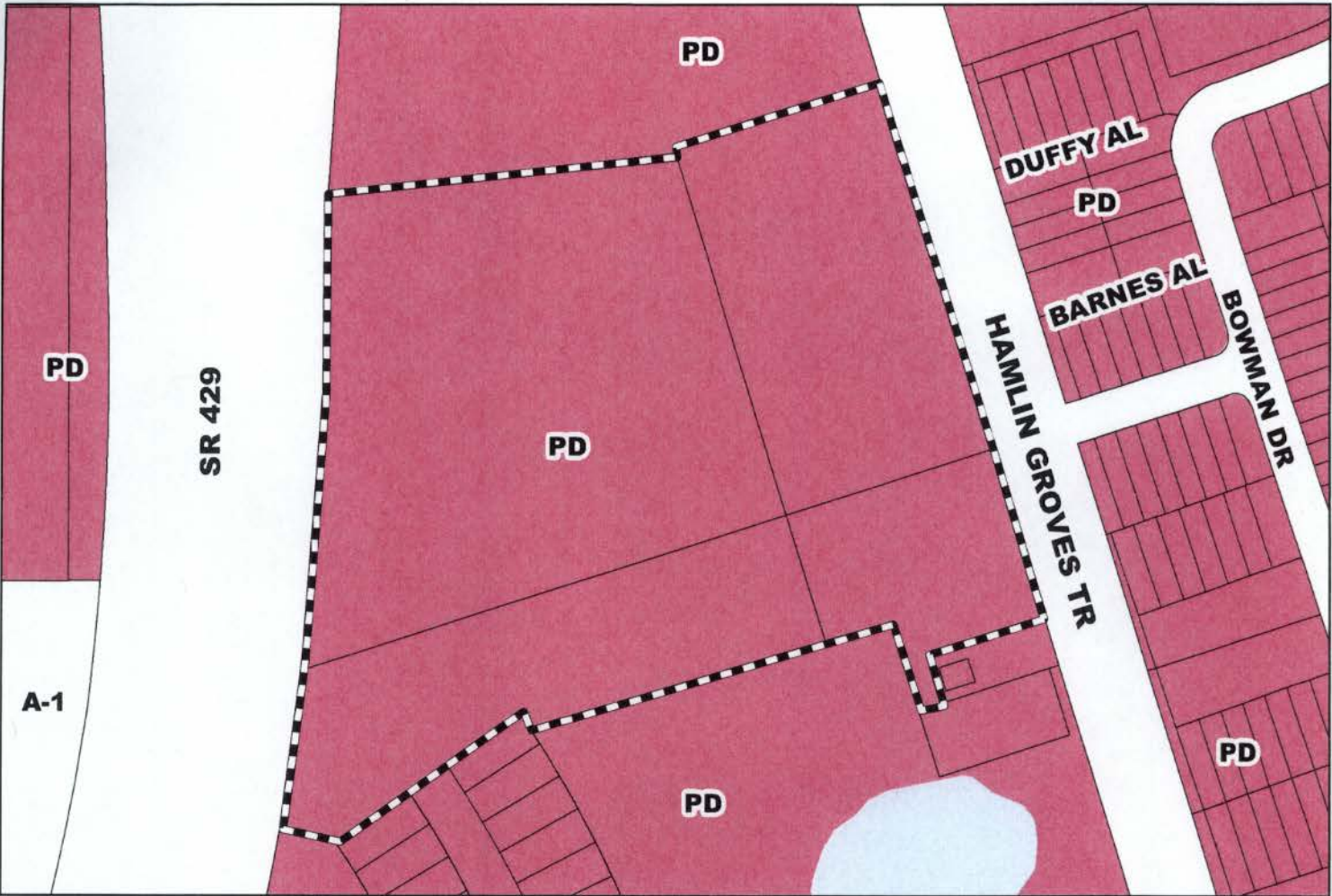
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, 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 preliminary subdivision plan / 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. 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.

7. New streets which are an extension of or in alignment with existing streets shall bear the same name as that borne by such existing streets.
8. Plumbing shall not be provided to individual storage spaces/units, and plumbing fixtures such as sinks, toilets, and the like shall not be installed.
9. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with the approved Master Sign Plan.
10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated, August 21, 2018, shall apply:
  - a. 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.
  - b. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.
  - c. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
  - d. Approval of this plan constitutes lot split approval for lots 2A and 2B.
  - e. 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).
  - f. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
  - g. 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.

- h. This project shall conform to the self-storage facility development and design standards listed under Orange County Code Section 38-1389(c)(2)(d).
- i. 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 PSP, including hydraulically dependent parcels outside the PSP boundaries and are consistent with an approved an up-to-date Master Utility Plan for the Village Town Center.
- j. 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.
- k. Neither potable wells nor irrigation using local groundwater will be allowed on site.





 Subject Parcel



 Subject Property

### Zoning Map

**ZONING:** PD (Planned Development District)

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

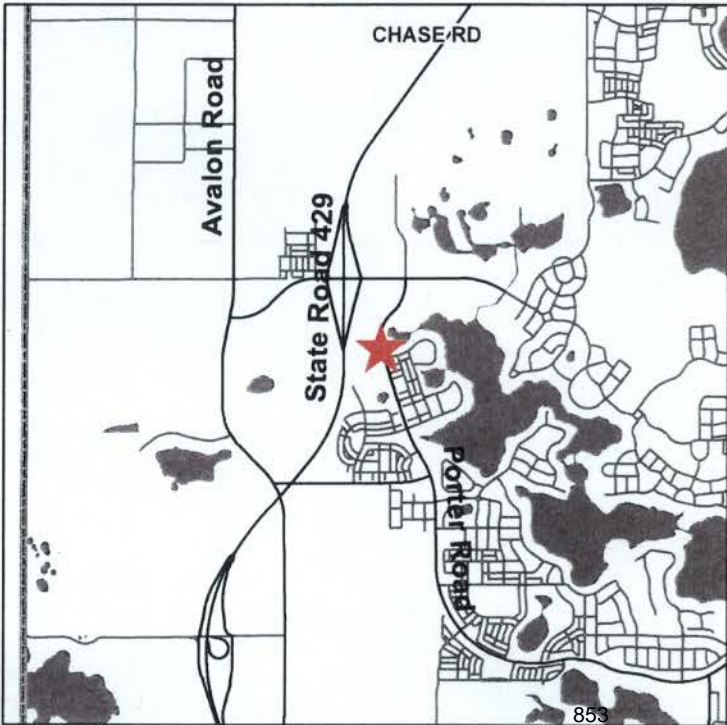
**LOCATION:** South of New Independence Parkway /  
West of Hamlin Groves Trail

**TRACT SIZE:** 17.80 gross acres

**DISTRICT:** 1

**S/T/R:** 20/23/27

1 inch = 250 feet



**GENERAL/MISCELLANEOUS**

EXISTING USE: VACANT COMMERCIAL  
 EXISTING VEGETATION: ORANGE GROVE  
 PROPOSED USE: CORPORATE CAMPUS MIXED USE  
 ZONING: PLANNED DEVELOPMENT (PD)  
 SCHOOL AGE POPULATION: N/A

**SITE DATA**

TOTAL DP AREA: 17.80 AC  
 LOT 2A: 3.54 AC  
 LOT 2B: 1.76 AC  
 LOT 2C: 4.00 AC  
 LOT 2D: 8.50 AC

PROPOSED UNITS:  
 LOT 2A (SELF STORAGE): 650 UNITS  
 LOT 2B: TBD W/ FUTURE DP  
 LOT 2C: TBD W/ FUTURE DP  
 LOT 2D: TBD W/ FUTURE DP

WETLAND ACREAGE: SEE CONSERVATION AREA NOTE BELOW

**IMPERVIOUS SURFACE RATIO (ISR)**

MAXIMUM ISR 0.80

PROPOSED ISR

	ISR	IMPERVIOUS	PERVIOUS	PARCEL AREA
LOT 2A	0.76	2.69 AC	0.85 AC	3.54 AC
LOT 2B	0.80	1.41 AC	0.35 AC	1.76 AC
LOT 2C	0.80	3.20 AC	0.80 AC	4.00 AC
LOT 2D	0.80	6.80 AC	1.70 AC	8.50 AC
TOTAL	0.79	14.10 AC	3.70 AC	17.80 AC

**TRIP GENERATION TABLE**

	BUILDING AREA	TRIPS*
LOT A	9,000 SF	33.57
LOT B (B-1 & B-2)	42,000 SF	156.66
LOT C	22,000 SF	82.06
LOT D	74,155 SF	276.62
Total	147,155 SF	548.91

\*Trips calculated using the Hamlin PD/UNP Assignment of Vested Trips Document. 3.73 trips per 1,000 s.f. of retail.

<b>KELLY, COLLINS &amp; GENTRY, INC.</b>	Scale: NTS	<b>HAMLIN SELF STORAGE AND INFRASTRUCTURE</b>
	Date: 7/18/19	
<b>ENGINEERING / PLANNING</b>	S: 20 T: 23 R: 27	Exhibit: SITE DATA AND NOTES
	Job # : 1215.000	Source: KCG ENGINEERING
	Drawn by: JAW	Area: ORANGE COUNTY, FL
	Appvd. by: JAW	1 of 4



**OPEN SPACE**

SEE UNIFIED NEIGHBORHOOD PLAN

**LOT CRITERIA**

**SETBACKS (MINIMUMS)**

FRONT: 10'  
 MAJOR COLLECTOR: 55' from Centerline of ROW  
 SIDE: 5'  
 REAR: 10'  
 PD SETBACK: 25'

**BUILDING SUMMARY**

	BUILDING AREA	PARCEL AREA	FAR PROVIDED
LOT 2A	139,781 SF	3.54 AC	0.91
LOT 2B	TBD	1.76 AC	TBD
LOT 2C	TBD	4.00 AC	TBD
LOT 2D	TBD	8.50 AC	TBD

**BUILDING HEIGHT**

MAX (CODE) 12 STORIES, 150 FEET PER 38-1390.56 (C)(3) I, AND TABLE 4 OF SECTION 38-1390.51

**LIGHTING**

SEE ATTACHED LIGHTING PLANS. SITE LIGHTING SHALL COMPLY WITH ARTICLE XVI OF ORANGE COUNTY CODE.

**SIGNAGE**

SIGNAGE SHALL BE IN ACCORDANCE WITH THE HAMLIN PD MASTER SIGN PLAN AS ADOPTED.

REQUIRED FIRE FLOW PER FLORIDA FIRE PREVENTION CODE, FIFTH EDITION					
Building Area (SF)	Building Type	Required Fire Flow (gpm)	Adjusted Required Fire Flow (gpm) <sup>1</sup>	Adjusted Required Fire Flow (gpm) <sup>2</sup>	Number of Hydrants Serving Building
99,900	V(III)	5,750	1,438	2,000	2

Note:

- 1) For sprinklered buildings, a 75% reduction in required fire flow is allowed per 18.4.5.2.1 of the Florida Fire Prevention Code, Sixth Edition.
- 2) Per Orange County Subdivision Regulations, minimum fire flow is 2,000 gpm for Commercial Developments.
- 3) Required fire flow is based on preliminary information and subject to change with final engineering plans.

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**SOILS**

LOT 2A		
CANDLER FINE SAND	100%	
LOT 2B		
CANDLER FINE SAND	100%	
LOT 2C		
CANDLER FINE SAND	100%	
LOT 2D		
CANDLER FINE SAND	95%	
BASINGER FINE SAND	5%	

**FLOOD PLAIN**

ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 FROM FIRM MAP NUMBER 12095C0375F, REVISED SEPTEMBER 25, 2009

**PHASING**

LOT 2A TO BE CONSTRUCTED IN FOUR PHASES. LOT 2B, LOT 2C & LOT 2D MAY BE BROKEN INTO PHASES WHICH WILL BE DETERMINED AT TIME OF INDIVIDUAL DP AND/OR PSP.

**PARKING SUMMARY (LOT 2A)**

PARKING REQUIRED <sup>1</sup>	6 SPACES AT ENTRANCE	6
PARKING PROVIDED		18
HC PARKING REQUIRED	ADA MIN. (1-25)	1
HC PARKING PROVIDED		1

<sup>1</sup>PER SEC 38-1476(a)

**CONSERVATION AREA**

AN ORANGE COUNTY CONSERVATION AREA DETERMINATION CAD-11-08-036 WAS COMPLETED THAT INCLUDED THIS PROJECT SITE. WETLAND CLASSIFICATIONS WERE DETERMINED ON AND AGREED UPON. THE CERTIFIED SURVEY OF THE CONSERVATION AREA BOUNDARY WAS APPROVED. ORANGE COUNTY CONSERVATION AREA IMPACT PERMITS CAI-12-02-006 AND CAI-13-12-038 PERMIT WERE APPROVED. THIS PLAN WILL COMPLY WITH ALL RELATED PERMIT CONDITIONS OF APPROVAL.

**CCM-2 ENTITLEMENTS**

TOTAL ALLOWED	HOTEL (ROOMS)	NON-RESIDENTIAL (SF)	RESIDENTIAL DU'S
	0	280,167	180
PROPOSED THIS DP	0	139,781	0
REMAINING FOR FUTURE DEVELOPMENT	0	140,386	180

<b>KELLY,                  COLLINS &amp;                  GENTRY, INC.</b>  ENGINEERING / PLANNING	Scale: NTS	<b>HAMLIN SELF STORAGE                  AND INFRASTRUCTURE</b>  Exhibit: SITE DATA AND NOTES Source: KCG ENGINEERING Area: ORANGE COUNTY, FL
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		3 of 4



**OPEN SPACE**

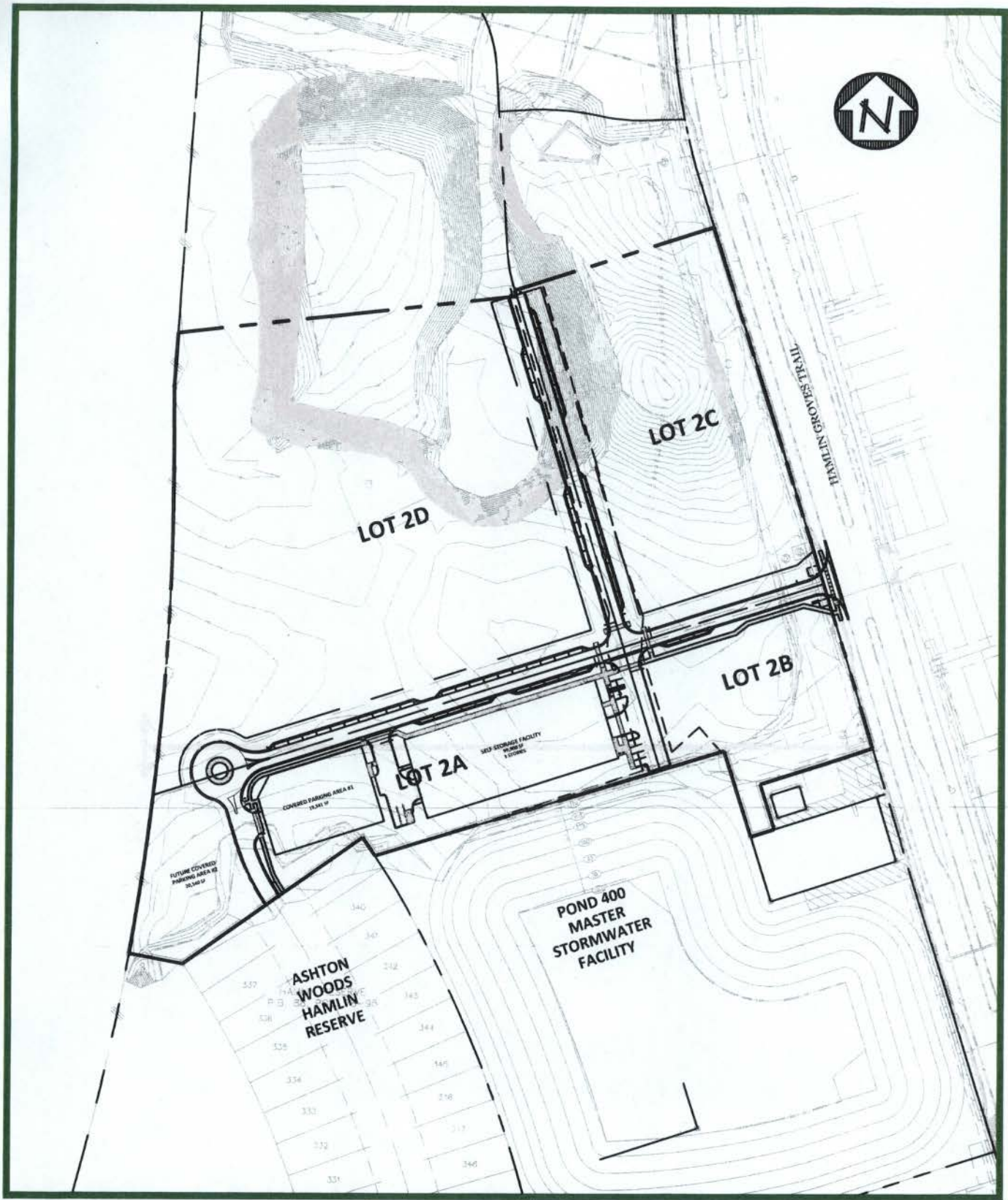
LAND USE	DEVELOPABLE LAND AREA (AC.)	PROVIDED					TOTAL
		CATEGORY A		CATEGORY B <sup>2</sup>		CATEGORY C <sup>2</sup>	
		PUBLIC PARK & SQUARES	BUFFER/OPEN TRACTS	STORMWATER	LAKES	WETLANDS	
CORP. CAMPUS MIXED USE	17.80	0.00	3.70	0.00	0	0	3.70
PROVIDED SUBTOTAL =		3.70		0.00			3.70
OPEN SPACE PROVIDED ADJUSTED PER 38-1234 (1)		B & C MAX 50% (EACH) OF TOTAL <sup>1</sup> B + C MAX 75% OF TOTAL <sup>1</sup>		0.00	0		
OPEN SPACE PROVIDED (ADJUSTED)		3.70		0.00	0.00		3.70

1. Per 38-1234 (3) [General PD Code] Open Space: Open Space may be provided within Categories A (Parks, Greenbelts, Buffers), B (Stormwater Amenities and Natural Lakes), and C (Wetland areas)  
 2. Categories B and C may only account for 50% of the required open space individually and shall not combine to account for more than 75% of the required open space

**OWNERSHIP/MAINTENANCE**

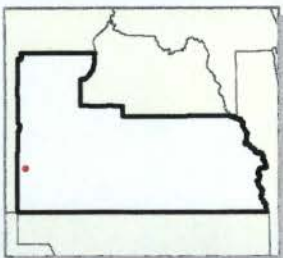
ROADWAYS WITHIN LOT 2A / 2B / 2C / 2D	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION
HAMLIN GROVES TRAIL	PUBLIC:	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
DRAINAGE EASEMENTS (POND 400)	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION WITH EASEMENT GRANTED TO ORANGE COUNTY
UTILITY EASEMENTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION WITH EASEMENT GRANTED TO ORANGE COUNTY UTILITIES
WATER, WASTEWATER, & RECLAIMED WATER	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION
WATER, WASTEWATER, & RECLAIMED WATER (HAMLIN GROVES TRAIL AND NEW INDEPENDENCE PARKWAY)	PUBLIC:	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES
OPEN SPACE	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION.

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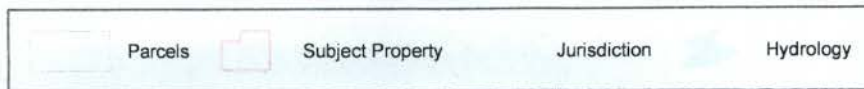


KELLY, COLLINS & GENTRY, INC.	Scale: 1" = 200'	<b>HAMLIN SELF STORAGE AND INFRASTRUCTURE</b>
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**Hamlin PD - UNP - Lot 2 Hamlin Self Storage Infrastructure - 2A, 2B, 2C, 2D PSP – Case # CDR-19-05-182**



1 : 1,800  
859  
1 in : 150 ft