

Board of County Commissioners

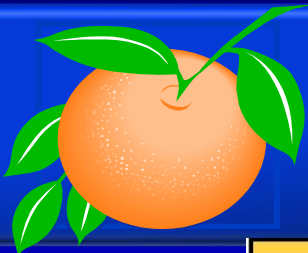
Public Hearings

June 4, 2024



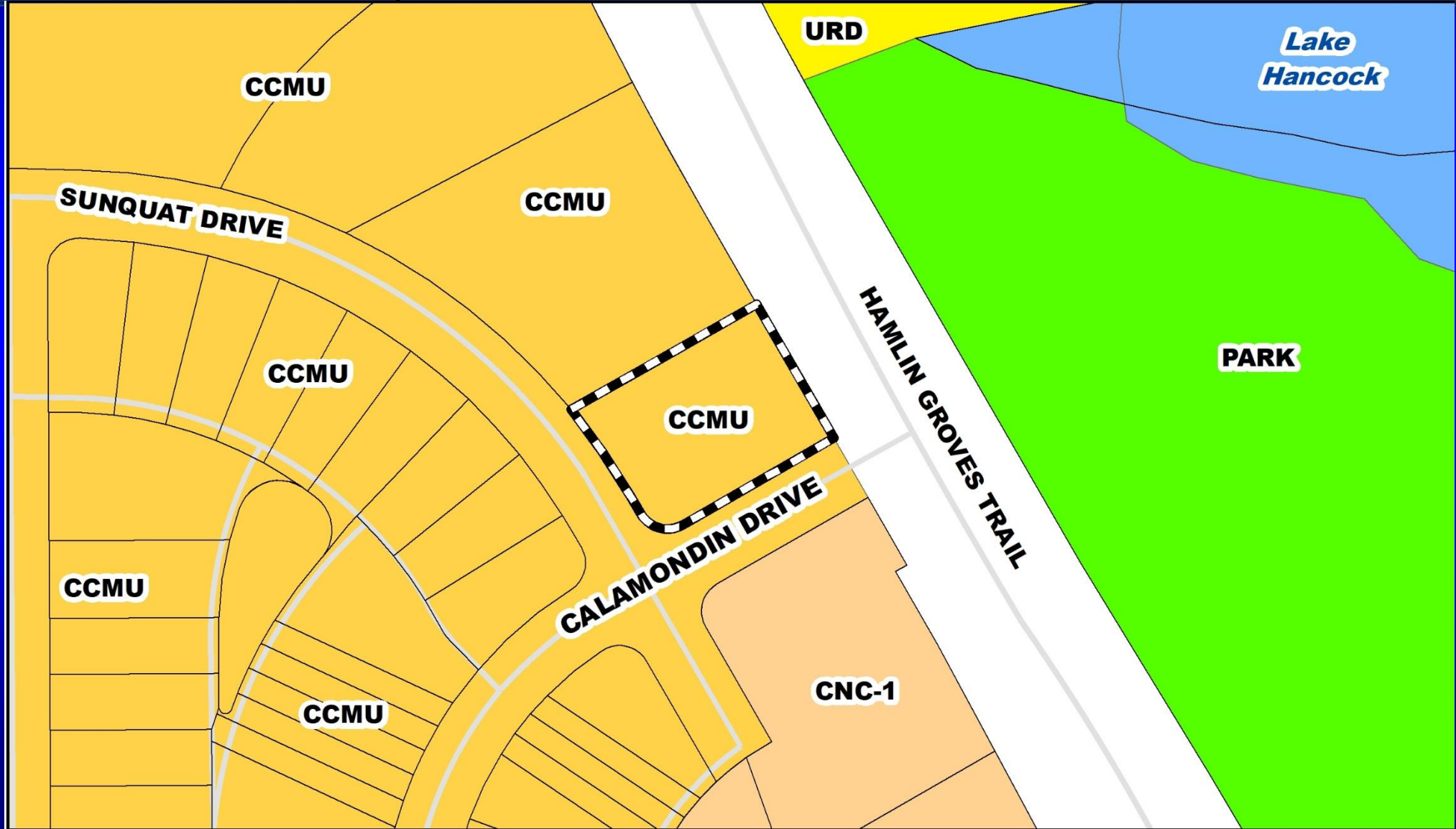
Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Hamlin Reserve Preliminary Subdivision Plan (PSP) / A portion of Parcel B – Tropical Smoothie Development Plan (DP)

- Case:** DP-23-06-185
- Applicant:** Andrew L. Howell, A & MH, LLC
- District:** 1
- Acreage:** 0.47 (affected acreage)
- Location:** Generally located east of State Road 429, west of Hamlin Groves Trail, north of Porter Road, and south of New Independence Parkway in the Horizon West Town Center Village.
- Request:** The request is to construct a 1,710 square foot Tropical Smoothie Café on a 0.47-acre site.



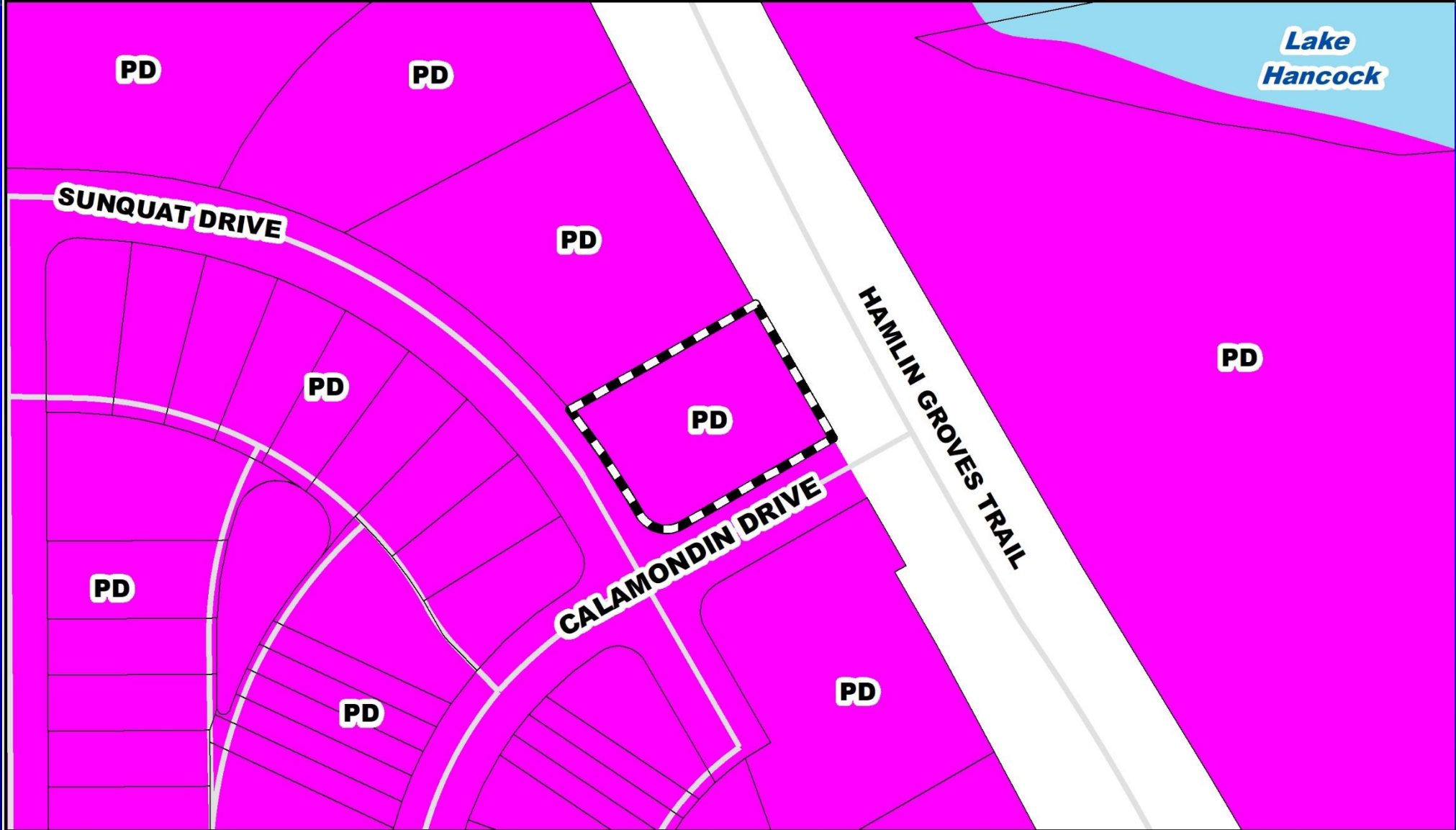
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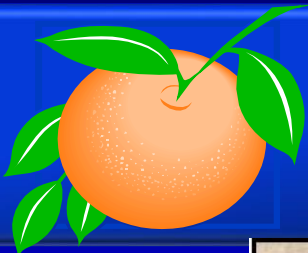
Future Land Use Map





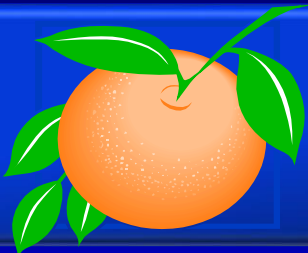
**Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Hamlin Reserve Preliminary Subdivision Plan (PSP) / A portion of Parcel B – Tropical Smoothie Development Plan (DP)
Zoning Map**





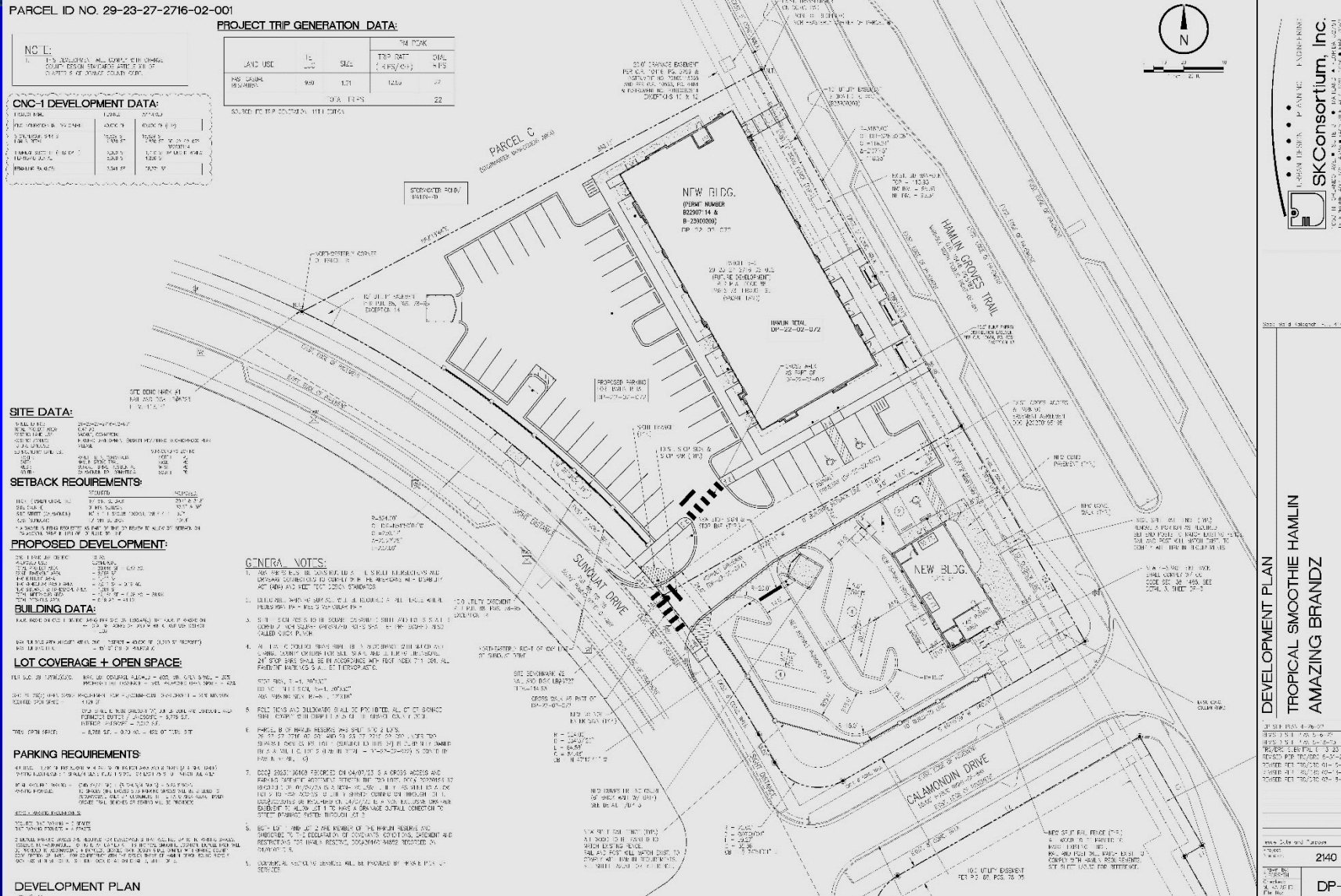
**Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Hamlin Reserve Preliminary Subdivision Plan (PSP) / A portion of Parcel B – Tropical Smoothie Development Plan (DP)
Aerial Map**





Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Hamlin Reserve Preliminary Subdivision Plan (PSP) / A portion of Parcel B – Tropical Smoothie Development Plan (DP)

Overall Development Plan



PARCEL ID NO. 29-23-27-2716-02-001

PROJECT TRIP GENERATION DATA:

LAND USE	AC	SEC.	TRIP RATE (VPS/AC)	TRIP
RES. COMM.	960	1.01	12.00	11520
TOTAL TRIPS				22

CNC-1 DEVELOPMENT DATA:

NO.	DATE	BY	REVISION
1	10/20/2023	SK	ISSUED FOR PERMIT

SITE DATA:

SETBACK REQUIREMENTS:

PROPOSED DEVELOPMENT:

BUILDING DATA:

LOT COVERAGE + OPEN SPACE:

PARKING REQUIREMENTS:

GENERAL NOTES:

SK Consortium, Inc.

LAND DESIGN • PLANNING • ENGINEERING

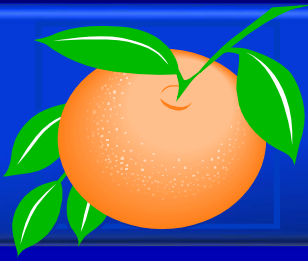
DEVELOPMENT PLAN

TROPICAL SMOOTHIE HAMLIN

AMAZING BRANDZ

2140

DP-1



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Hamlin Reserve Preliminary Subdivision Plan / A portion of Parcel B - Tropical Smoothie Development Plan (DP) (DP-23-06-185) dated “Received March 19, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

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