

Board of County Commissioners

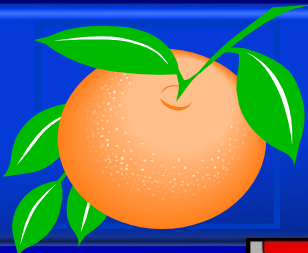
Public Hearings

April 22, 2025



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)

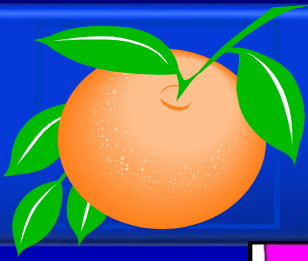
- Case:** CDR-22-01-011
- Applicant:** Scott Gentry, Kelly, Collins & Gentry, Inc.
- District:** 1
- Acreage:** 10.78 net developable acres
19.27 gross acres
- Location:** North of Summerlake Park Boulevard, south of New Independence Parkway, east of Hamlin Groves Trail, and west of Ficquette Road
- Request:** *Continued from April 8, 2025.* 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.
 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.
 3. A waiver from Section 38-1390.55(a)(2) to allow a 15 foot building separation in lieu of 20 feet.
 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.



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)

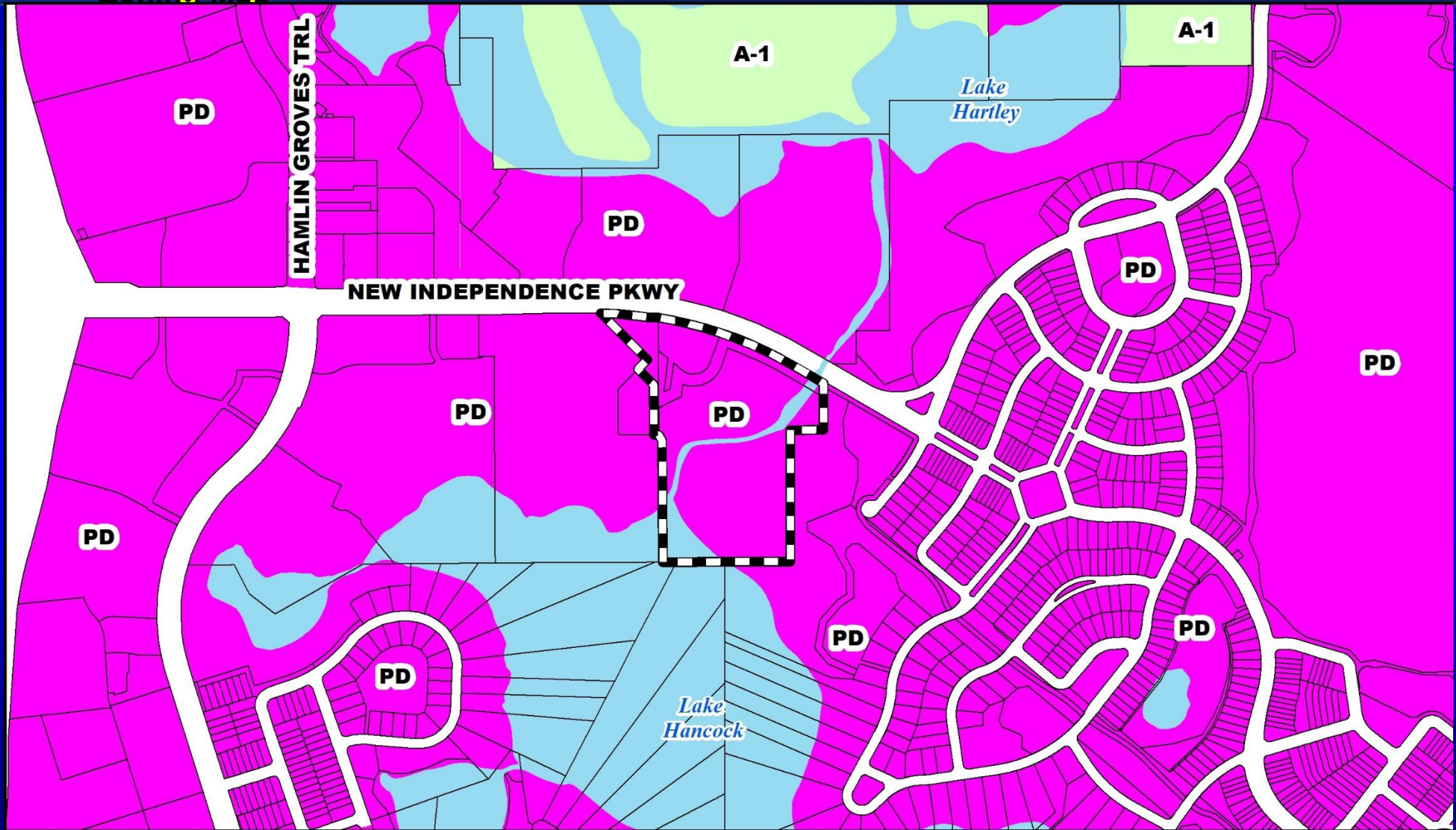
Future Land Use Map

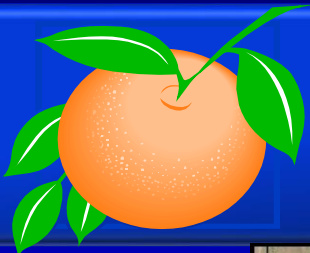




Hamlin Planned Development (PD) - Unified Neighborhood Plan (UNP) / Waterside at Hamlin - a portion of Corporate Campus Mixed-Use District 3 (CCM-3) (fka Shaw Daniels Infrastructure) Development Plan (DP)

Zoning Map





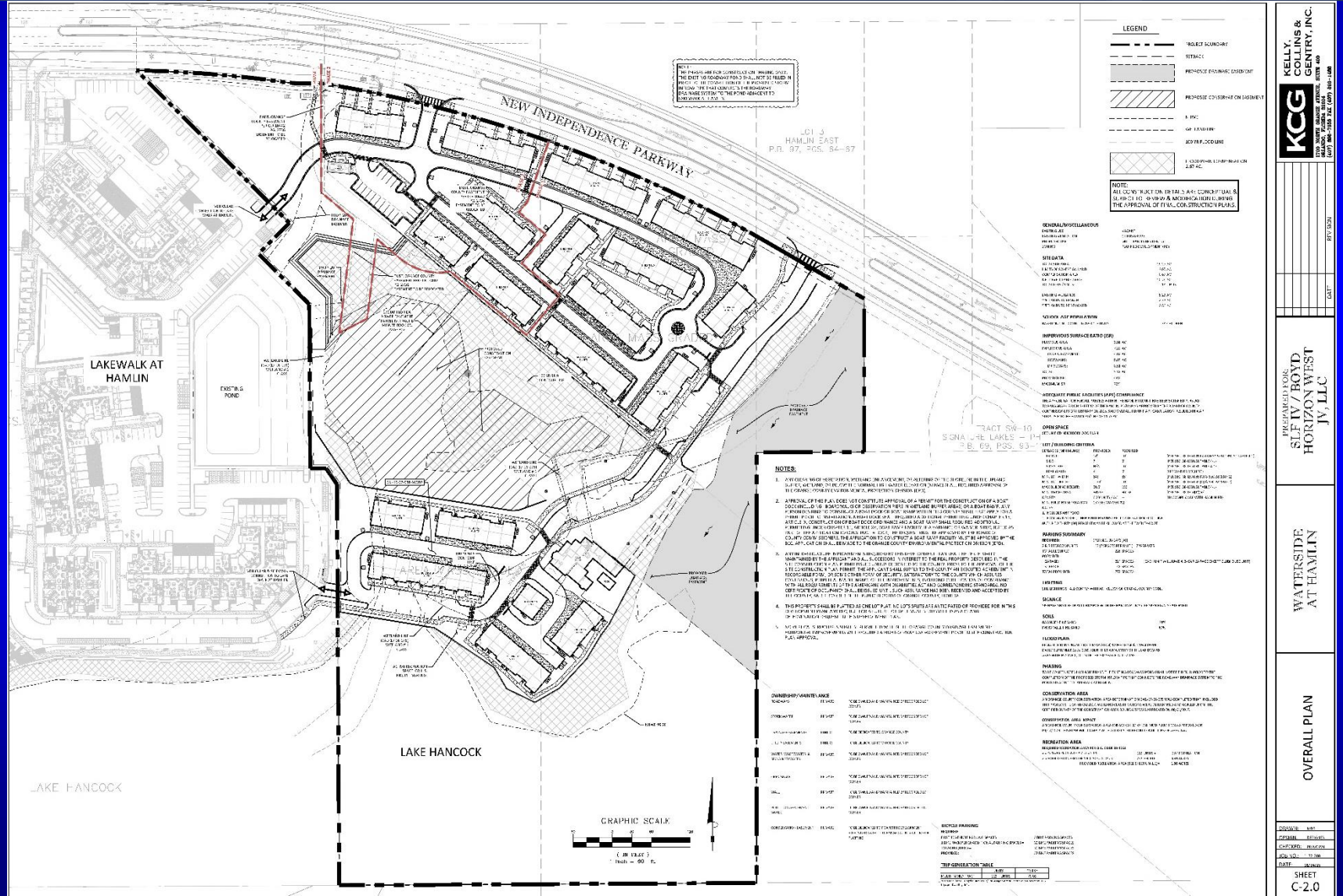
Hamlin Planned Development (PD) - Unified Neighborhood Plan (UNP) / Waterside at Hamlin - a portion of Corporate Campus Mixed-Use District 3 (CCM-3) (fka Shaw Daniels Infrastructure) Development Plan (DP)

Aerial Map





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) Overall Development Plan



KCG
KELLY, GENTY & GENTY, INC.
200 N. LAKE STREET, SUITE 400
CHICAGO, IL 60601
TEL: 312.555.1234
FAX: 312.555.1235
WWW.KCG.COM

WATERSIDE AT HAMLIN

OVERALL PLAN

PROJECT NO. 2024-001

DATE 10/20/2024

BY J. BOYD

CHECKED J. BOYD

APPROVED J. BOYD

SCALE AS SHOWN

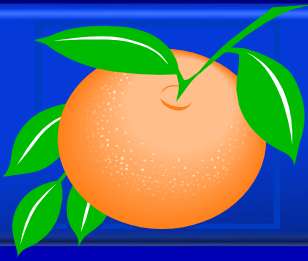
SHEET C-2.0



Action Requested

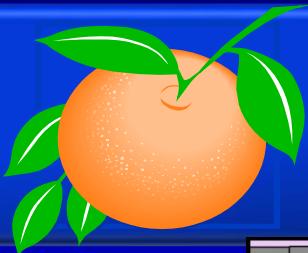
Make a finding of consistency with the Comprehensive Plan and APPROVE the substantial change to the Hamlin Planned Development (PD) – Unified Neighborhood Plan (UNP) / Waterside at Hamlin - a portion of Corporate Campus Mixed-Use District 3 (CCM-3) (fka Shaw Daniels Infrastructure) Development Plan (DP)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

District 1



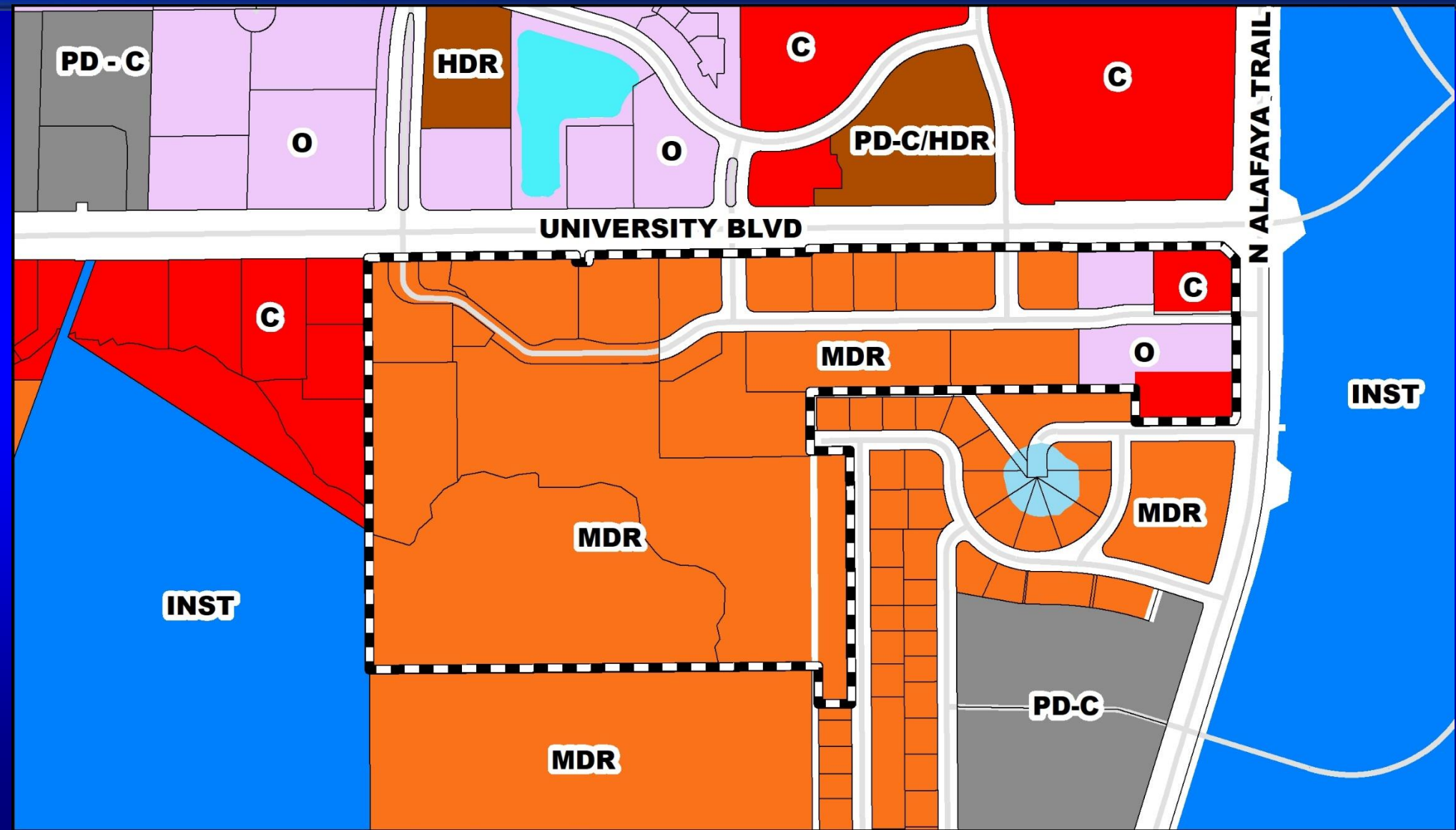
Collegiate Village Planned Development (PD)

- Case:** CDR-23-11-339
- Applicant:** Addie Mentry, AMLU Consulting
- District:** 5
- Acreage:** 54.25 gross acres (overall PD)
- Location:** South of University Boulevard / West of Alafaya Trail
- Request:** To amend the approved master sign plan for the PD and request the following five (5) waivers are from Orange County Code for sign clearance, sign height, and sign area.
1. A waiver is requested from orange county code section 31.5-68(c) and to allow for pole sign clearance to be 6' 5" in lieu of 9' for sign st IDP.
 2. A waiver is requested from orange county code section 31.5-67(h) to allow for ground sign square footage to be 132 sf in lieu of 120 square feet for sign st IDM.
 3. A waiver is requested from orange county code section 31.5-76(c) to allow for directional signage height to be 8' 11 5/8" in lieu of 6' for sign PD1.
 4. A waiver is requested from orange county code section 31.5-76(b) to allow for directional signage square footage to be 10.36 square feet in lieu of 6 square feet for sign PD.
 5. A waiver is requested from orange county code section 31.5-76(b) to allow for directional signage square footage to be 18.83 square feet in lieu of 6 square feet for sign PD1.



Collegiate Village Planned Development (PD)

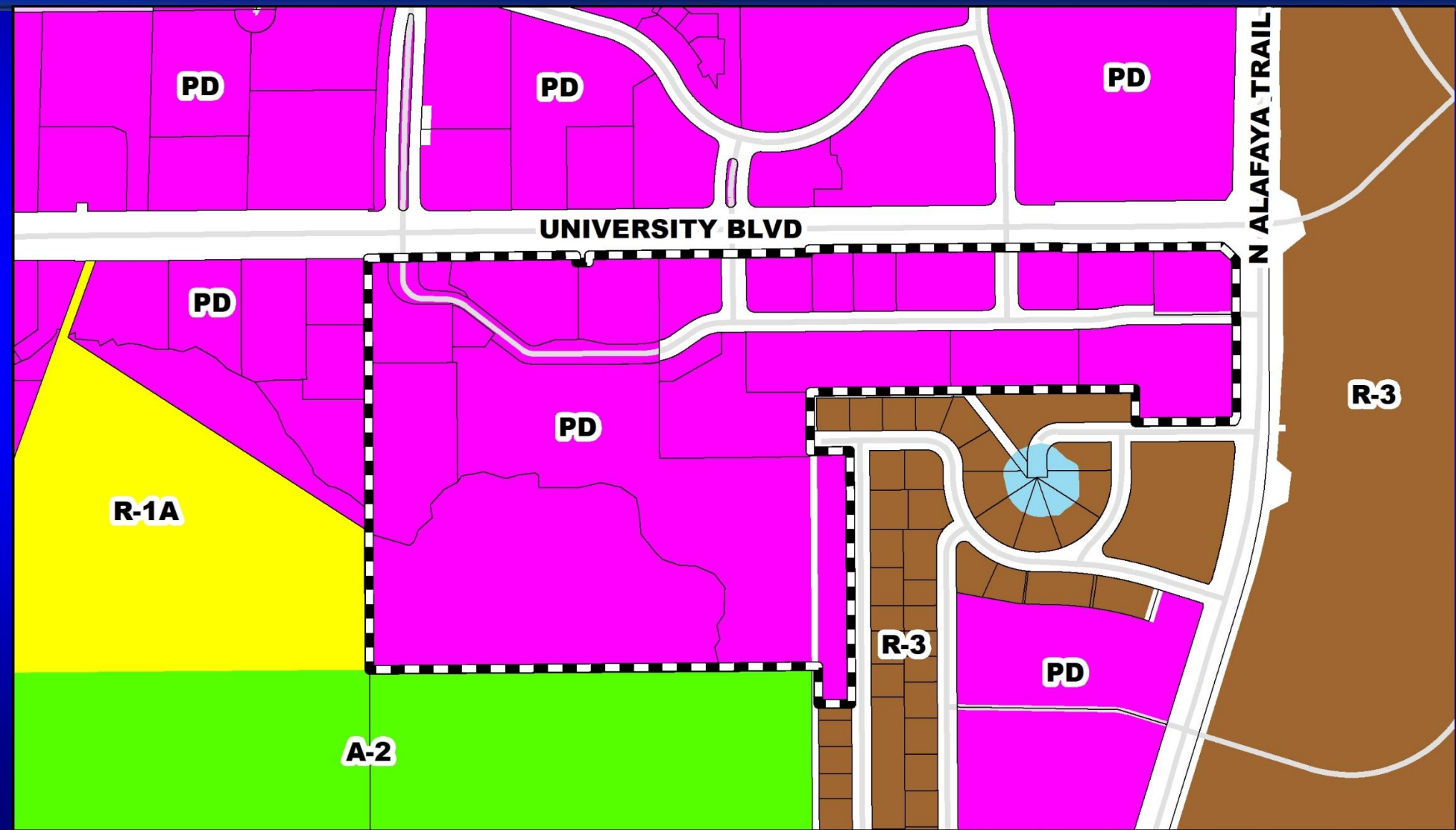
Future Land Use Map

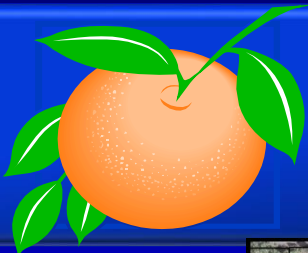




Collegiate Village Planned Development (PD)

Zoning Map





Collegiate Village Planned Development (PD)

Aerial Map



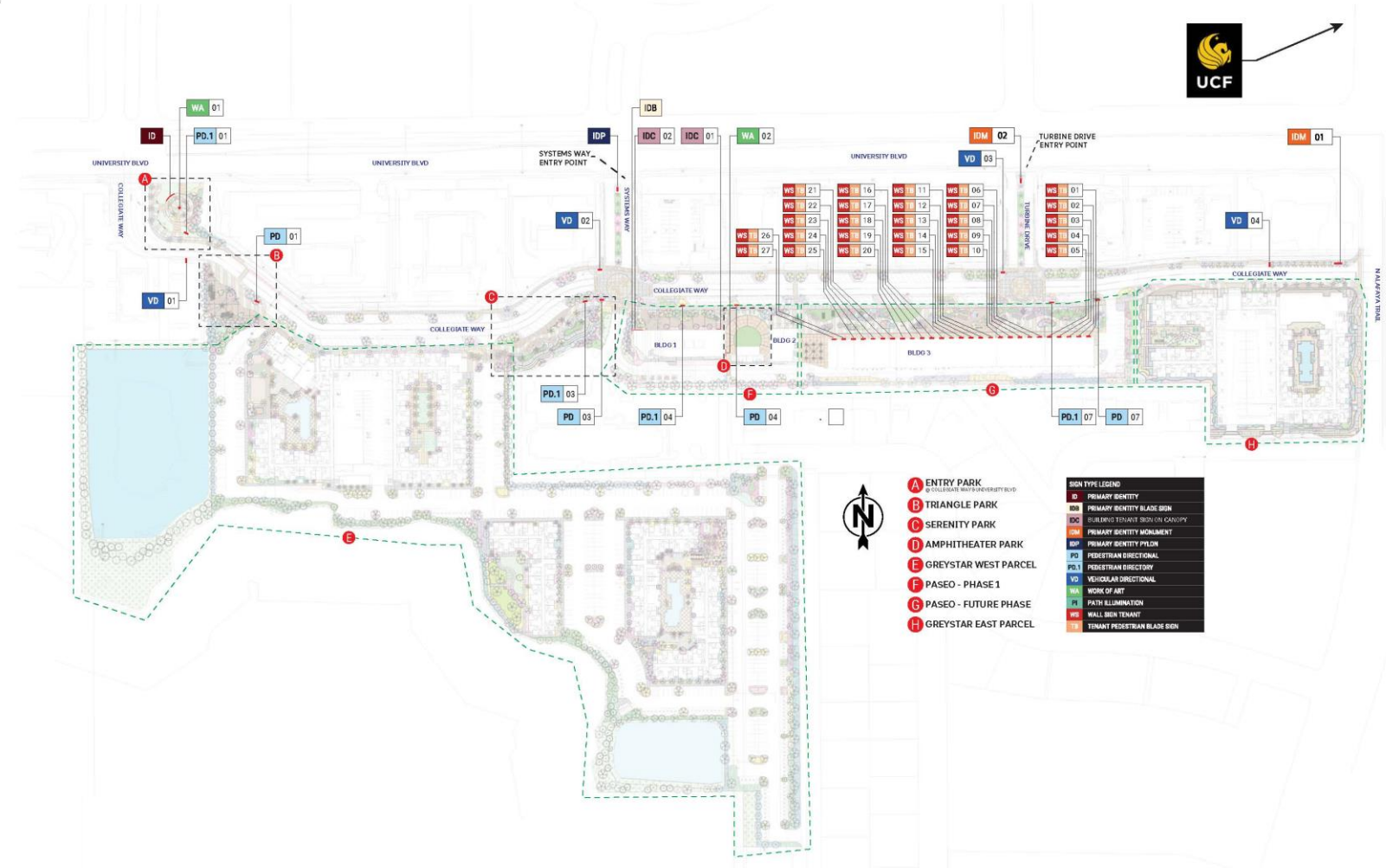
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Collegiate Village Planned Development (PD)

Master Sign Plan

OVERALL NEW SITE PROGRAMMING



- A ENTRY PARK
- B TRIANGLE PARK
- C SERENITY PARK
- D AMPHITHEATER PARK
- E GREYSTAR WEST PARCEL
- F PASEO - PHASE 1
- G PASEO - FUTURE PHASE
- H GREYSTAR EAST PARCEL

SIGN TYPE LEGEND	
ID	PRIMARY IDENTITY
IDB	PRIMARY IDENTITY BLADE SIGN
IDC	CLIMBED TRAVEL SIGN CANOPY
IDM	PRIMARY IDENTITY MONUMENT
IDP	PRIMARY IDENTITY PYLON
PD	PEDESTRIAN DIRECTIONAL
PD.1	PEDESTRIAN DIRECTIONAL
VD	VEHICULAR DIRECTIONAL
WA	WORK OF ART
TS	PATH ILLUMINATION
WS	WALL SIGN TENANT
TS	TENANT PEDESTRIAN BLADE SIGN



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE an amendment to the Collegiate Village PD dated “Received February 19, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.

District 5

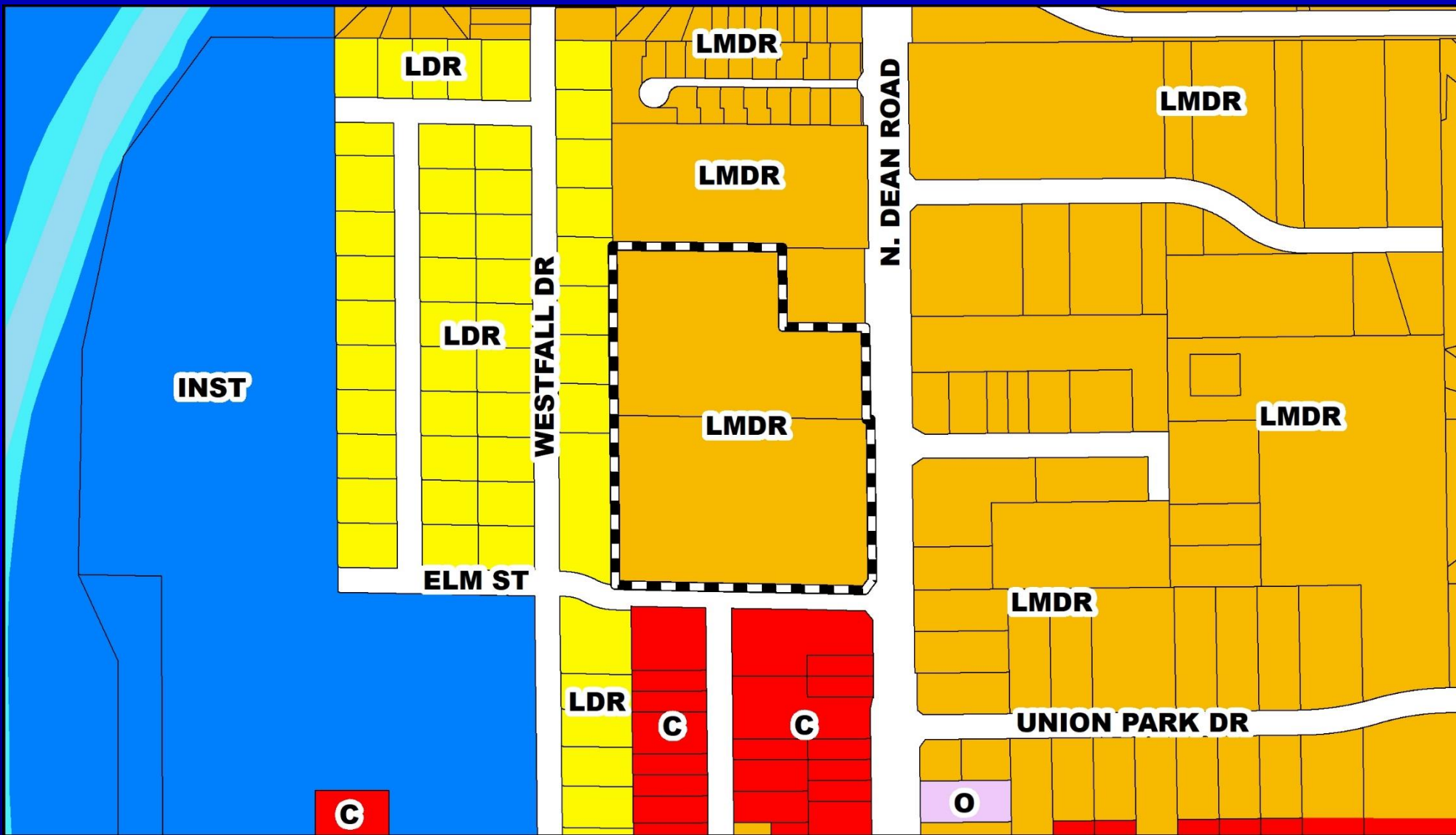


Dean Road DDCM Townhomes (fka Union Park Condominiums) PD / Dean Road DDCM Townhomes Preliminary Subdivision Plan (PSP)

Case:	PSP-23-09-288
Applicant:	Garrett George, CESO, Inc.
District:	5
Acreage:	10.65 overall PD acres 7.36 developable acres
Location:	North of Elm Street / West of Dean Road
Request:	To subdivide 10.65 acres in order to construct 46 single-family attached residential dwelling units.

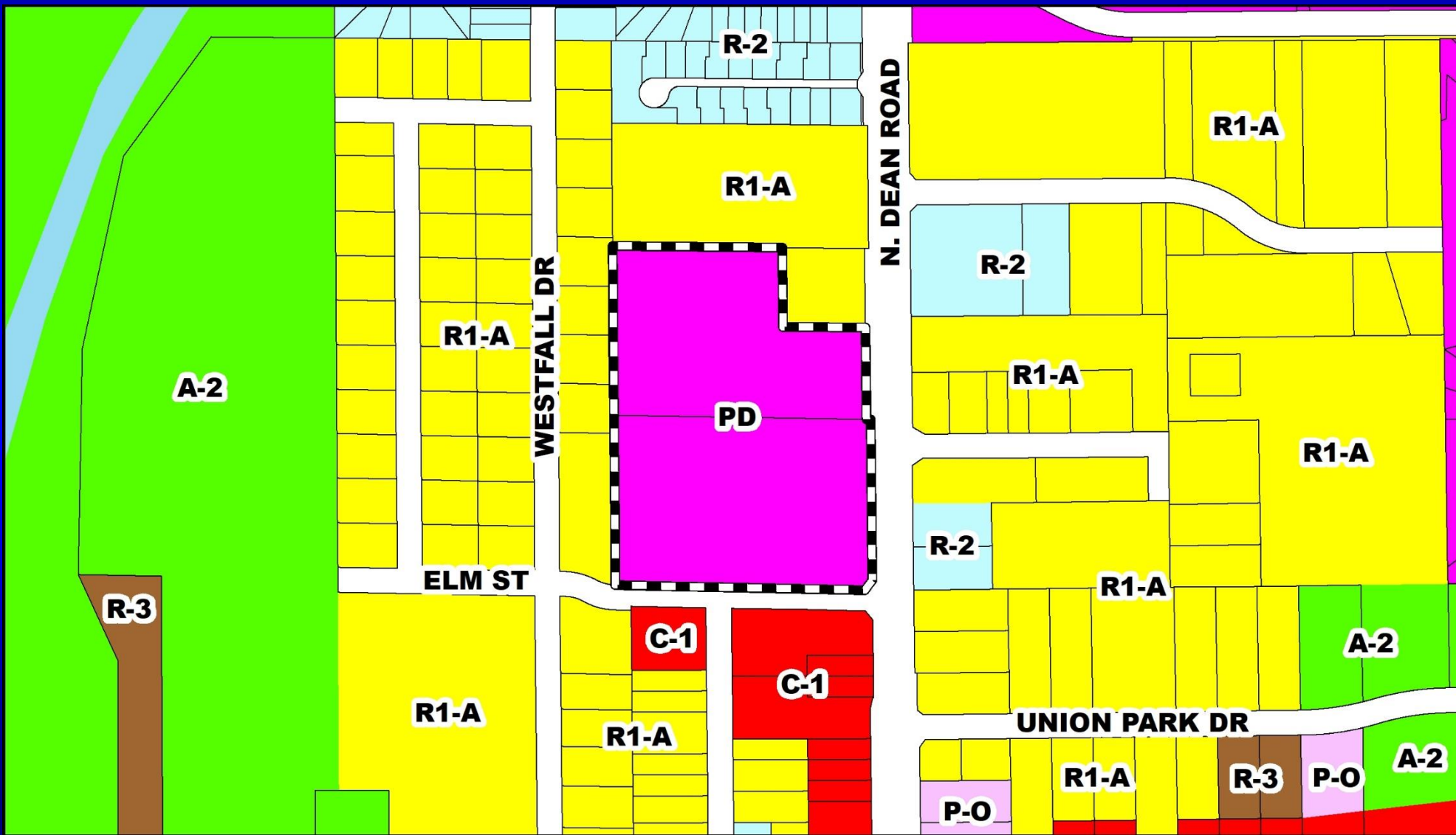


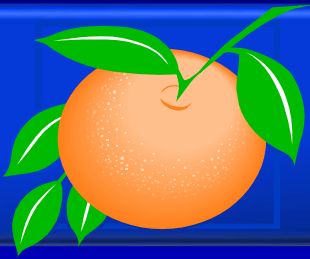
Dean Road DDCM Townhomes (fka Union Park Condominiums) PD / Dean Road DDCM Townhomes Preliminary Subdivision Plan (PSP) Future Land Use Map





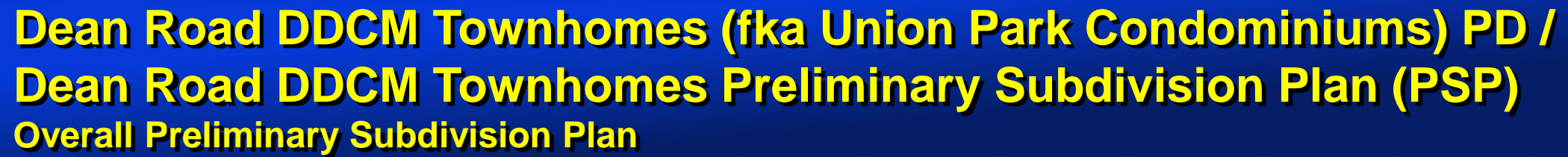
Dean Road DDCM Townhomes (fka Union Park Condominiums) PD / Dean Road DDCM Townhomes Preliminary Subdivision Plan (PSP) Zoning Map





Dean Road DDCM Townhomes (fka Union Park Condominiums) PD / Dean Road DDCM Townhomes Preliminary Subdivision Plan (PSP) Aerial Map







Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Dean Road DDCM Townhomes (fka Union Park Condominiums) PD / Dean Road DDCM Townhomes PSPdated “Received March 7, 2025”, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report.

District 5

Board of County Commissioners

Public Hearings

April 22, 2025