

Board of County Commissioners

Public Hearings

July 30, 2024



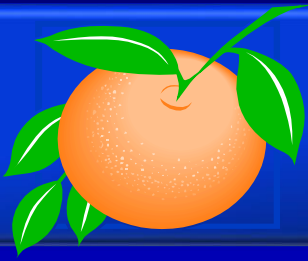
Board of County Commissioners

Hancock Lone Palm North

PSP-22-11-351

CAI-23-06-030

July 30, 2024



Hancock Lone Palm North Preliminary Subdivision Plan

- Case:** PSP-22-11-351
- Applicant:** Dave Schmitt, P.E., Dave Schmitt Engineering, Inc.
- District:** 4
- Acreage:** 18.05 gross acres
- Location:** Generally located south of East Colonial Drive, east of Hancock Lone Palm Road, west of North Avalon Park Boulevard, and north of Waterford Chase Parkway.
- Request:** To subdivide 18.05 acres to construct 100 single-family attached residential dwelling units.



Hancock Lone Palm North Preliminary Subdivision Plan

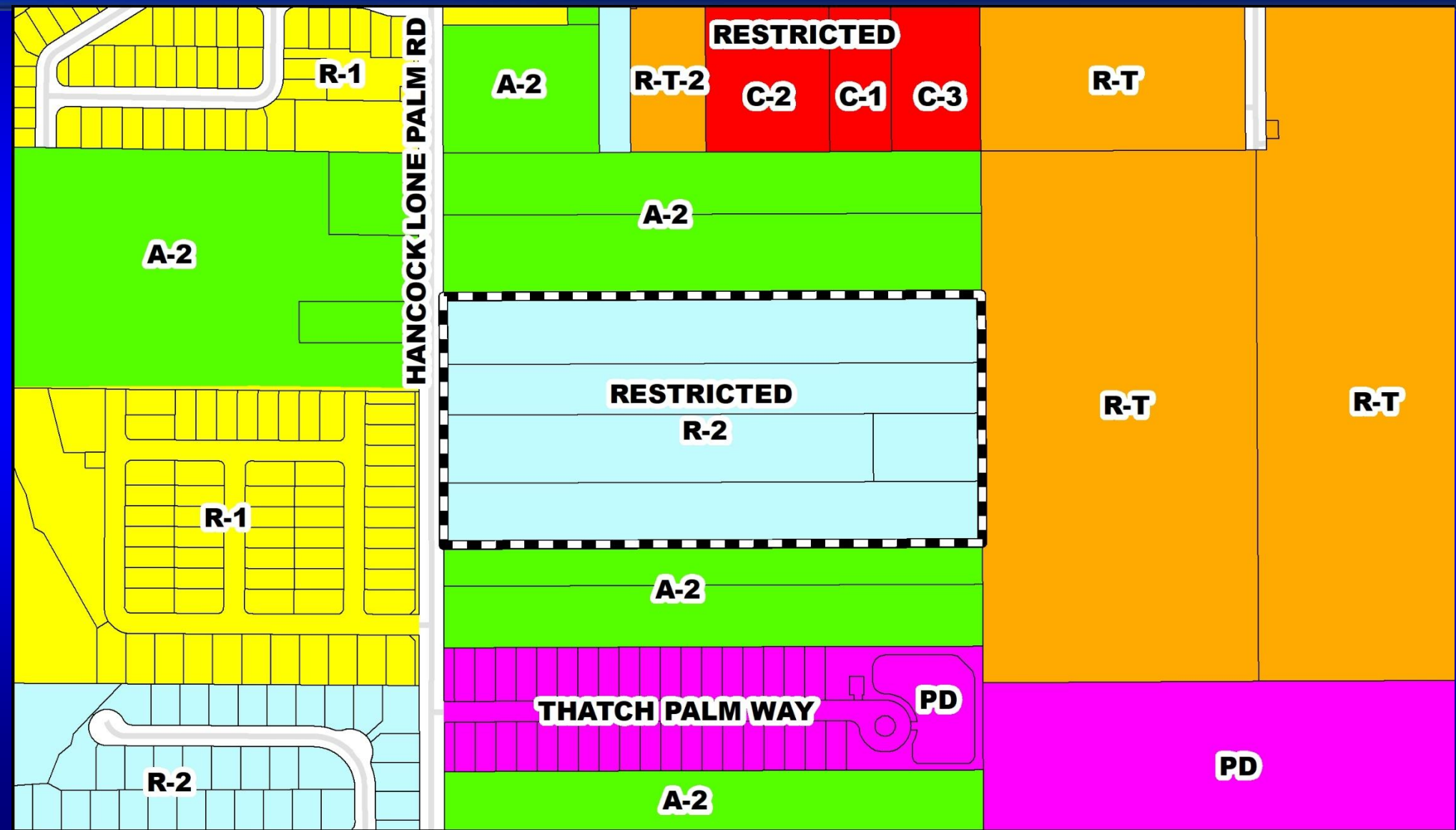
Future Land Use Map





Hancock Lone Palm North Preliminary Subdivision Plan

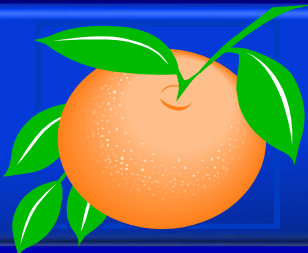
Zoning Map





Hancock Lone Palm North Preliminary Subdivision Plan Aerial Map





Hancock Lone Palm North Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan

PROJECT NOTES

GENERAL:
PROJECT SHALL COMPLY WITH THE APPLICABLE DESIGN STANDARDS SET FORTH BY ORANGE COUNTY, FLORIDA.

LANDSCAPING:
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE ORANGE COUNTY LAND DEVELOPMENT CODE AND SHALL BE DONE WITH INDIVIDUAL LOTS.

SIGNAGE:
ALL SIGNAGE SHALL COMPLY WITH CHAPTER 31.8 OF THE LAND DEVELOPMENT CODE. NO SIGNAGE SHALL BE REQUIRED.

EASEMENTS:
PROPOSED ON-SITE EASEMENTS WILL BE BY PLAT.

VEGETATION:
CONSERVED AREAS SHALL BE BASED UPON THE LOCAL LAND USE, COVH4 AND COVH5 CLASSIFICATION SYSTEM (FLUDCS) OR THE NATURAL COMMUNITY TYPES AS DEVELOPED BY THE FLORIDA NATURAL AREAS INVENTORY.

SITE LIGHTING:
SITE LIGHTING WILL BE PROVIDED BY OWNER. PROJECT IS CONSTRUCTED.

PHASING:
PROJECT WILL BE CONSTRUCTED AS ONE (1) PHASE. THESE PHASES SHALL BE PHASES OF CONSTRUCTION WHICH INCLUDE THE WATER IMPROVEMENTS.

TRAFFIC ANALYSIS:
PROJECT WILL BE CONSTRUCTED AS ONE (1) PHASE. THESE PHASES SHALL BE PHASES OF CONSTRUCTION WHICH INCLUDE THE WATER IMPROVEMENTS.

SOILS:
SOIL DESCRIPTION: SANDY SILT CLAY (SANDY SILT CLAY) WITH 10 TO 15 PERCENT SAND. SLOPE: 0 TO 2 PERCENT SLOPES.

STORMWATER MANAGEMENT:
STORMWATER FOR THE PROPERTY WILL BE HANDLED BY ON-SITE POND AS REQUIRED BY ORANGE COUNTY AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP NO. 1308020500. EFFECTIVE SEPTEMBER 21, 2009 THE DESCRIBED PROPERTY IS WITHIN ZONE "X" WITH NO BASE FLOOD ELEVATION ESTABLISHED.

RESTRICTIONS:
VEHICULAR ACCESS GATES SHALL BE 10' HIGH AND 10' WIDE. ACCESS SHALL BE LIMITED TO ONE HUNDRED (100) SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS.

GENERAL NOTES:
1. THE SITE LOCATION AND POINTS OF CONNECTION FOR PROPOSED UTILITIES SHALL BE DETERMINED AT TIME OF FINAL SUBMITTAL.

2. FIRE HYDRANTS TO BE INSTALLED AS DESIGNED. CALCULATIONS SHALL MEET THE REQUIREMENTS OF ANNEX H.8.1 OF NFPA 1, 2006 EDITION AND COORDINATED WITH ORANGE COUNTY FIRE AND RESCUE.

3. FIRE HYDRANTS SHALL HAVE A CLEARANCE OF 7'6" IN FRONT AND 10' TO THE SLUES WITH A 4' CLEARANCE TO THE REAR.

4. THE DEVELOPER SHALL OBTAIN WATER SERVICE AND WASTE WATER FROM ORANGE COUNTY UTILITIES.

5. DURING CONSTRUCTION WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE ORANGE COUNTY FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED. QTY 18, NFPA 1, 2014 EDITION (IFPC 2010 EDITION).

6. AN MDP WILL BE REQUIRED PRIOR TO FINAL PLAN SUBMITTAL.

FIRE:
FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1, CHAPTER 18 (8TH EDITION).

ALL TOWNHOMES TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM TO BE DETAILED ON FINAL CONSTRUCTION PLANS.

SETBACKS:
LOCATION: REQUIRED WIDTH: 20'
REAR: 20'
SIDE: 20'
CORNER: 15'

NOTE: SIDE AND REAR PORCHES MAY BE INSTALLED WITH A ZERO (0) FOOT SIDE SETBACK WHERE THE PRINCIPAL BUILDING HAS A ZERO (0) FOOT SIDE SETBACK.

SITE DATA:

TOTAL GROSS AREA (NET) AND AREA	18.15 AC
WETLAND BUFFER	3.87 AC
ROAD BUFFER	3.96 AC
DEVELOPABLE AREA	10.32 AC
EXISTING FLOOD	13.18 AC
EXISTING ZONING	R2 (RESTRICTED)
MINIMUM LOT SIZE	300X110 (2420 SQ FT)
NUMBER OF LOTS	100
UNITS PER ACRE	100 UNITS / 18.15 AC = 5.51 DU/AC
MINIMUM LOT AREA	1,000 SQ. FT.
MAXIMUM BUILDING HEIGHT	35 (TWO STORIES)
PROPOSED SCHEM. ASP POP	37 (100 UNITS x 0.373 TOWNHOMES)

OPEN SPACE:

REQUIRED RESIDENTIAL PRIVATE OPEN SPACE: 18% OF TOTAL RESIDENTIAL (MVA) (ELOT AREA)	2.79 AC
TOTAL PRIVATE LOT AREA	8.20 AC
PROVIDED RESIDENTIAL PRIVATE OPEN SPACE	2.78 AC (33%)
COMMON OPEN SPACE PROVIDED (CATEGORY A)	2.41 AC (29%)
POND AREA	2.18 AC (27%)

DEVELOPMENT STANDARDS:
MINIMUM DISTANCE BETWEEN BUILDINGS, FRONT TO FRONT OR REAR TO REAR IS 10'.
MINIMUM DISTANCE BETWEEN THE SIDES OF BUILDINGS IS 20'.
MINIMUM WIDTH OF DRIVEWAYS IS 20'.

EXISTING WETLAND DATA:

W-1	8.72 AC TO BE PRESERVED (CLASS I)
W-2	0.61 AC TO BE IMPACTED (CLASS II)
W-3	0.10 AC TO BE IMPACTED (CLASS III)
W-4	0.02 AC TO BE IMPACTED (CLASS IV)

PERVIOUS AREA:

PERVIOUS AREA	8.81 AC (48.0%)
IMPERVIOUS AREA	9.34 AC (52.0%)
TOTAL GROSS AREA	18.15 AC (100.0%)

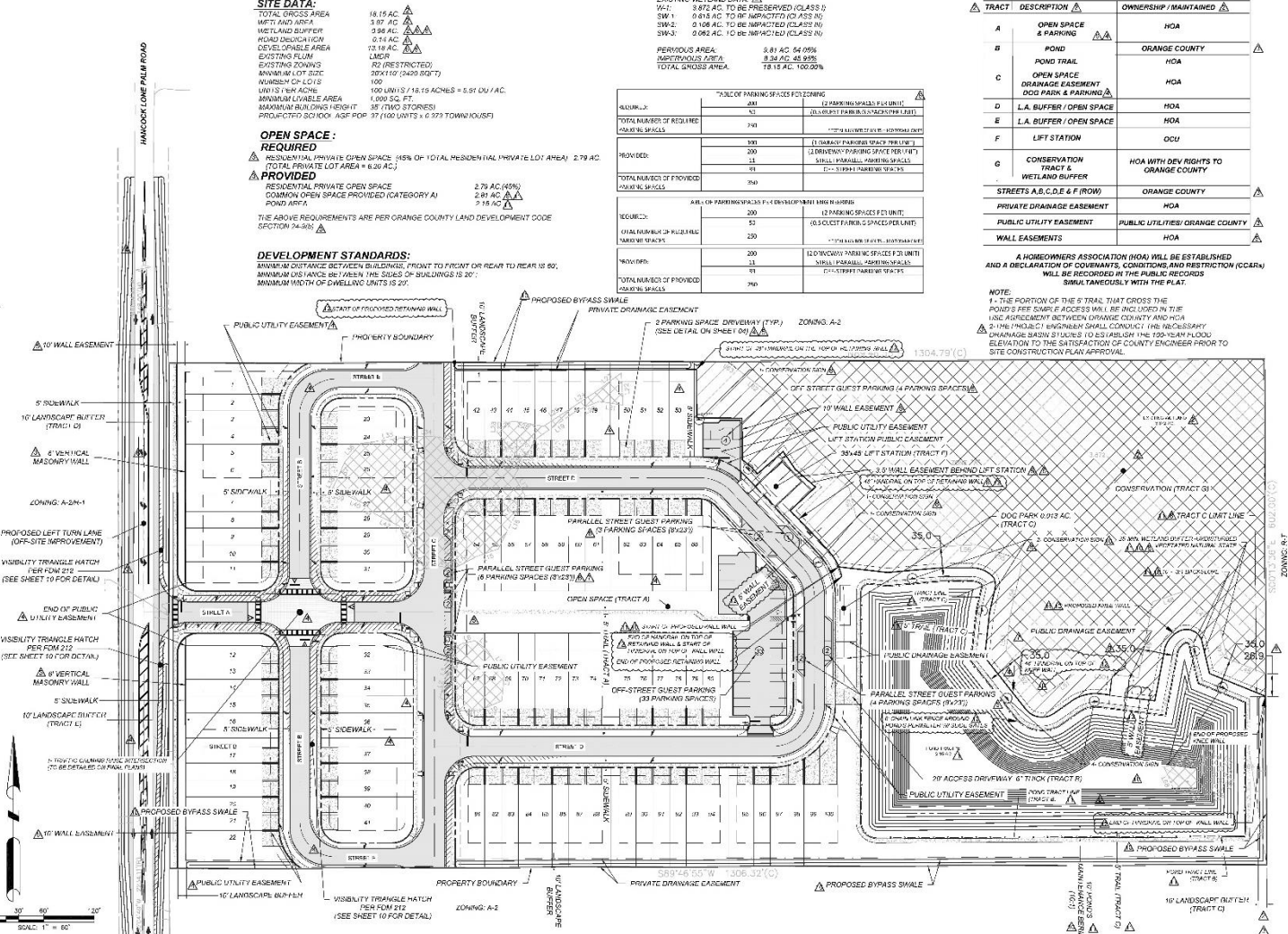
TABLE OF PARKING SPACES FOR ZONING:

REQUIREMENT	AMT	12 PARKING SPACES PER UNIT
TOTAL NUMBER OF REQUIRED PARKING SPACES	1200	(CALCULATED FROM 100 UNITS x 12)
PROVIDED	1200	(1200 REQUIRED PARKING SPACES PER UNIT)
REQUIREMENTS	1200	(1200 REQUIRED PARKING SPACES PER UNIT)
EXCESS	0	(0 EXCESS PARKING SPACES PER UNIT)

TRACT	DESCRIPTION	OWNERSHIP / MAINTAINED
A	OPEN SPACE & PARKING	HOA
B	POND	ORANGE COUNTY
C	OPEN SPACE DRAINAGE EASEMENT	HOA
D	OPEN SPACE OCC PARK & PARKING	HOA
E	L.A. BUFFER / OPEN SPACE	HOA
F	LIFT STATION	OCU
G	CONSERVATION TRACTS & WETLAND BUFFER	HOA WITH DEV RIGHTS TO ORANGE COUNTY
STREETS A, B, C, D, E & F (ROW)		ORANGE COUNTY
PRIVATE DRAINAGE EASEMENT		HOA
PUBLIC UTILITY EASEMENT		PUBLIC UTILITIES / ORANGE COUNTY
WALL EASEMENTS		HOA

A HOMEOWNERS ASSOCIATION (HOA) WILL BE ESTABLISHED AND A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) WILL BE RECORDED IN THE PUBLIC RECORDS SIMULTANEOUSLY WITH THE PLAT.

NOTE:
1. THE PORTION OF THE 8' TRAIL THAT CROSS THE POND'S FREE SWALE ACCESS SHALL BE USED IN THE USE AGREEMENT BETWEEN ORANGE COUNTY AND HOA.
2. THE PROJECT DEVELOPER SHALL CONDUCT THE NECESSARY DRAINAGE BASIN STUDIES TO ESTABLISH THE 100-YEAR FLOOD ELEVATION TO THE SATISFACTION OF COUNTY ENGINEER PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.



DSE ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32838
407-207-8088 FAX 407-207-9089
Certification of Authorization #27471

DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION
04-24-2024	BC	REVISION PER COUNTY COMMENTS	07-26-2023	BC	REVISED PER COUNTY COMMENTS	
04-24-2024	BC	REVISION PER COUNTY COMMENTS	05-12-2023	BC	REVISED PER COUNTY COMMENTS	
01-30-2024	BC	REVISION PER COUNTY COMMENTS	04-11-2023	BC	REVISED PER COUNTY COMMENTS	
11-21-2023	BC	REVISION PER COUNTY COMMENTS	03-09-2023	BC	REVISED PER COUNTY COMMENTS	
09-12-2023	BC	REVISION PER COUNTY COMMENTS	01-19-2023	HM	REVISED PER COUNTY COMMENTS	

OVERALL SITE PLAN
HANCOCK LONE PALM NORTH
ORANGE COUNTY, FLORIDA

DAVE M. SCHMITT
FLORIDA REG. NUMBER
45274

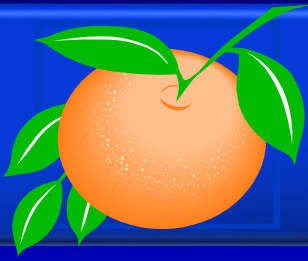
DATE: NOV 2022
PROJECT NO.: AE-10
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1" = 60'
SHEET: 11 OF 18

Board of County Commissioners

Hancock Lone Palm North

CAI-23-06-030

**Applicants:
Suzzane M. Litton,
Charles Pham, and Kenneth and Kris S. Viles.**

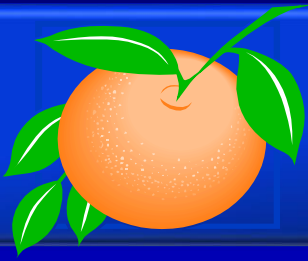


Review Criteria and Analysis

Chapter 15, Article X, Conservation Areas

- **Sec. 15-362(5):** Minimization or elimination of impacts required.
 - The applicants have relocated parking areas, eliminated a small park, and utilized a retaining wall along the proposed stormwater pond rather than a wider backslope in order to reduce impacts.

- **Sec. 15-419(1)(c):**
 - Class III conservation areas. Mitigation shall be allowed for Class III conservation areas in all cases.

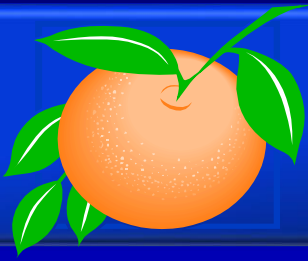


Review Criteria and Analysis

Chapter 15, Article XI, Econlockhatchee River Protection

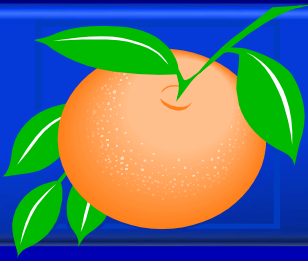
- **Sec. 15-422(a): Imperiled species survey required.**
 - The applicants conducted a survey of the property for the presence of species designated as endangered, threatened, or species of special concern. No imperiled species were identified within the project area. The project is not expected to result in adverse effects to imperiled species.

- **Sec. 15-422(f): Upland buffer required.**
 - Requires upland buffers an average of 50 feet in width with a minimum of 25 feet in width for all Class I conservation areas.
 - The onsite Class I wetland requires a 1.25 ac. upland buffer. Applicants are providing a 0.82 ac. upland buffer.



Mitigation Plan

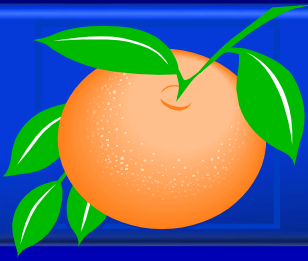
- Applicants will purchase 0.53 mitigation credit from the TM-Econ Mitigation Bank to offset:
 - 0.783 Class III surface water impacts
 - Reduction of the Class I buffer by 0.43 ac.
- Applicants have also agreed to place the remaining onsite portion of W-1 (+/- 3.87 acres), and remainder of the upland buffer into a conservation easement.
- Conservation area signage and permanent fencing will be placed along the remaining upland buffer.



Action Requested

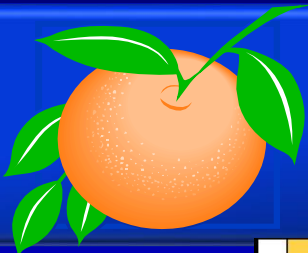
- **Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Conservation Area Impact Permit CAI-23-06-030 for Suzzane M. Litton, Charles Pham, and Kenneth and Kris S. Viles.**
- **Make a finding of consistency with the Comprehensive Plan and APPROVE Hancock Lone Palm North Preliminary Subdivision Plan (PSP-22-11-351) dated “Received May 28, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

District 4



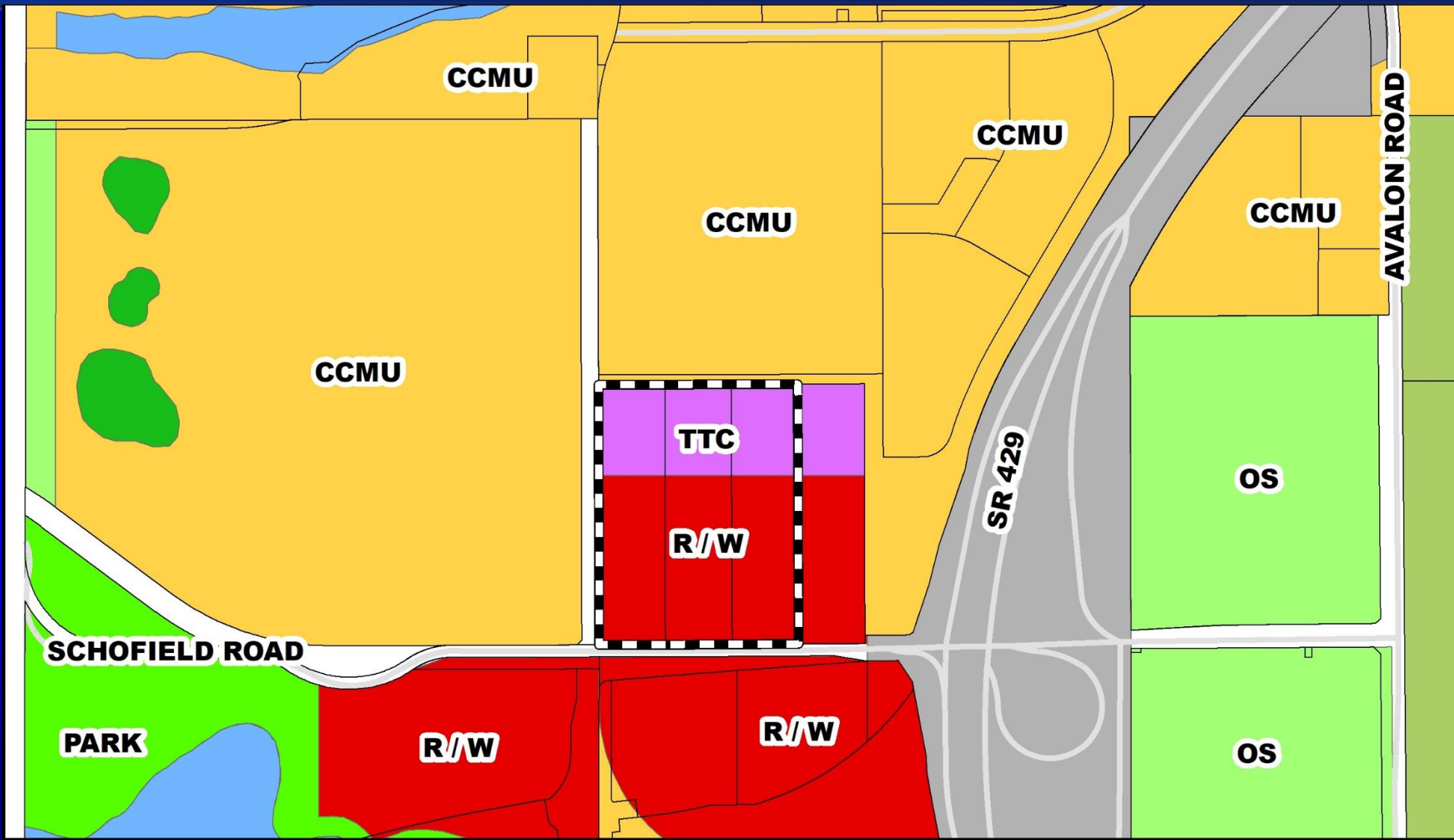
Hamlin 30 Planned Development / Land Use Plan (PD/LUP)

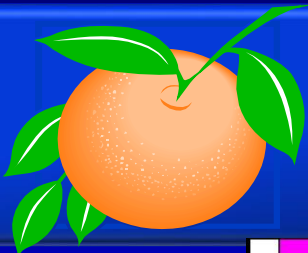
- Case:** LUP-22-03-085
- Applicant:** Scott M. Gentry, Kelly, Collins & Gentry, Inc.
- District:** 1
- Location:** Generally located north of Schofield Road and west of Avalon Road.
- Acreage:** 29.58 gross acres
- From:** A-1 (Citrus Rural District)
To: PD (Planned Development District)
- Request:** A request to rezone three (3) parcels containing 29.58 gross acres from A-1 to PD, in order to construct 100 multi-family residential dwelling units, 169,705 square feet of non-residential uses, and 26 hotel rooms.



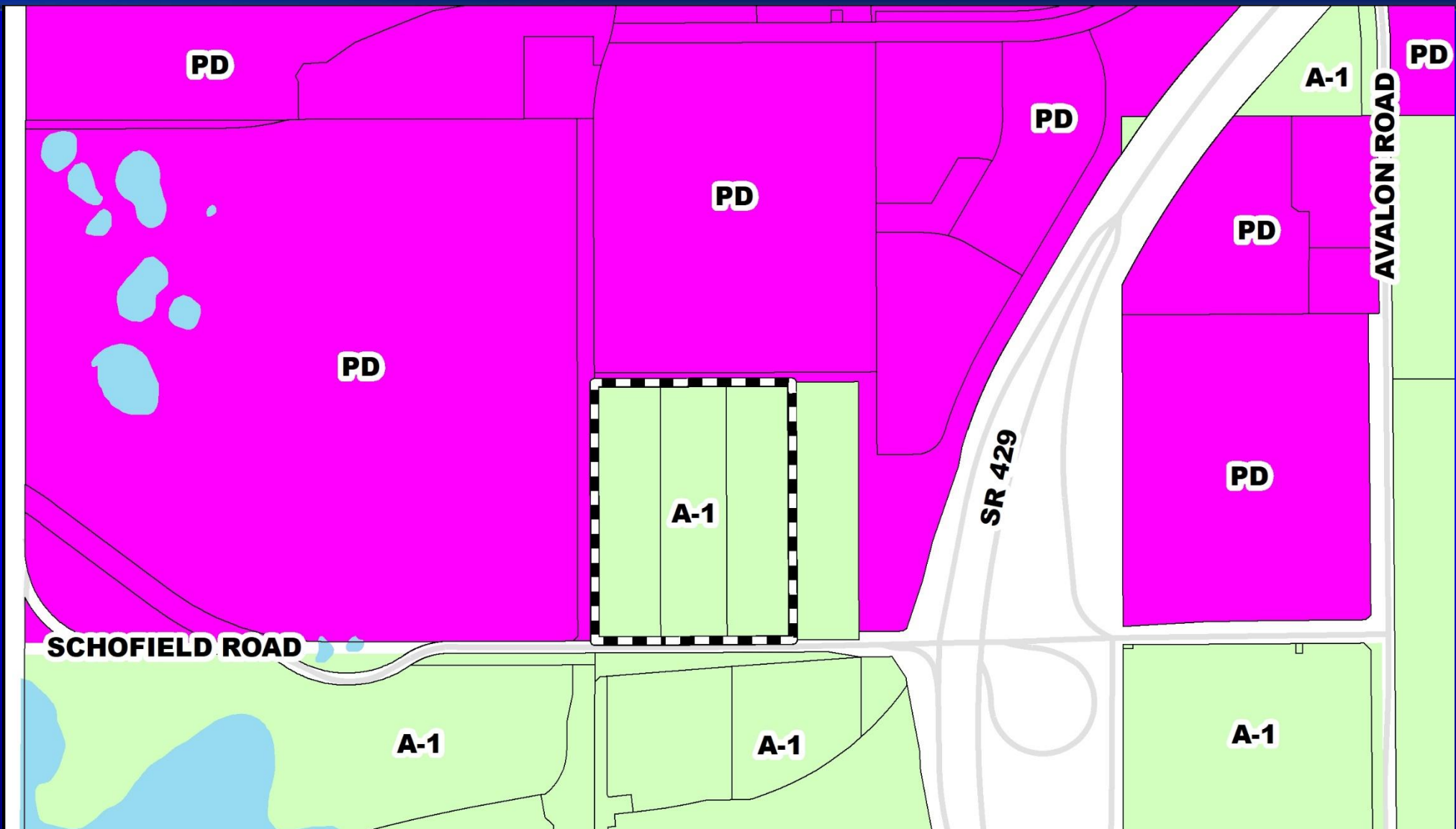
Hamlin 30 Planned Development / Land Use Plan (PD/LUP)

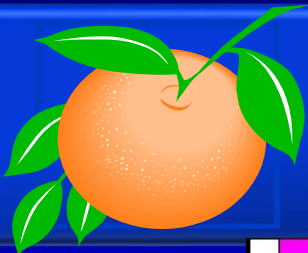
Future Land Use Map





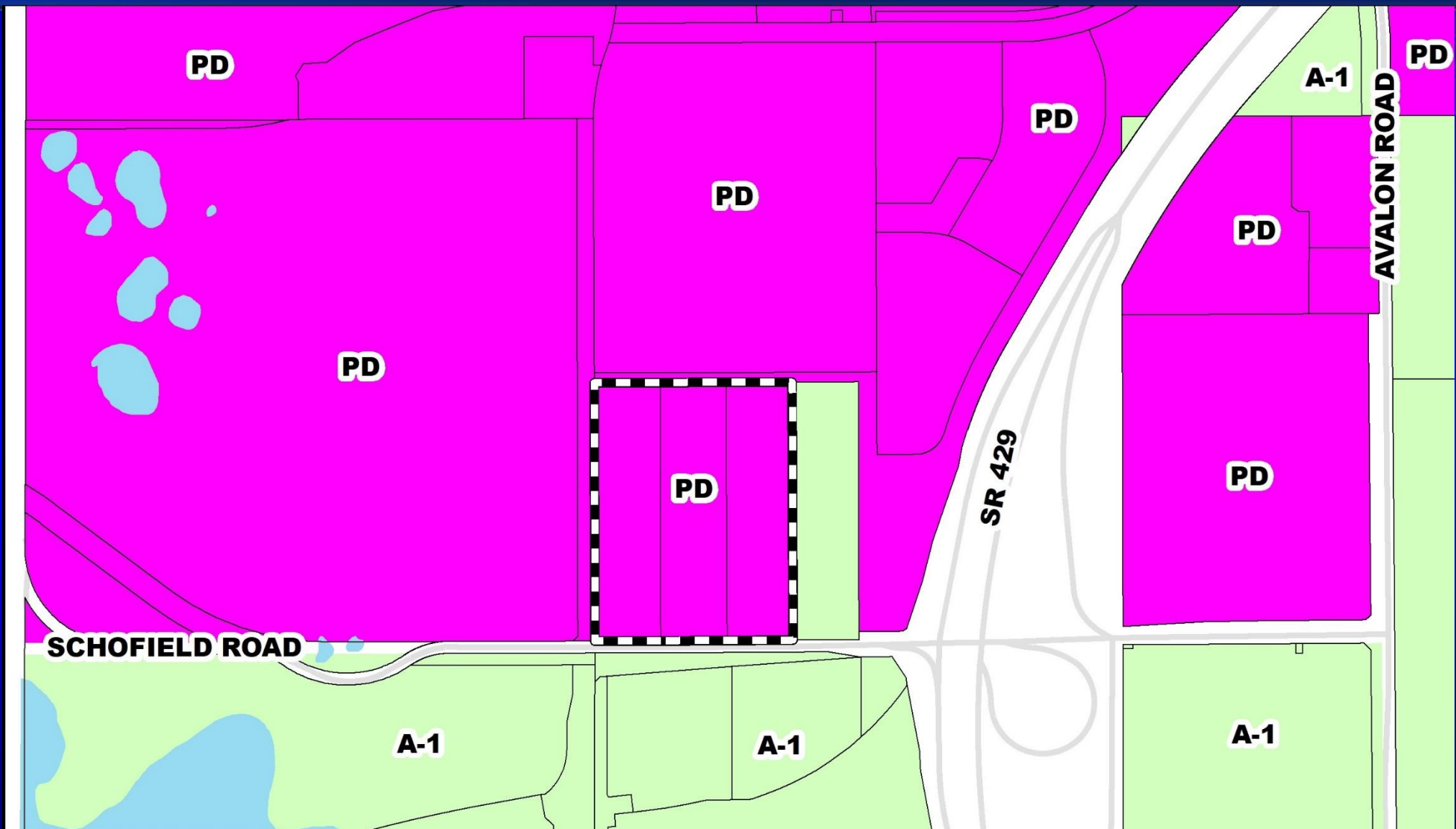
Hamlin 30 Planned Development / Land Use Plan (PD/LUP) Zoning Map

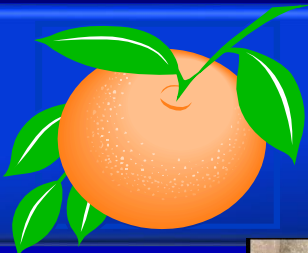




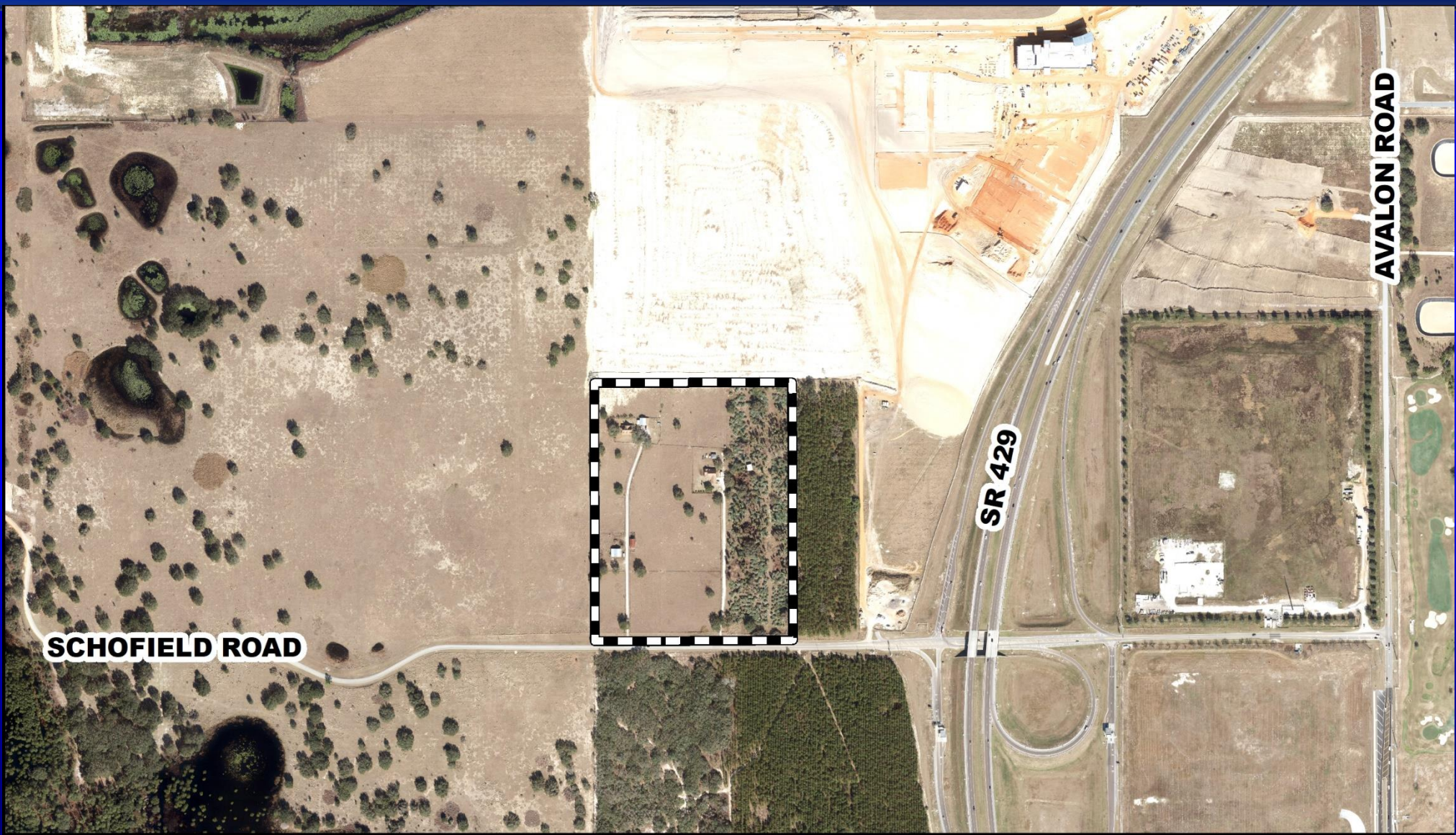
Hamlin 30 Planned Development / Land Use Plan (PD/LUP)

Proposed Zoning Map





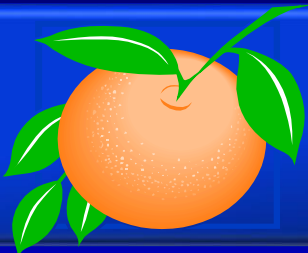
Hamlin 30 Planned Development / Land Use Plan (PD/LUP) Aerial Map



SCHOFIELD ROAD

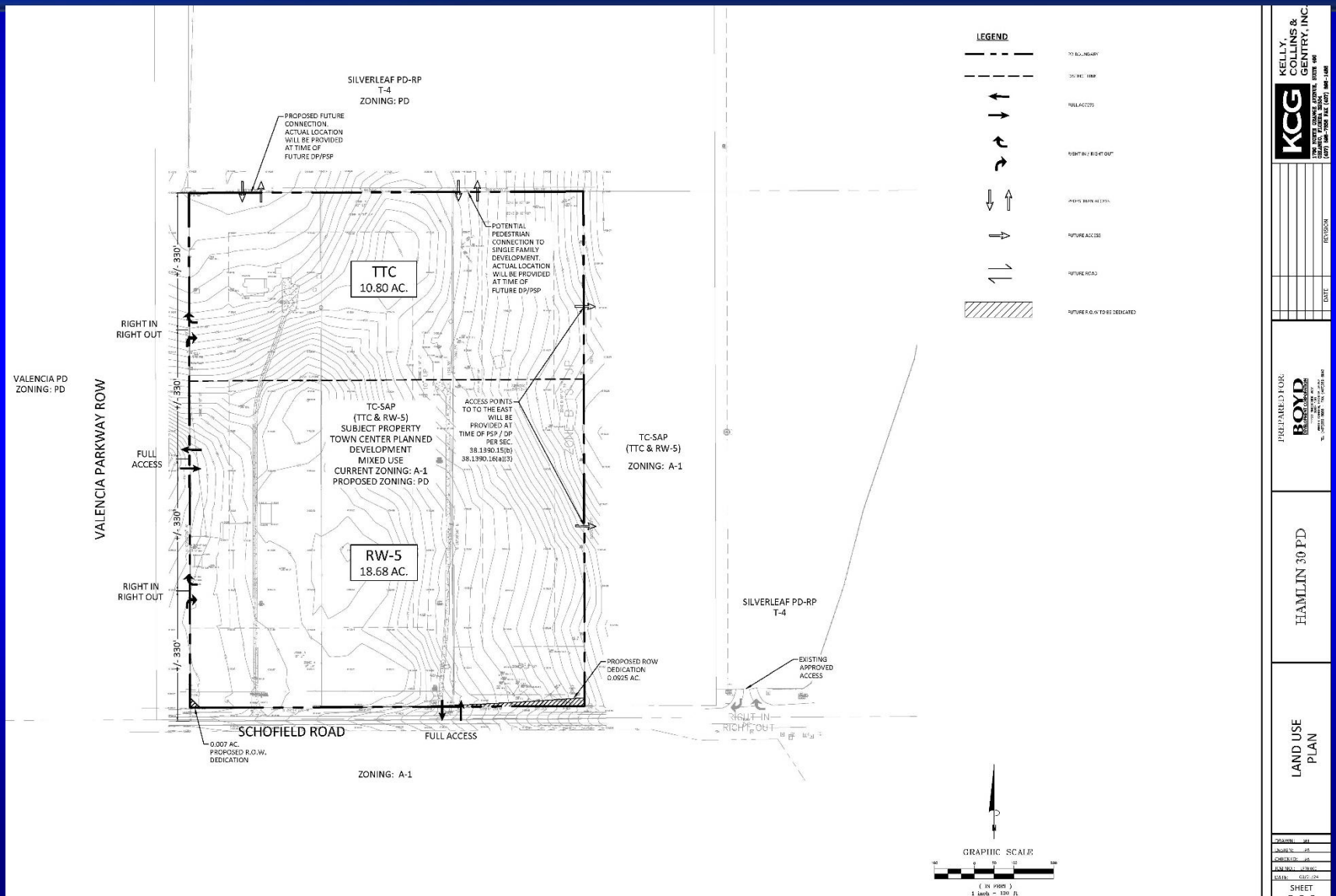
SR 429

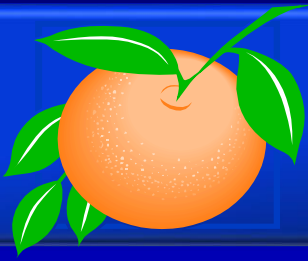
AVALON ROAD



Hamlin 30 Planned Development / Land Use Plan (PD/LUP)

Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Hamlin 30 Planned Development (PD) / Land Use Plan (LUP) (LUP-22-03-085) dated “Received March 21, 2024”, subject to the conditions listed under the PZC Recommendation in the Staff Report; AND

Approve and Execute the Hamlin 30 PD Adequate Public Facilities and Road Network Agreement

District 1

Board of County Commissioners

Public Hearings

July 30, 2024