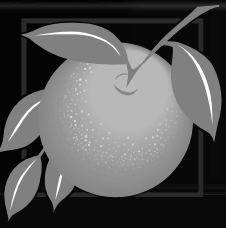




***Board of County Commissioners***

# **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**

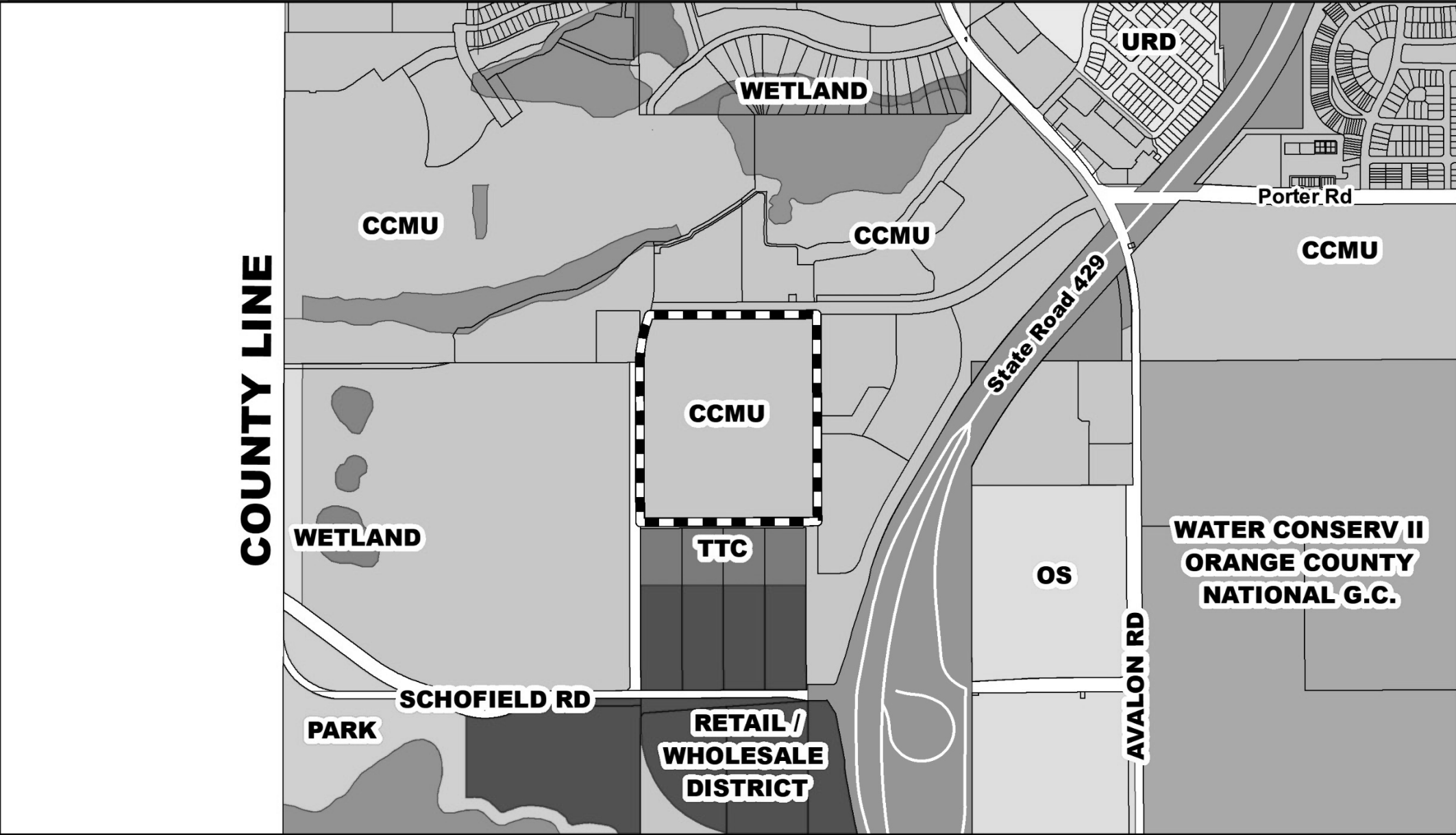
**Location:** **North of Schofield Road / West of Avalon Road**

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

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

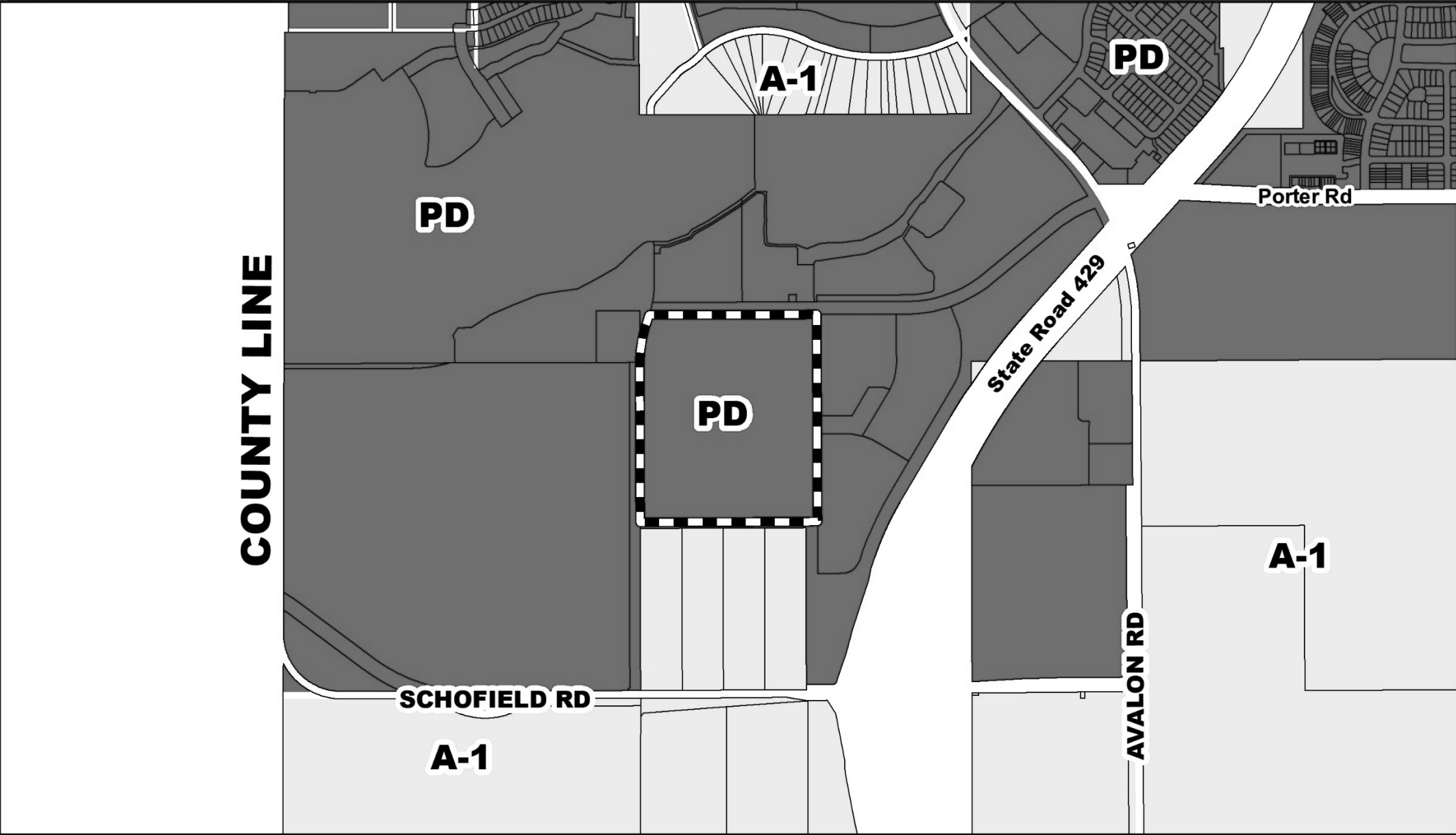


# Regulating Plan/Silverleaf South Tract A Subdivision Preliminary Subdivision Plan Horizon West Map





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

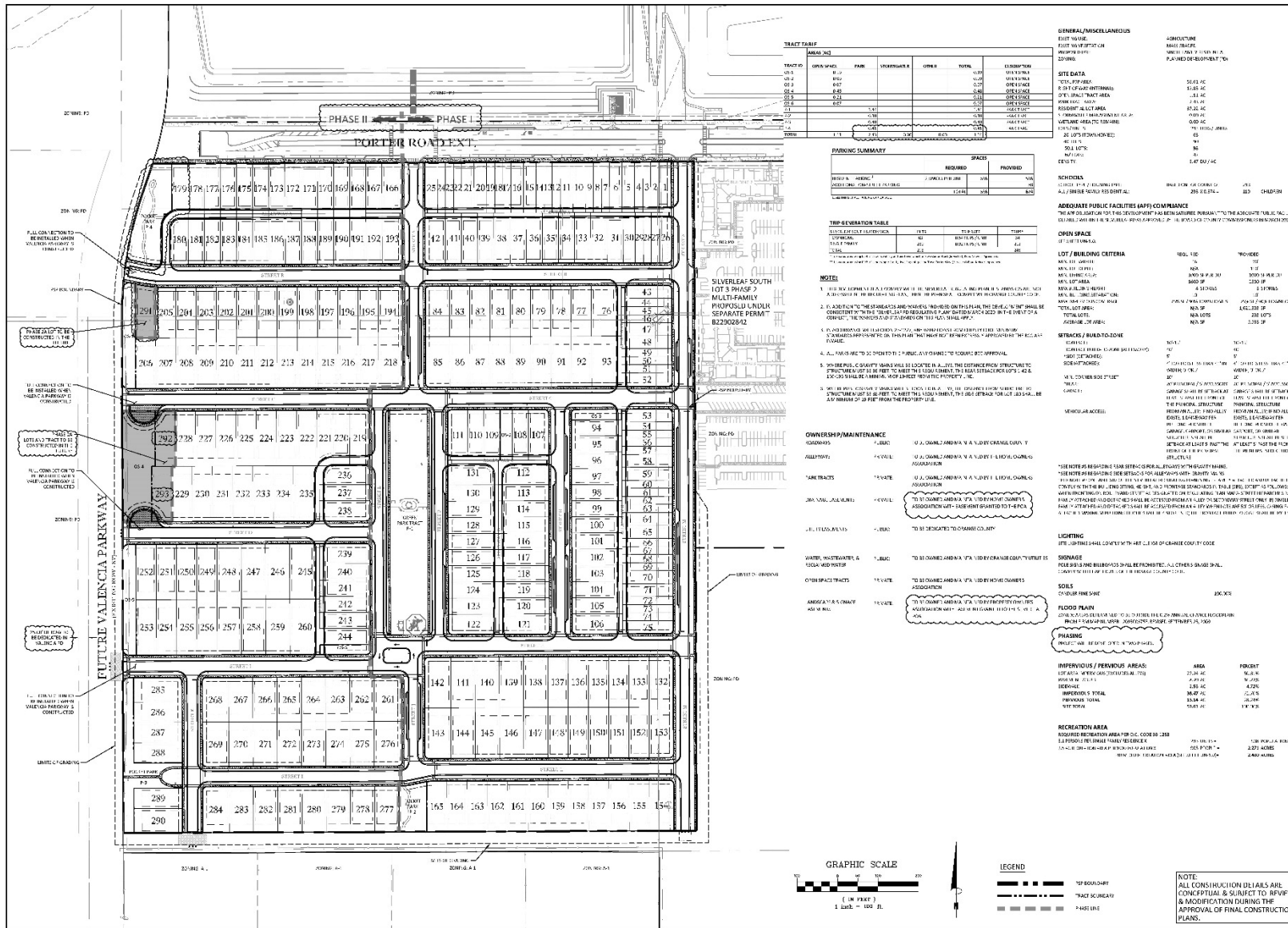




# Regulating Plan/Silverleaf South Tract A Subdivision Preliminary Subdivision Plan Aerial Map



# Regulating Plan/Silverleaf South Tract A Subdivision Preliminary Subdivision Plan Overall Site Plan



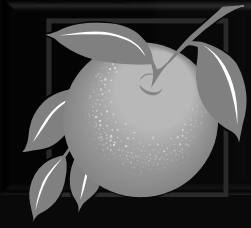
**KCG**  
KELLY, COLLINS & GENTRY, INC.  
1000 WEST CHANCE AVENUE, SUITE 400  
DENVER, COLORADO 80202  
(303) 733-1100

**DREAM FINDER HOMES**  
A DIVISION OF KCG

**SILVERLEAF SOUTH SUBDIVISION PSP**

**OVERALL PLAN**

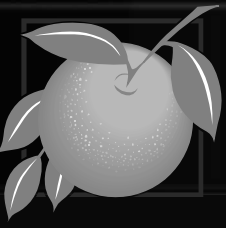
**SHEET C-2.0**



# 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

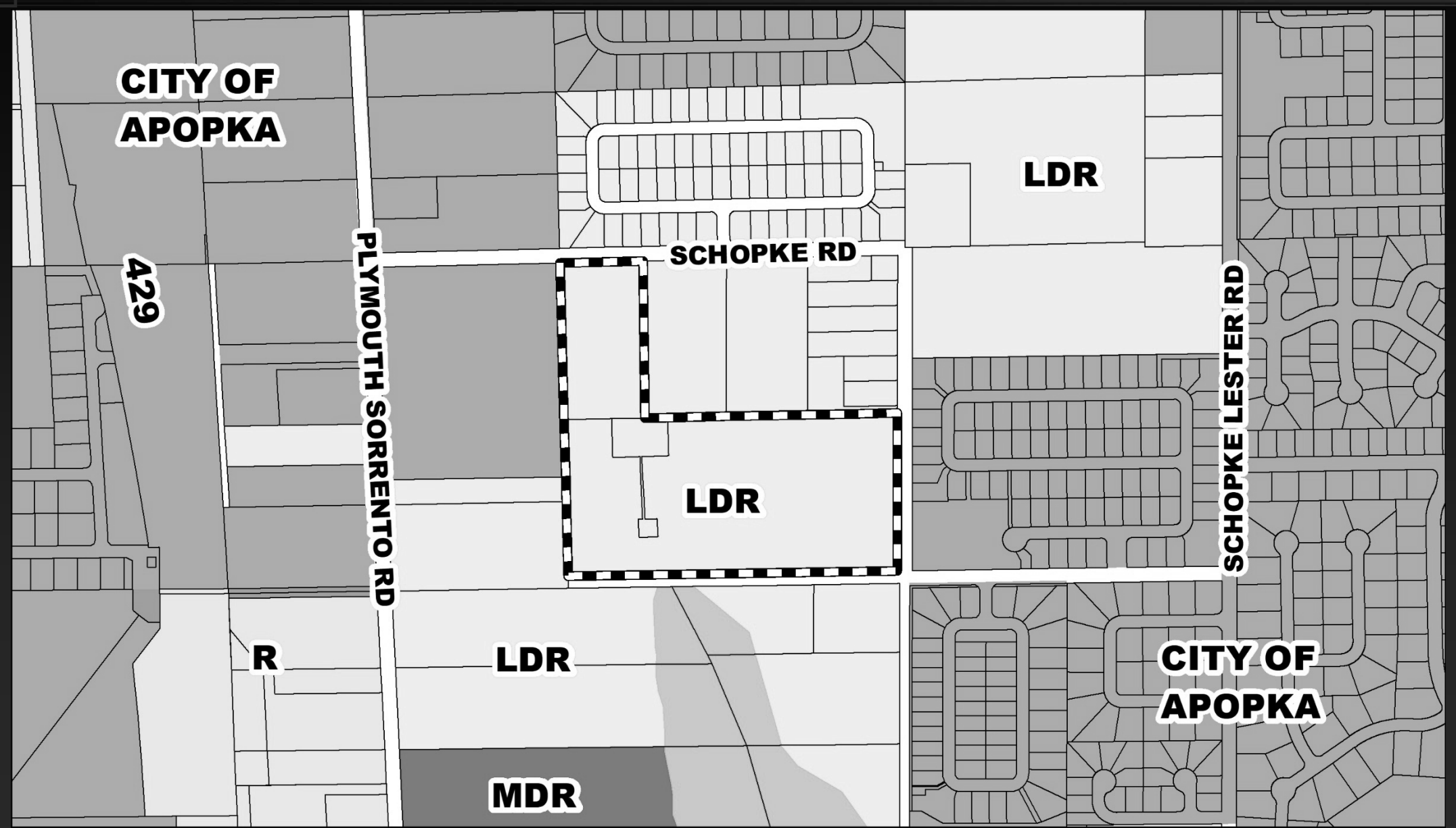
**Acreage:** 24.72 gross acres

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



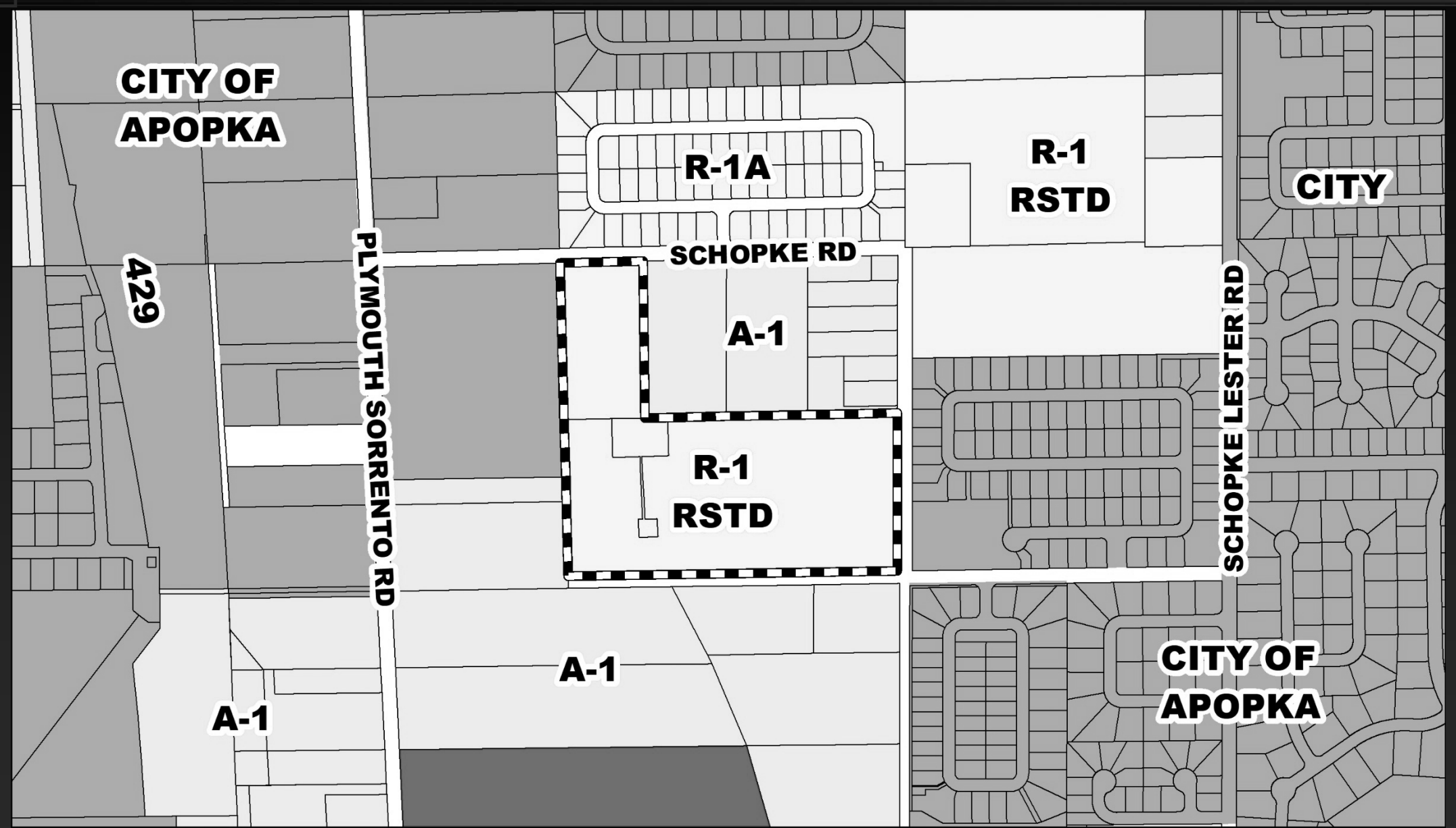


# Oaks at Lake Standish Preliminary Subdivision Plan Future Land Use Map





# Oaks at Lake Standish Preliminary Subdivision Plan Zoning Map





# Oaks at Lake Standish Preliminary Subdivision Plan Aerial Map



**PALMETTO RIDGE CR**

**SCHOPKE RD**

**429 WEKIVA PK**

**KIOWA AV**

**PLYMOUTH SORRENTO RD**

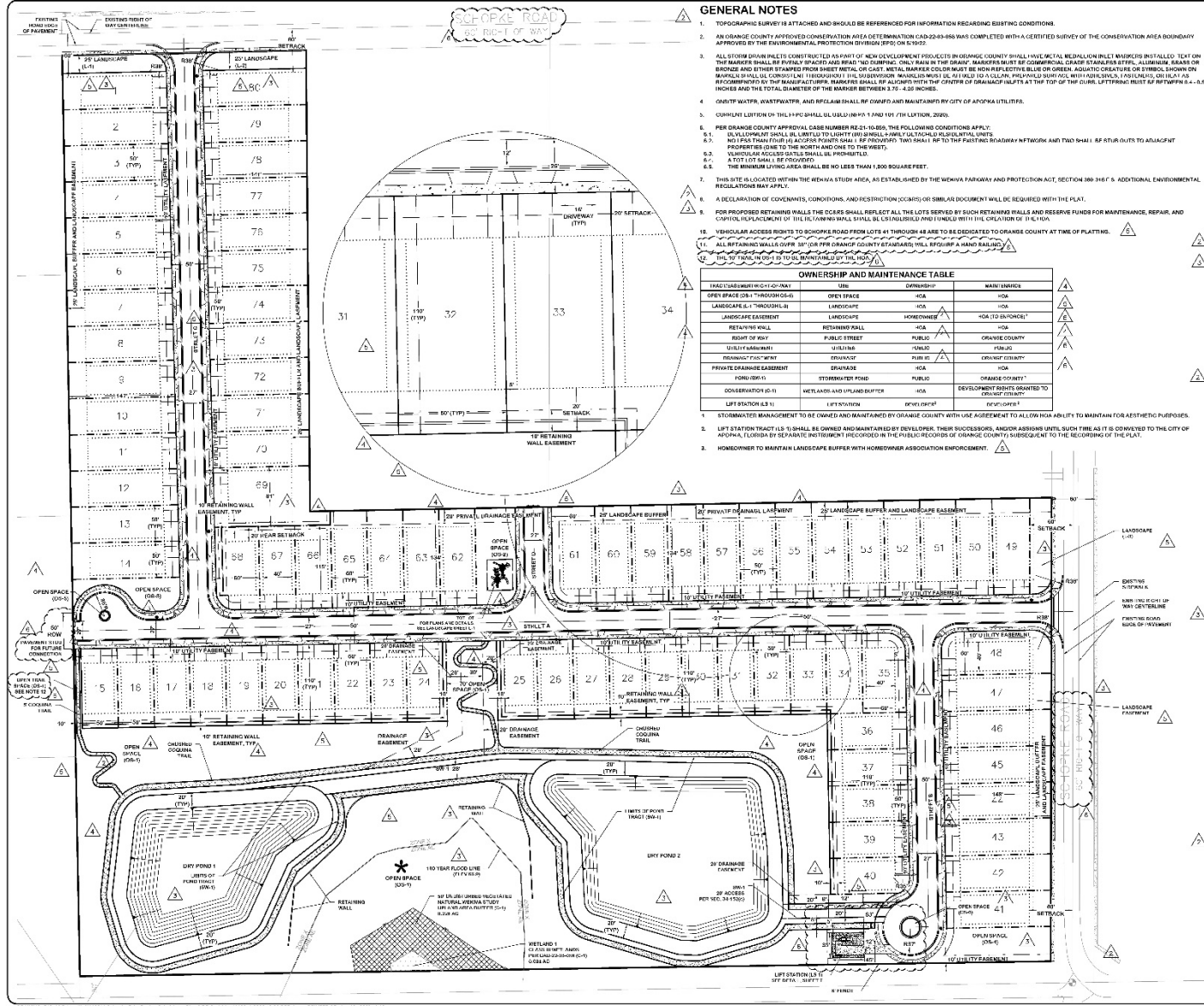
**SCHOPKE LESTER RD**

**ERROL WOODS DR**

**STORMWAY CT**

**ELLEN LN**

# Oaks at Lake Standish Preliminary Subdivision Plan Overall Site Plan



- GENERAL NOTES**
1. TOPOGRAPHIC SURVEY IS ATTACHED AND SHOULD BE REFERENCED FOR INFORMATION REGARDING EXISTING CONDITIONS.
  2. AN ORANGE COUNTY APPROVED CONSERVATION AREA DETERMINATION (CA) D-29-28-986 WAS COMPLETED WITH A CERTIFIED SURVEY OF THE CONSERVATION AREA BOUNDARY APPROVED BY THE ENVIRONMENTAL PROTECTION DIVISION (EPPD) ON 10/16/20.
  3. ALL FORMER BRICK PALETS CONVECTED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE A CTAL MEDIUM (PLET) MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE: "PALLETS MUST BE REMOVED. ONLY RAILS IN THE BRICK MARKERS SHOULD BE REMOVED. ONLY RAILS IN THE BRICK MARKERS SHOULD BE REMOVED. ONLY RAILS IN THE BRICK MARKERS SHOULD BE REMOVED. ONLY RAILS IN THE BRICK MARKERS SHOULD BE REMOVED." THE SURVEYOR SHALL PLACE THE MARKERS WITH BLUE OR GREEN PAINT. MARKERS SHALL BE ALIGNED WITH THE CENTER OF GRADE ADJACENT TO THE TOP OF THE CURB. LETTERING MUST BE RETURNED 4" x 4" x 4"
  4. GROUND WATER, WASTEWATER, AND SEWERAGE SHALL BE OWNED AND MAINTAINED BY CITY OF APOPKA UTILITIES.
  5. CIPURLINE LUTTERION OR 1/2" DIA. SHALL BE USED IN ALL 1.5 AND 10' DIA. LUTTERION (2000).
  6. PER ORANGE COUNTY APPROVAL CASE NUMBER RC-21-10-565, THE FOLLOWING CONDITIONS APPLY:
    - 6.1. DEVELOPER SHALL BE LIABLE TO LIGHT OR SHINY MATERIALS TO ALL PUBLIC UTILITIES.
    - 6.2. ALL PILES SHALL BE SPACED AT LEAST 4' APART FROM EACH OTHER AND SHALL BE SET AT LEAST 4' FROM ALL UTILITIES TO AVOID CONTACT.
    - 6.3. ALL PILES SHALL BE SPACED AT LEAST 4' APART FROM EACH OTHER AND SHALL BE SET AT LEAST 4' FROM ALL UTILITIES TO AVOID CONTACT.
    - 6.4. THE MINIMUM LIVING AREA SHALL BE NO LESS THAN 1,200 SQUARE FEET.
  7. THIS SITE IS LOCATED WITHIN THE WENWA STUDY AREA, AS ESTABLISHED BY THE WENWA PARKWAY AND PROTECTION ACT, SECTION 360-3167 & ADDITIONAL ENVIRONMENTAL REGULATIONS MAY APPLY.
  8. A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R) OR SIMILAR DOCUMENT WILL BE REQUIRED WITH THE PLAT.
  9. FOR PROPOSED RETAINING WALLS THE OWNER SHALL MAINTAIN ALL LOTS SERVED BY SUCH RETAINING WALLS AND RESERVE FUNDS FOR MAINTENANCE, REPAIR, AND CAPITAL REPLACEMENT OF THE WALLS. WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8" DIA. CONCRETE.
  10. VEHICULAR ACCESS RIGHTS TO CHOPIN ROAD FROM LOTS 41 THROUGH 44 ARE TO BE DEDICATED TO ORANGE COUNTY AT TIME OF PLATING.

**OWNERSHIP AND MAINTENANCE TABLE**

TRACT/SPACES/RIGHT OF WAY	USE	OWNERSHIP	MAINTENANCE
OPEN SPACE (SOUTH THROUGHOUT)	OPEN SPACE	HOA	HOA
LANDSCAPE B-1 THROUGH B-8	LANDSCAPE	HOA	HOA
LANDSCAPE EASEMENT	HOMESHAPE	HOA (TO ENFORCE)	HOA (TO ENFORCE)
RETAINING WALL	RETAINING WALL	HOA	HOA
RIGHT OF WAY	PUBLIC STREET	PUBLIC	ORANGE COUNTY
UTILITY EASEMENT	UTILITY	UTILITY	UTILITY
SEWERAGE	PUBLIC UTILITY	CITY OF APOPKA	CITY OF APOPKA
PRIVATE DRAINAGE EASEMENT	SEWERAGE	HOA	HOA
CONSERVATION AREA	CONSERVATION	ORANGE COUNTY	ORANGE COUNTY
LIFT STATION (S-1)	LIFT STATION	ORANGE COUNTY	ORANGE COUNTY

- KEY NOTES**
1. OWNER SHALL PROVIDE EITHER INCOME, LP 2400 E. COK DRUM DRIVE, SUITE 200 ORLANDO, FL 32838 (407) 887-9000
  2. SURVEYOR: JOHN HAYES SURVEYING, INC. 800 CROSS CREEK PARKWAY WINTERGARDEN, FL 34784 (407) 847-2119
  3. ENVIRONMENTAL: MONROE & ASSOCIATES 307 W. BOWMAN ROAD CLEMMONS, FL 34716 (352) 398-2000
  4. CIVIL ENGINEER: BURKETT ENGINEERING, INC. SUITE 301 1015 E. ROBINSON STREET ORLANDO, FL 32811 (407) 246-1760
- OWNER**  
BRIDGEWELL PREFERRED INCOME, LP  
2400 E. COK DRUM DRIVE, SUITE 200  
ORLANDO, FL 32838  
(407) 887-9000  
info@bridgewellcorp.com
- SURVEYOR**  
JOHN HAYES SURVEYING, INC.  
800 CROSS CREEK PARKWAY  
WINTERGARDEN, FL 34784  
(407) 847-2119  
info@haysurveying.com
- ENVIRONMENTAL**  
MONROE & ASSOCIATES  
307 W. BOWMAN ROAD  
CLEMMONS, FL 34716  
(352) 398-2000  
environmental@monroe.com
- CIVIL ENGINEER**  
BURKETT ENGINEERING, INC.  
SUITE 301  
1015 E. ROBINSON STREET  
ORLANDO, FL 32811  
(407) 246-1760  
info@burkettengineering.com

**SITE DATA**

TAX PARCEL ID:	29-28-009-001-031-000
EXISTING ZONING:	R-25 (RES)
EXISTING LAND USE:	LOW DENSITY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
MIN. LOT AREA:	5,000 SF
MIN. LIVING AREA:	1,100 SF
MIN. LOT WIDTH:	30 FT
MAX. ST. W. LOT WIDTH:	30 FT
MIN. FRONT YARD:	10 FT
MIN. REAR YARD:	5 FT
MAX. DWELLING UNITS:	20

**BUILDING SETBACKS**

FRONT	30 FT
REAR	30 FT
SIDE	5 FT

**SITE AREAS**

PROP. SUBDIVISION	24.59 AC
WETLANDS	0.03 AC
SWFP TRACT 1	6.09 AC (25%)
SWFP TRACT 2	4.17 AC
SWFP TRACT 3	6.53 AC (26%)

\*OPEN SPACE FOR WENWA STUDY AREA, WHICH STATES "AT LEAST 20% OF THE LAND SHALL BE MAINTAINED AS OPEN SPACE".  
\*\*ONLY PORTION ARE INCCLUDED IN OTHER SPACIAL AREA.

**POTABLE WATER & WASTEWATER**  
TO BE PROVIDED BY CITY OF APOPKA UTILITIES.  
WATER: UNITS (648 UNITS) = GFD  
WASTEWATER: UNITS (648 UNITS) = GFD

**REUSE WATER**  
TO BE PROVIDED BY CITY OF APOPKA UTILITIES.

**TRAFFIC**  
DAILY TRIPS: 20 UNITS @ 3.4 TRIPS PER UNIT = 68 TRIPS  
PEAK HOUR: 20 UNITS @ 2.2 TRIPS PER UNIT = 44 TRIPS  
AT PEAK HOUR: 20 UNITS @ 3.4 TRIPS PER UNIT = 68 TRIPS

**STUDENT GENERATION RATES (SGR)**  
SGR TOTAL: 0.46473 UNITS = 8,290  
SGR ES: 0.20472 UNITS = 3,748  
SGR MS: 0.19473 UNITS = 3,520  
SGR HS: 0.16473 UNITS = 2,948

20 UNITS IN SCHOOL CAPACITY. LIFT STATION FOR 100-YEAR FLOOD LINE IS LOCATED AT OCTOBER 18, 2011.

**PHASING**  
THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.

**STREET SETBACKS**  
MINOR ARTERIAL, URBAN: 60' AND 50'

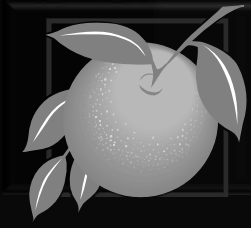
**LEGEND**

- PROPERTY BOUNDARY
- LOT LINE
- PROPERTY EASEMENT
- STREET R/W
- OPEN SPACE TO INCLUDE CRUSHED COCONUT TRAIL
- WETLANDS SUPPORT
- WETLAND BUFFER

**GRAPHIC SCALE**  
1" = 100'

**DATE:** 1/20/2022  
**PROJECT NO.:** 2108.11  
**DRAWN BY:** VOP  
**DESIGNED BY:** WEB  
**CHECKED BY:** CA  
**OWNER IN CHARGE:** BRIDGEWELL PREFERRED INCOME, LP  
**CONTRACT NO.:** 2108.11  
**SHEET NO.:** 4  
**OF:** 4

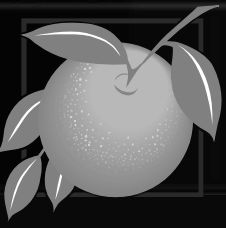
**Burkett engineering CONSULTANTS**  
www.burkettengineering.com  
1005 E. Robinson Street, Suite 301  
Orlando, Florida 32811  
(407) 246-1760  
info@burkettengineering.com



# 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**

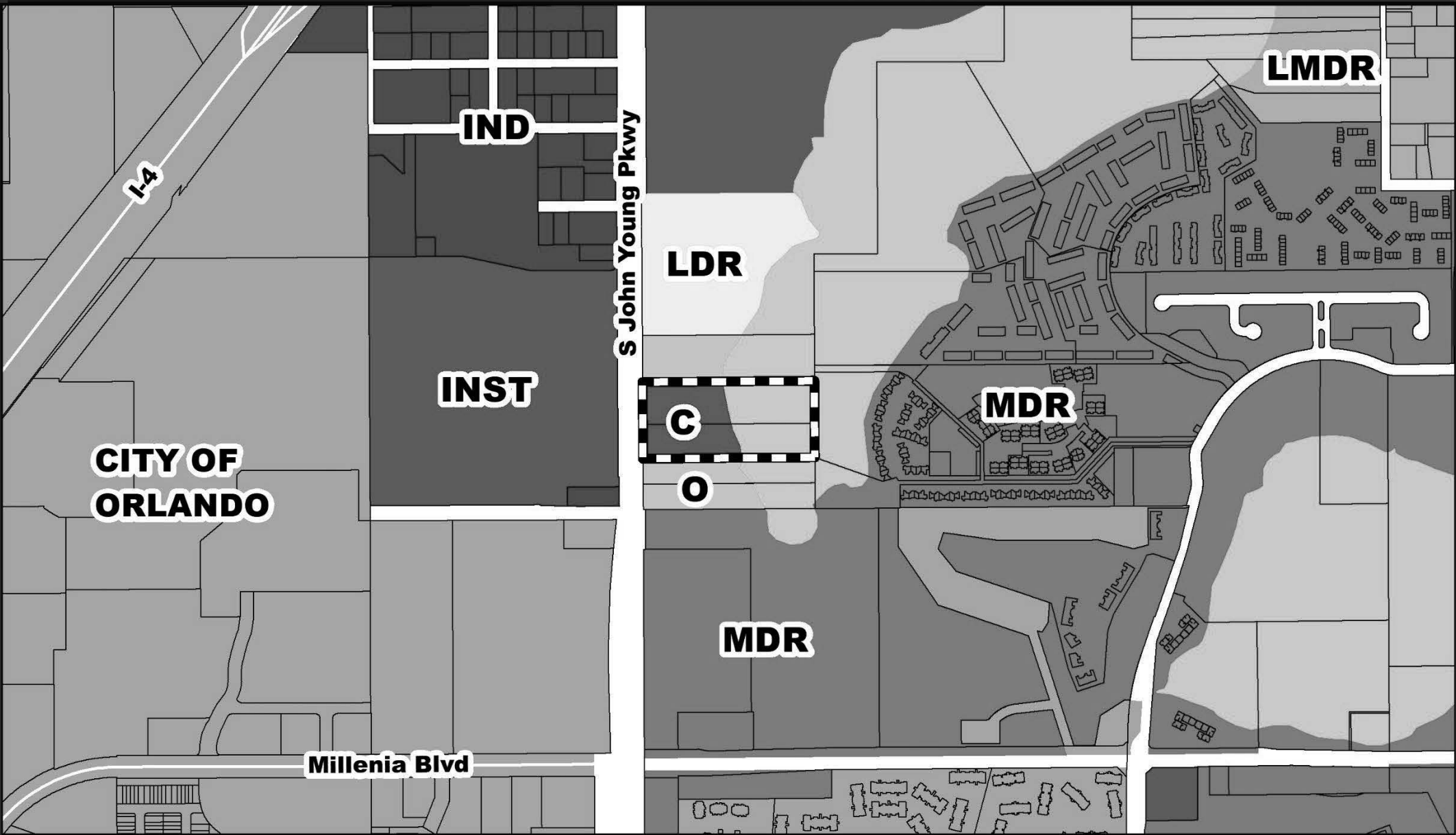


# **Pet Alliance of Greater Orlando Planned Development/Land Use Plan (PD/LUP)**

- 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



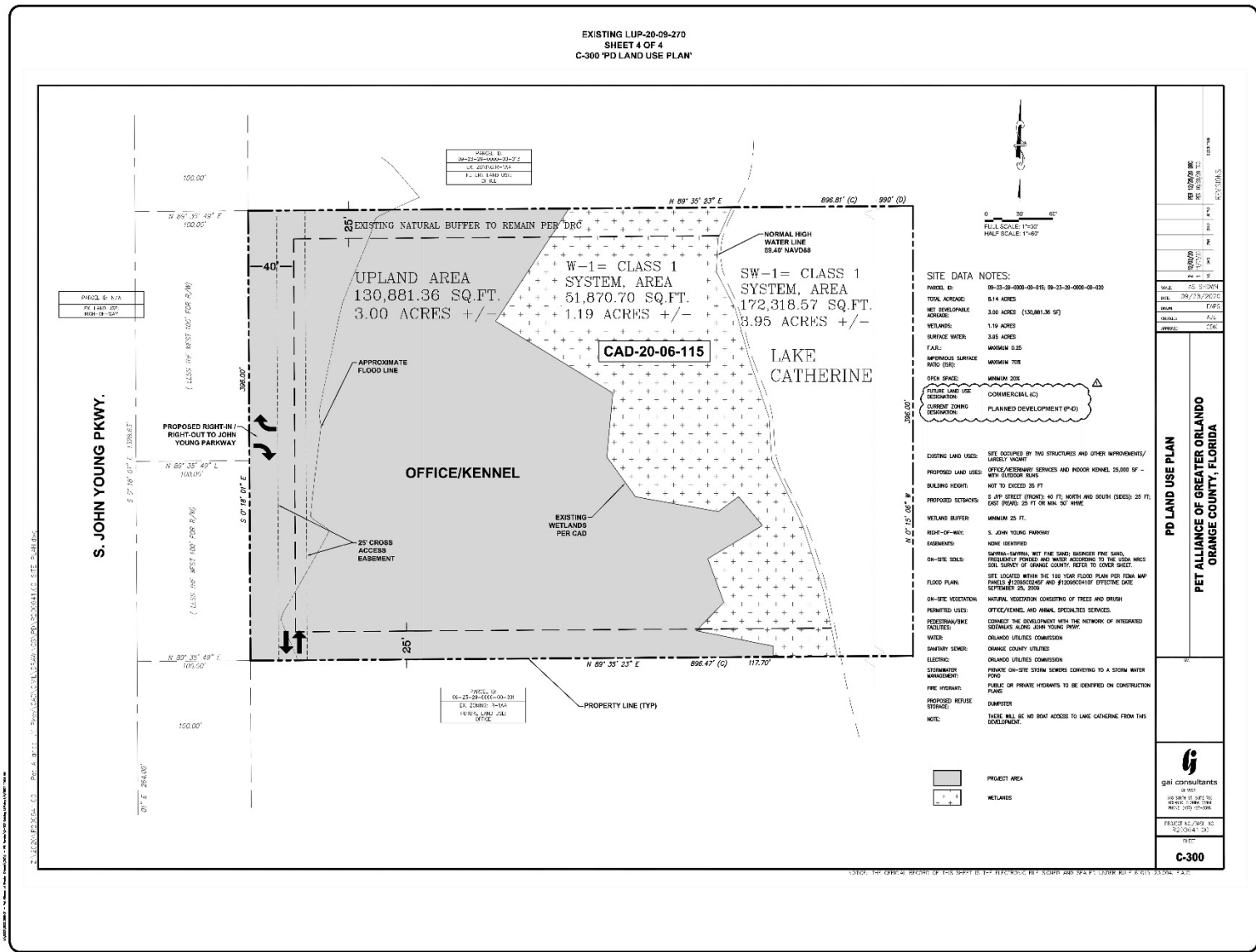
I-4

S John Young Pkwy

Millenia Blvd



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



AVCON, INC.  
1000 N. GULF BLVD., SUITE 200  
ORLANDO, FL 32801  
PH: 407.370.1000  
WWW.AVCONINC.COM

**RICK V. BALDOCCHI**  
P.E. #38092

**PET ALLIANCE OF GREATER ORLANDO**  
LUP CHANGE DETERMINATION

**EXISTING LUP - SHEET 4 OF 4**

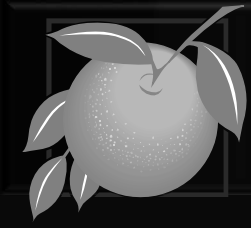
ATTENTION:  
THIS DOCUMENT CONTAINS INFORMATION THAT IS PROPRIETARY AND CONFIDENTIAL TO AVCON, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR DISSEMINATED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF AVCON, INC. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IS STRICTLY PROHIBITED.

SCALE:		REVISIONS:	
NO.	DATE	BY	DESCRIPTION
1	12-29-2022	GTC	TRG COMMENTS (REV1)

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

AVCON PROJECT No. 2022.0609.01

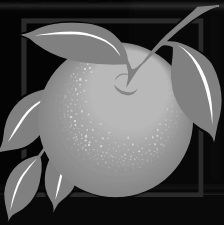
**SHEET NUMBER**  
**C-103**



# 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**

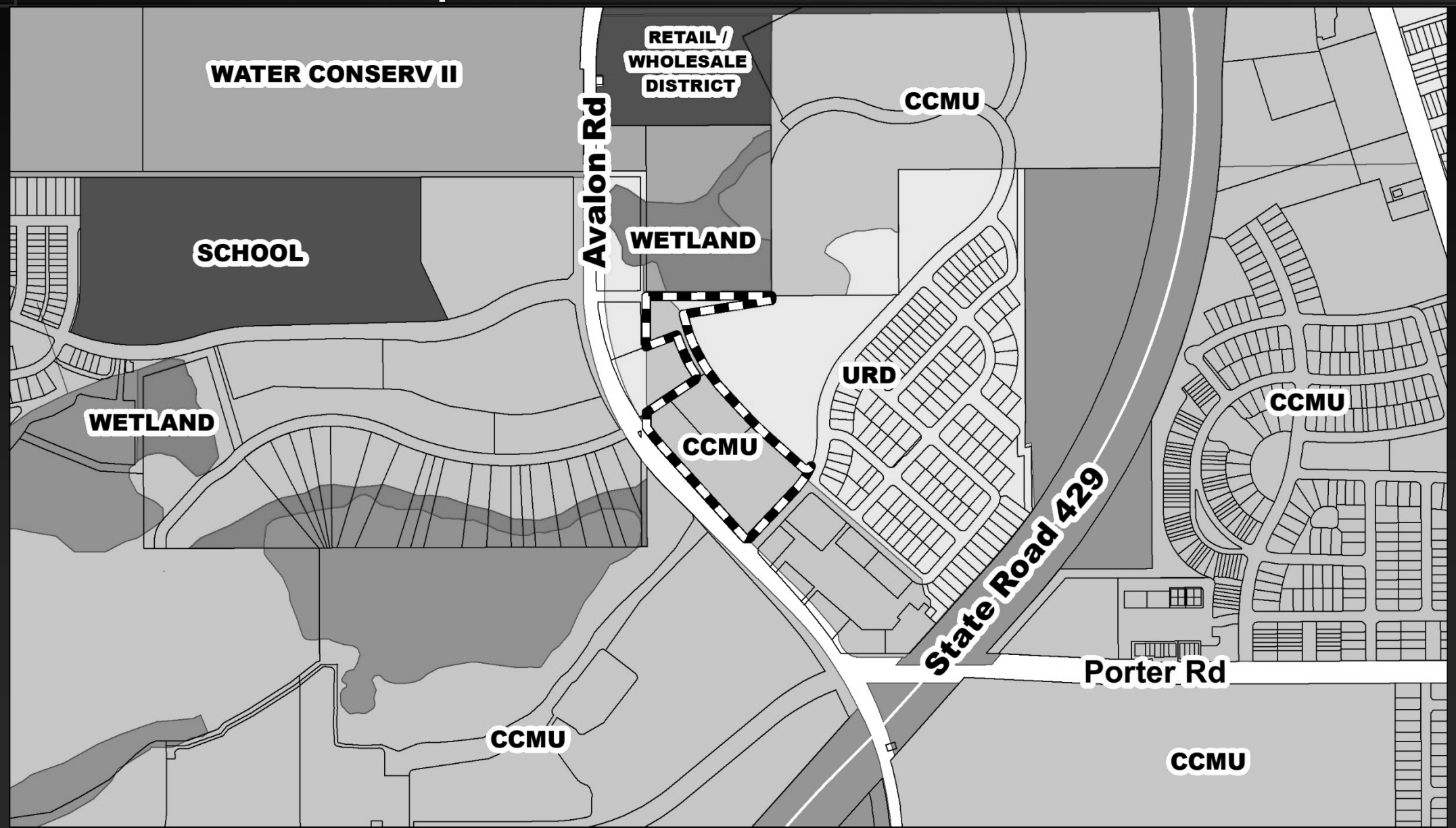
**Location: South of New Independence Parkway / West of State Road 429**

**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.**

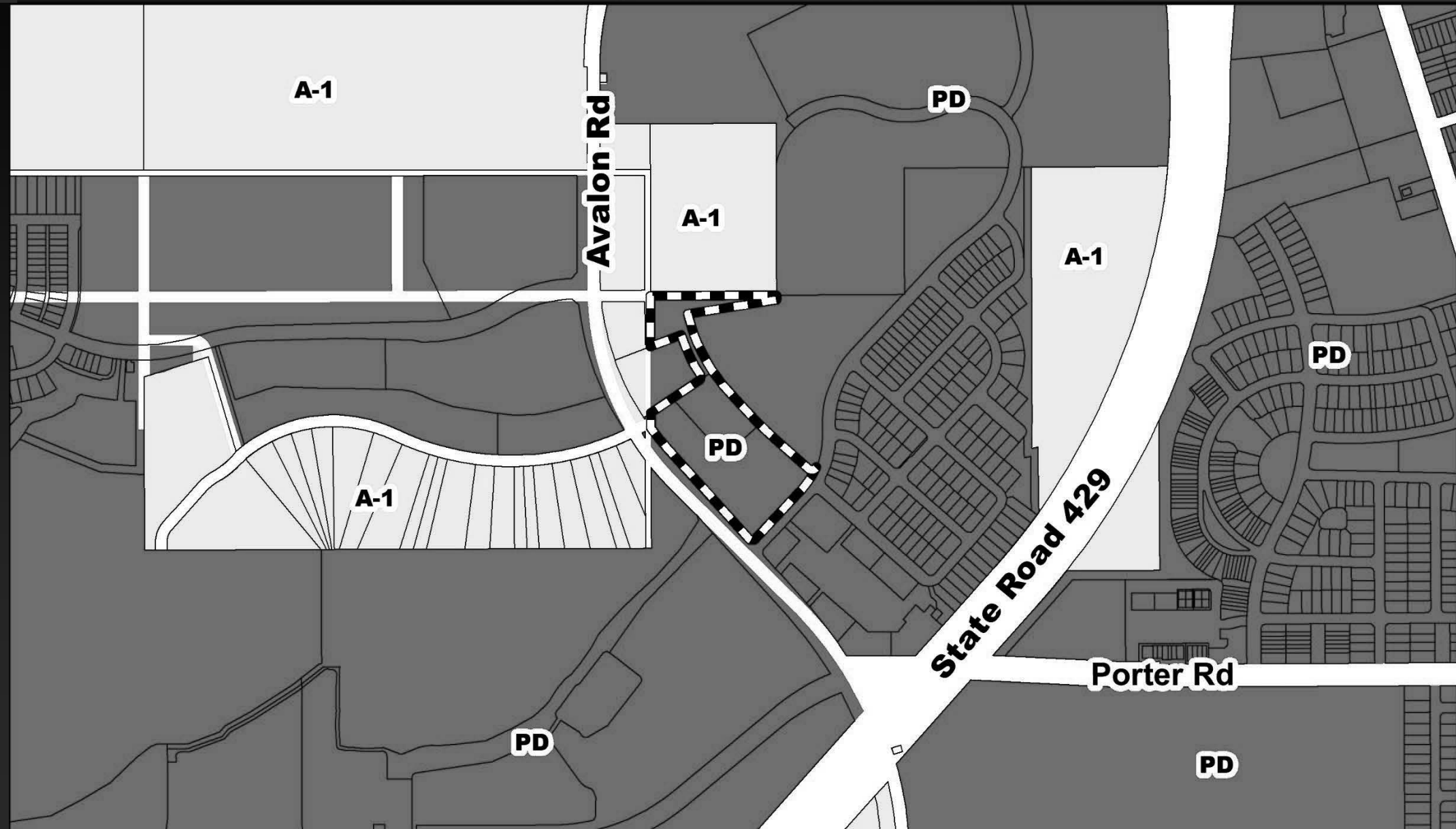


# Hamlin Southwest PD– Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP Horizon West Map



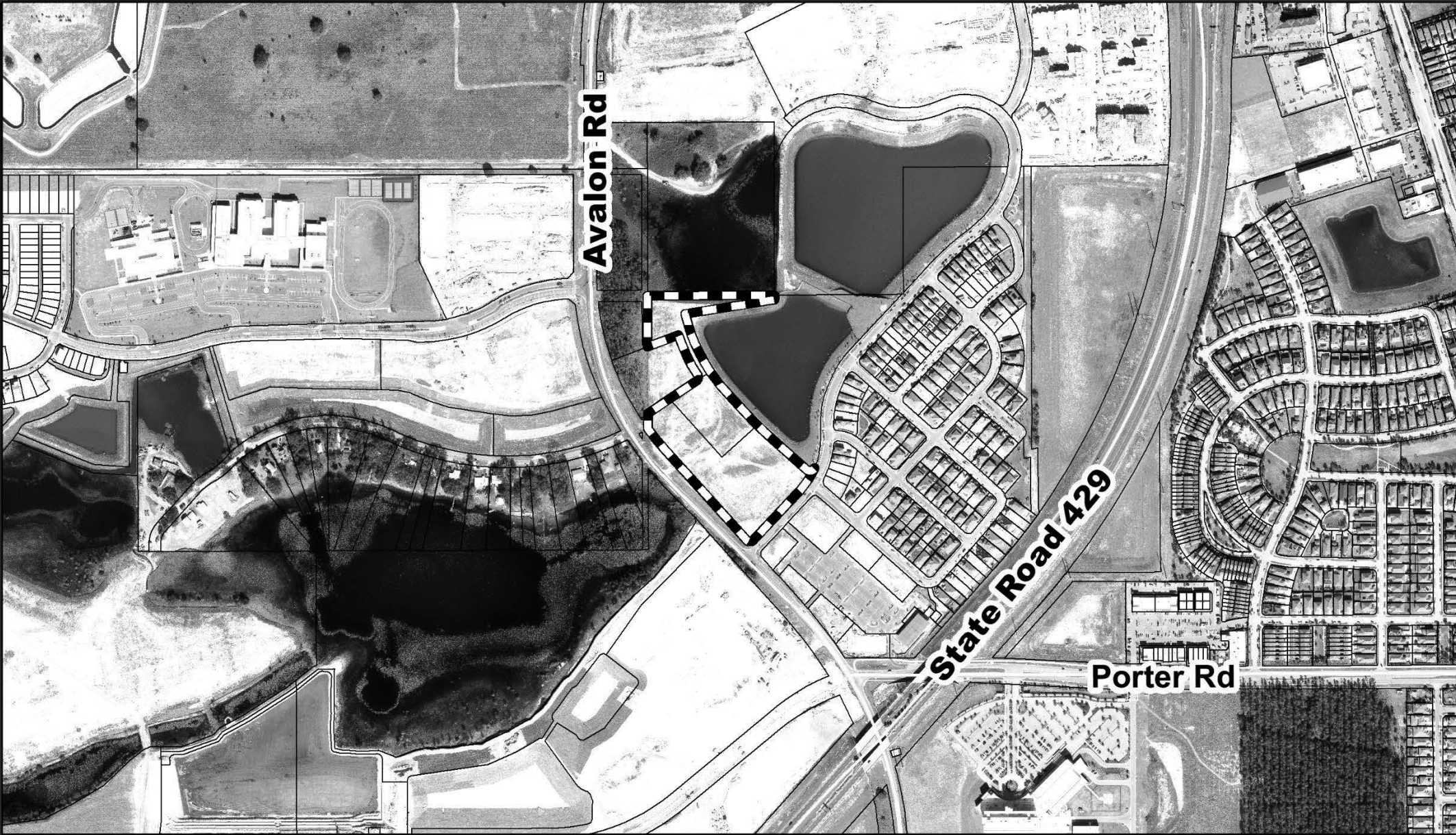


# Hamlin Southwest PD– Unified Neighborhood Plan/Hamlin Southwest Overall Infrastructure PSP/Hamlin Southwest Medical Offices Master DP Zoning Map





# 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: 7.0 FT

MINIMUM STORY HEIGHT: 10 FT

**LIGHTING**

ALL LIGHT FIXTURES SHALL BE SHIELDED TO PREVENT GLARE AND LIGHT POLLUTION.

**FIRE PROTECTION**

THE PROPERTY SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF TAMPA FIRE DEPARTMENT.

**SHADING**

SHADING SHALL BE ACCORDING WITH THE MINIMAL WINDOW SHADING PLAN AS APPROVED AND SUBMITTED WITH SUBMITTAL TO CONSTRUCTION PLANS.

**SOILS**

SOILS SHALL BE CLASSIFIED AS PER THE LATEST EDITION OF THE SOIL CONSERVATION SERVICE (SCS) SOIL SURVEY OF FLORIDA.

**FLOOD PLAN**

AREA(S) IDENTIFIED TO BE COVERED BY THE LOCAL FLOOD PROTECTION DISTRICT.

**PLANNING**

THE MASTER PLAN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.

**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	2.67	7.50
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>2.67</b>	<b>7.50</b>

**CONSERVATION AREA**

CONSERVATION AREA IS DEFINED AS THAT PORTION OF THE SITE WHICH IS NOT DEVELOPABLE AND WHICH IS NOT SUBJECT TO CONSTRUCTION.

**HAMLIN SOUTHWEST UTILITIES**

UTILITIES	EXISTING	PROPOSED	REMARKS
WATER	0.00	0.00	NO WATER MAINS ARE SHOWN ON THE SITE.
SEWER	0.00	0.00	NO SEWER MAINS ARE SHOWN ON THE SITE.
STORMWATER	0.00	0.00	NO STORMWATER MAINS ARE SHOWN ON THE SITE.
TELEPHONE	0.00	0.00	NO TELEPHONE MAINS ARE SHOWN ON THE SITE.
POWER	0.00	0.00	NO POWER MAINS ARE SHOWN ON THE SITE.

**HAMLIN SOUTHWEST UTILITIES**

UTILITIES	EXISTING	PROPOSED	REMARKS
WATER	0.00	0.00	NO WATER MAINS ARE SHOWN ON THE SITE.
SEWER	0.00	0.00	NO SEWER MAINS ARE SHOWN ON THE SITE.
STORMWATER	0.00	0.00	NO STORMWATER MAINS ARE SHOWN ON THE SITE.
TELEPHONE	0.00	0.00	NO TELEPHONE MAINS ARE SHOWN ON THE SITE.
POWER	0.00	0.00	NO POWER MAINS ARE SHOWN ON THE SITE.

**PARKING SUMMARY**

LOT	AREA (SQ FT)	VEHICLES PER HOUR
A	3,000.00	120
B	3,000.00	120
C	3,000.00	120
D	3,000.00	120
E	3,000.00	120
F	3,000.00	120
G	3,000.00	120
<b>TOTAL</b>	<b>18,000.00</b>	<b>720</b>

**GENERAL/MISCELLANEOUS**

EXISTING USE: AGRICULTURE

EXISTING VEGETATION: PLANTED TREES & PASTURE

PROPOSED USE: COMMERCIAL

COUNTY CENSUS DATA: PLANNED DEVELOPMENT (PD)

ZONING: SCHOLAR USE POPULATION (SU)

AVERAGE DAILY TRAFFIC: N/A

**PERVIOUS SURFACE RATIO (PSR)**

TYPE	AREA (SQ FT)	PSR (%)
IMPERVIOUS	1,000,000	0.00
PERVIOUS	1,000,000	100.00
<b>TOTAL</b>	<b>2,000,000</b>	<b>50.00</b>

**TRIP GENERATION TABLE**

LOT	AREA (SQ FT)	TRIP RATE	TRIPS PER HOUR
A	3,000.00	120	120
B	3,000.00	120	120
C	3,000.00	120	120
D	3,000.00	120	120
E	3,000.00	120	120
F	3,000.00	120	120
G	3,000.00	120	120
<b>TOTAL</b>	<b>18,000.00</b>	<b>720</b>	<b>720</b>

**HAMLIN SOUTHWEST UTILITIES**

UTILITIES	EXISTING	PROPOSED	REMARKS
WATER	0.00	0.00	NO WATER MAINS ARE SHOWN ON THE SITE.
SEWER	0.00	0.00	NO SEWER MAINS ARE SHOWN ON THE SITE.
STORMWATER	0.00	0.00	NO STORMWATER MAINS ARE SHOWN ON THE SITE.
TELEPHONE	0.00	0.00	NO TELEPHONE MAINS ARE SHOWN ON THE SITE.
POWER	0.00	0.00	NO POWER MAINS ARE SHOWN ON THE SITE.

**LOT CRITERIA**

MINIMUM LOT AREA: 3,000 SQ FT

MINIMUM FRONT YARD SETBACK: 5 FT

MINIMUM SIDE YARD SETBACK: 5 FT

MINIMUM REAR YARD SETBACK: 5 FT

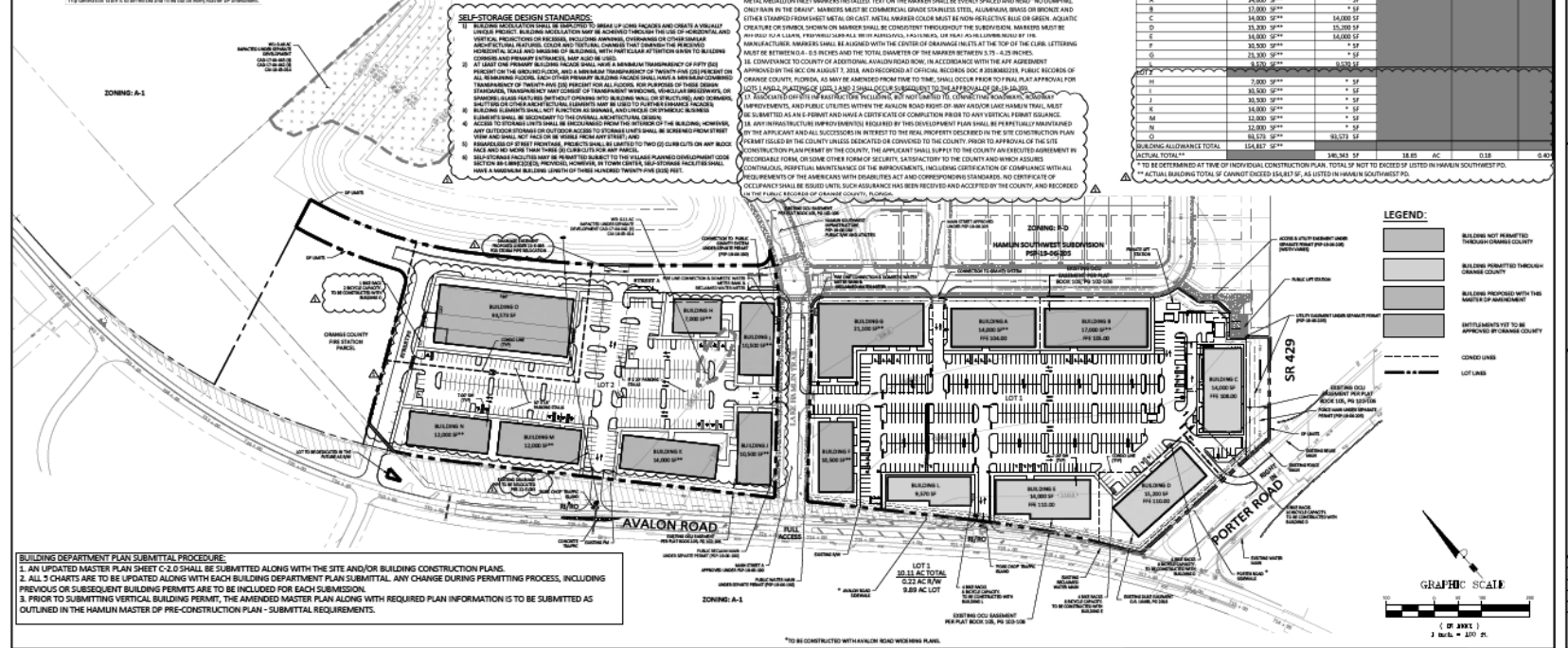
MINIMUM LOT WIDTH: 20 FT

MINIMUM LOT DEPTH: 20 FT

MINIMUM LOT AREA PER 1,000 SQ FT OF GROSS FLOOR AREA: 0.15

**BUILDING SUMMARY**

LOT	AREA (SQ FT)	POTENTIAL GROSS FLOOR AREA (GFA)	ACTUAL GFA	NET DEVELOPABLE AREA	QUALITY PERMITTED FAR
A	3,000.00	14,400.00	14,400.00	14,400.00	4.80
B	3,000.00	14,400.00	14,400.00	14,400.00	4.80
C	3,000.00	14,400.00	14,400.00	14,400.00	4.80
D	3,000.00	14,400.00	14,400.00	14,400.00	4.80
E	3,000.00	14,400.00	14,400.00	14,400.00	4.80
F	3,000.00	14,400.00	14,400.00	14,400.00	4.80
G	3,000.00	14,400.00	14,400.00	14,400.00	4.80
<b>TOTAL</b>	<b>18,000.00</b>	<b>86,400.00</b>	<b>86,400.00</b>	<b>86,400.00</b>	<b>4.80</b>



**BUILDING DEPARTMENT PLAN SUBMITTAL PROCEDURE:**

- AN UPDATED MASTER PLAN SHEET C-2.0 SHALL BE SUBMITTED ALONG WITH THE SITE AND/OR BUILDING CONSTRUCTION PLANS.
- ALL 2 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.
- FROM 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.

**KELLUMS & GENTRY, INC.**

701 N. GULF BLVD., SUITE 200, TAMPA, FL 33602

TEL: (813) 281-1111 FAX: (813) 281-1112

**PREPARED FOR:** HAMLIN RETAIL PARTNERS WEST, L.L.C.

**PROJECT:** HAMLIN SOUTHWEST MEDICAL OFFICES MASTER DP

**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

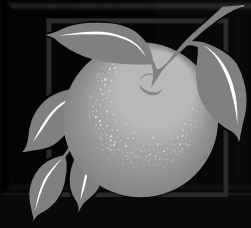
Revision Schedule  
Jesseper 2020

KEY PLAN

HAMLIN WEST STORAGE  
ORLANDO, FLORIDA

PRESENTATION ELEVATIONS

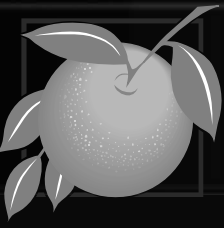
22-013  
A200.1  
NOT FOR CONSTRUCTION



# 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**

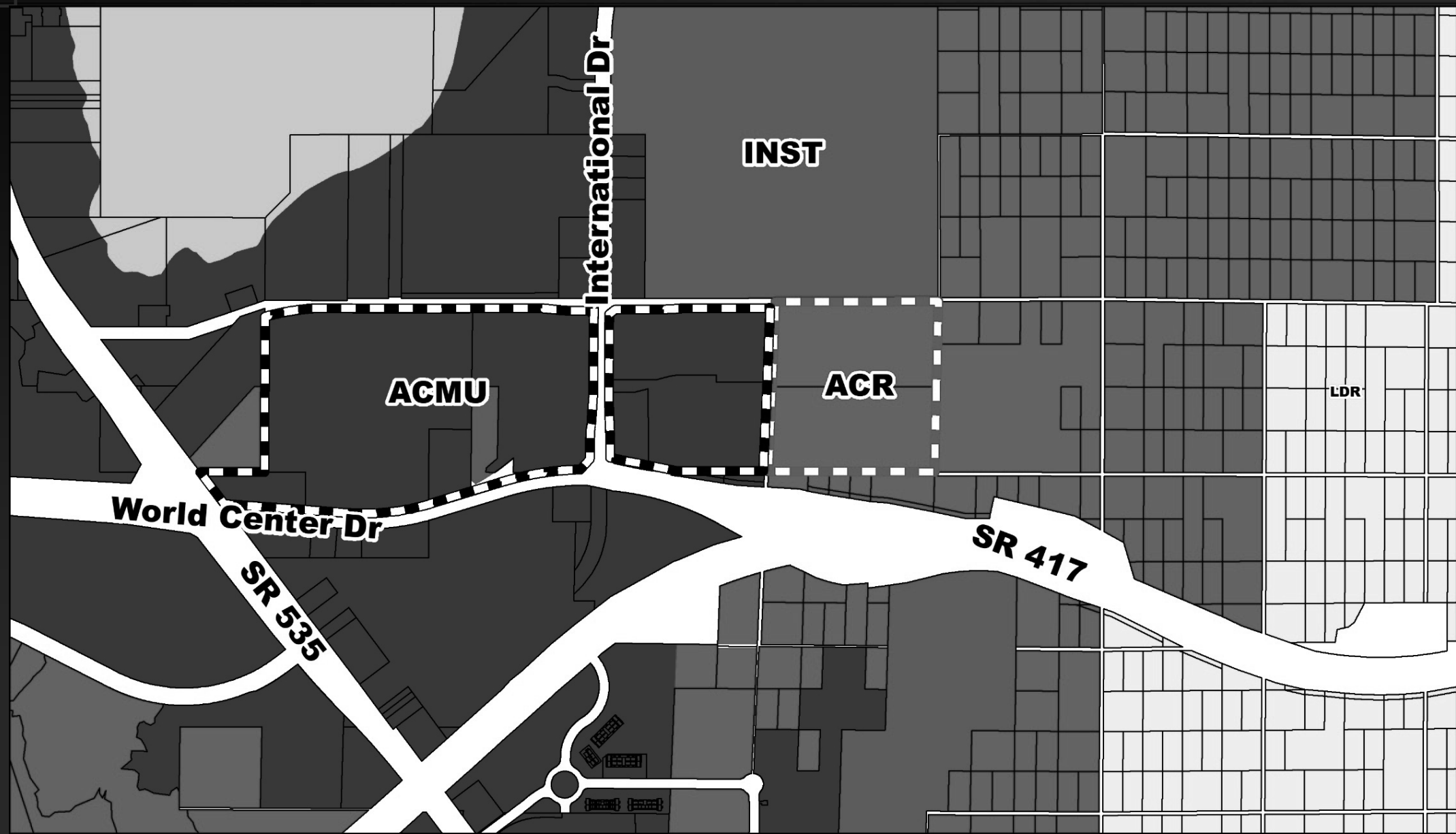


# Nadeen-Tanmore II Planned Development (PD)

- 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.

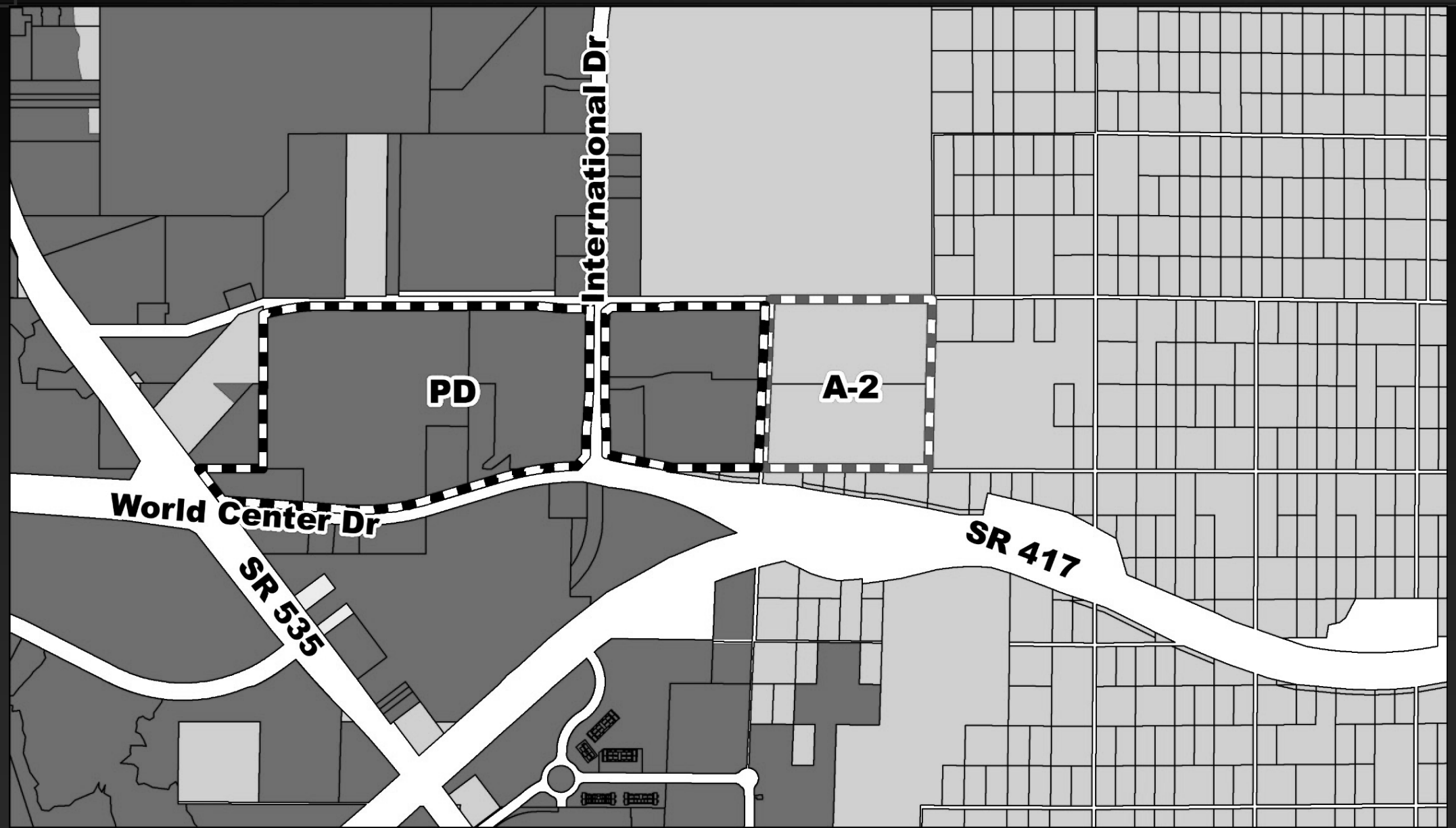


# Nadeen-Tanmore II Planned Development (PD) Future Land Use Map



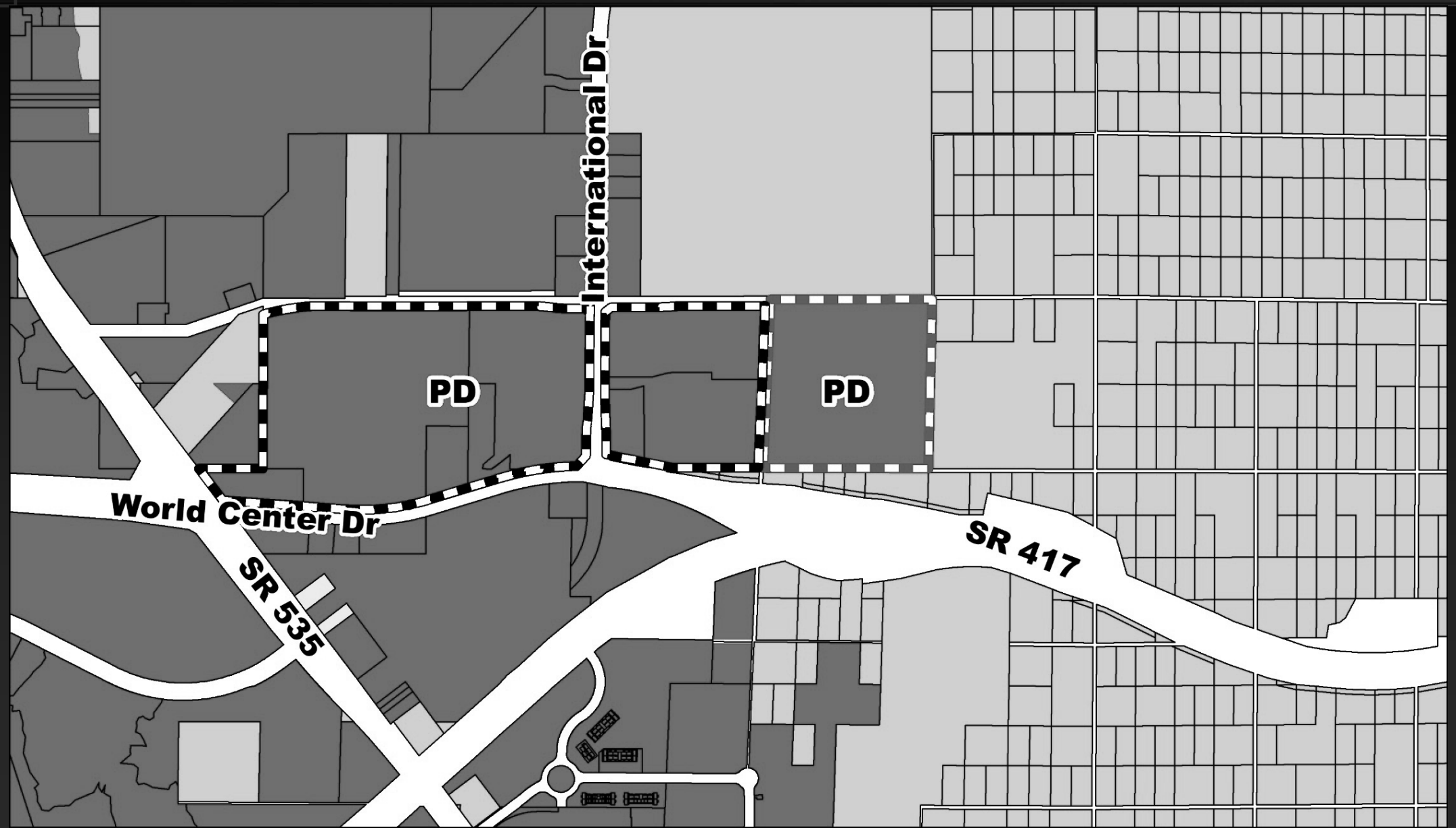


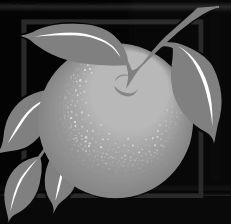
# Nadeen-Tanmore II Planned Development (PD) Zoning Map



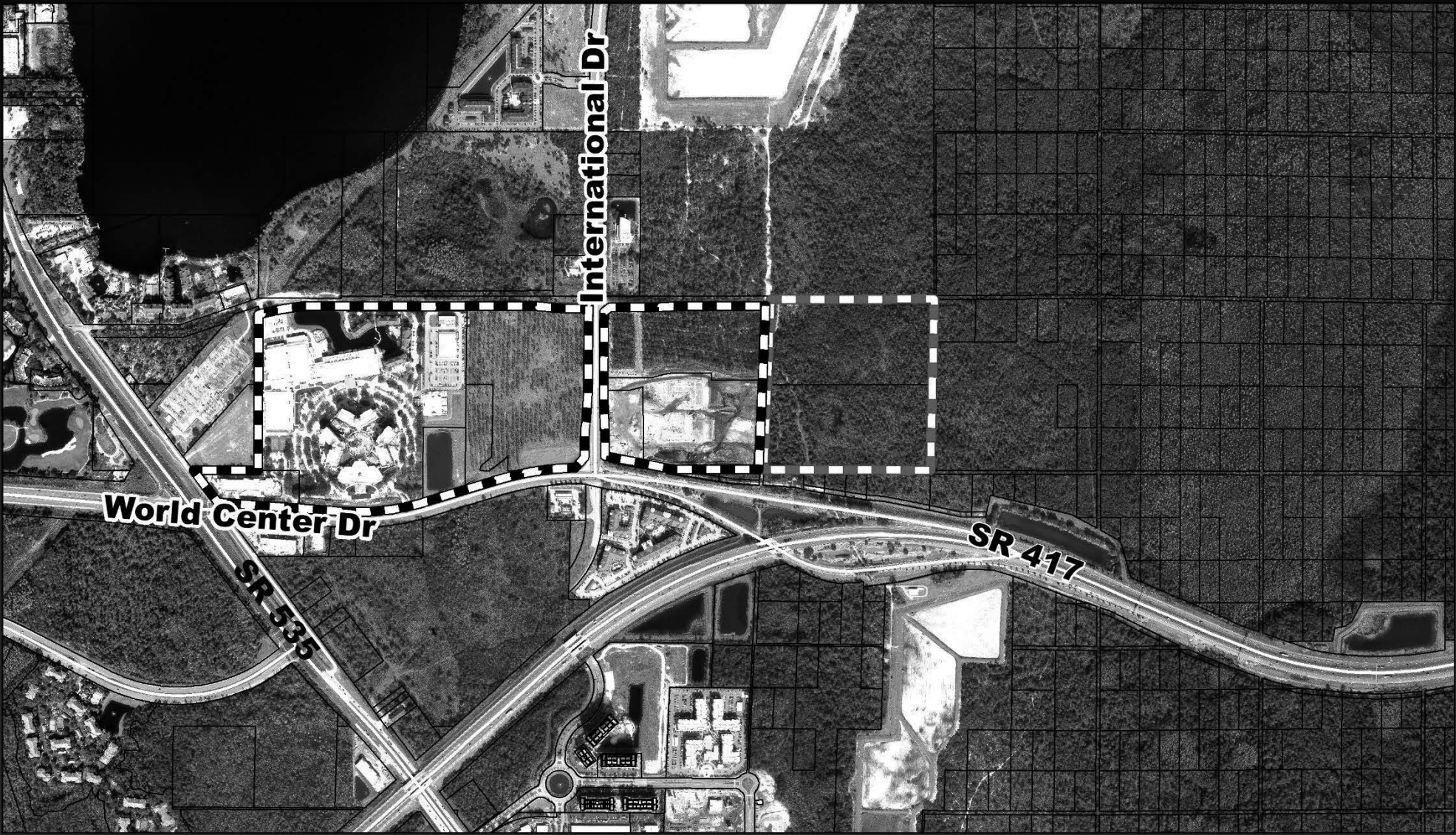


# Nadeen-Tanmore II Planned Development (PD) Proposed Zoning Map

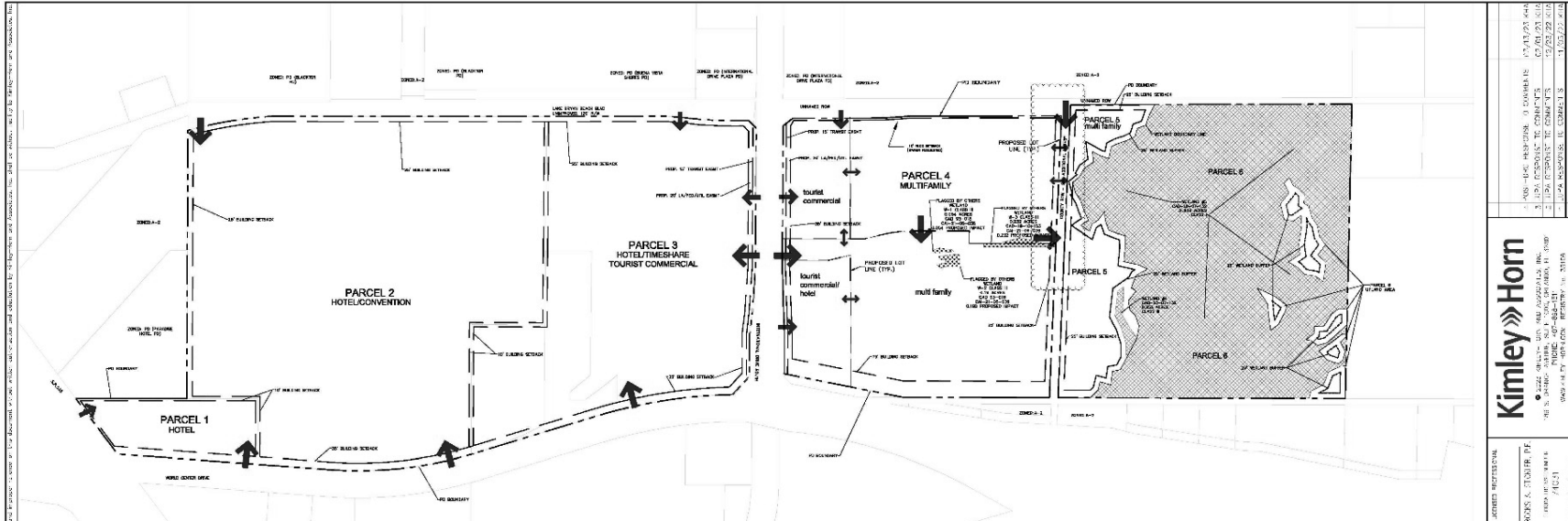




# Nadeen-Tanmore II Planned Development (PD) Aerial Map



# Nadeen-Tanmore II Planned Development (PD) Overall Land Use Plan



**A. GENERAL SITE DATUM**

PARCEL ID # 34-24-00-00-00-02, 34-24-00-00-00-01 & 3074, 34-24-00-00-00-03  
 34-24-00-00-00-01 & 34-24-00-00-00-02 & 34-24-00-00-00-03  
 1422 International Drive, SUITE 1000 Center Drive  
 ACR# 1 ACR  
 PD# 2022-01 (NADDEEN II PD) (NADDEEN II PD) (NADDEEN II PD) (NADDEEN II PD)  
 All uses compatible with ACR# 1 ACR

**PROPOSED USE**

Parcel 1: Hotel  
 Parcel 2: Hotel/Convention  
 Parcel 3: Hotel/Meshare  
 Parcel 4: Multifamily  
 Parcel 5: Multifamily  
 Parcel 6: Multifamily

**PROPOSED DENSITY CALCULATIONS**

Parcel	Use	Density	Area (sq ft)	Total Units
Parcel 1	Hotel	4.756	300,000	1,420
Parcel 2	Hotel/Convention	4.756	300,000	1,420
Parcel 3	Hotel/Meshare	4.756	300,000	1,420
Parcel 4	Multifamily	4.756	300,000	1,420
Parcel 5	Multifamily	4.756	300,000	1,420
Parcel 6	Multifamily	4.756	300,000	1,420

**D. TRIP EQUIVALENCY MATRIX**

Use	Trips per 100 sq ft	Trips per 100 sq ft (Peak)	Trips per 100 sq ft (Off-Peak)
Hotel	1.0	1.0	1.0
Hotel/Convention	1.0	1.0	1.0
Hotel/Meshare	1.0	1.0	1.0
Multifamily	1.0	1.0	1.0

**E. DEVELOPMENT STANDARDS**

Standard	Requirement
Maximum Height	250 feet
Setbacks	Minimum 25 feet
Open Space	Minimum 20% of total area
Access Points	Minimum 2 per parcel

**B. DEVELOPMENT PROGRAM**

**CURRENT APPROVED LAND USE PLAN ENTITLEMENTS**

Parcel	Use	Area (sq ft)	Value
Parcel 1	Hotel	300,000	1,420
Parcel 2	Hotel/Convention	300,000	1,420
Parcel 3	Hotel/Meshare	300,000	1,420
Parcel 4	Multifamily	300,000	1,420
Parcel 5	Multifamily	300,000	1,420
Parcel 6	Multifamily	300,000	1,420

**PROPOSED TRIP GENERATION & BUILDOUT for all parcels**

Parcel	Use	Trips per 100 sq ft	Total Trips
Parcel 1	Hotel	1.0	1,420
Parcel 2	Hotel/Convention	1.0	1,420
Parcel 3	Hotel/Meshare	1.0	1,420
Parcel 4	Multifamily	1.0	1,420
Parcel 5	Multifamily	1.0	1,420
Parcel 6	Multifamily	1.0	1,420

**DEVELOPMENT PROGRAM notes:**

Proposed uses and the mix of uses on parcels may be altered by using the "EQUIVALENCY MATRIX".

Commercial uses shall be consistent with uses permitted in International Drive Activity Center Element Comprehensive Plan Policy # 1.1.3, # 1.1.6 or other uses deemed consistent by the County Zoning Dept.

Manure Estimation may be indicated by Developer as required or waived if not needed to access adjacent properties.

Access points and other improvements shown are conceptual and subject to change with final design.

FUTURE DEVELOPMENT WILL CONFORM WITH INTERNATIONAL DRIVE GUIDELINES. EXISTING DEVELOPMENT ON PARCELS 1 & 2 SHALL NOT BE REQUIRED TO ABIDE BY THE CURRENT INTERNATIONAL DRIVE STANDARDS FOR PARKING SETTINGS AND PARKING ORIENTATION.

Multi-family use at Parcel 4 is for Long Term Residential Use only. Short term transient rental is not permitted.

**MISC DATA**

**ACCESS:** Access to all parcels will be provided via International Drive and Center Drive.

**EXISTING VEGETATION:** Existing vegetation shall be preserved to the maximum extent practicable.

**SOILS:** Soils are generally suitable for development.

**WATER:** Water supply is adequate for all proposed uses.

**SEWERAGE:** Sewerage is provided by the City of Orange County.

**STORM WATER:** Storm water management shall be provided for all parcels.

**IRRIGATION & STORAGE:** Irrigation and storage are not required for this development.

**Kimley»Horn**

Professional Engineer  
 License No. 10000  
 10000  
 10000

**LAND USE PLAN AMENDMENT**

**NADDEEN TANMORE II PD**

DATE: 10/10/2022

SCALE: AS SHOWN

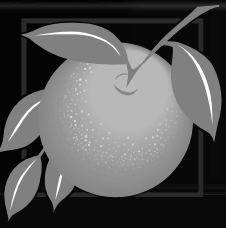




# Action Requested

**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

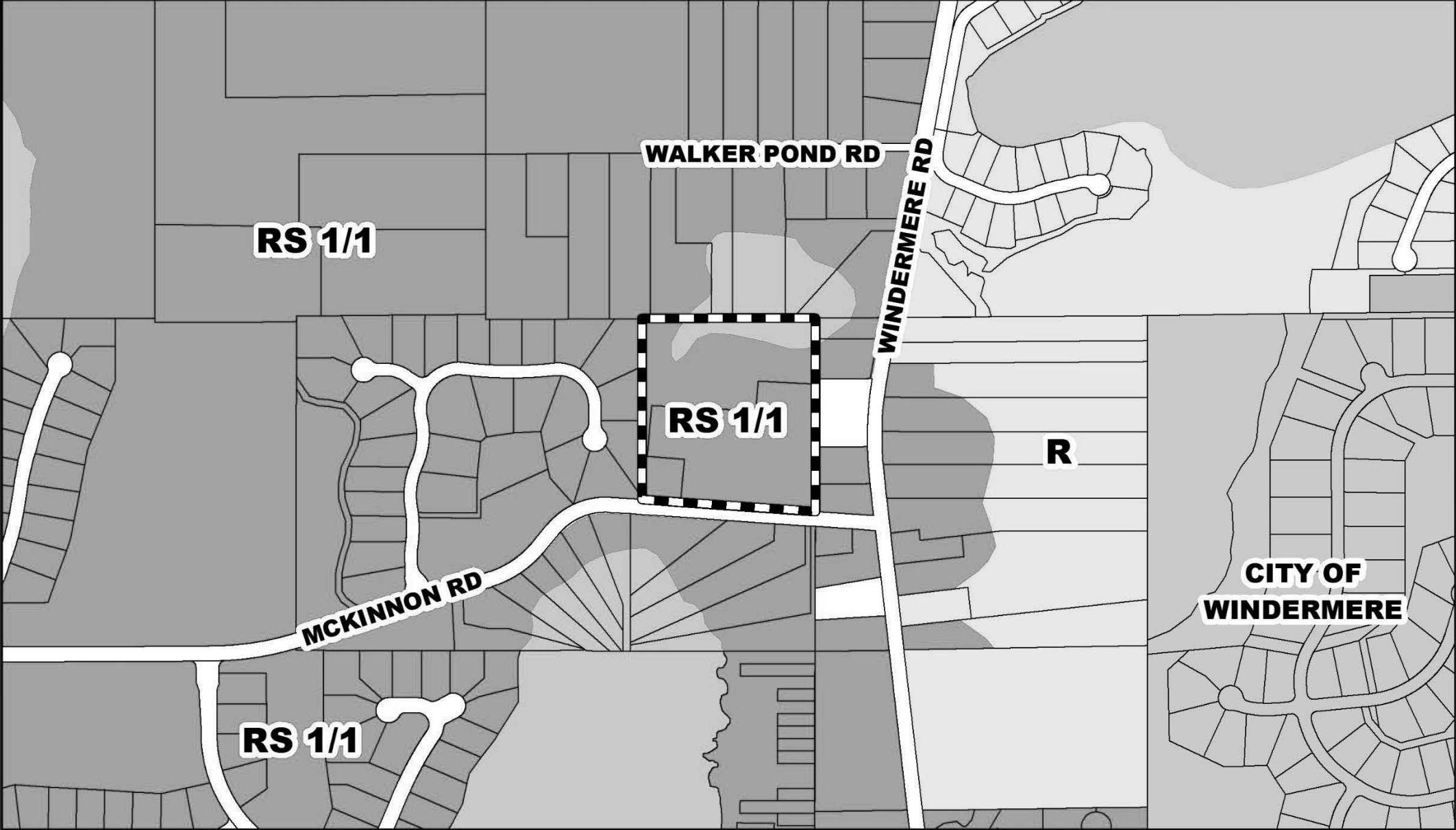
**Location:** North of McKinnon Road / West of Windermere Road

**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.

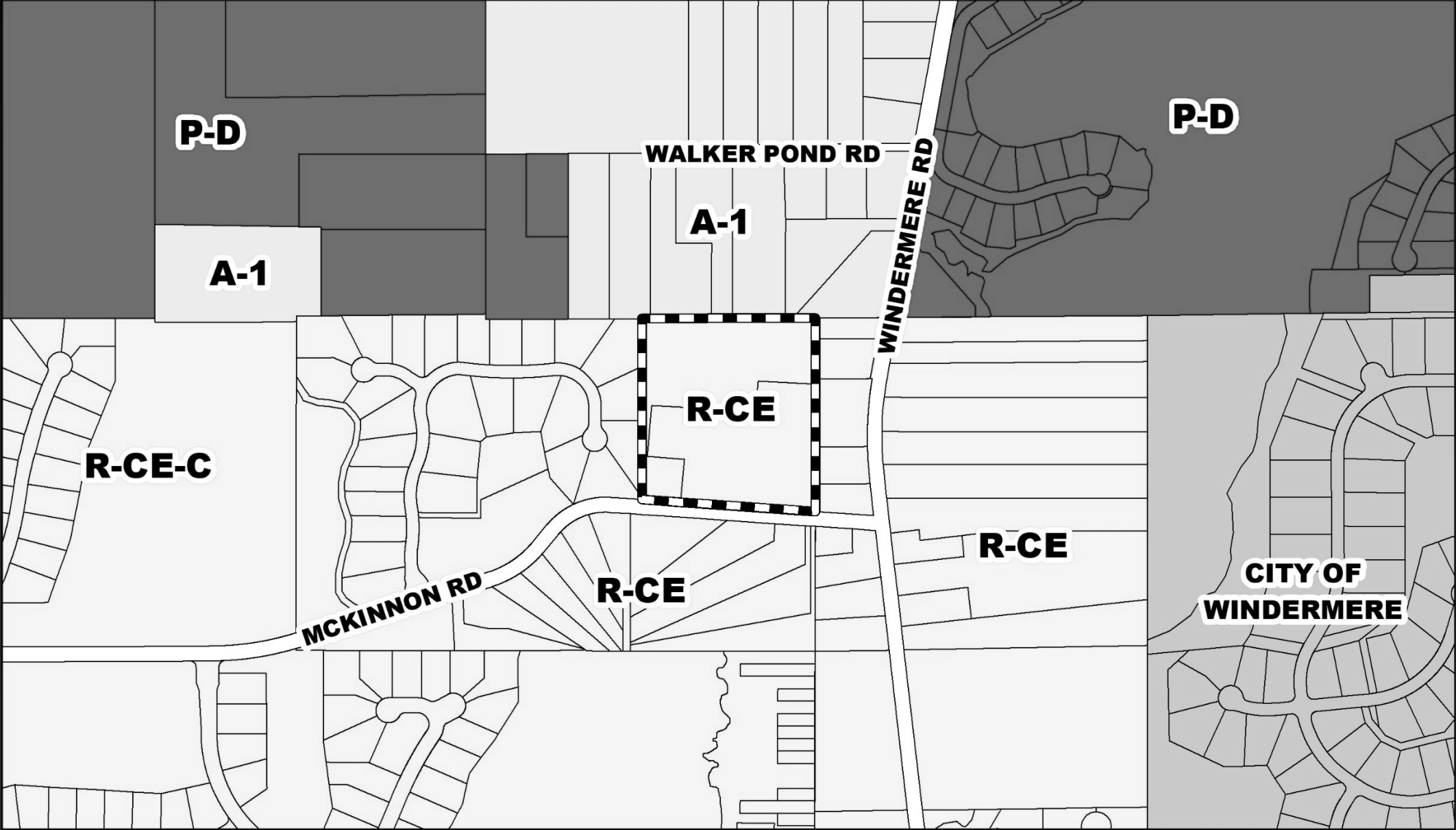


# Kendell Keith – Lot Split Appeal Future Land Use Map



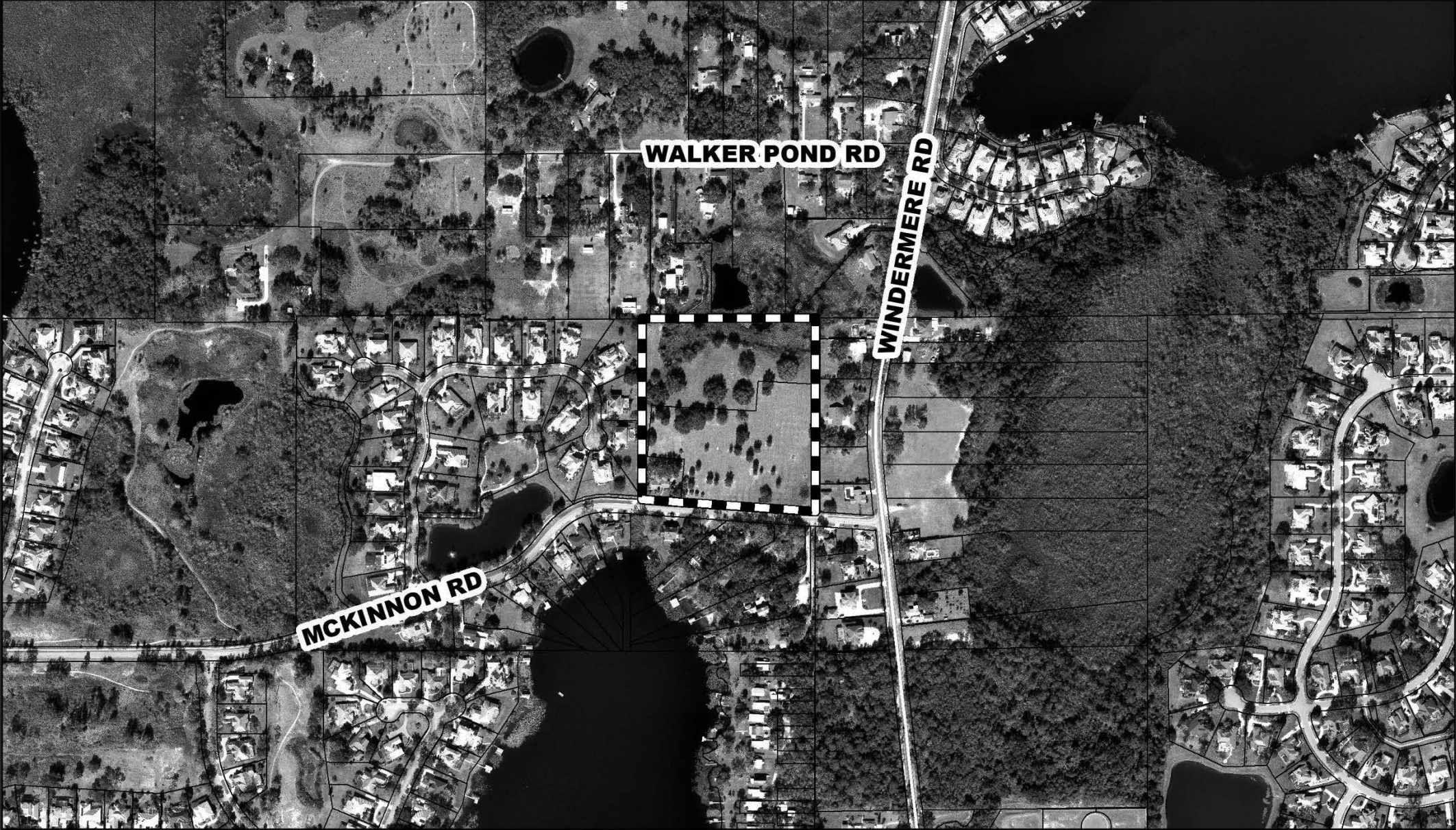


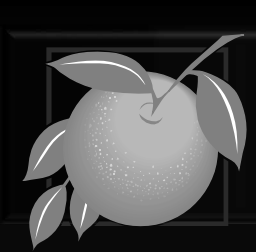
# Kendell Keith – Lot Split Appeal Zoning Map





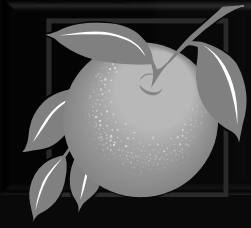
# Kendell Keith – Lot Split Appeal Aerial Map





# 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**