



Interoffice Memorandum

DATE: July 26, 2018

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Community, Environmental and Development
Services Department

CONTACT PERSON: John Smogor, Chairman
Development Review Committee
Planning Division
(407) 836-5616

SUBJECT: August 21, 2018 – Public Hearing
Applicant: Scott Gentry, Kelly, Collins & Gentry, Inc.
Hamlin Planned Development – Unified Neighborhood Plan /
Hamlin Self Storage & Infrastructure for Lots 2A & 2B
Preliminary Subdivision Plan / Development Plan
Case #PSP-17-03-080

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of May 23, 2018, to approve the Hamlin Planned Development – Unified Neighborhood Plan (PD-UNP) / Hamlin Self Storage & Infrastructure for Lots 2A & 2B Preliminary Subdivision Plan (PSP) / Development Plan (DP) to subdivide 7.13 acres in order to create two lots, consisting of a 141,637 square foot self-storage facility on Lot 2A and infrastructure for Lots 2A & 2B.

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 / Hamlin Self Storage & Infrastructure for Lots 2A & 2B PSP / DP dated "Received June 19, 2018", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1

JVW/JS/lme
Attachments

CASE # PSP-17-03-080

Commission District # 1

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of May 23, 2018, to approve the Hamlin Planned Development – Unified Neighborhood Plan (PD-UNP) / Hamlin Self Storage & Infrastructure for Lots 2A & 2B Preliminary Subdivision Plan (PSP) / Development Plan (DP) to subdivide 7.13 acres in order to create two lots, consisting of a 141,637 square foot self-storage facility on Lot 2A and infrastructure for Lots 2A & 2B.

2. PROJECT ANALYSIS

- A. Location: West of Hamlin Groves Trail / South of New Independence Parkway
- B. Parcel IDs: 20-23-27-2717-02-000 (a portion of)
- C. Total Acres: 7.13
- D. Water Supply: Orange County Utilities
- E. Sewer System: Orange County Utilities
- F. Schools: N/A
- G. School Population: N/A
- H. Parks: N/A
- I. Proposed Uses: Two lots with a 141,637 square foot self storage facility on Lot 2A and infrastructure for Lots 2A & 2B
- J. Site Data: Maximum Building Height: 50'
Building Setbacks:
 - 10' Front
 - 5' Side
 - 5' Side Street
 - 10' Rear
 - 55' Center Line of Right-Of-Way
- K. Fire Station: 34 - 4000 Winter Garden Vineland Road
- L. Transportation: Town Center East Boulevard/Hamlin Trail:

A Road Network Agreement for Town Center East was approved by the Board of County Commissioners on December 6, 2011 and recorded at OR Book/Page

10306/1364. The Developer has obtained vested trips for the completion of construction for Hamlin Groves Trail and New Independence Parkway to four lanes. Right-of-Way for the road network has been dedicated to the County.

Town Center East Boulevard/Hamlin Trail: 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 10411/ 0542 for the conveyance of Right-of-Way for the road network in Town Center. The First Amendment contemplates that the Orlando Health parcel will be included in the terms of the original agreement. Under the terms of the First Amendment, Orlando Health shall receive \$22,500 per acre in Road Impact Fee Credits for the dedication of 2.11 acre parcel for Hamlin Trail Right-of-Way for a total of \$47,450.00 in road impact fee credits. An additional 2.22 acre area of Right-of-Way for Porter Road will be donated to Orange County by Orlando Health at no cost to the County. Developer has assigned 650 Vested Trips to Orlando Health. Orlando Health is has the option to complete the Phase 4 improvements. The First Amendment also acknowledges that Developer has acquired the Gleason Parcel which is now included in the definition of the Property.

New Independence Parkway (SLF IV/BOYD HORIZON WEST JV LLC):

The Right-of-Way Conveyance and Construction Agreement ("Agreement") between Orange County and SLF IV/Boyd Horizon West JV, LLC was approved by the BCC on December 6, 2011 and recorded at ORBK10306/Pg1333. It provides for the dedication of right-of-way for New Independence Parkway within 60 days of notice provided by Orange County that County has approved the construction plans. Conveyance shall be by general warranty deed at no cost to the County. The Agreement further provides for the Owner to design, engineer, permit and construct the four-lane New Independence Parkway road project from Schoolhouse Road/Tiny Road to S.R. 429. Upon completion of construction, County shall reimburse the Owner \$750,000 (Orlando-Orange County Expressway Authority contribution) for construction costs and the lesser of (a) 50% of the total remaining cost or (b) \$2,000,000. In addition, the Owner will receive road impact fee credits in

Road Impact Fee Zone 4 for the lesser of (a) 95% of the actual, reasonable unreimbursed sums incurred by Owner for permitting, design, mitigation, inspection and construction expense exclusive of enhanced landscaping and street lighting or (b) 60% of the countywide average total cost of road construction per lane mile. The road has been constructed to four lanes.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Village (V) and is within the Town Center Special Planning Area (SPA). The subject property is designated PD (Planned Development District) on the zoning map, which is consistent with the FLUM designation.

4. ZONING

PD (Planned Development District) (Hamlin PD / UNP)

5. REQUESTED ACTION:

Approval subject to the following conditions:

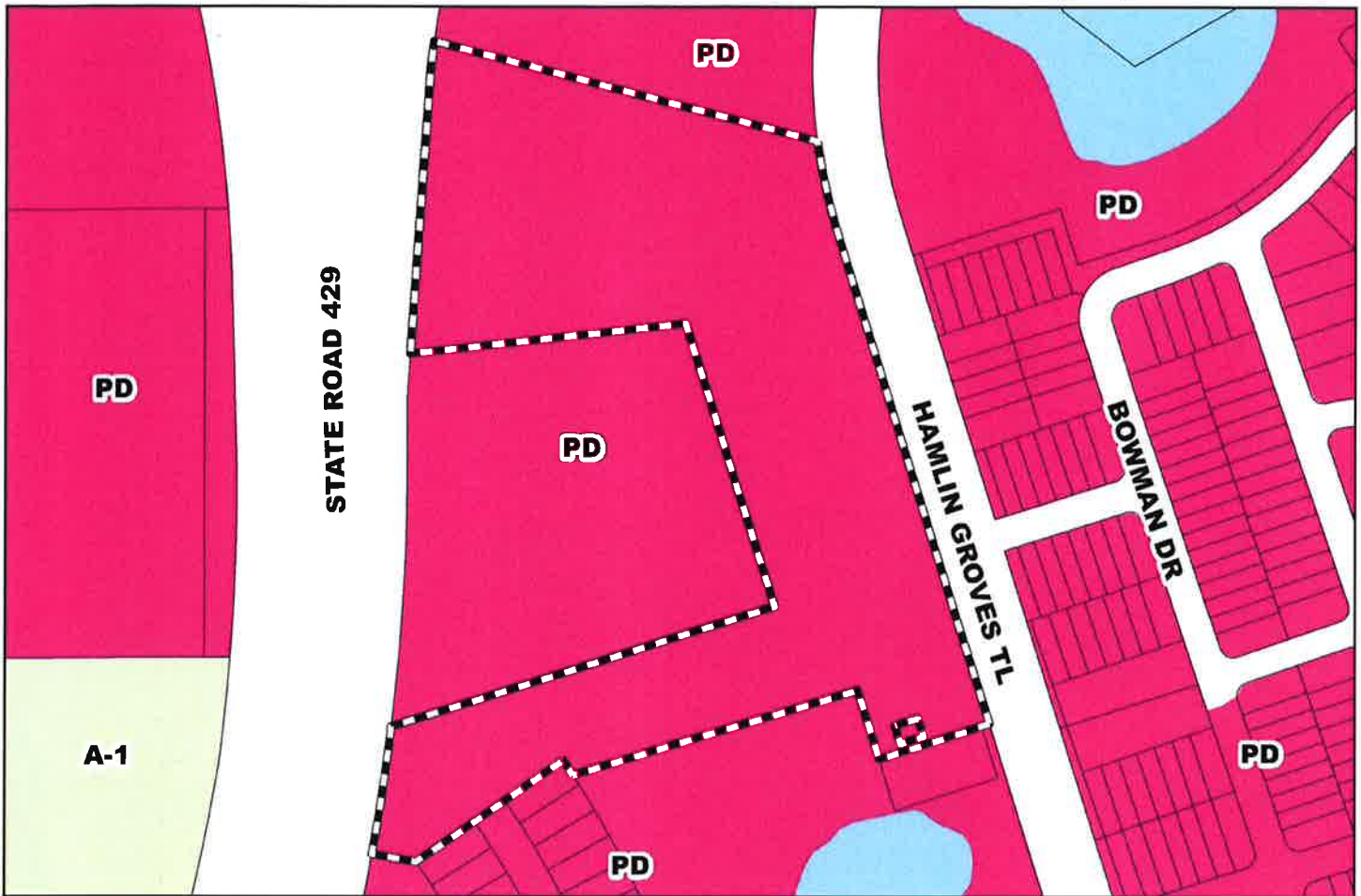
1. Development shall conform to the Hamlin Planned Development – Unified Neighborhood Plan; Orange County Board of County Commissioners (BCC) approvals; Hamlin Self Storage and Infrastructure for Lots 2A and 2B Preliminary Subdivision Plan / Development Plan dated "Received June 19, 2018," and to the 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 19, 2018," 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 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 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. Development plan (DP) approval by the DRC (or BCC, as applicable), shall automatically expire if construction plans are required and have not been submitted and approved within two (2) years from DP approval; if construction plans are not required, such DP shall expire two (2) years from approval unless a building permit has been obtained within such two-year period. The foregoing notwithstanding, the DRC may, upon good cause shown, grant successive one (1) year extensions to the expiration date of a DP if the developer makes written request to the DRC chair prior to the expiration date.
7. 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
8. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.
9. 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.
10. Approval of this Development Plan constitutes lot split approval for lots 2A and 2B.
11. 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).
12. 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.
13. 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.

14. This project shall conform to the self-storage facility development and design standards listed under Orange County Code Section 38-1389(c)(2)(d), except as authorized by Planning Manager.
15. 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.
16. 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.
17. Neither potable wells nor irrigation using local groundwater will be allowed on site.
18. Plumbing shall not be provided to individual storage spaces/units, and plumbing fixtures such as sinks, toilets, and the like shall not be installed.
19. 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.
20. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with the approved Master Sign Plan.



Subject Parcel



Subject Property

Zoning Map

ZONING: PD (Planned Development District)

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

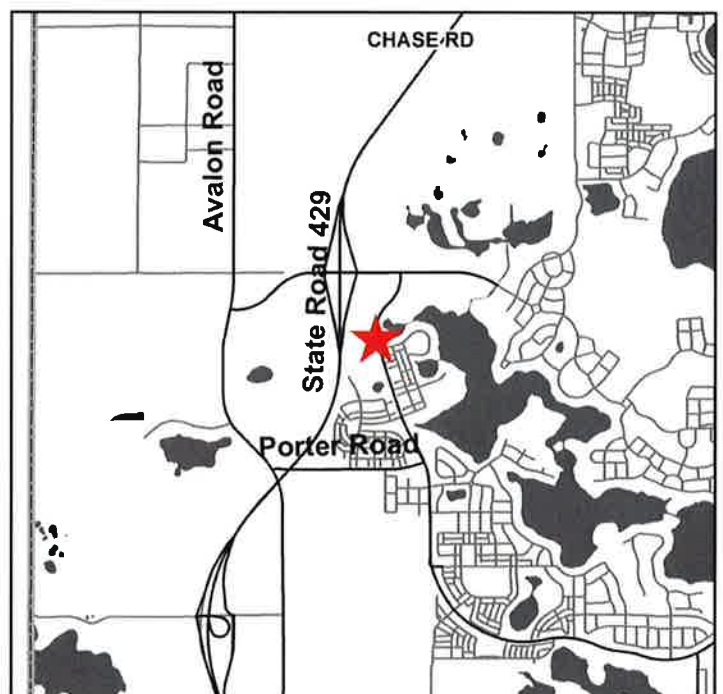
LOCATION: South of New Independence Parkway /
West of Hamlin Groves Trail

TRACT SIZE: 539.13 gross acres

DISTRICT: 1

S/T/R: 20/23/27

1 inch = 320 feet



GENERAL/MISCELLANEOUS

EXISTING USE
EXISTING VEGETATION
PROPOSED USE
ZONING
SCHOOL AGE POPULATION

VACANT COMMERCIAL
ORANGE GROVE
CORPORATE CAMPUS MIXED USE
PLANNED DEVELOPMENT (PD)
N/A

SITE DATA

TOTAL PSP AREA
LOT 2A
LOT 2B

7.13 AC
5.38 AC
1.75 AC

PROPOSED LOTS
LOT 7A (SELF STORAGE)
LOT 2B

650 LOTS
TBD W/ FUTURE DP

WETLAND ACRAGE:

SEE CONSERVATION AREA NOTE BELOW

IMPERVIOUS SURFACE RATIO (ISR)

MAXIMUM ISR

0.80

PROPOSED ISR

	ISR	IMPERVIOUS	PERVIOUS	TOTAL AREA
LOT 2A	0.71	3.97 AC	1.41 AC	5.38 AC
LOT 2B	0.80	1.40 AC	0.35 AC	1.75 AC
TOTAL	0.75	5.37 AC	1.76 AC	7.13 AC

OPEN SPACE

SEE UNIFIED NEIGHBORHOOD PLAN

LOT CRITERIA

SETBACKS (MINIMUMS)

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

BUILDING SUMMARY

	BUILDING AREA	PARKING AREA	PARK PROVIDED
LOT 2A	141,650 SF	5.38 AC	0.60
LOT 2B	TBD	1.75 AC	TBD

BUILDING HEIGHT

MAX (CODE) 12 STORY, 150 FEET PER 38-1389.56(C)(3), AND TABLE 4 OF SECTION 38-1389.51

LIGHTING

SEE ATTACHED LIGHTING PLAN. ALL 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.

SOILS

LOT 2A
CANDLER FINE SAND 100%
LOT 2B
CANDLER FINE SAND 100%

FLOOD PLAIN

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FROM FIRM MAP NUMBER 12095C0275, REVISED SEPTEMBER 25, 2009

PHASING

LOT 1 TO BE CONSTRUCTED IN FOUR PHASES. LOT 2 MAY BE BROKEN INTO PHASES WHICH WILL BE DETERMINED AT TIME OF INDIVIDUAL DP AND/OR PERMIT.

PARKING SUMMARY (LOT 2A)

PARKING REQUIRED (150)	SPACES AVAILABLE	
PARKING PROVIDED		10
NET PARKING REQUIRED	ADA MIN (1-25)	1
NET PARKING PROVIDED		1

SEE SECTION 147.01

CONSERVATION AREA

AN ORANGE COUNTY CONSERVATION AREA DETERMINATION ON CAD-11-38436 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 CA 12-02-000 AND CA-13-12-038 PERMIT WERE APPROVED. THIS PLAN WILL COMPLY WITH ALL RELATED PERMIT CONDITIONS OF APPROVAL.

CCM-2 ENTITLEMENTS

DUAL ALLOWED	HOTEL (ROOMS)	NO. RESIDENTIAL (SP)	RESIDENTIAL DVS
PROPOSED MIXED USE	19	141,650	76
REMAINING FOR FUTURE DEVELOPMENT	0	141,650	0
	19	300,013	76

OWNERSHIP/MAINTENANCE

ROADWAYS WITHIN LOT 2A / LOT 2B PRIVATE TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION

HAMLIN GROVES TRAIL PUBLIC TO BE OWNED AND MAINTAINED BY ORANGE COUNTY

DRAINAGE FACILITIES (-0.00000) 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 PUBLIC 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

NOTES:

- IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
- THIS PROJECT SHALL CONFORM TO THE SELF STORAGE FACILITY DESIGN AND DEVELOPMENT STANDARDS LISTED IN ORANGE COUNTY CODE SECTION 38-1389(C)(2)(D).

SELF STORAGE DESIGN STANDARDS:

- BUILDING MODULATION SHALL BE EMPLOYED TO BREAK UP LONG FACADES AND CREATE A VISUALLY UNIQUE PROJECT. BUILDING MODULATION MAY BE ACHIEVED THROUGH THE USE OF HORIZONTAL AND VERTICAL PROJECTIONS OR RECESSES, INCLUDING AWNINGS, OVERHANGS OR OTHER SIMILAR ARCHITECTURAL FEATURES. COLOR AND TEXTURAL CHANGES THAT DIMINISH THE PERCEIVED HORIZONTAL SCALE AND MASSING OF BUILDINGS, WITH PARTICULAR ATTENTION GIVEN TO BUILDING CORNERS AND PRIMARY ENTRANCES, MAY ALSO BE USED. REGARDLESS OF BUILDING MODULATION, SELF STORAGE FACILITIES SHALL HAVE A MAXIMUM BUILDING LENGTH OF TWO HUNDRED SEVENTY-FIVE (275) FEET;
- AT LEAST ONE PRIMARY BUILDING FACADE SHALL HAVE A MINIMUM TRANSPARENCY OF FIFTY (50) PERCENT ON THE GROUND FLOOR, AND A MINIMUM TRANSPARENCY OF TWENTY-FIVE (25) PERCENT ON ALL REMAINING FLOORS. EACH OTHER PRIMARY BUILDING FACADE SHALL HAVE A MINIMUM COMBINED TRANSPARENCY OF TWENTY-FIVE (25) PERCENT FOR ALL FLOORS. FOR PURPOSES OF THESE DESIGN STANDARDS, TRANSPARENCY MAY CONSIST OF TRANSPARENT WINDOWS, VEHICULAR BREEZEWAYS, OR SPANDREL GLASS FEATURES (WITHOUT OPENING INTO BUILDING WALL OR STRUCTURE); AND DORMERS, SHUTTERS OR OTHER ARCHITECTURAL ELEMENTS MAY BE USED TO FURTHER ENHANCE FACADES;
- BUILDING ELEMENTS SHALL NOT FUNCTION AS SIGNAGE, AND UNIQUE OR SYMBOLIC BUSINESS ELEMENTS SHALL BE SECONDARY TO THE OVERALL ARCHITECTURAL DESIGN;
- ACCESS TO STORAGE UNITS SHALL BE ENCOURAGED FROM THE INTERIOR OF THE BUILDING; HOWEVER, ANY OUTDOOR STORAGE OR OUTDOOR ACCESS TO STORAGE UNITS SHALL BE SCREENED FROM STREET VIEW AND SHALL NOT FACE OR BE VISIBLE FROM ANY STREET; AND
- REGARDLESS OF STREET FRONTAGE, PROJECTS SHALL BE LIMITED TO TWO (2) CURB CUTS ON ANY BLOCK FACE AND NO MORE THAN THREE (3) CURB CUTS FOR ANY PARCEL.

KELLY,
COLLINS &
GENTRY, INC.

ENGINEERING / PLANNING

Scale: NOT TO SCALE

Date: 06-08-2018

S: T: R:

Job #: 1215.000

Drawn by: CAD

Appvd. by: SMG

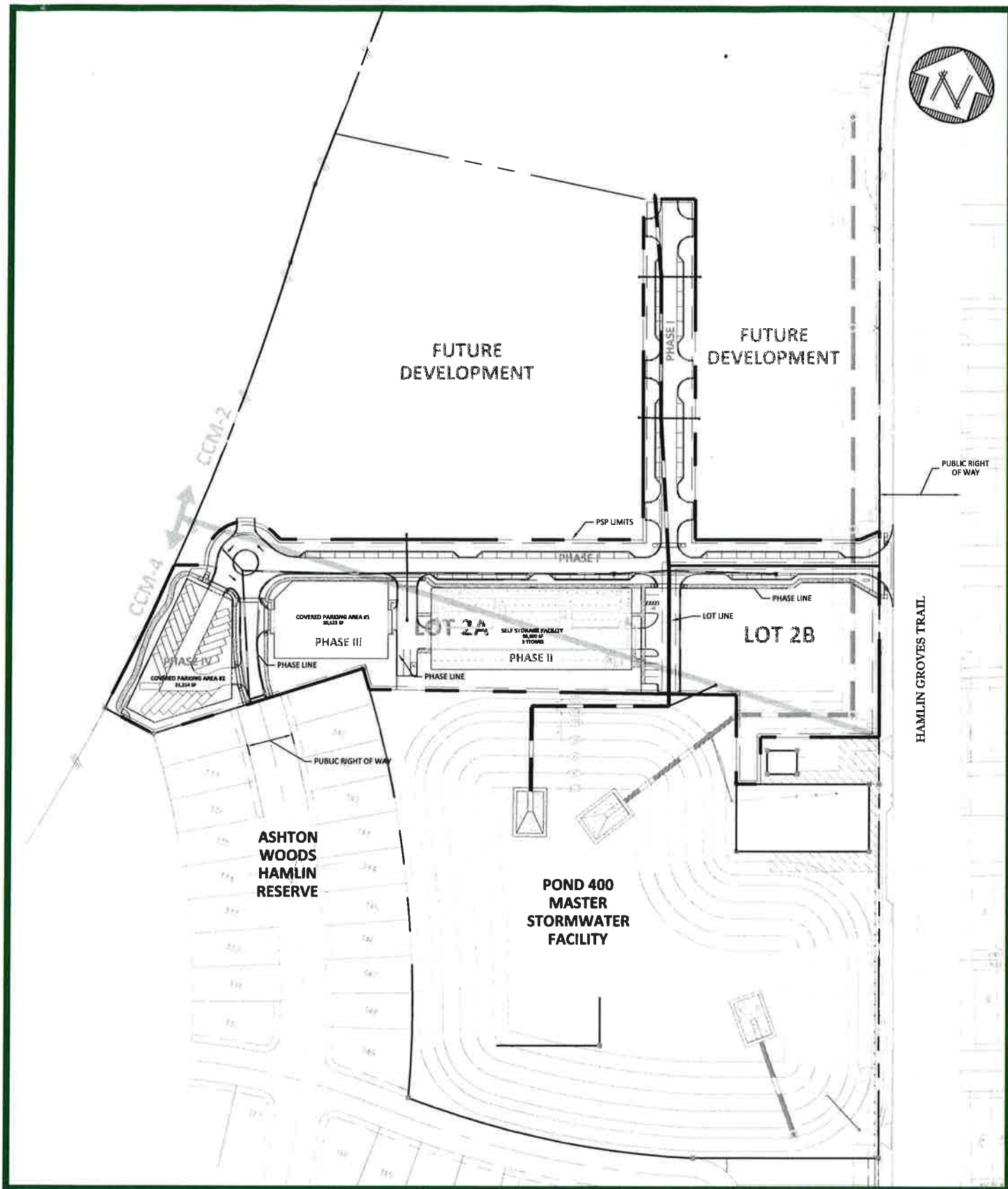
HAMLIN
SELF-STORAGE

Exhibit: SITE DATA

Source:

Area:

1 of 1



**KELLY,
COLLINS &
GENTRY, INC.**

ENGINEERING / PLANNING

Scale: 1" = 200'
Date: 06-08-2018

S: T: R:

Job # :

Drawn by: CAD

Appvd. by: SMG

HAMLIN SELF-STORAGE

Exhibit: SITE PLAN

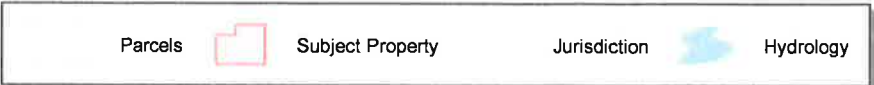
Source:

Area:

1 of 1



Hamlin PD - UNP / Hamlin Self Storage & Infrastructure for Lots 2A & 2B PSP / DP



1 : 2,400
1 in : 200 ft