Board of County Commissioners

Public Hearings

February 20, 2024



Hamlin West PD – UNP / Hamlin West PSP / Lot 3 – Northshore of Lake Hamlin Preliminary Subdivision Plan (PSP)

Case: CDR-23-12-345

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

District:

Acreage: 21.10 acres

Location: Generally located south of New Independence Parkway and east of Avalon Road.

Request: To remove the Board Condition of Approval #27 dated October 26, 2021, which required offsite recreation area, approved, and to request the following waiver from

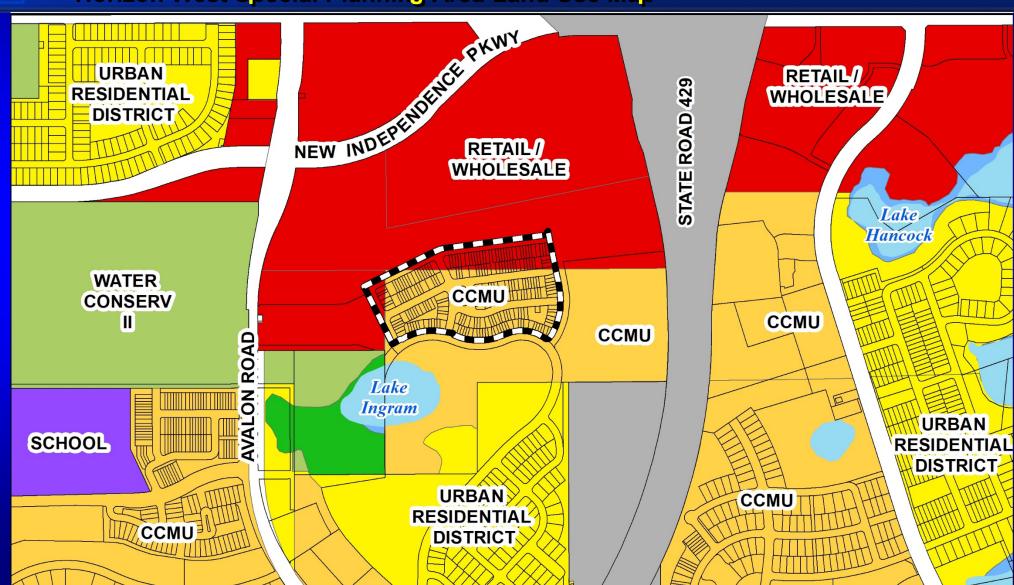
Orange County Code:

A waiver from Section 38-1253(b) ("recreation facilities") to allow for 1.20 acres of recreation area in lieu of the required 1.74 acres of recreation area.



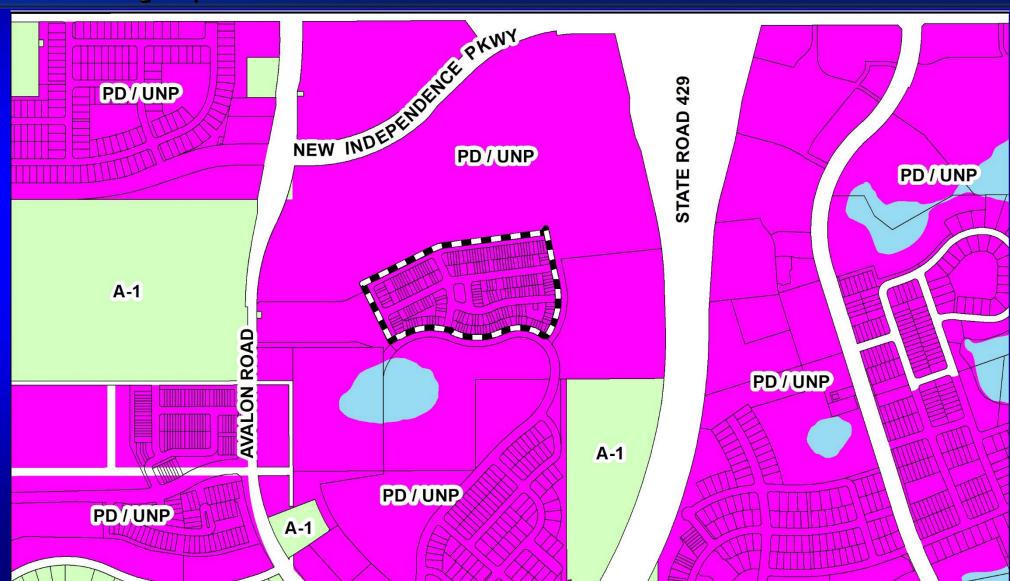
Hamlin West PD - UNP / Hamlin West PSP / Lot 3 - Northshore of Lake Hamlin PSP

Horizon West Special Planning Area Land Use Map





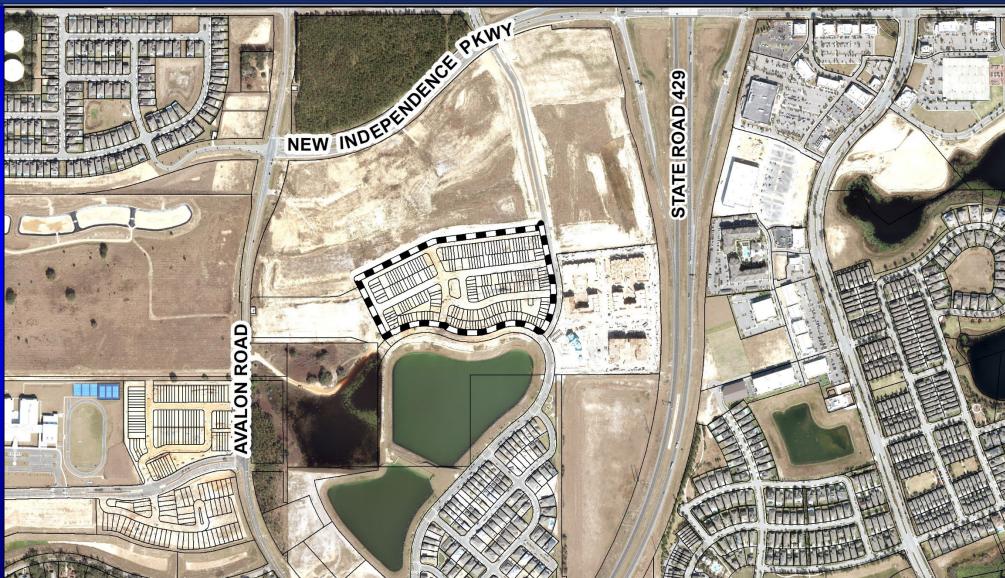
Hamlin West PD - UNP / Hamlin West PSP / Lot 3 - Northshore of Lake Hamlin PSP Zoning Map





Hamlin West PD - UNP / Hamlin West PSP / Lot 3 - Northshore of Lake Hamlin PSP

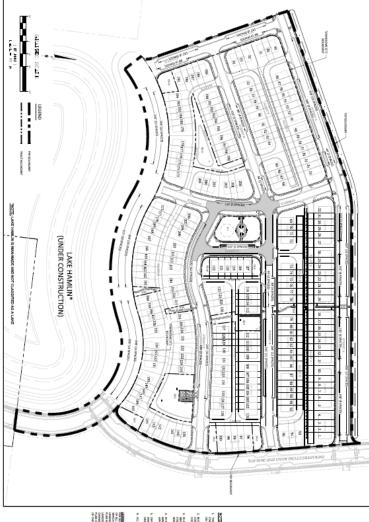
Aerial Map





Northshore of Lake Hamlin PSP Hamlin West PD - UNP / Hamlin West PSP / Lot 3 -

Overall Preliminary Subdivision Plan



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OVERALL PLAN

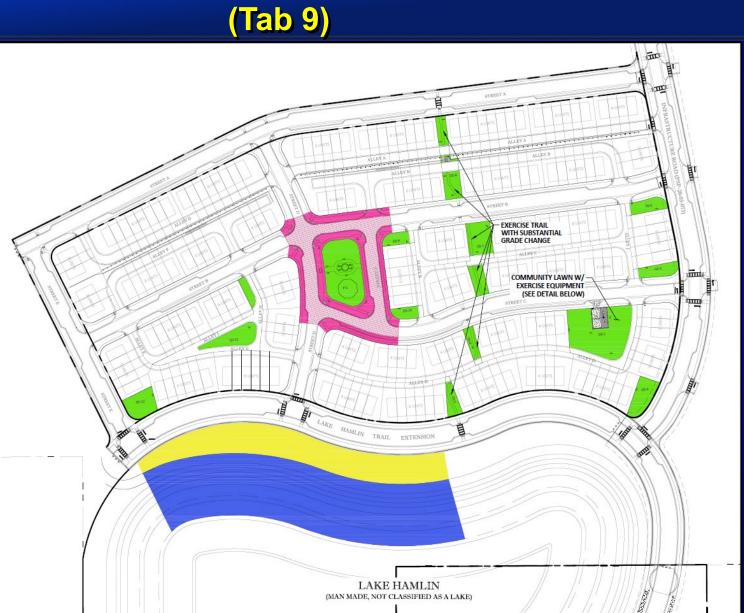
OF LAKE HAMLIN

HAMLNI RETAIL PARTNERS WEST, LLC



Hamlin West PD – UNP / Hamlin West PSP – Lot 3 – Northshore of Lake Hamlin PSP







Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Hamlin West PD - UNP / Northshore of Lake Hamlin PSP (CDR-23-12-345) dated "Received December 5, 2023", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Hamlin Southwest PD - UNP / Hamlin Southwest Overall Infrastructure Planned Subdivision Plan / Hamlin Southwest Medical Offices Master Development Plan (DP)

Case: CDR-23-01-015

Applicant: Stephen Allen, P.E., Civil Corp Engineering, Inc.

District: 1

Acreage: 18.65 gross acres

Location: Generally located south of New Independence Parkway and west of State Road 429

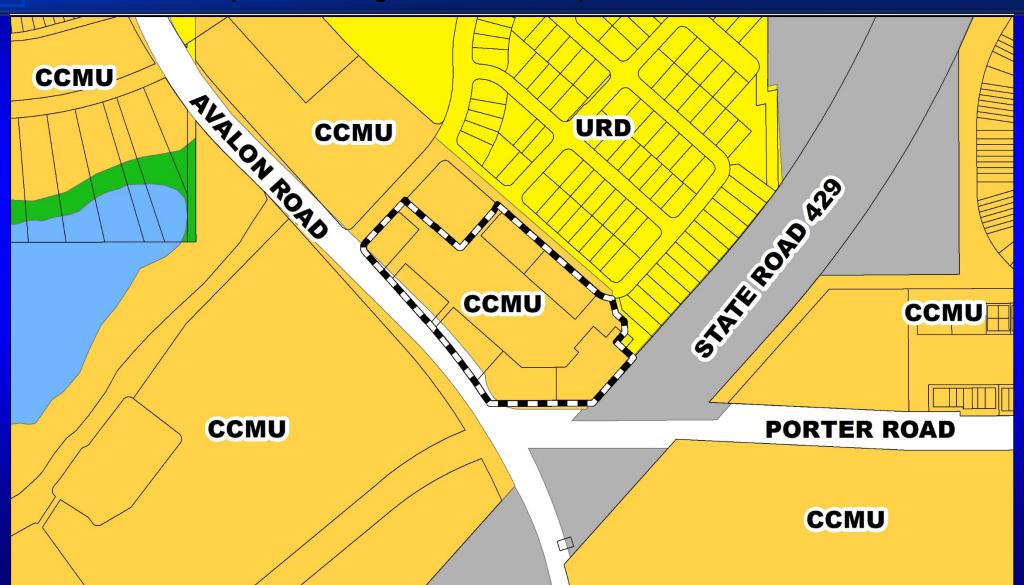
within the Horizon West Town Center Village.

Request: To construct a 10,500 square foot building, a 15,356 square foot building, and a 15,761

square foot building.

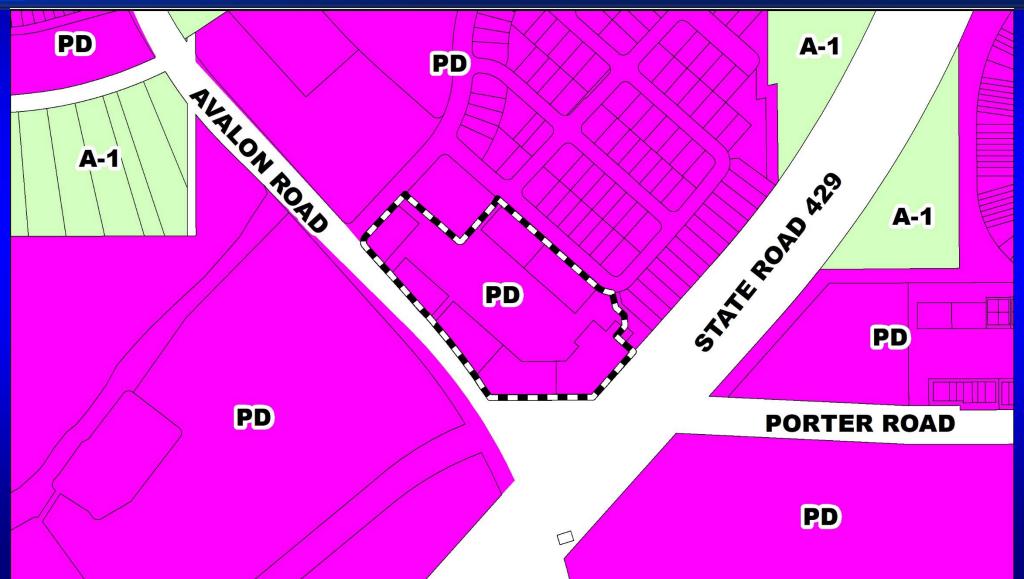


Hamlin Southwest PD - UNP / Hamlin Southwest Overall Infrastructure Planned Subdivision Plan / Hamlin Southwest Medical Offices Master DP Horizon West Special Planning Area Land Use Map





Hamlin Southwest PD - UNP / Hamlin Southwest Overall Infrastructure Planned Subdivision Plan / Hamlin Southwest Medical Offices Master DP Zoning Map



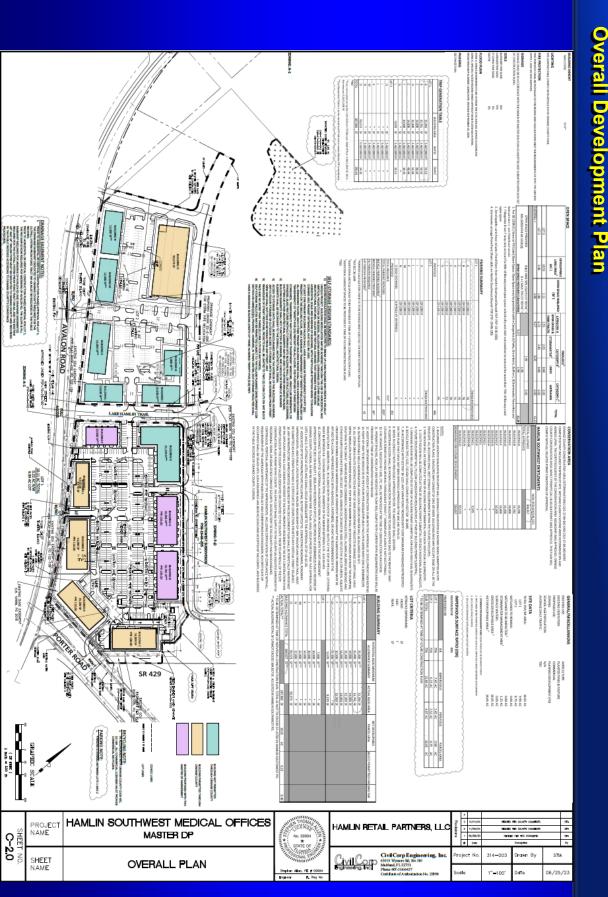


Hamlin Southwest PD - UNP / Hamlin Southwest Overall Infrastructure Planned Subdivision Plan / Hamlin Southwest Medical Offices Master DP Aerial Map





Subdivision Plan / Hamlin Southwest Medical Offices Master DP Hamlin Southwest PD - UNP / Hamlin Southwest Overall Infrastructure Planned





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 (CDR-23-01-015) dated "Received December 14, 2023", subject to the conditions listed under the DRC Recommendation in the Staff Report, and to allow future amendments that would otherwise be allowed by Code to be approved by the Development Review Committee.

District 1



Hamlin West PD - UNP Land Use Plan Amendment

Case: LUPA-23-06-197

District:

Location: Generally located north of New Independence Parkway and west of Avalon Road,

within the Horizon West Town Center Village.

Acreage: 1.51 acres (subject area to be rezoned)

186.97 acres (overall PD)

From: A-1 (Citrus Rural District)

To: PD (Planned Development District)

Request: To rezone 1.51 acres from A-1 (Citrus Rural District) to PD (Planned Development

District), incorporate the property into the Hamlin West PD-UNP, and assign it

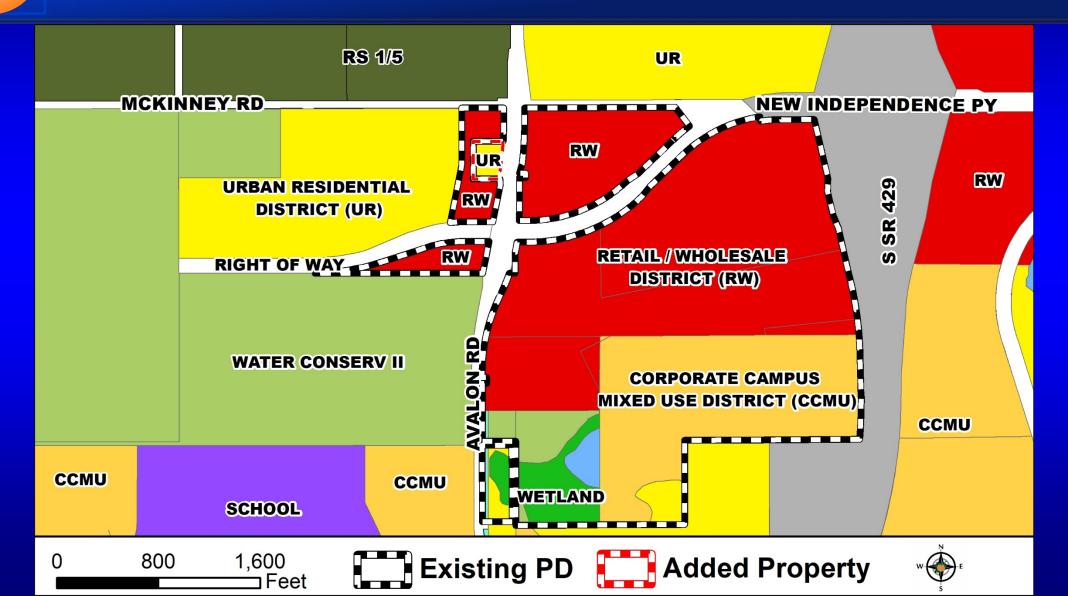
Retail/Wholesale RW-4B district.

In addition, the following waiver is requested from Orange County Code:

A waiver from Section 38-1390.53(a)(2) to allow decorative screen fencing as an alternative to the masonry knee wall along framework streets in lieu of providing a

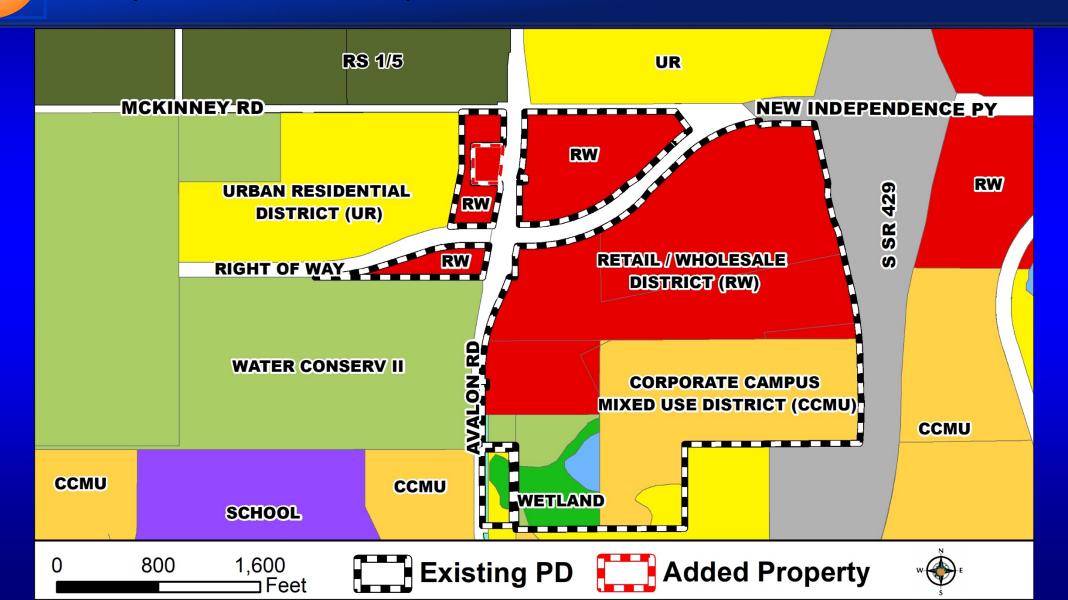
decorative masonry knee wall

Hamlin West PD — UNP Land Use Plan Amendment Future Land Use Map



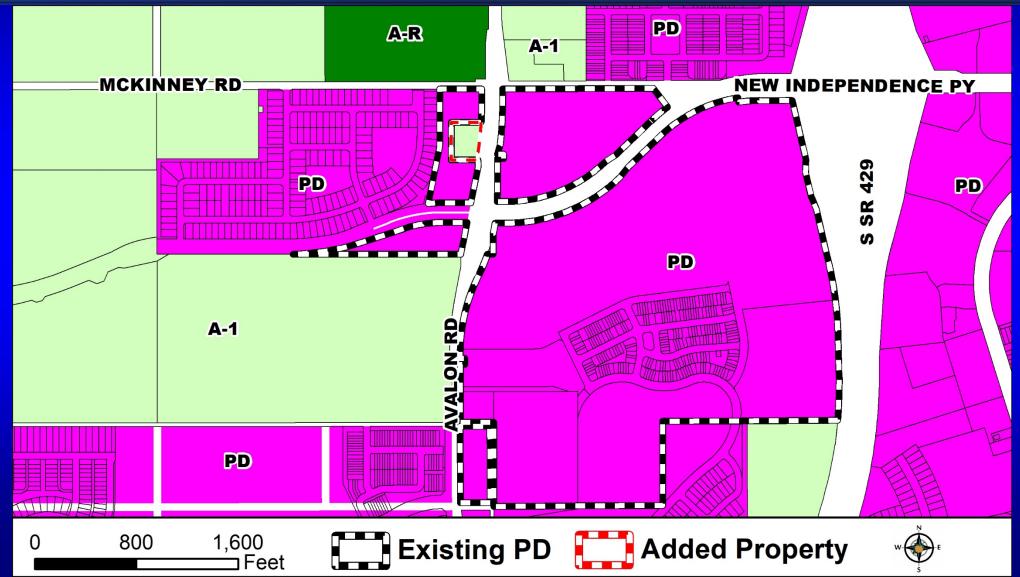
Hamlin West PD - UNP Land Use Plan Amendment

Proposed Future Land Use Map



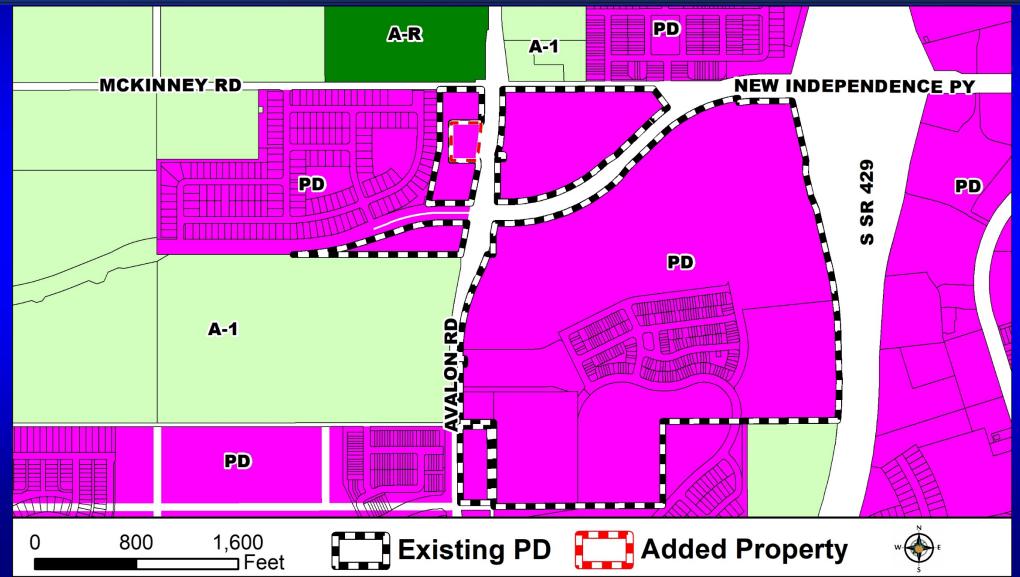


Hamlin West PD – UNP Land Use Plan Amendment Zoning Map

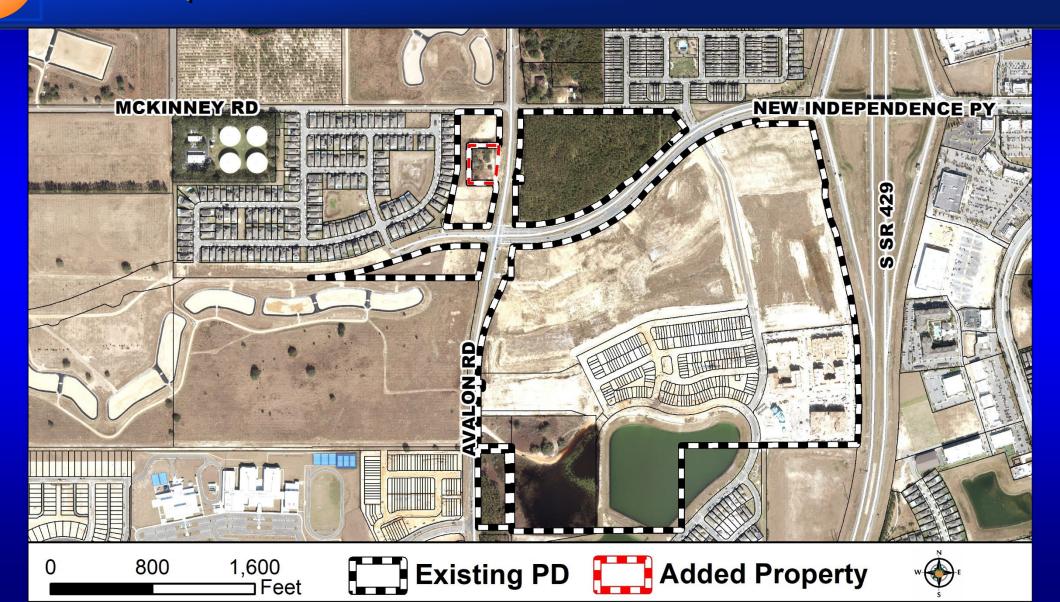




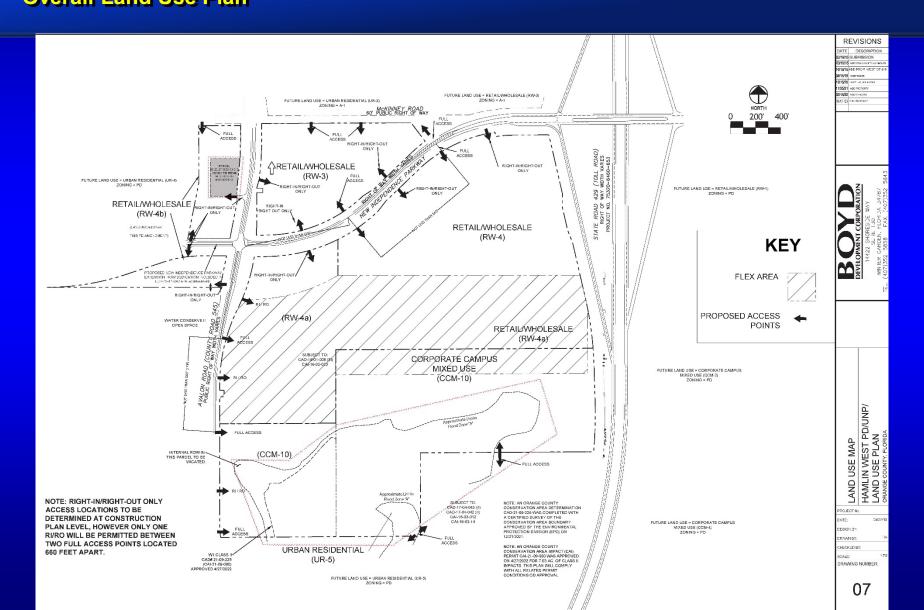
Hamlin West PD — UNP Land Use Plan Amendment Proposed Zoning Map



Hamlin West PD – UNP Land Use Plan Amendment Aerial Map



Hamlin West PD – UNP Land Use Plan Amendment Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Hamlin West Planned Development-Unified Neighborhood Plan (PD-UNP)/ Land Use Plan Amendment LUPA-23-06-197 dated "Received November 17, 2023", subject to the conditions listed under the PZC Recommendation in the Staff Report; AND

Approve and Execute the Fourth Amendment to Adequate Public Facilities Agreement for Hamlin West PD/UNP by and between Hamlin Retail Partners West, LLC and Orange County; and

Approve and Execute the Hamlin West Third Supplement to the Hamlin West Amended and Restated Road Network Agreement New Independence Parkway and C.R. 545/Avalon Road by and between Hamlin Partners West, LLC and Orange County to increase the acreage covered by the Road Network Agreement

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