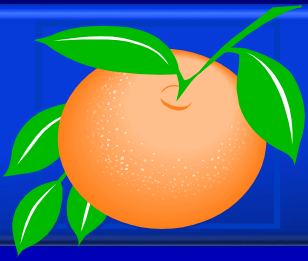


*Board of County Commissioners*

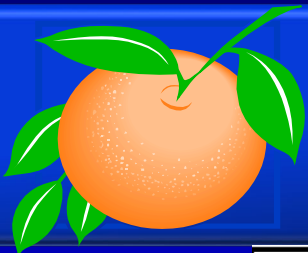
# Public Hearings

**February 20, 2024**



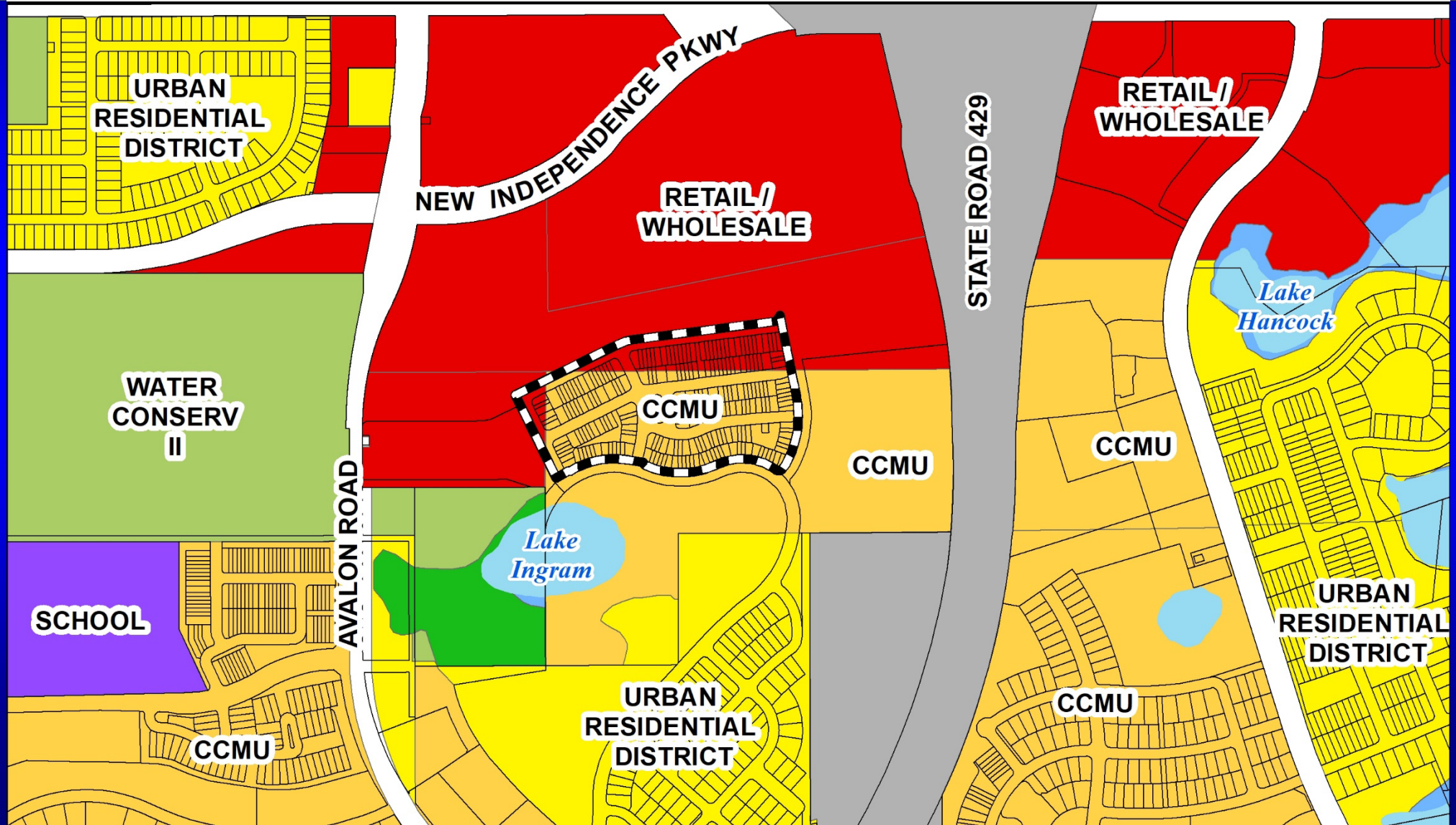
# Hamlin West PD – UNP / Hamlin West PSP / Lot 3 – Northshore of Lake Hamlin Preliminary Subdivision Plan (PSP)

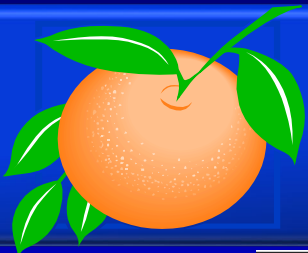
- Case:** CDR-23-12-345
- Applicant:** Scott Gentry, Kelly, Collins & Gentry, Inc.
- District:** 1
- Acreage:** 21.10 acres
- Location:** Generally located south of New Independence Parkway and east of Avalon Road.
- Request:** To remove the Board Condition of Approval #27 dated October 26, 2021, which 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.



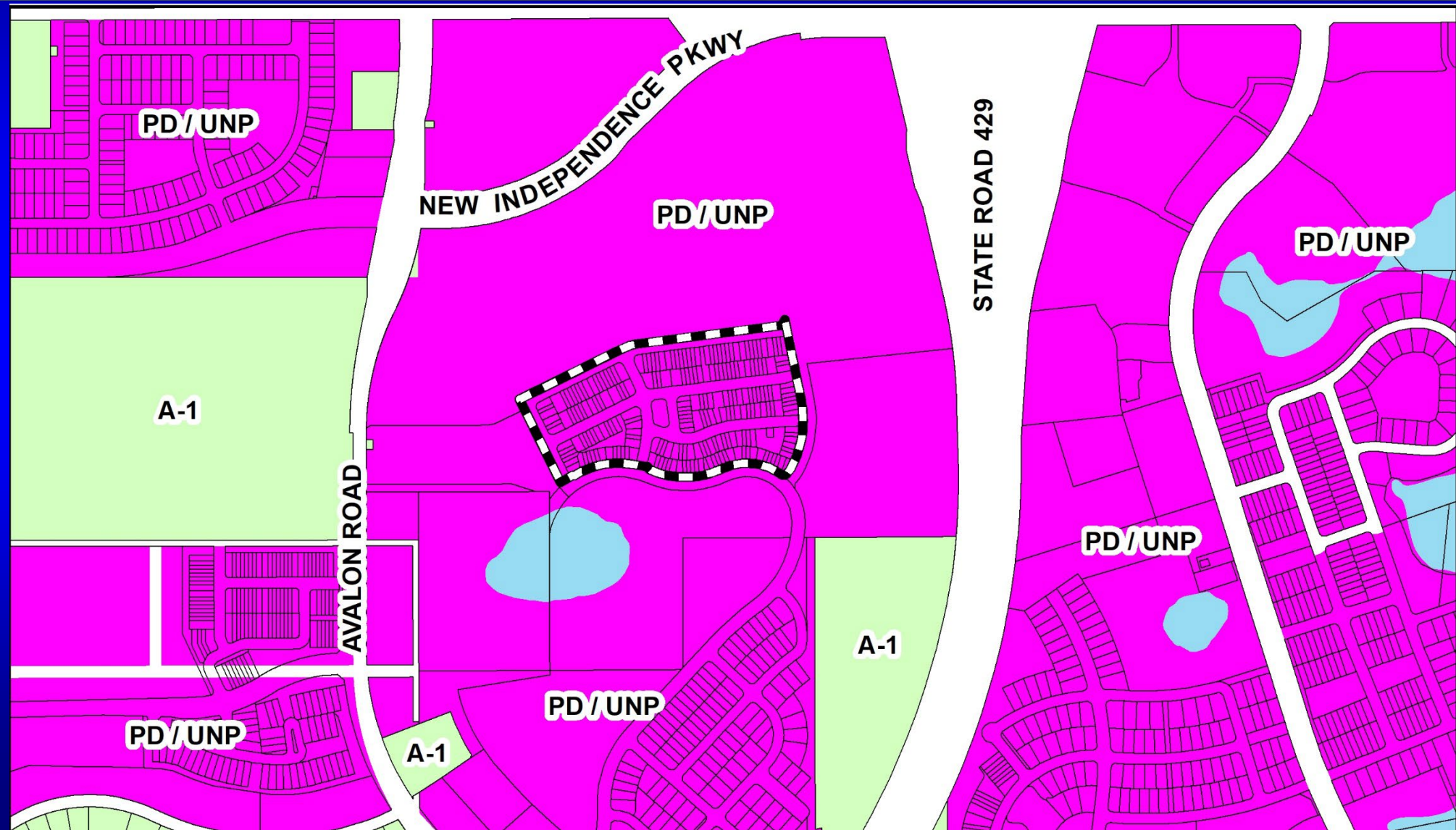
# Hamlin West PD – UNP / Hamlin West PSP / Lot 3 – Northshore of Lake Hamlin PSP

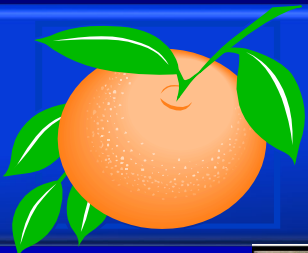
## Horizon West Special Planning Area Land Use Map



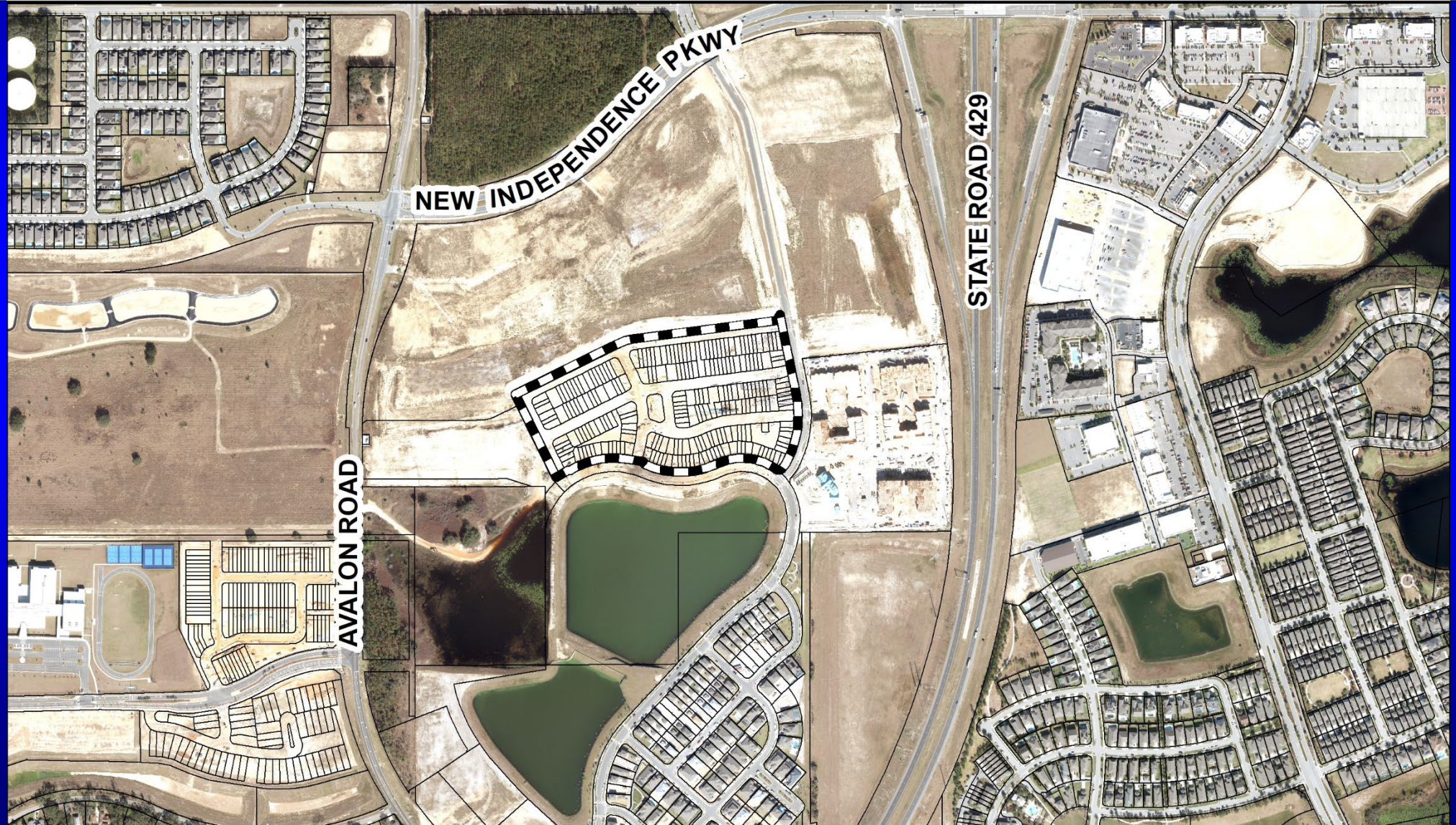


# Hamlin West PD – UNP / Hamlin West PSP / Lot 3 – Northshore of Lake Hamlin PSP Zoning Map

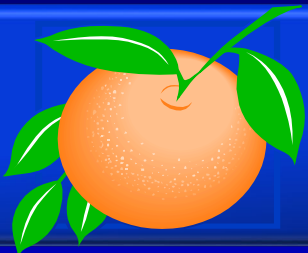




# Hamlin West PD – UNP / Hamlin West PSP / Lot 3 – Northshore of Lake Hamlin PSP Aerial Map











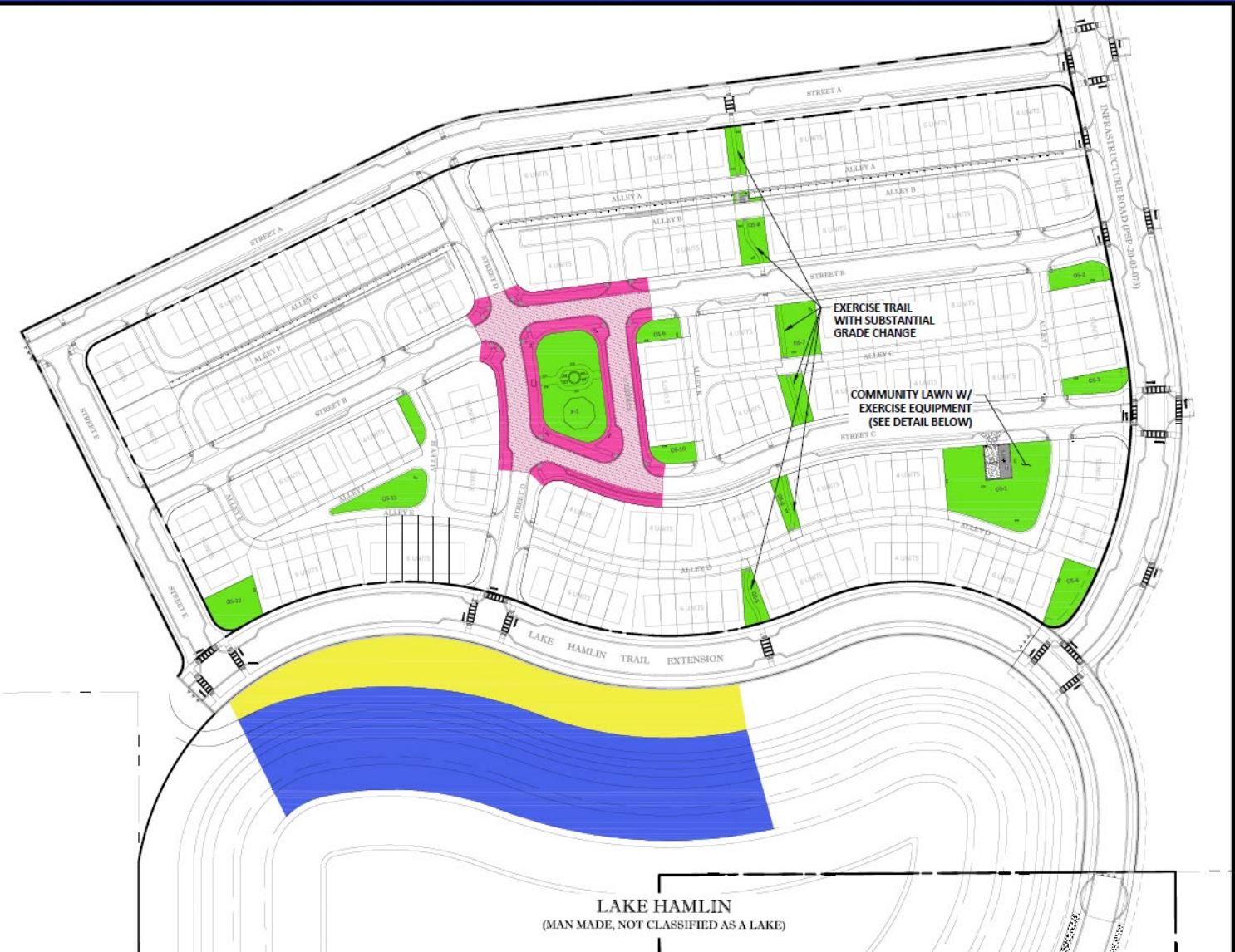
# Hamlin West PD – UNP / Hamlin West PSP – Lot 3 – Northshore of Lake Hamlin PSP Hamlin PSP (Tab 9)

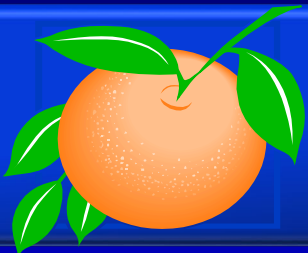
## CONCEPTUAL PARK AND OPEN SPACE ELEMENT

SCALE: 1" = 100'

### LEGEND:

-  PUBLIC PARK & OPEN SPACE  
1.20 AC
-  PUBLIC NEIGHBORHOOD SQUARE (NOT COUNTED IN OPEN SPACE OR RECREATION AREA CALCULATIONS)  
0.97 AC
-  CATEGORY A OPEN SPACE ALLOCATED FROM LAKE HAMLIN  
0.90 AC
-  CATEGORY B OPEN SPACE ALLOCATED FROM LAKE HAMLIN  
2.00 AC



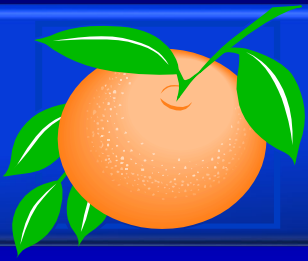


# Action Requested

**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

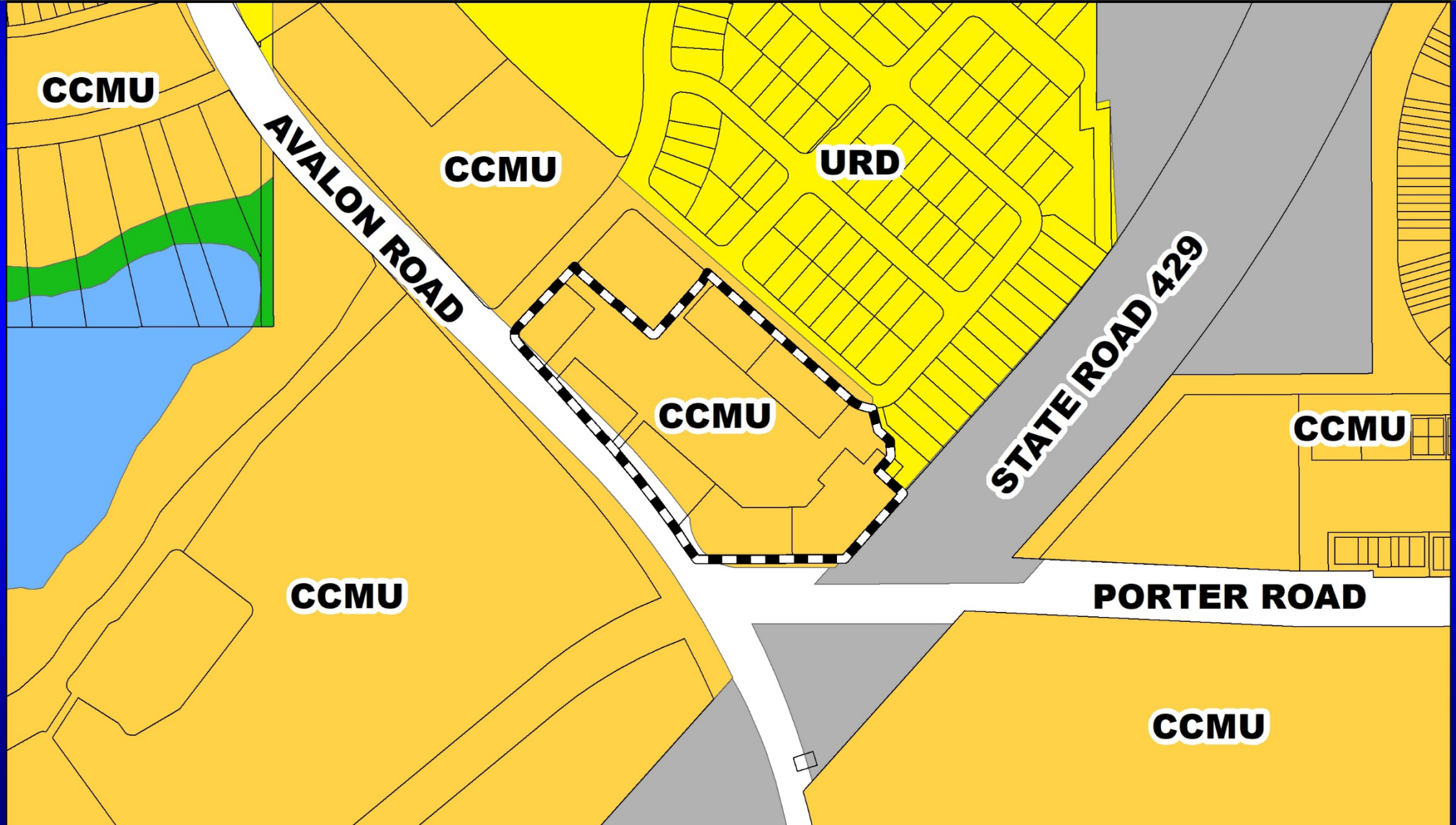
**Location:** Generally located south of New Independence Parkway and west of State Road 429 within the Horizon West Town Center Village.

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



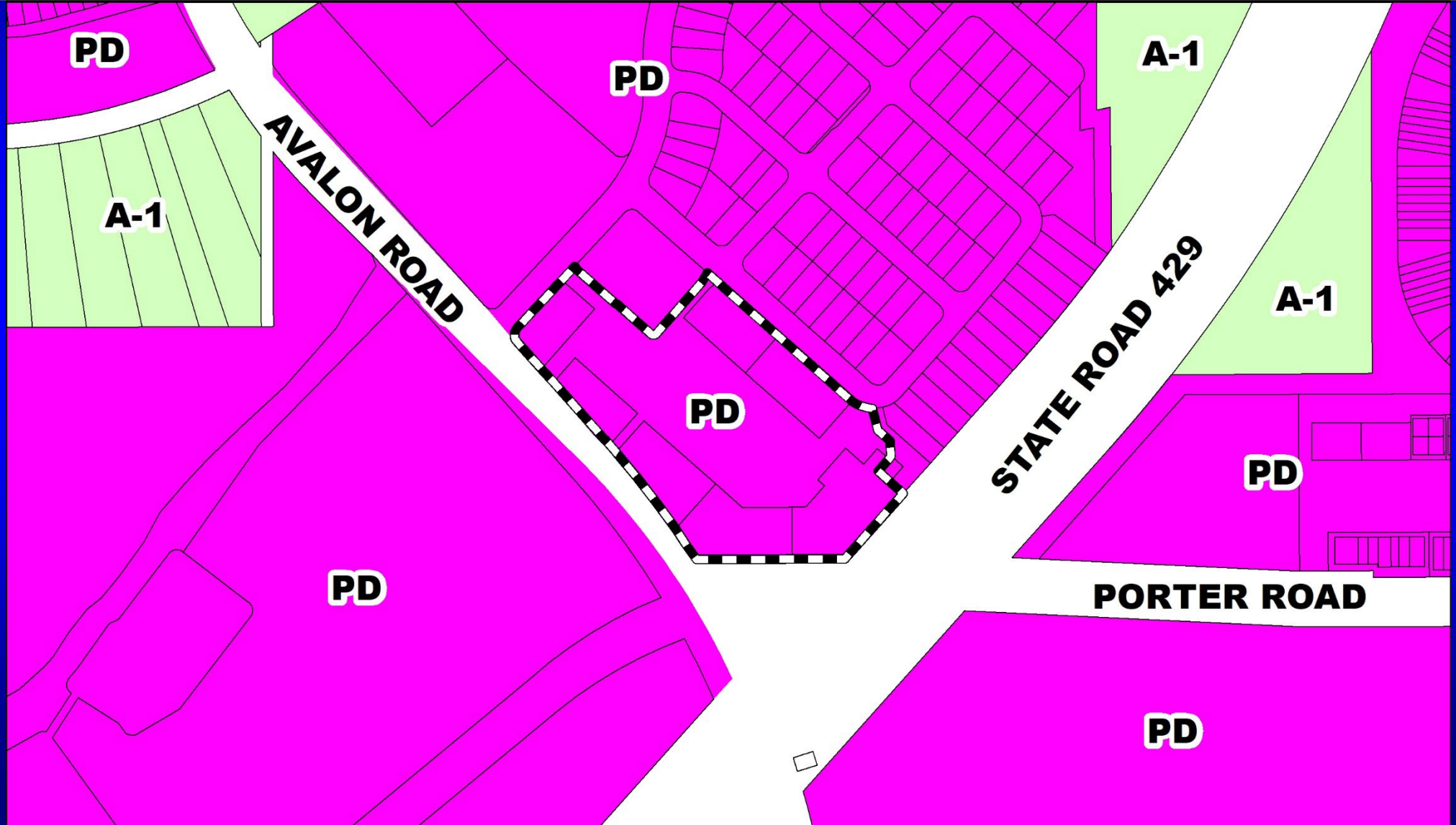
# Hamlin Southwest PD - UNP / Hamlin Southwest Overall Infrastructure Planned Subdivision Plan / Hamlin Southwest Medical Offices Master DP

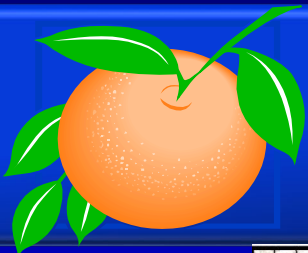
## Horizon West Special Planning Area Land Use Map



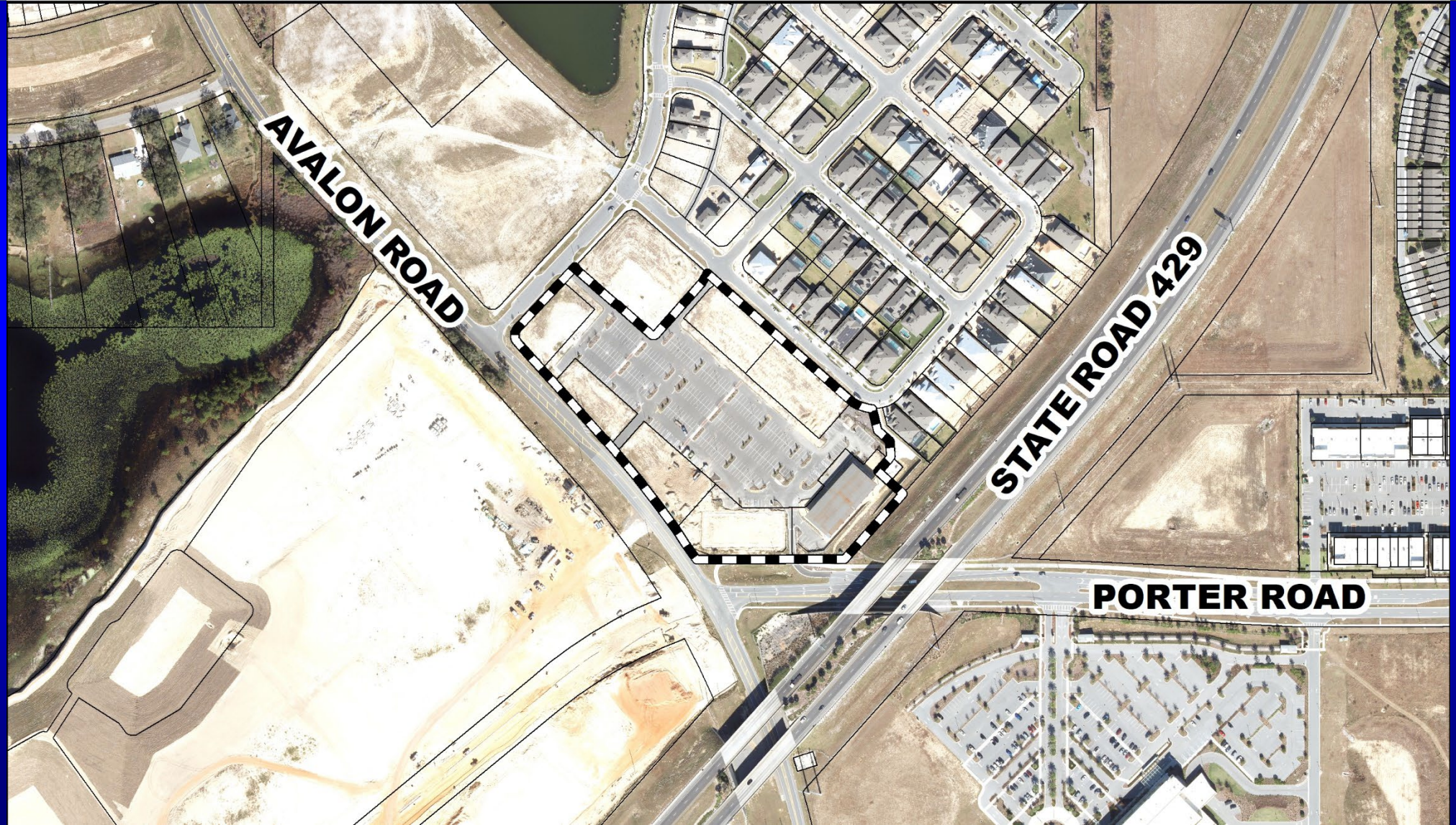


# Hamlin Southwest PD - UNP / Hamlin Southwest Overall Infrastructure Planned Subdivision Plan / Hamlin Southwest Medical Offices Master DP Zoning Map

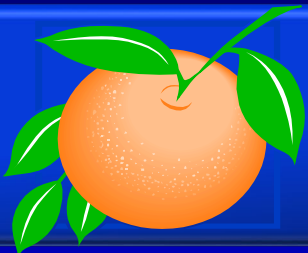




# Hamlin Southwest PD - UNP / Hamlin Southwest Overall Infrastructure Planned Subdivision Plan / Hamlin Southwest Medical Offices Master DP Aerial Map



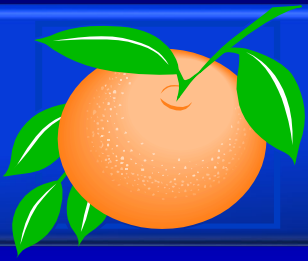




# Action Requested

**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:** 1
- 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

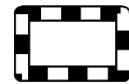
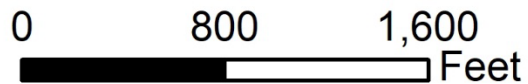
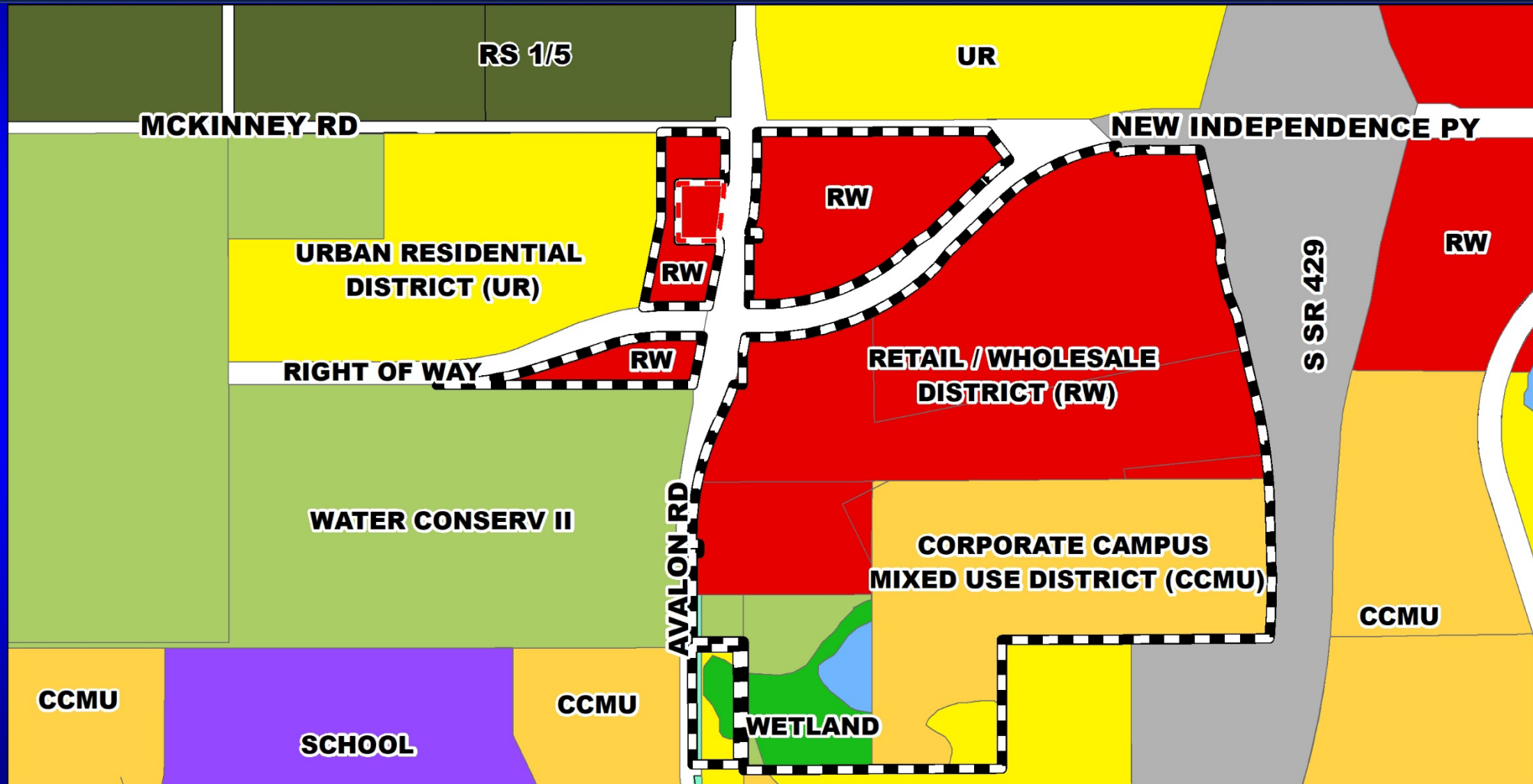




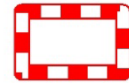


# Hamlin West PD – UNP Land Use Plan Amendment

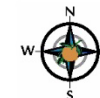
## Proposed Future Land Use Map



Existing PD



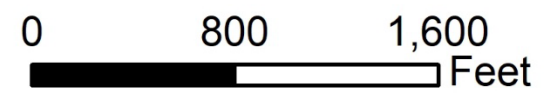
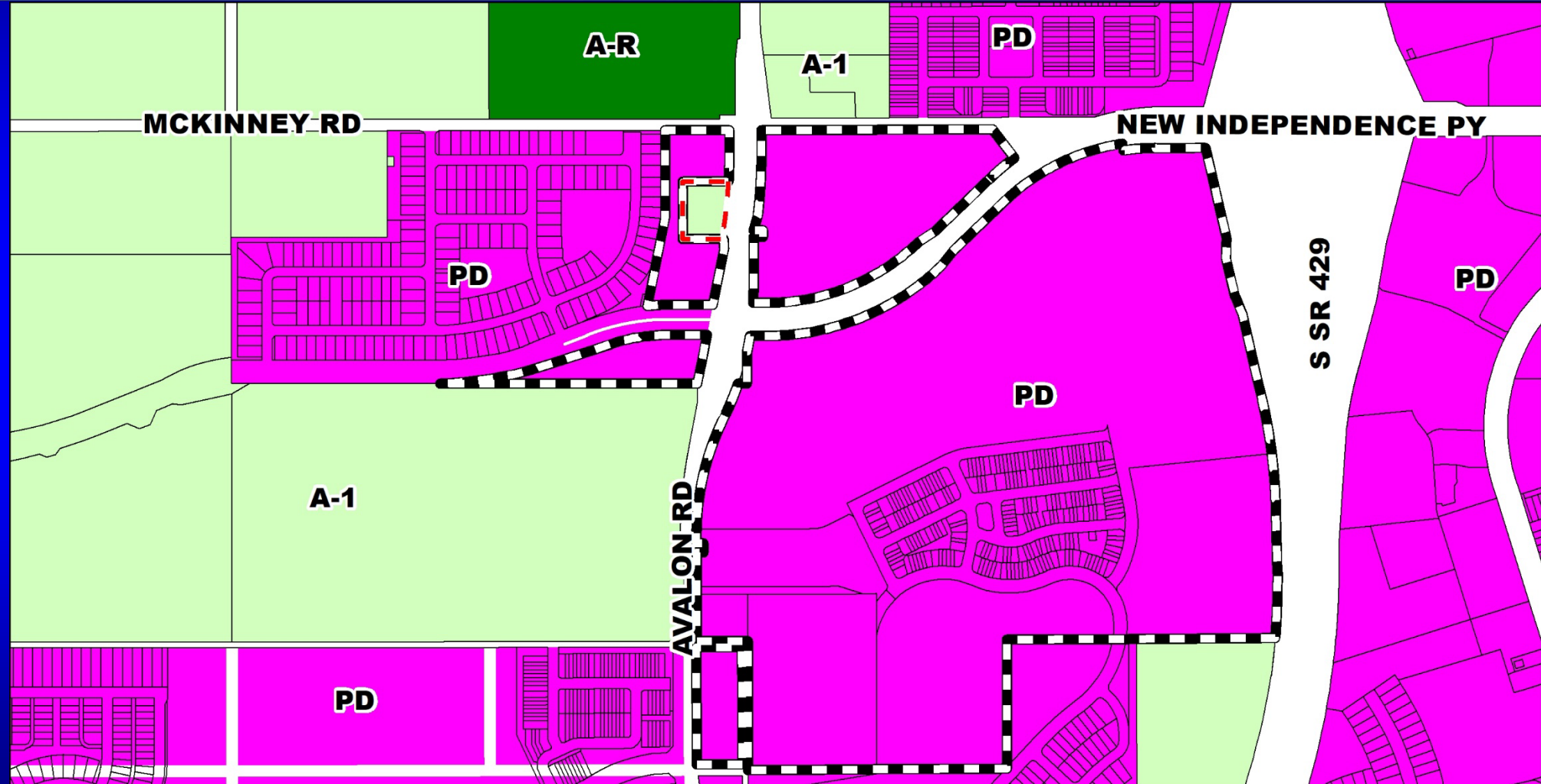
Added Property



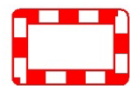


# Hamlin West PD – UNP Land Use Plan Amendment

## Zoning Map



Existing PD



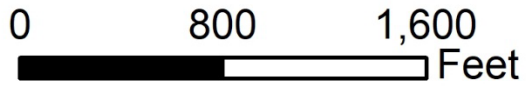
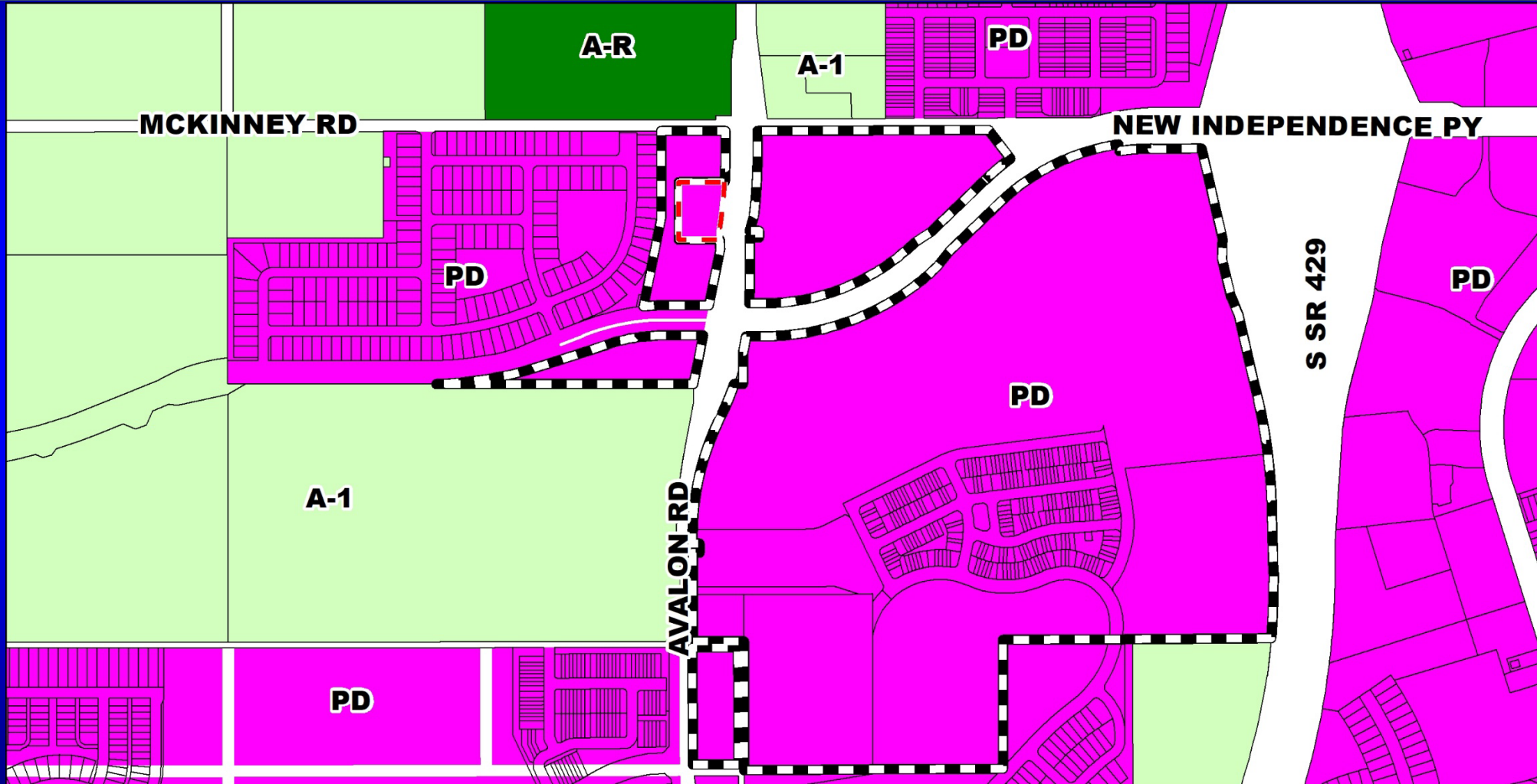
Added Property





# Hamlin West PD – UNP Land Use Plan Amendment

## Proposed Zoning Map

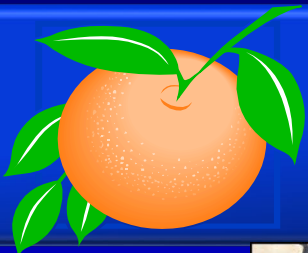


Existing PD



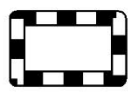
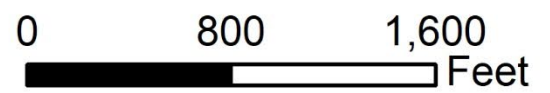
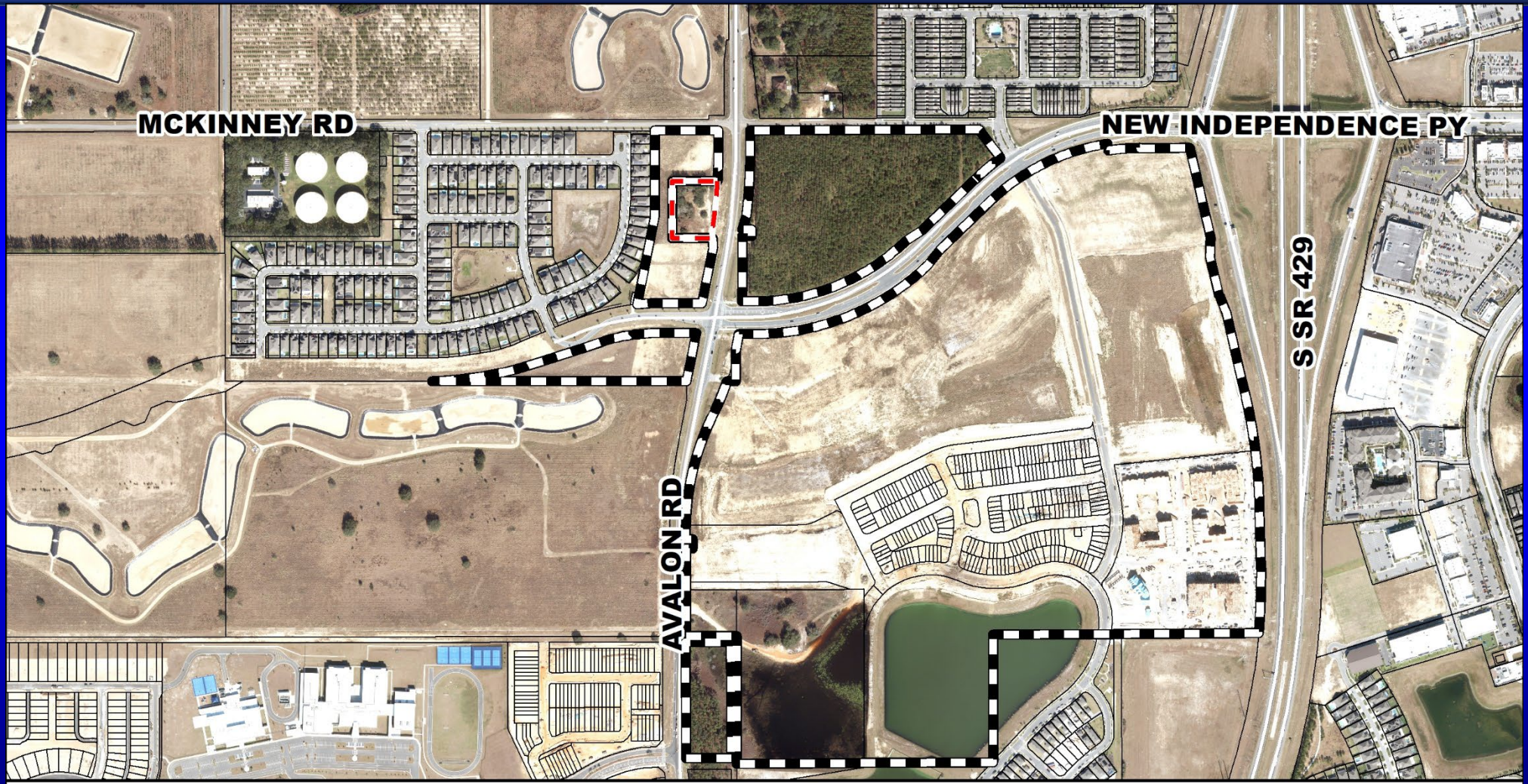
Added Property



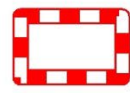


# Hamlin West PD – UNP Land Use Plan Amendment

## Aerial Map



Existing PD



Added Property







# 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**

*Board of County Commissioners*

# Public Hearings

**February 20, 2024**