



**Interoffice Memorandum**

02-09-16A08:17 RCVD


~~Continue public~~  
hearing to  
APR 05 2016 CAS

02-09-16A08:09 RCVD

**DATE:** February 5, 2016

**TO:** Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

**THROUGH:** Cheryl Gillespie, Supervisor, Agenda Development Office

**FROM:** Lourdes O'Farrill, Development Coordinator Planning Division 

**CONTACT PERSONS:** **Lisette M. Egipciaco,**  
Development Coordinator  
Planning Division 407-836-5684  
Lisette.Egipciaco@ocfl.net  
&  
**Lourdes O'Farrill,**  
Development Coordinator  
Planning Division 407-836-5686  
Lourdes.O'Farrill@ocfl.net

**SUBJECT:** Request for Board of County Commissioners Public Hearing

**Project Name:** Hamlin PD / UNP / Lakewalk at Hamlin Preliminary Subdivision Plan / Development Plan Case # PSP-15-08-222

**Type of Hearing:** Preliminary Subdivision Plan / Development Plan

**Applicant(s):** Mr. Dennis Seliga  
Boyd Horizon West, LLC  
7586 West Sand Lake Road  
Orlando, Florida 32819

**Commission District:** 1

**General Location:** South of New Independence Parkway / East of Hamlin Groves Trail

3-15-16  
2pm

Parcel ID #(s) 21-23-27-0000-00-040

# of Posters: 1

Use: 316 Multi-Family Units

Size / Acreage: 21.96

BCC Public Hearing  
Required by: Section 34-69 Orange County Code (Subdivision Regulations); and Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

Clerk's Advertising  
Requirements: (1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person: Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-5686.

**Advertising Language:**

This Preliminary Subdivision Plan (PSP) is a request to subdivide and construct 316 multi-family residential dwelling units on 21.96 gross acres in one (1) phase; District 1; South of New Independence Parkway / East of Hamlin Groves Trail.

The following waiver from Chapter 38 of the Orange County Code is also requested:

1. A waiver from Orange County Section 38-1890.51 Table 4-1 and Section 38-1390.55 (C)(10) is granted to allow a minimum setback of zero (0) feet for the locations identified on the PSP-DP, in lieu of ten (10) feet.

**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

**SPECIAL INSTRUCTIONS TO CLERK (IF ANY):**

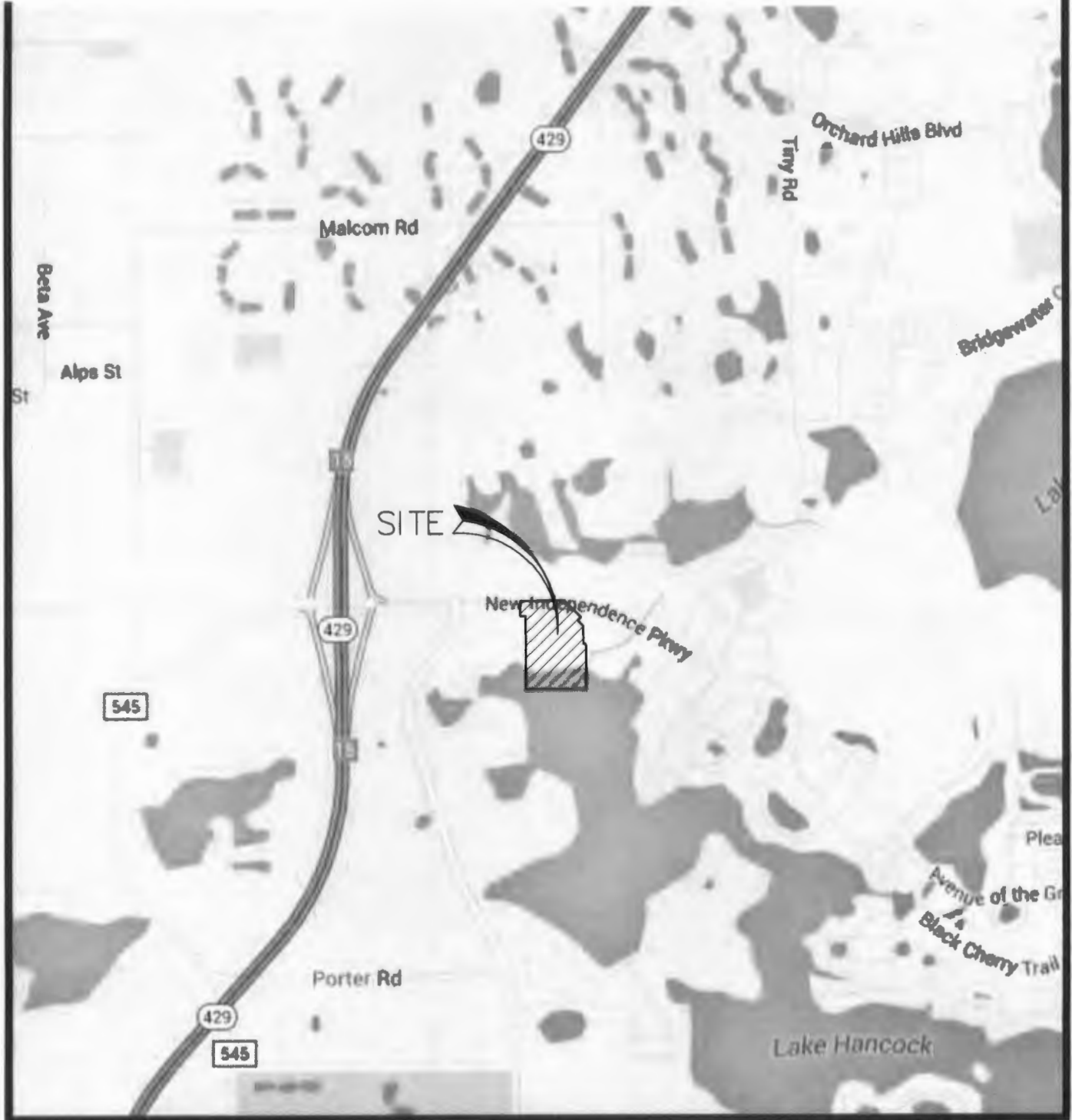
***Please schedule this request concurrent with CDR-15-09-255 Hamlin PD/UNP Substantial Change.***

Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Lourdes O’Farrill and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

For questions regarding this map, please call Lisette Egipciaco at 407.836.5684 Or Lourdes O'Farrill at 407-836-5686



<b>KELLY, COLLINS &amp; GENTRY, INC.</b>	Scale: 1" = 2000'	<b>LAKEWALK AT HAMLIN HAMLIN PD / UNP</b>
	Date: 1/28/2016	
ENGINEERING / PLANNING	S: 20      T: 23      R: 27	Exhibit: LOCATION MAP
	Job # : 1107.000	Source: PSP-15-08-222
	Drawn by: GPR	Area: ORANGE COUNTY
	Appvd. by: GRR	1 of 6

**PARCEL DESCRIPTION: (HAMLIN MULTI-FAMILY CCM-3)**

A PARCEL OF LAND COMPRISING A PORTION OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 21; THENCE RUN SOUTH 00°08'32" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 FOR A DISTANCE OF 1392.39 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW INDEPENDENCE PARKWAY ACCORDING TO OFFICIAL RECORDS BOOK 10416, PAGE 5782 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89° 42' 03" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 91.92 FEET TO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; NORTH 89° 42' 03" EAST FOR A DISTANCE OF 128.31 FEET; THENCE RUN NORTH 88° 29' 30" EAST FOR A DISTANCE OF 200.05 FEET; THENCE RUN NORTH 89° 38' 11" EAST FOR A DISTANCE OF 228.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 2017.50 FEET, WITH A CHORD BEARING OF SOUTH 89° 32' 18" EAST, AND A CHORD DISTANCE OF 58.12 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 39' 02" FOR AN ARC DISTANCE OF 58.12 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 45° 05' 05" EAST FOR A DISTANCE OF 331.81 FEET; THENCE RUN SOUTH 44° 54' 55" WEST FOR A DISTANCE OF 67.22 FEET; THENCE RUN SOUTH 45° 05' 05" EAST FOR A DISTANCE OF 110.54 FEET; THENCE RUN SOUTH 00° 17' 57" EAST FOR A DISTANCE OF 251.86 FEET; THENCE RUN NORTH 89° 42' 03" EAST FOR A DISTANCE OF 24.48 FEET; THENCE RUN SOUTH 33° 50' 11" EAST FOR A DISTANCE OF 30.27 FEET; THENCE RUN SOUTH 00° 17' 57" EAST FOR A DISTANCE OF 615.72 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE RUN SOUTH 89° 40' 27" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 843.14 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00° 17' 57" WEST FOR A DISTANCE OF 1040.38 FEET; THENCE RUN SOUTH 89° 42' 03" WEST FOR A DISTANCE OF 76.77 FEET; THENCE RUN NORTH 00° 17' 57" WEST A DISTANCE OF 210.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 23.13 ACRES MORE OR LESS.

<b>KELLY, COLLINS &amp; GENTRY, INC.</b>	Scale: NTS	<b>LAKEWALK AT HAMLIN HAMLIN PD / UNP</b>
	Date: 1/28/2016	
	S: 20      T: 23      R: 27	
ENGINEERING / PLANNING	Job # : 1107.000	Exhibit: LEGAL DESCRIPTION
	Drawn by: GPR	Source: PSP-15-08-222
	Appvd. by: GRR	Area: ORANGE COUNTY

## GENERAL/MISCELLANEOUS

EXISTING USE:	VACANT
EXISTING VEGETATION	CITRUS GROVE
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
ZONING:	PLANNED DEVELOPMENT (PD)
AVERAGE DAILY TRAFFIC:	TBD

## SITE DATA

MULTI-FAMILY TRACT:	21.96 AC
POND TRACT:	1.17 AC
TOTAL PSP AREA:	23.13 AC
PARK AREA:	2.14 AC
LAKE AREA:	6.65 AC
NET DEVELOPABLE AREA: <sup>1</sup>	15.31 AC
TOTAL LOTS / UNITS:	316 UNITS
1. EXCLUDES LAKE AND POND TRACT	
EXISTING WETLANDS:	0.11 AC
WETLANDS TO REMAIN:	0.11 AC
STORMWATER MANAGEMENT AREA	1.17 AC

## IMPERVIOUS SURFACE RATIO (ISR)

PERVIOUS AREA:	4.20 AC
IMPERVIOUS AREA:	11.11 AC
CURB & PAVEMENT:	5.53 AC
SIDEWALKS:	1.27 AC
PAVERS:	0.27 AC
BUILDINGS:	4.04 AC
TOTAL:	11.11 AC
PROVIDED ISR:	73%
MAXIMUM ISR:	75%

## ADEQUATE PUBLIC FACILITIES (APF) COMPLIANCE

THE APF OBLIGATION FOR ALL PARCELS WITHIN THE HAMLIN PD/UNP HAS BEEN SATISFIED PURSUANT TO PARAGRAPH 7.0 ON SHEET 12 OF THE HAMLIN PD/UNP AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON FEBRUARY 10, 2015. SAID OVERALL PD/UNP APF CALCULATION RESULTED IN A APF SURPLUS FOR THE HAMLIN PD/UNP OF 11.78 AC.

## OPEN SPACE

SEE UNIFIED NEIGHBORHOOD PLAN

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

ENGINEERING / PLANNING

Scale: NTS  
Date: 1/28/2016  
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**LAKEWALK AT HAMLIN  
HAMLIN PD / UNP**

Exhibit: SITE DATA  
Source: PSP-15-08-222  
Area: ORANGE COUNTY

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**LOT / BUILDING CRITERIA**

SETBACKS (MINIMUMS)	PROVIDED:	REQUIRED:	
FRONT:	10'	10'	(PER SEC. 38-1390.41 PARKWAY & 38-1390.51 TABLE 4-1)
SIDE:	5'	5'	(PER SEC. 38-1390.51 TABLE 4-1)
SIDE STREET:	10'	10'	(PER SEC. 38-1390.51 TABLE 4-1)
REAR (LAKE):	50'	50'	(PER SEC. 38-1501)
MIN. LOT WIDTH:	724'	85'	(PER SEC. 38-1390.55 (C) & SEC.38-1387.2)
MIN. LOT DEPTH:	1251'	100'	(PER SEC. 38-1390.55 (C) & SEC.38-1387.2)
MAX BUILDING HEIGHT:	57'	150'	(PER SEC. 38-1390.51 TABLE 4-1)
MIN. LIVING AREA:	500 SF	500 SF	(PER SEC. 38-1390(C)(5))
DENSITY:	20.61 UNITS / AC	--	(IN COMPLIANCE WITH HAMLIN PD)

**PARKING**

REQUIRED:	(PER SEC. 38-1476 (A))
1 BEDROOM UNITS	117 (1.5 SPACES PER UNIT:) = 176 SPACES
2 & 3 BEDROOM UNITS	199 (2 SPACES PER UNIT:) = 398 SPACES
TOTAL REQUIRED:	574 SPACES
PROVIDED:	
GARAGE:	83 SPACES
SURFACE:*	542 SPACES*
TOTAL PROVIDED:	625 SPACES

\*OUT OF TOTAL SURFACE SPACES, 57 SPACES ARE TANDEM PARKING SPACES ASSIGNED TO APPLICABLE UNITS AS INDICATED ON PLAN.

**LIGHTING**

SITE 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**

BASINGER FINE SAND	11%
CANDLER FINE SAND	67%
IMMOKALEE FINE SAND	5%
WATER	17%

**FLOOD PLAIN**

FEMA FLOOD INSURANCE RATE MAP (FIRM) 12095C0375F & 12095C0380F, DATED SEPTEMBER 25th, 2009, IDENTIFIES A MAJORITY OF THE LANDWARD AREA WITHIN ZONE X, OUTSIDE THE 500 YEAR FLOOD ZONE.

**PHASING**

PROJECTED WILL BE DEVELOPED IN 1 PHASE.

**CONSERVATION AREA**

AN ORANGE COUNTY CONSERVATION AREA DETERMINATION CAD-11-08-036 WAS COMPLETED THAT INCLUDED THIS PROJECT SITE. 0.11 AC OF WETLANDS WERE DETERMINED TO BE PRESENT WITHIN THE PROJECT BOUNDARY. THIS PLAN WILL COMPLY WITH ALL RELATED PERMIT CONDITIONS OF APPROVAL. THE WETLANDS WILL BE REMOVED VIA CONSERVATION AREA IMPACT PERMIT SUBMITTED SEPTEMBER 2015.

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**RECREATION AREA**

**REQUIRED RECREATION AREA PER O.C. CODE 38-1253**

2.1 PERSONS PER MULTI-FAMILY UNIT X 316 UNITS = 664 POPULATION  
 2.5 AC RECREATION AREA PER 1000 POPULATION X 664 PEOPLE = 1.66 ACRES

**PROVIDED RECREATION 2.14 ACRES\***  
 \*SEE UNIFIED NEIGHBORHOOD PLAN

**OWNERSHIP/MAINTENANCE**

ROADWAYS PRIVATE: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION

STORMWATER TRACTS PRIVATE: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION

DRAINAGE EASEMENTS PRIVATE: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION WITH EASEMENT GRANTED TO ORANGE COUNTY

UTILITY EASEMENTS PUBLIC: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION WITH EASEMENT GRANTED TO ORANGE COUNTY UTILITES

WATER, WASTEWATER, & RECLAIMED WATER PRIVATE: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION.

OPEN SPACE PRIVATE: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION.

LANDSCAPE/ WALL TRACT/ EASEMENT PRIVATE: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION

POND TRACT PRIVATE: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION

**TRIP GENERATION TABLE**

	UNITS	TRIPS*
MULTI-FAMILY TRACT	316 UNITS	195.92

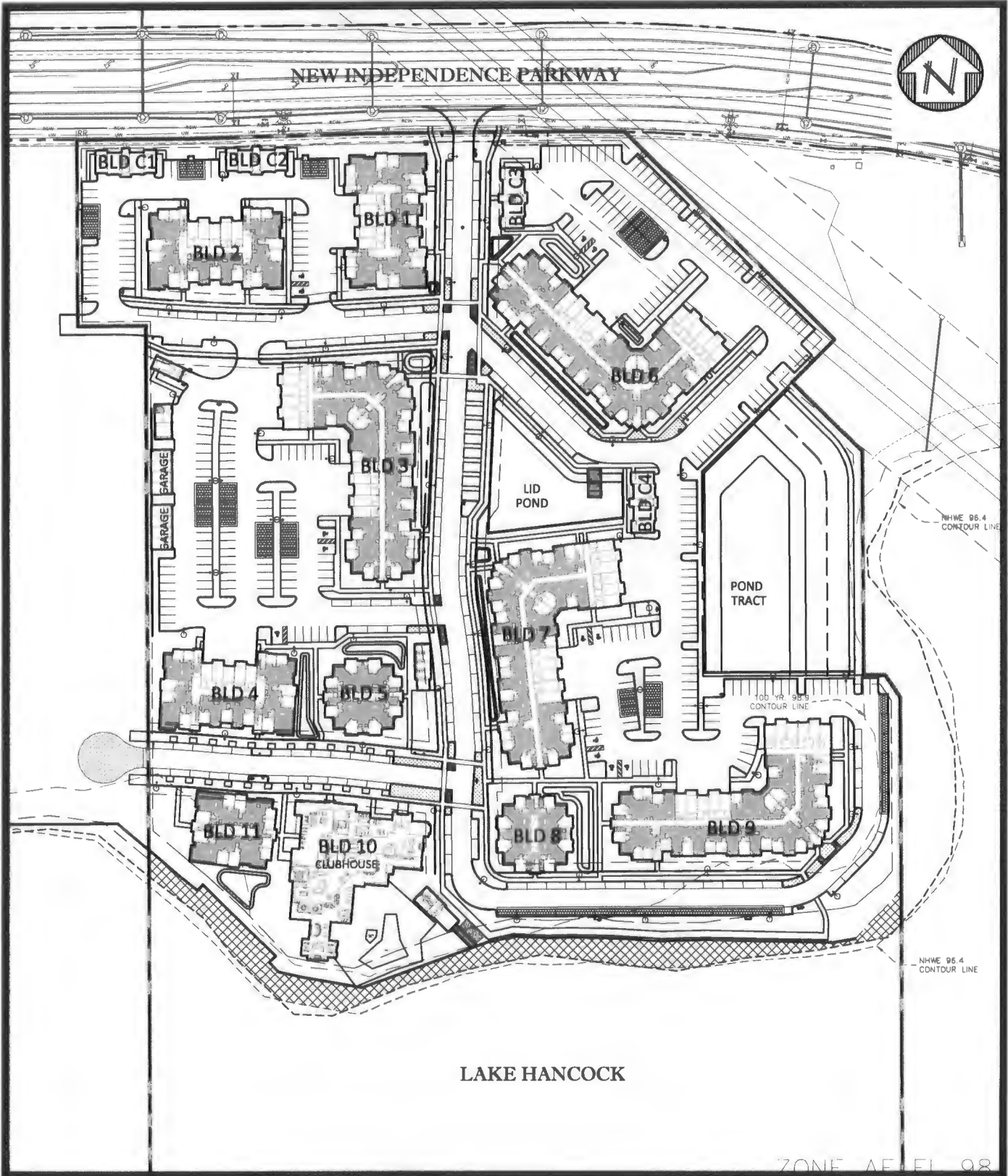
\*Trips calculated using the Hamlin PD/JNP Assignment of Vested Trips Document.0.62 trips per Dwelling Unit.

**NOTES:**

1. 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.
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT DOCK, BOARDWALK, OBSERVATION PIER, FISHING PIER, COMMUNITY PIER OR OTHER SIMILAR PERMANENTLY FIXED OR FLOATING STRUCTURE CAPABLE OF USE FOR VESSEL MOORING AND OTHER WATER-DEPENDENT RECREATIONAL ACTIVITIES. ANY PERSON DESIRING TO CONSTRUCT THESE TYPES OF STRUCTURES WITHIN COUNTY IN WATER, WETLANDS, WETLAND BUFFER AREAS, OR ON A SHORELINE SHALL APPLY FOR AN ORANGE COUNTY DOCK CONSTRUCTION PERMIT PRIOR TO CLEARING AND INSTALLATION. APPLICATION SHALL BE MADE TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION AS SPECIFIED IN ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, ARTICLE IX DOCK CONSTRUCTION.

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ENGINEERING / PLANNING	Job # : 1107.000 Drawn by: GPR Appvd. by: GRR	Exhibit: SITE PLAN Source: PSP-15-08-222 Area: ORANGE COUNTY
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