

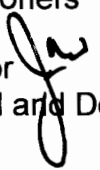


Interoffice Memorandum

AGENDA ITEM

May 17, 2016

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
407 836-5616

SUBJECT: June 28, 2016 — Consent Item
Hamlin West Planned Development
First Amendment to Adequate Public Facilities Agreement
(Related to Case # LUPA-15-12-384)

On Tuesday, June 28, 2016, an amendment to the Hamlin West Planned Development / Unified Neighborhood Plan (PD/UNP) is being considered by the Board of County Commissioners (BCC). If the amendment is approved, an adjacent 9.36-acre tract will be aggregated into the PD and rezoned from A-1 (Citrus Rural District). As a result of the aggregation / rezoning, the size of the Hamlin West PD would also increase from 155.74 acres to 165.10 acres, while also reallocating 40,000 square feet of existing non-residential entitlements into the aggregated tract. The overall PD development entitlements are unchanged that allow for up to 763,400 square feet of non-residential uses, including 97,710 square feet within the Corporate Campus Mixed Use District and 665,690 square feet within the Retail Wholesale District.

Pursuant to Orange County Code Section 30-714, each property owner in a Horizon West PD is required to convey their proportionate share of APF lands, which are based on the ratio of required APF (Adequate Public Facilities) acres to net developable acres within the SAP. In the event that APF land requirements cannot be met within a particular PD, an owner may pay a fee to the County equal to the value of the ratio of required APF lands and based upon the average fair market value of land as established by an independent appraiser. For the Town Center SAP, the adopted ratio of APF acres to net developable acres is 1.0 to 5.1.

In order to satisfy the requirements of Chapter 30, Article XIV of the Orange County Code ("APF/TDR Ordinance"), an amendment to the originally approved APF agreement for the Hamlin West PD dated September 15, 2015, has been prepared to recognize that the project's proportionate share of required APF lands within the Town Center SAP has increased to 21.59 acres. The originally approved APF agreement assigned 11.24 APF credits (acres) through a previously recorded Town Center High

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School Site APF Agreement (ORB 9281, Page 1081). Therefore, the subject Amendment to the APF Agreement addresses how the remaining 10.35-acre APF deficit within the PD will be satisfied.

Finally, the amended Hamlin West APF Agreement received a recommendation of approval from the Orange County Development Review Committee (DRC) on April 13, 2016. Upon approval by the BCC, the Agreement will be recorded in the Public Records of Orange County, Florida.

ACTION REQUESTED: Approval and execution of First Amendment to Adequate Public Facilities Agreement for Hamlin West PD/UNP by and between Hamlin Retail Partners West, LLC and Orange County. District 1

JVW/JS:rep

Attachment