



**Interoffice Memorandum**


03-16-15 P02:58 IN

03-16-15P04:01 RCVD

DATE: March 11, 2015

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

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Lisette M. Egipciaco, Development Coordinator, Planning Division 

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

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: Hamlin PD / UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan – Case #PSP-14-10-319

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Mr. Scott M. Gentry  
 Kelly, Collins & Gentry, Inc.  
 1700 North Orange Avenue  
 Orlando, Florida 32804

Commission District: 1

General Location: North of New Independence Parkway / East of S.R. 429

Parcel ID #(s): 20-23-27-0000-00-034

05/05/2015  
C 2pm

# of Posters: 2

Use: 4 commercial lots with up to 375,000 square feet of non-residential uses

Size / Acreage: 64.11

BCC Public Hearing Required by: Sections 34-69, 30-89, and 38-1381 Orange County Code

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 property and beyond.

Advertising Language:

The request is to subdivide 64.11 acres into 4 commercial lots for consideration of up to 375,000 square feet of non-residential uses.

The request also includes the following waivers from the Orange County Code for Lot 3 only:

1. A waiver from Section 38-1484(b) to allow a minimum of 32 bicycle parking spaces, including two (2) racks with 15 stalls each in front of and at both ends of the Lot 3 Big Box store front façade, and two (2) stalls in front of the Big Box gas station, in lieu of 72 bicycle parking spaces.
2. A waiver from Orange County Code Section 38-1389(d)(4)(h) to allow off-street parking to be located in front of buildings, in lieu of off-street parking being located to the rear or side of the buildings.
3. A waiver from Orange County Code Sections 38-1390.48(b) to allow a net Floor Area Ratio (FAR) of .24 as long as the combined net FAR for non-residential square footage without TDRs (Transfer of Development Rights) in RW-1B does not exceed .20, in lieu of the maximum net FAR for Town

Center Land Use Districts, without TDRs, for the Retail / Wholesale District (RW).

**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*).

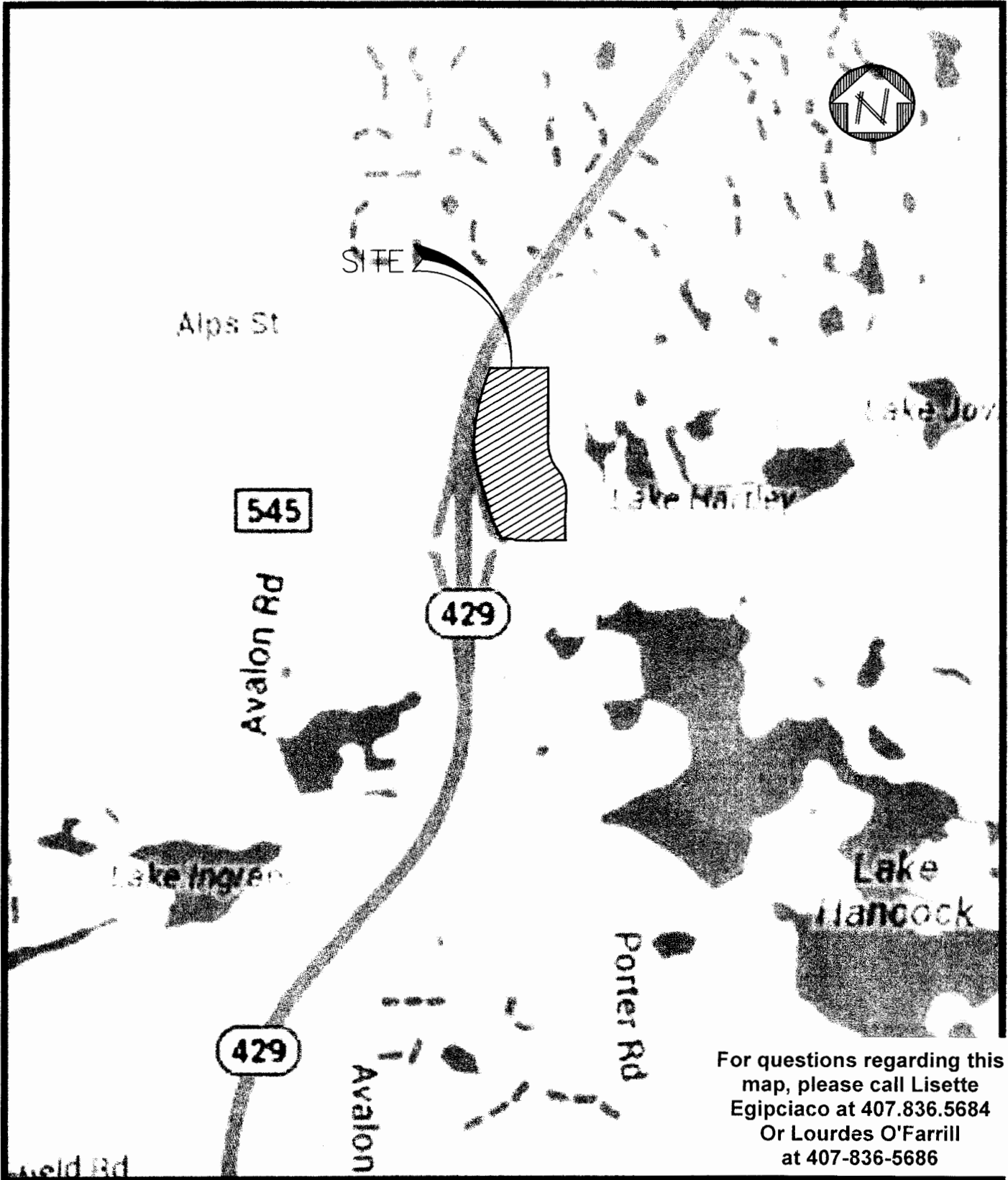
***SPECIAL INSTRUCTIONS TO CLERK (IF ANY):***

***Please schedule this request for April 7, 2015, if possible.***

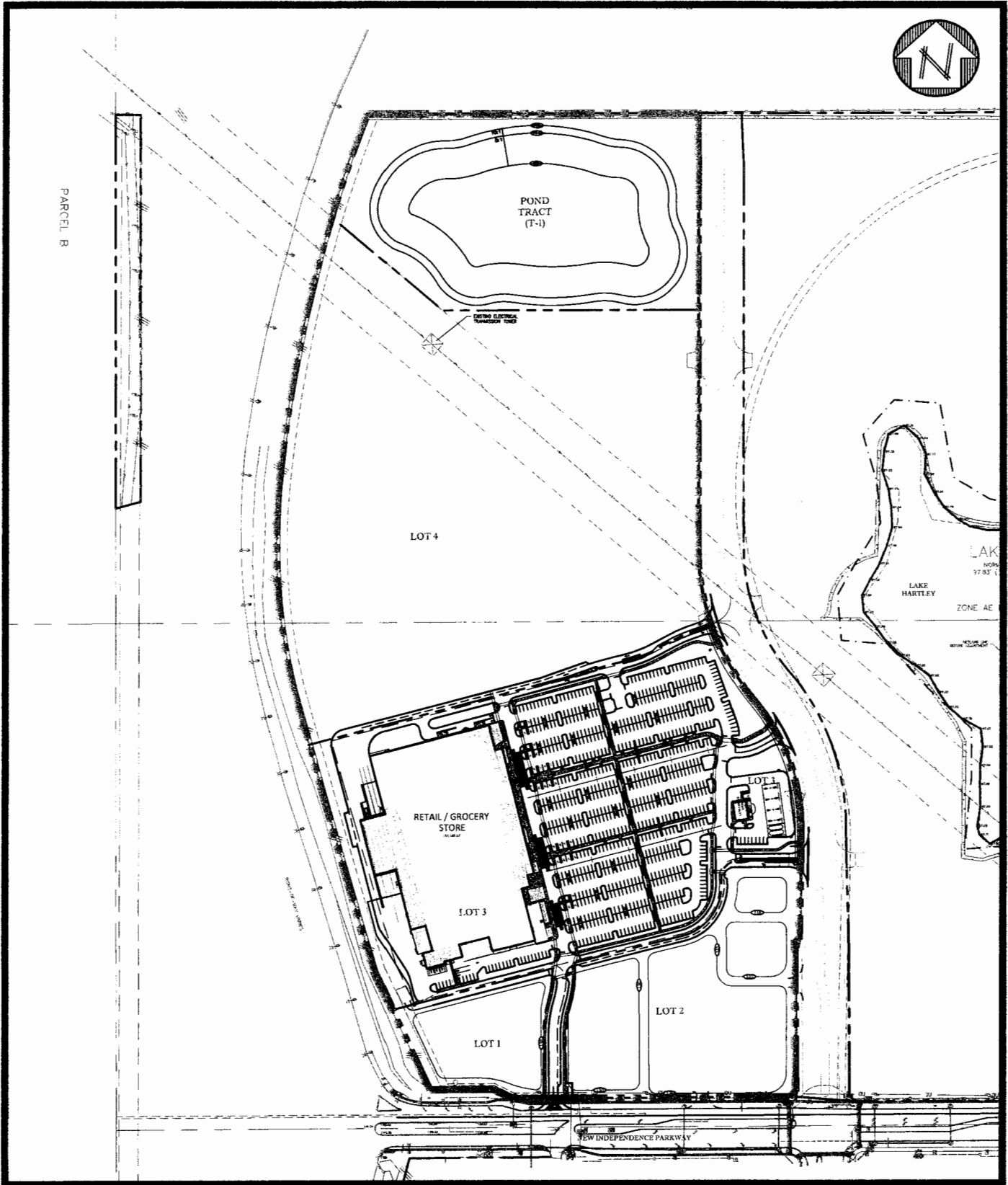
Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

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)



<b>KELLY, COLLINS &amp; GENTRY, INC.</b>	Scale: 1" = 2000'	<b>RW-1B COMMERCIAL PSP-14-10-319</b>
	Date: 03/13/15	
ENGINEERING / PLANNING	S: _____ T: _____ R: _____	Exhibit: LOCATION MAP
	Job # :1075.000	Source:
	Drawn by: CAD	Area:
	Appvd. by: JAB	1 of 1



<b>KELLY, COLLINS &amp; GENTRY, INC.</b>	Scale: NOT TO SCALE	<b>RW-1B COMMERCIAL PSP-14-10-319</b>
	Date: 03/13/15	
ENGINEERING / PLANNING	S: _____ T: _____ R: _____	Exhibit: SITE PLAN SHEET
	Job # :1075.000	Source:
	Drawn by: CAD	Area:
	Appvd. by: JAB	1 of 1

# Orlando Sentinel

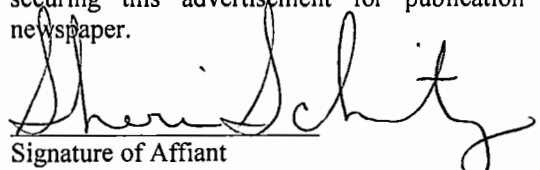
Published Daily  
ORANGE County, Florida

STATE OF FLORIDA


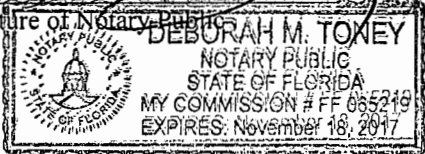
ORANGE County

Before the undersigned authority personally appeared **Adeliris DelValle / Pam Arnold / Sheri Schmitz** who on oath says that he/ she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **Hamlin PD / UNP / RW-1B Commercial PSP** in ORANGE County, Florida, was published in said newspaper in the issues **04/12/15**

Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
Signature of Affiant

Sworn to and subscribed before me on this **13** day of **April**, **2015**.

  
Signature of Notary Public  


Name of Notary, Typed, Printed, or Stamped  
Personally Known ( X ) or Produced Identification ( )

3142991

### ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners, will conduct a public hearing on **May 5, 2015, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding:

Applicant: **Scott M. Gentry, Kelly, Collins & Gentry, Inc., Hamlin PD / UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan**  
Consideration: **Hamlin PD / UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan, Case # PSP-14-10-319, submitted in accordance with Sections 34-69, 30-89, and 38-1381 Orange County Code; The request is to subdivide 64.11 acres into 4 commercial lots for consideration of up to 375,000 square feet of non-residential uses. The request also includes the following waivers from the Orange County Code for Lot 3 only:**

- 1) A waiver from Section 38-1484(b) to allow a minimum of 32 bicycle parking spaces, including two (2) racks with 15 stalls each in front of and at both ends of the Lot 3 Big Box store front facade, and two (2) stalls in front of the Big Box gas station, in lieu of 72 bicycle parking spaces.
- 2) A waiver from Orange County Code Section 38-1389(d)(4)(h) to allow off-street parking to be located in front of buildings, in lieu of off-street parking being located to the rear or side of the buildings.
- 3) A waiver from Orange County Code Sections 38-1390, 48(b) to allow a net Floor Area Ratio (FAR) of .24 as long as the combined net FAR for non-residential square footage without TDRs (Transfer of Development Rights) in RW-1B does not exceed .20, in lieu of the maximum net FAR for Town Center Land Use Districts, without TDRs, for the Retail / Wholesale District (RW).

Location: District 1; property generally located North of New Independence Parkway / East of S.R. 429; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property description by calling the Orange County Planning Division, 407-836-5684 or pick one up at 201 South Rosalind Avenue, Second Floor, Orlando, Florida.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, Email: [lisette.egp@ocfl.net](mailto:lisette.egp@ocfl.net) 407-836-5684 or [tourdes.o'farrill@ocfl.net](mailto:tourdes.o'farrill@ocfl.net) 407-836-5686.

PARA MÁS INFORMACIÓN REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISION DE PLANIFICACION (PLANNING DIVISION) AL NUMERO 407-836-5686.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con incapacidades de 1990, por favor llame al 407-836-3111.

Martha O. Haynie, County Comptroller  
As Clerk of the Board of  
County Commissioners  
Orange County, Florida

ORG3142991 04/215