



Interoffice Memorandum

Received on February 21, 2025
Deadline: March 11, 2025
Publish: March 16, 2025

February 21, 2025

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

FROM: Nicolas Thalmueller, AICP, Planning Administrator
Planning Division, DRC Office

CONTACT PERSON: **Rebecca Bowden** *Rebecca Bowden*
Assistant Project Manager
Planning Division 407-836-5619
Rebecca.Bowden@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Hamlin Planned Development (PD) – Unified
Neighborhood Plan (UNP) / Waterside at Hamlin -
a portion of Corporate Campus Mixed-Use District
3 (CCM-3) (fka Shaw Daniels Infrastructure)
Development Plan (DP)
Case # CDR-22-01-011

Type of Hearing: Development Plan

Applicant(s): Mr. Scott Gentry
Kelly, Collins & Gentry, Inc.
1700 North Orange Avenue, Suite 400
Orlando, Florida 32804

Commission District: 1

General Location: North of Summerlake Park Boulevard, south of
New Independence Parkway, east of Hamlin
Groves Trail, and west of Ficquette Road

Parcel ID #(s) 21-23-27-0000-00-004, 21-23-27-0000-00-036,

Use: 21-23-27-0000-00-033, 21-23-27-0000-00-039
113 Multi-Family Residential Dwelling Units

Size / Acreage: 10.78 net developable acres / 19.27 gross acres

BCC Public Hearing
Required by: Orange County Code, Chapter 38, Article VIII,
Division 1, Section 38-1207 and Chapter 30,
Article II, Section 30-40

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-
836-8181.

Advertising Language:

This amendment to the Development Plan (DP) is a request to construct 113 multi-family residential dwelling units on 10.78 acres; District 1; North of Summerlake Park Boulevard, south of New Independence Parkway, east of Hamlin Groves Trail, and west of Ficquette Road

The request also includes the following waivers from Orange County Code:

1. A waiver is requested from Section 38-1501 to allow a 35' setback from the NHWE for buildings in lieu of the required 50' setback.
2. A waiver from Section 38-1501 to allow a 5' setback from NHWE for parking, paving, and pool in lieu of a 20' setback.
3. A waiver from Section 38-1390.55(a)(2) to allow a 15-foot building separation in lieu of 20 feet.
4. A waiver from Section 38-1390.16 (4)(a)(1) the link to node ratio requirements, to allow a ratio of 1 in lieu of 1.35.

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*);

Special Instructions to Clerk (if any):

Please schedule this public hearing for **April 8, 2025** or next available public hearing thereafter. 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.

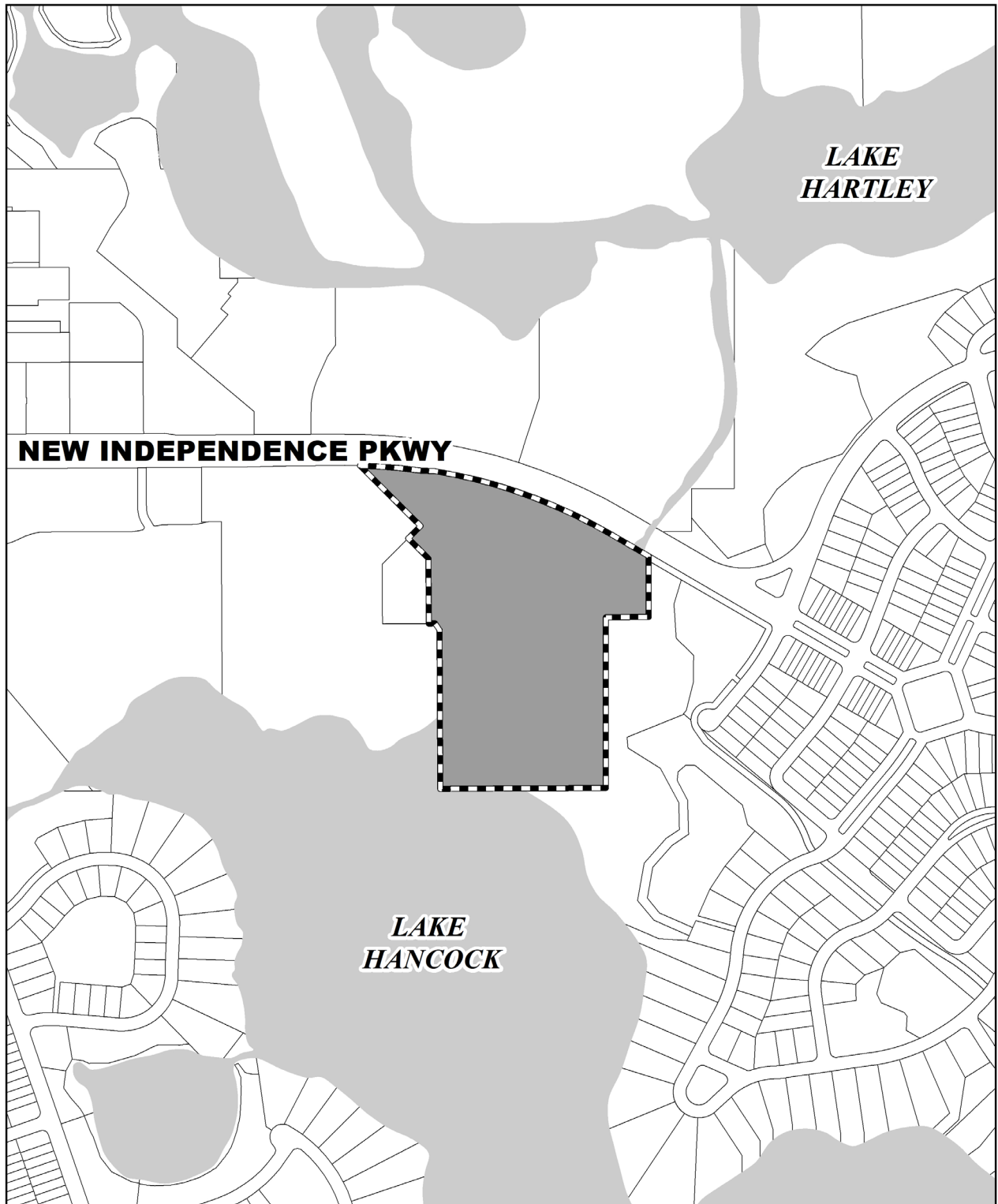
Please notify Rebecca Bowden and Lisette Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map)

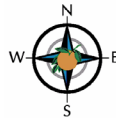
If you have any questions regarding this map,
please call Planning Division at 407-836-5600.

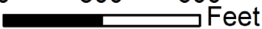
Location Map

CDR-22-01-011



 **Subject Property**



0 300 600
 Feet