



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801

Legislation Text

File #: 26-0626, **Version:** 1

Interoffice Memorandum

DATE: May 12, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

FROM: Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services Department

CONTACT: Nicolas Thalmueller, AICP, DRC Chairman

PHONE: (407) 836-5523

DIVISION: Development Review Committee

ACTION REQUESTED:

Approval and execution of Satisfaction of Adequate Public Facilities Agreement for Hamlin PD by and between Hamlin Land Partners, LLC and Orange County. District 1. (Development Review Committee)

PROJECT: Adequate Public Facilities Agreement

PURPOSE: Through this request, the Hamlin PD Owner ("Owner") is seeking approval and execution of a Satisfaction of Adequate Public Facilities (APF) Agreement for Hamlin Planned Development (PD).

The APF Agreement for Hamlin PD was approved by the Board and recorded in the Public Records on April 18, 2018, at Doc. No. 20180233447, as amended by that certain First Amendment recorded on June 18, 2021, at Doc. No. 20210364179 (collectively the "APF Agreement"). The Owner's affiliates as identified in the APF Agreement assigned to Owner all right, title, and interest in the APF Agreement by Assignment dated April 27, 2021.

Hamlin PD contains approximately 325.01 acres of net developable land, and both the Town Center Special Area Plan (SAP) and Section 30-714 of the Adequate Public Facilities / Transferable Development Rights (APF / TDR) Ordinance require 1 acre of public facilities acreage for every 5.1 acres of net developable land. When applied to the Hamlin PD, this APF Ratio requires approximately 63.73 acres of public facilities lands.

Pursuant to the APF Agreement, the Hamlin PD provided a total of 92.16 acres of public facilities lands. This acreage has satisfied the requirements of the APF Agreement and created a 21.43 acre surplus, the effective remainder of which has been transferred to other Horizon West Town Center Planned Developments.

This proposed Satisfaction received a recommendation of approval from the Development Review Committee on April 22, 2026.

BUDGET: N/A



JAMES G. WILLARD
PARTNER
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, FL 32801
DIRECT (407) 835-6909
EMAIL JWillard@shutts.com

April 7, 2026

VIA FEDEX

Matthew C. Pritchett, Esq.
Assistant County Attorney
Orange County Attorney's Office
201 S. Rosalind Avenue
Orlando, FL 32801

**Re: Final Approval and Recordation of Satisfaction of Adequate Public
Facilities Agreement for Hamlin PD**

Dear Matt:

Per your email to me of April 3rd, please find enclosed three (3) executed copies of the Satisfaction of Adequate Public Facilities Agreement for Hamlin PD, all which incorporate the minor changes you requested in your April 3rd email.

Please submit for final DRC approval at your earliest possible opportunity so it can be scheduled for BCC approval ASAP.

Thanks for your assistance.

Very truly yours,

Shutts & Bowen LLP

James G. Willard

JGW/jjo
Enclosures

cc: Via Email:
Anmber Ayub (Anmber.Ayub@ocfl.net)
Nicolas Thalmueller (Nicolas.Thalmueller@ocfl.net)
Michael Rosso (Michael.Rosso@ocfl.net)
Heather Boadella, Esq. (hboadella@shutts.com)

RECEIVED

APR 09 2026

Orange County Attorney's Office

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING RETURN TO:
JAMES G. WILLARD, ESQ.
SHUTTS & BOWEN LLP
300 S. ORANGE AVENUE, SUITE 1600
ORLANDO, FLORIDA 32801

BCC Mtg. Date: June 2, 2026

**SATISFACTION OF
ADEQUATE PUBLIC FACILITIES AGREEMENT
FOR HAMLIN PD**

THIS SATISFACTION OF ADEQUATE PUBLIC FACILITIES AGREEMENT FOR HAMLIN PD (the “**Satisfaction**”) is effective as of the latest date of execution (the “**Effective Date**”) and is made and entered into by and between Hamlin Land Partners, LLC, a Delaware limited liability partnership, formerly known as SLF IV/Boyd Horizon West JV, LLC, a Delaware limited liability company, whose address is 14422 Shoreside Way, Suite 130, Winter Garden, Florida 34787 (“**Owner**”) and Orange County, a charter county and political subdivision of the State of Florida whose mailing address is P.O. Box 1393, Orlando, Florida 32802-1393 (“**County**”).

RECITALS:

A. Owner and County are parties to that certain Adequate Public Agreement for Hamlin PD approved by the Orange County Board of County Commissioners and recorded April 18, 2018 at Doc# 20180233447. Public Records of Orange County, Florida, as amended by that certain First Amendment recorded June 18, 2021 at Doc Number 20210364179, Public Records of Orange County, Florida (collectively the “**APF Agreement**”).

B. The affiliates of Owner identified in the APF Agreement have assigned to Owner all of their right, title and interest in the APF Agreement, including the APF surplus described therein by Assignment dated April 27, 2021, in recognition that Owner has dedicated all of the APF lands and constructed the APF facilities that generated the APF acreage credit surplus.

C. As a result of Owner transferring remaining APF credits generated under the APF Agreement to other Planned Developments within the Town Center of Horizon West in accordance with paragraph 4 of the APF Agreement, Owner and County desire to satisfy the APF Agreement of record in recognition that all the obligations of Owner pursuant to the APF Agreement have been satisfied and that no outstanding obligations are owed to the County.

NOW THEREFORE, in consideration of the premises and the covenants and conditions hereinafter set forth, and in accordance with the terms of the APF Agreement, County and Owner hereby agree that all obligations under the APF Agreement have been satisfied and that the APF Agreement is released of record as an encumbrance on the real property referenced therein.

40 **WHEREFORE,** the parties have executed this Satisfaction by their authorized
41 representatives on the dates set forth below.



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: Brynn. Burke
Jerry L. Demings,
Orange County Mayor

Date: 2 June 2026

54 ATTEST: Phil Diamond, CPA, County Comptroller
55 As Clerk of the Board of County Commissioners

56 By: Jennifer Lara-Klimetz
57 Deputy Clerk
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60 Printed Name: Jennifer Lara-Klimetz
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Signature of TWO witnesses and their mailing
addresses are required by Florida law, F.S. 695.26

WITNESS #1

T.J. Schwab
Signature

T.J. Schwab
Print Name

Mailing Address: 14422 Shoreside Way, Ste 130

City: Winter Garden State: FL

Zip Code: 34787

HAMLIN LAND PARTNERS, LLC,
a Delaware limited liability company

By: Boyd Horizon West, LLC,
a Florida limited liability company,
its Sole Member

By: Ken L. Kupp
Ken L. Kupp, President

WITNESS #2

Penny Nunes
Signature

Penny Nunes
Print Name

Mailing Address: 14422 Shoreside Way #130

City: Winter Garden State: FL

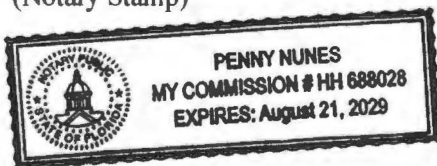
Zip Code: 34787

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STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 6th day of April, 2026, by Ken L. Kupp, as President of Boyd Horizon
West, LLC, a Florida limited liability company, the Sole Member of **Hamlin Land Partners, LLC**, a
Delaware limited liability company, on behalf of the Company. The individual ☒ is personally known
to me or ☐ has produced _____ as identification.

(Notary Stamp)



Penny Nunes
Notary Signature

Penny Nunes
Print Notary Name

Notary Public of: Florida

My Commission Expires: 8/21/29

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