



**Interoffice Memorandum**

**DATE:** December 14, 2022

**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, *LME*  
Senior Development Coordinator  
Planning Division

**CONTACT PERSON(S):** **Lisette M. Egipciaco,**  
**Senior Development Coordinator**  
**Planning Division 407-836-5684**  
[Lisette.Egipciaco@ocfl.net](mailto:Lisette.Egipciaco@ocfl.net)

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

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**Project Name:** Hamlin Planned Development – Unified Neighborhood Plan / (RW-2) Hamlin SEC Commercial Preliminary Subdivision Plan / Master Development Plan  
Case # CDR-22-02-038

**Type of Hearing:** Substantial Change

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

**Commission District:** 1

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

Parcel ID #(s) 20-23-27-2713-01-000, 20-23-27-2713-02-000,  
20-23-27-2713-03-000, 20-23-27-2713-04-000

# of Posters: 0

Use: Mini Golf, Golf Bar, and Kiosks

Size / Acreage: 35.81 gross overall acres

BCC Public Hearing  
Required by: Orange County Code, Chapter 34, Article III,  
Section 34-69 and Chapter 30, Article III, Section  
30-89

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 request is to add Building H-2 and a golf bar within Lot C, and provide details associated with Building H-2. This plan also splits the Building H envelope to 3 buildings, 1 golf bar, and 2 future kiosks; District 1; East of Hamlin Groves Trail / South of New Independence Parkway.

In addition, a waiver from Orange County Code Section 38-1390.51(A) is requested to allow the façade of building H-2 to be setback a maximum of 97-feet from the property line along the framework main street “shoreside way” as depicted on sheet C-2 of the development plan. in lieu of the build-to line of 10 (ten) feet from the property line along a framework main street.

**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*).

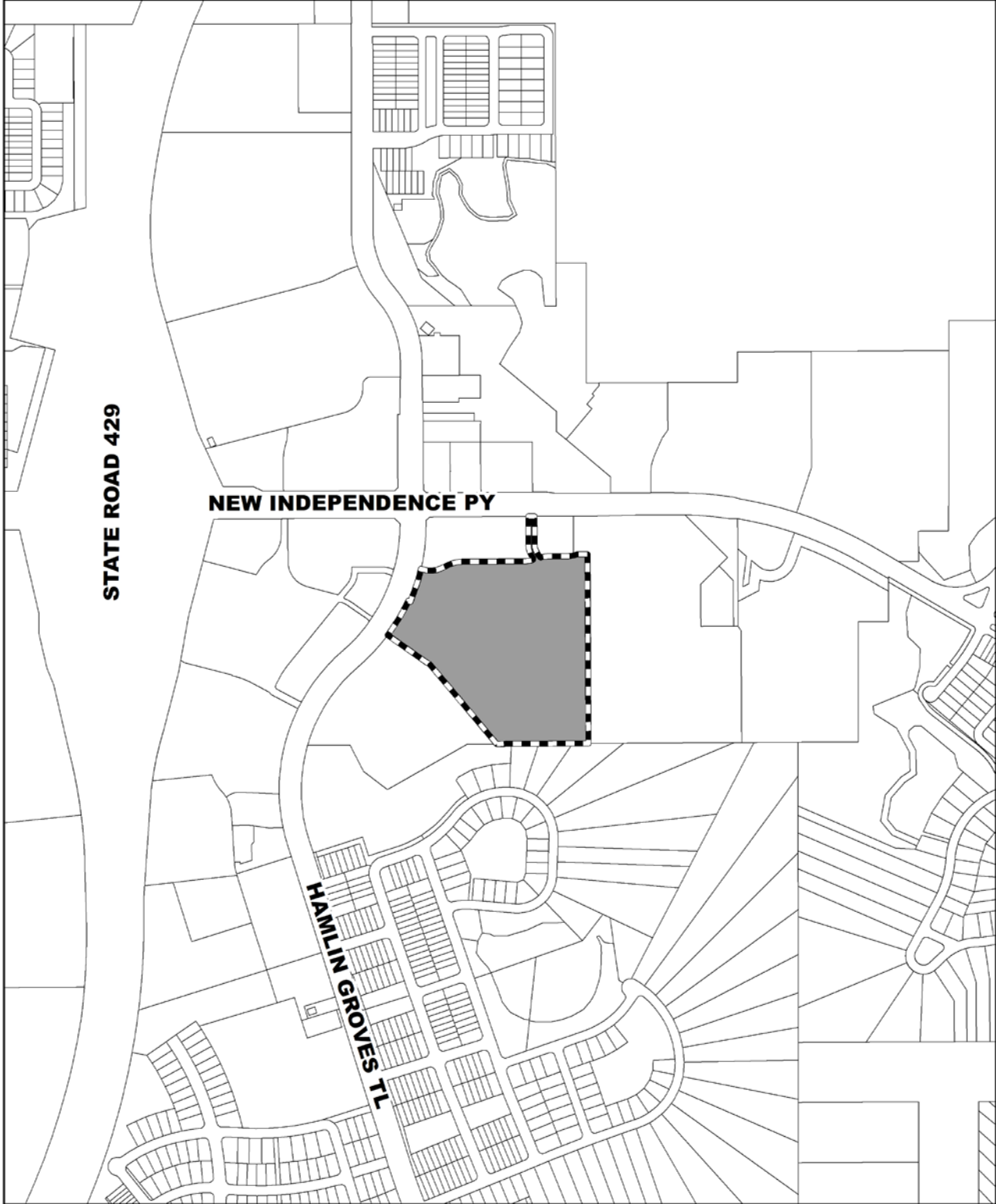
***Special Instructions to Clerk (if any):***

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 Lisette Egipciano 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 the Planning Division  
at 407-836-5600



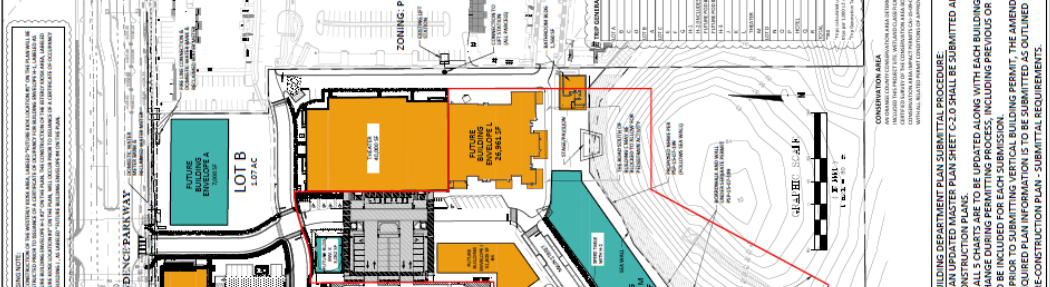
 Subject Property



1 inch = 700 feet

NO.	DESCRIPTION	AMOUNT	UNIT	REMARKS
1	CONCRETE	10,000	YD	
2	STEEL	500	TON	
3	BRICK	100,000	BR	
4	GLASS	10,000	SQ FT	
5	PAVING	50,000	SQ YD	
6	LANDSCAPING	10,000	SQ YD	
7	UTILITIES	50,000	LINE FT	
8	MECHANICAL	10,000	SQ FT	
9	ELECTRICAL	10,000	SQ FT	
10	PLUMBING	10,000	SQ FT	
11	INSULATION	10,000	SQ FT	
12	ROOFING	10,000	SQ FT	
13	FOUNDATION	10,000	SQ FT	
14	CONCRETE	10,000	YD	
15	STEEL	500	TON	
16	BRICK	100,000	BR	
17	GLASS	10,000	SQ FT	
18	PAVING	50,000	SQ YD	
19	LANDSCAPING	10,000	SQ YD	
20	UTILITIES	50,000	LINE FT	
21	MECHANICAL	10,000	SQ FT	
22	ELECTRICAL	10,000	SQ FT	
23	PLUMBING	10,000	SQ FT	
24	INSULATION	10,000	SQ FT	
25	ROOFING	10,000	SQ FT	
26	FOUNDATION	10,000	SQ FT	
27	CONCRETE	10,000	YD	
28	STEEL	500	TON	
29	BRICK	100,000	BR	
30	GLASS	10,000	SQ FT	
31	PAVING	50,000	SQ YD	
32	LANDSCAPING	10,000	SQ YD	
33	UTILITIES	50,000	LINE FT	
34	MECHANICAL	10,000	SQ FT	
35	ELECTRICAL	10,000	SQ FT	
36	PLUMBING	10,000	SQ FT	
37	INSULATION	10,000	SQ FT	
38	ROOFING	10,000	SQ FT	
39	FOUNDATION	10,000	SQ FT	
40	CONCRETE	10,000	YD	
41	STEEL	500	TON	
42	BRICK	100,000	BR	
43	GLASS	10,000	SQ FT	
44	PAVING	50,000	SQ YD	
45	LANDSCAPING	10,000	SQ YD	
46	UTILITIES	50,000	LINE FT	
47	MECHANICAL	10,000	SQ FT	
48	ELECTRICAL	10,000	SQ FT	
49	PLUMBING	10,000	SQ FT	
50	INSULATION	10,000	SQ FT	
51	ROOFING	10,000	SQ FT	
52	FOUNDATION	10,000	SQ FT	
53	CONCRETE	10,000	YD	
54	STEEL	500	TON	
55	BRICK	100,000	BR	
56	GLASS	10,000	SQ FT	
57	PAVING	50,000	SQ YD	
58	LANDSCAPING	10,000	SQ YD	
59	UTILITIES	50,000	LINE FT	
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63	INSULATION	10,000	SQ FT	
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95	GLASS	10,000	SQ FT	
96	PAVING	50,000	SQ YD	
97	LANDSCAPING	10,000	SQ YD	
98	UTILITIES	50,000	LINE FT	
99	MECHANICAL	10,000	SQ FT	
100	ELECTRICAL	10,000	SQ FT	

**GENERAL/MISCELLANEOUS**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).  
 2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC AND NEC).  
 3. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOUNDATION DESIGN AND CONSTRUCTION MANUAL (FDCM).  
 4. ALL ROOFING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ROOFING CONTRACT DOCUMENTS (RCD).  
 5. ALL PAINTING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PAINTING CONTRACT DOCUMENTS (PCD).  
 6. ALL LANDSCAPING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANDSCAPING CONTRACT DOCUMENTS (LCD).  
 7. ALL PAVING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PAVING CONTRACT DOCUMENTS (PCD).  
 8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC AND NEC).  
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 12. ALL LANDSCAPING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANDSCAPING CONTRACT DOCUMENTS (LCD).  
 13. ALL PAVING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PAVING CONTRACT DOCUMENTS (PCD).



**LEGEND:**  
 BUILDING FOOTPRINT: [Color swatch]  
 FUTURE BUILDING: [Color swatch]  
 PAVING: [Color swatch]  
 UTILITIES: [Color swatch]  
 LANDSCAPING: [Color swatch]

**CONSTRUCTION NOTES:**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).  
 2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC AND NEC).  
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**FINISHING SUMMARY:**  
 1. CONCRETE: 10,000 YD  
 2. STEEL: 500 TON  
 3. BRICK: 100,000 BR  
 4. GLASS: 10,000 SQ FT  
 5. PAVING: 50,000 SQ YD  
 6. LANDSCAPING: 10,000 SQ YD  
 7. UTILITIES: 50,000 LINE FT  
 8. MECHANICAL: 10,000 SQ FT  
 9. ELECTRICAL: 10,000 SQ FT  
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