

Interoffice Memorandum

DATE: June 11, 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:

Make a finding of consistency with the Comprehensive Plan and approve an amendment to the Hamlin Planned Development - Unified Neighborhood Plan (PD-UNP) / Hamlin East Proton Therapy Center Preliminary Subdivision Plan / Development Plan (PSP/DP) received May 15, 2026, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 1. (DRC Office)

PROJECT: Hamlin PD-UNP / Hamlin East Proton Therapy Center PSP/DP
(CDR-25-12-306)

PURPOSE: The subject property is located on the north side of New Independence Parkway, east of Hamlin Groves Trail within the Hamlin Planned Development-Unified Neighborhood Program (PD-UNP). The property has an underlying Future Land Use Map (FLUM) designation of Village (V) – Horizon West on the Future Land Use Map. It is located in the Horizon West Town Center, within the Corporate Campus Mixed Use (CCM-3b) district on the Horizon West Special Planning Area Land Use Map. The Hamlin PD-UNP was originally approved in 2013 and includes a mix of residential and non-residential uses. The CCM-3b district, in which the subject parcel is situated, is currently allocated for commercial and hotel uses.

Through this request, the applicant is seeking to modify the Framework Street network and revise cross-access, inter-parcel connectivity, and pedestrian interconnection requirements. These proposed changes require the approval of the eight (8) waivers that are also part of this request. This CDR to the PSP, and all 8 waivers, would need to be approved in order to allow for consideration of a pending Development Plan (Case # DP-25-12-305) for a private school.

This proposal received a recommendation of approval from the DRC on June 10, 2026.

BUDGET: N/A