



## Interoffice Memorandum

Received on August 18, 2025

Deadline: September 2, 2025

Publish: September 7, 2025

August 18, 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

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Project Name: Hunter's Creek Planned Development (PD)  
Case # CDR-24-01-005

Type of Hearing: Planned Development

Applicant(s): James Johnston  
Shutts & Bowen LLP  
300 South Orange Ave, Ste 1600  
Orlando, Florida 32801

Commission District: 1

General Location: 3400 Hunter's Creek Boulevard; South of  
Hunter's Creek Boulevard / West of U.S. 441

Parcel ID #(s) 32-24-29-3601-09-000 (affected parcel)

Size / Acreage: 3.83 acres (affected area)

BCC Public Hearing  
Required by:

Orange County Code, Chapter 30

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:**

A PD substantial change to allow for a 126-foot 6-inch tall, monopole-style communication tower and support compound on Tract 275 of the PD.

The following waivers from Orange County Code are being requested for the proposed monopole this Planned Development:

1. A waiver from Section 38-1427(d)(2) to provide a minimum 203' separation from the closest single-family residential unit in lieu of 635' separation.
2. A waiver from Section 38-1427(d)(11) to not provide landscaping along the south side of the tower compound in lieu of meeting all of the Code Landscaping requirements.

**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 **September 30, 2025**. 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.

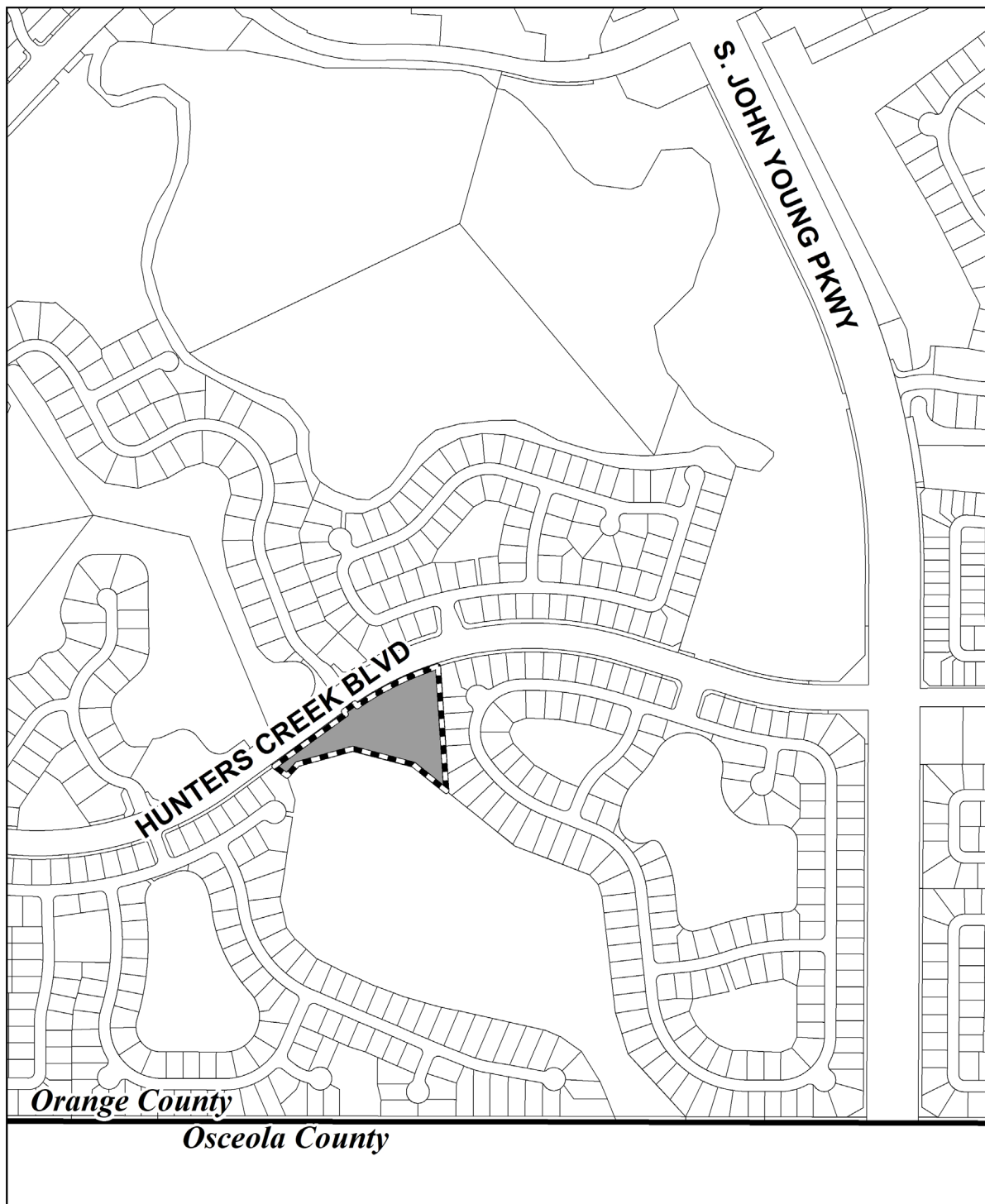
Please notify Rebecca Bowden and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map)

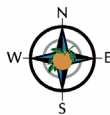
If you have any questions regarding this map,  
please contact 407-836-5600

## Location Map

**CDR-24-01-005**



**Subject Property**



0 500 1,000 Feet