

ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

If you have any questions regarding this notice, contact the Orange County Planning Division, 407-836-5600, email: planning@ocfl.net

Para más información sobre esta vista pública, favor de comunicarse con el Departamento de Planning, Environmental, and Development Services (PEDS) al número, 407-836-8181.

The Orange County Board of County Commissioners will conduct a public hearing on **July 14, 2026**, at **2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

Applicant: Alex Goetz, KPM Franklin, and Jonathan Huels, Lowndes Law, Hamlin Planned Development – Unified Neighborhood Plan (PD-UNP) / Hamlin East Proton Therapy Center Preliminary Subdivision Plan / Development Plan (PSP/DP), Case # CDR-25-12-306

Consideration: A Preliminary Subdivision Plan / Development Plan (PSP/DP) substantial change to modify the Framework Street network through the reduction and reconfiguration of designated Framework Streets and associated links and nodes; revise cross-access, inter-parcel connectivity; and pedestrian interconnection requirements; adjust internal block configurations; and update internal circulation, parking, utility, and grading plans to address site-specific conditions and support the operational and security needs of a campus-style educational facility. The applicant is also requesting the following eight (8) waivers from Orange County Code: 1. Waiver request from Orange County Code Section 38-1390.16(4)a.3 to allow the elimination of cross-access connections in lieu of providing links from existing or planned Framework Streets with adjoining properties. 2. Waiver request from Orange County Code Section 38-1390.33 (a)(1), to allow a site-specific internal block, street and circulation configuration appropriate for an educational campus in lieu of strict compliance with standard block connectivity and inter-parcel circulation requirements. 3. Waiver request from Orange County Code Section 38-1390.33(b)(2) to allow a site-specific internal block configuration with block faces less than 250 feet and not meeting pedestrian passageway requirements along functionally classified streets, in lieu of strict compliance with block length limitations and adjacency standards. 4. Waiver request from Orange County Code Section 38-1390.35, Pedestrian Accommodations, to allow for pedestrian connection along the right-of-way in lieu of providing sidewalk interconnections between adjacent developments as typically required by Code. 5. Waiver request from Orange County Code Section 38-1390.39(a)(2), Site Access Standards, to allow for the elimination of easements for a cross-access corridor in lieu of requiring easements to be dedicated. 6. Waiver request from Orange County Code Section 38-1390.39(a)(3) to allow self-contained campus circulation and parking system in lieu of tying into abutting parking and access to create a unified vehicular network. 7. Waiver request from Orange County Code Section 38-1390.39(a)(5) to allow a self-contained campus circulation and parking system in lieu tying into abutting parking and access to create a unified vehicular network. 8. Waiver request from Orange County Code Section 38-1390.41, Framework Street Cross-Sections and Standards, to allow removal of the designated Framework Streets within Lot 2C in lieu of constructing streets that meet the prescribed Town Center cross-section requirements.

Location: District 1; property generally located East of Hamlin Groves Trail / North of New Independence Parkway; Orange County, Florida (legal property description on file in Planning Division-see map enclosed)

You may obtain a copy of the legal property description by calling the Orange County Planning Division, 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners; Orange County, Florida

th/mf/np
June 25, 2026
c: Applicant/Abutters