



**Interoffice Memorandum**

May 16, 2024

**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**   
**Assistant Project Manager**  
**Planning Division 407-836-5619**  
[Rebecca.Bowden@ocfl.net](mailto:Rebecca.Bowden@ocfl.net)

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

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**Project Name:** Hamlin 30 Planned Development / Land Use Plan  
(PD / LUP)  
Case # LUP-22-03-085

**Type of Hearing:** Land Use Plan / Planned Development

**Applicant(s):** Scott M. Gentry  
Kelly, Collins & Gentry, Inc.  
1700 N Orange Avenue, Suite 400  
Orlando, Florida 32804

**Commission District:** 1

**Location:** 17301 Schofield Road; Generally located:  
North of Schofield Road / West of Avalon  
Road / and West of State Road 429

**Parcel ID #(s)** 30-23-27-0000-00-006, 30-23-27-0000-00-014  
30-23-27-0000-00-013

Size / Acreage: 29.58 gross acres

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:**

To rezone 29.58 acres from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct 100 multi-family residential dwelling units, 169,705 square feet of non-residential uses, and 26 hotel rooms.

**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):***

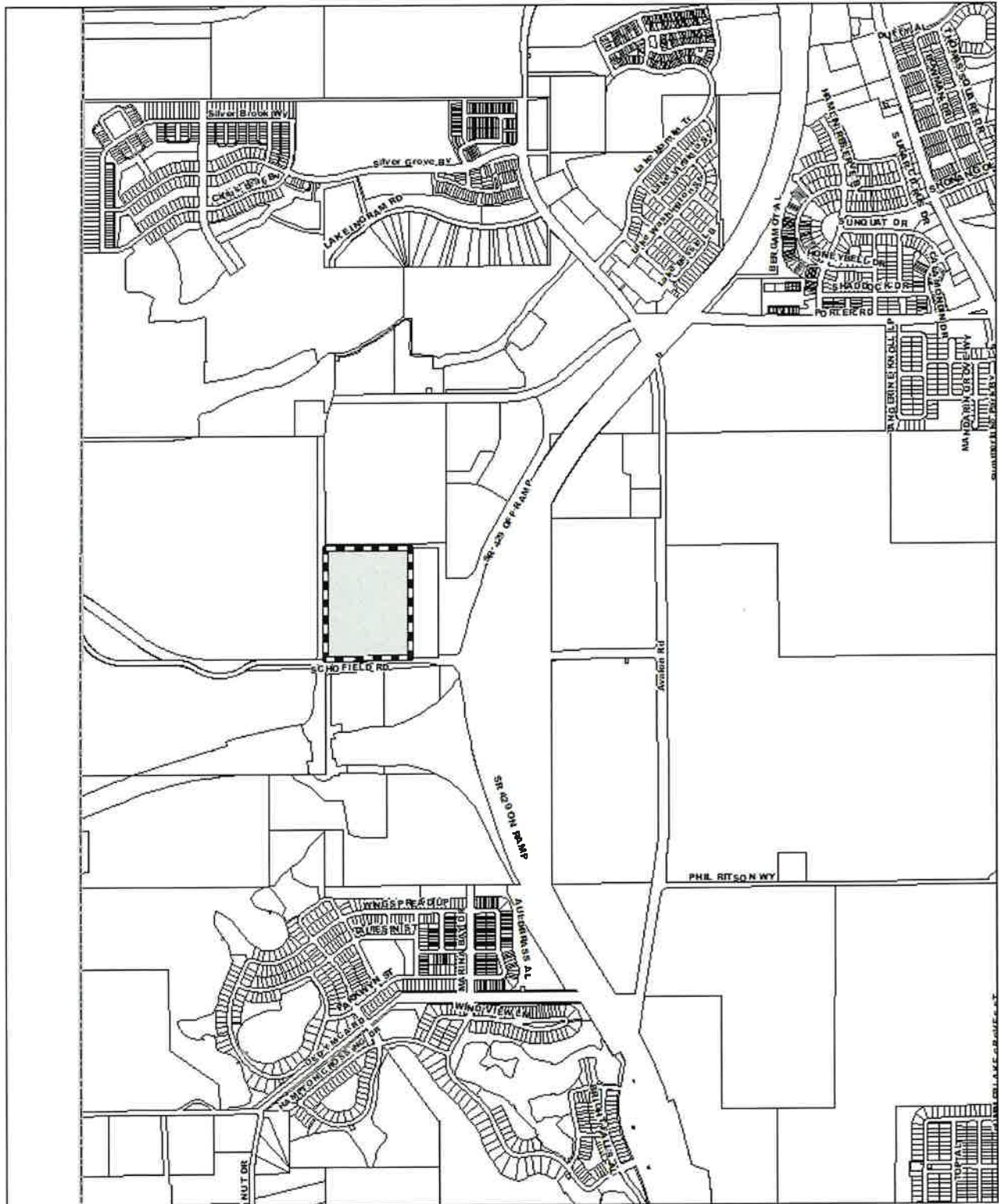
Please schedule this public hearing for **June 18, 2024**. **This should be scheduled concurrent with Hamlin 30 PD Adequate Public Facilities and Road Network Agreement (RAG-23-01-000)**. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as 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 any questions regarding this map, please contact the Planning Division at 407-836-5600.

### Location Map

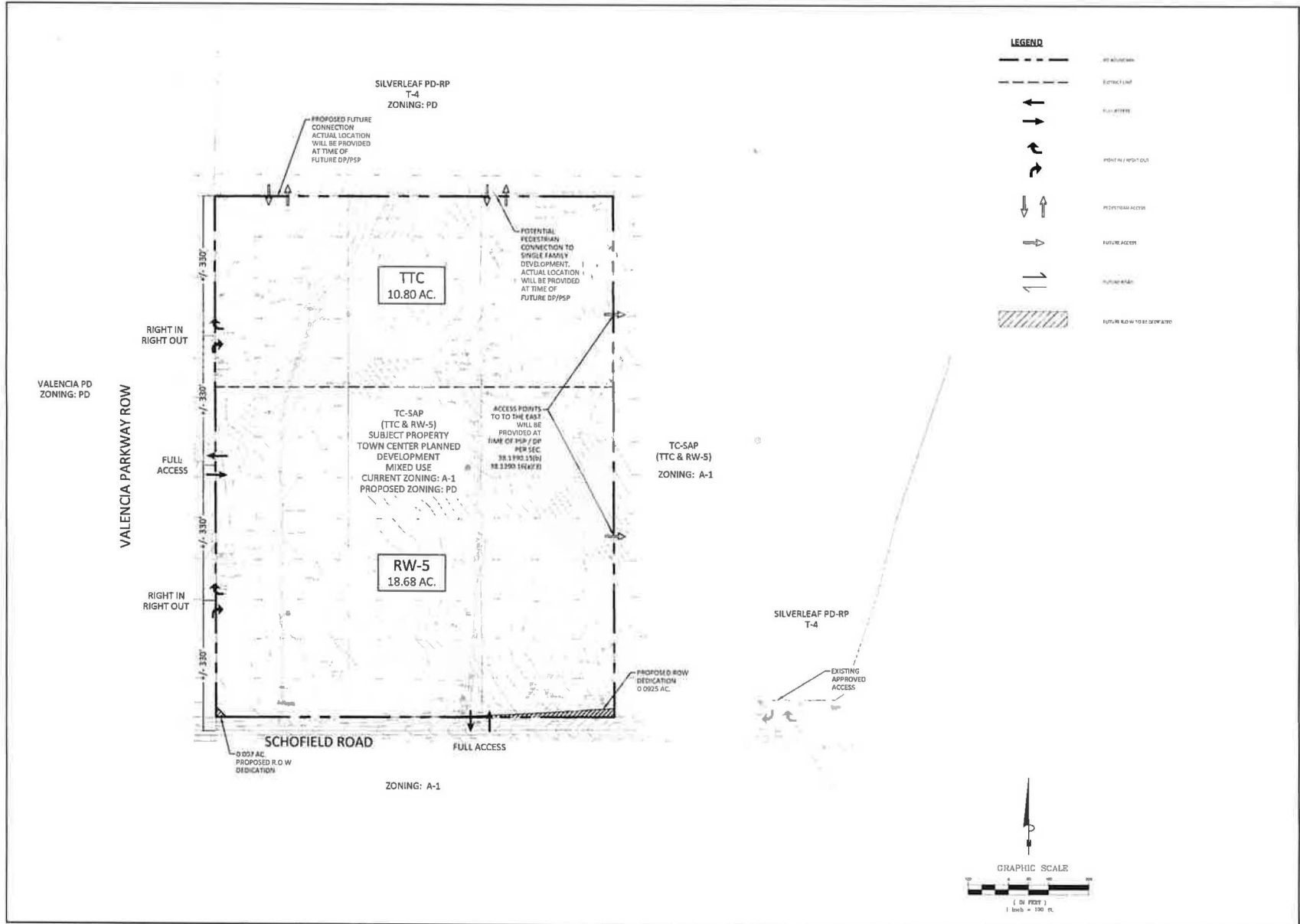


**Subject Property**



0 1,500 3,000 Feet

# Site Plan



**KELLY, KAS & GENTRY, INC.**  
**KCG**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111 FAX: 303.733.1111

PREPARED FOR:  
**BOYD**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111 FAX: 303.733.1111

HAMLIN 30 PD

LAND USE PLAN

SHEET  
**P-3.0**