



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, April 22, 2025

2:00 PM

County Commission Chambers

25-404

✓Case # CDR-22-01-011

Scott Gentry, Kelly, Collins & Gentry, Inc., Hamlin Planned Development (PD) - Unified Neighborhood Plan (UNP) / Waterside at Hamlin - a portion of Corporate Campus Mixed-Use District 3 (CCM-3) (fka Shaw Daniels Infrastructure) Development Plan (DP); District 1 (Continued from April 8, 2025)

Consideration: Hamlin Planned Development (PD) - Unified Neighborhood Plan (UNP) / Waterside at Hamlin - a portion of Corporate Campus Mixed-Use District 3 (CCM-3) (fka Shaw Daniels Infrastructure) Development Plan (DP), Case # CDR-22-01-011, submitted in accordance with Article II of the Orange County Subdivision Regulations; This amendment to the Development Plan (DP) is a request to construct 113 multi-family residential dwelling units on 10.78 acres. The request also includes the following waivers from Orange County Code: 1. A waiver is requested from Section 38-1501 to allow a 35' setback from the NHWE for buildings in lieu of the required 50' setback. 2. A waiver from Section 38-1501 to allow a 5' setback from NHWE for parking, paving, and pool in lieu of a 20' setback. 3. A waiver from Section 38-1390.55(a)(2) to allow a 15-foot building separation in lieu of 20 feet. 4. A waiver from Section 38-1390.16 (4)(a)(1) the link to node ratio requirements, to allow a ratio of 1 in lieu of 1.35; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207 and Chapter 30, Article II, Section 30-40

Location: District 1; property generally located North of Summerlake Park Boulevard, south of New Independence Parkway, east of Hamlin Groves Trail, and west of Ficquette Road; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Wilson, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the twenty-six (26) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated March 10, 2025. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott



THE FOREGOING DECISION HAS BEEN FILED WITH
ME THIS 6TH DAY OF MAY 2025.


for DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.