



Interoffice Memorandum

Received on June 10, 2026

Deadline: June 16, 2026

Publish: June 21, 2026

June 10, 2026

TO: Jennifer Lara Klimetz, 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: **Michael Rosso** 
Assistant Project Manager
Planning Division 407-836-5616
Michael.Rosso@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: 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

Type of Hearing: Substantial Change

Applicant(s): Alex Goetz
KPM Franklin
6300 Hazeltine Drive, Suite 118
Orlando, Florida 32822

Jonathan Huels
Lowndes Law
215 N. Eola Drive
Orlando, Florida 32801

Commission District: 1

General Location:	East of Hamlin Groves Trail / North of New Independence Parkway
Parcel ID #(s)	21-23-27-2719-02-002 (affected parcel)
Size / Acreage:	13.65 gross acres / 9.31 net developable acres (affected area)
BCC Public Hearing Required by:	Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207
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 sobre esta vista pública, favor de comunicarse con el Departamento de Planning, Environmental, and Development Services (PEDS) al número 407-836-8181.

Advertising Language:

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 within 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 of 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.

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 the **July 14, 2026** BCC hearing. 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 Michael Rosso and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map)

Location Map

CDR-25-12-306

