

CASE # CDR-25-12-306

Commission District # 1

1. GENERAL INFORMATION

Applicant(s): Alex Goetz
KPM Franklin

Jonathan Huels
Lowndes Law

Owner: Hamlin Retail Partners West, LLC

Project Name: Hamlin Planned Development - Unified
Neighborhood Plan (PD-UNP) / Hamlin East
Proton Therapy Center Preliminary
Subdivision Plan / Development Plan
(PSP/DP)

Hearing Type: Preliminary Subdivision Plan (PSP)

Request: 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.

In addition the following eight (8) waivers are
requested 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.

Applicant Justification: This waiver is
necessary to prevent uncontrolled access
points, maintain campus security, and allow
circulation to be specifically designed for
student drop-off, pick-up, and emergency

access. The adjacent parcels maintain independent and adequate access to the public roadway network; therefore, the proposed design does not restrict access to neighboring properties or create a landlocked condition. Rather, it limits unnecessary vehicular connectivity that could introduce cut-through traffic and compromise the safe and controlled operation of a K-5 campus. The requested waiver preserves the intent of the Code while allowing a site layout that prioritizes safety, security, and functional internal circulation.

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.

Applicant Justification: *The requested waiver is necessary as the proposed design modifies the location and configuration of internal streets in a manner that may reduce traditional connectivity metrics; however, these modifications are intentional to support a controlled campus environment.*

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.

Applicant Justification: *The requested waiver is necessary to accommodate the unique operational and safety requirements of a K-5 educational campus, which requires a unified site with controlled access and internal circulation rather than through-connected block patterns. Strict compliance with block length and*

connectivity standards would introduce external connections that conflict with campus safety and functionality, while the proposed design maintains the intent of the code without adversely impacting the surrounding network.

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.

Applicant Justification: *The proposed K-5 campus is designed as a secure educational facility with controlled access points and defined campus boundaries, prioritizing school security and compliance with CPTED principles. Unrestricted pedestrian connections to neighboring parcels would conflict with established student safety protocols. Internal sidewalks are provided to connect parking areas, parent drop-off zones, and building entrances to ensure safe on-site circulation; however, perimeter pedestrian links are intentionally limited to maintain campus security. Existing public sidewalks along New Independence Parkway provide continuous pedestrian connectivity to parcels located to the east and west, thereby preserving broader area walkability through the public network. The requested waiver allows a context-sensitive application of the Code that balances pedestrian accommodation with the operational and security needs of an institutional campus.*

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.

Applicant Justification: *The proposed development does not include cross-access connections; therefore, the applicant cannot dedicate or record cross-access easements running with the land as contemplated by the Code.*

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.

Applicant Justification: *A joint/shared parking or coordinated circulation system is not operationally feasible for a K-5 school, as the campus design must restrict parking and vehicular access exclusively to school-related functions in order to maintain student safety and controlled campus operations. Allowing other uses to access or utilize on-site parking would conflict with established security protocols and peak-hour circulation management.*

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.

Applicant Justification: *Providing vehicular connections to abutting properties would introduce external traffic into the campus circulation system, creating potential conflicts with student loading areas and reducing the ability to maintain a secure environment. The proposed design instead accommodates all parking, queuing, and access internally, ensuring that traffic can be managed in a predictable and controlled manner without reliance on adjacent parcels.*

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.

Applicant Justification: *Because the proposed Development Plan eliminates the internal Framework Street network on this lot, the project cannot comply with the dimensional, streetscape, and design standards set forth in this section, which are intended to regulate publicly oriented streets within an interconnected mixed-use environment. The proposed K-5 educational campus is designed as a secure, self-contained facility with private internal drives tailored to accommodate structured parent queuing, bus circulation, service access, and emergency vehicle movements. Constructing Framework Streets consistent with Town Center standards would introduce unnecessary public street characteristics and potential through-traffic that conflict with the operational and safety needs of the school.*

2. PROJECT INFORMATION

A. Overview:

The subject property is located on the north side of New Independence Parkway, east of Hamlin Groves Trail within the Hamlin Planned Development-Unified Neighborhood Program (PD-UNP). The property has an underlying Future Land Use Map (FLUM) designation of Village (V) – Horizon West on the Future Land Use Map. It is located in the Horizon West Town Center, within the Corporate Campus Mixed Use (CCM-3b) district on the Horizon West Special Planning Area Land Use Map. The Hamlin PD-UNP was originally approved in 2013 and includes a mix of residential and non-residential uses. The CCM-3b district, in which the subject parcel is situated, is currently allocated for commercial and hotel uses.

Through this request, the applicant is seeking to modify the Framework Street network and revise cross-access, inter-parcel connectivity, and pedestrian interconnection requirements. These proposed changes require the approval of the eight (8) waivers that are also part of this request. This CDR to the PSP, and all 8 waivers, would need to be approved in order to allow for consideration of a pending Development Plan (Case # DP-25-12-305) for a private school.

- | | |
|-----------------------|---|
| B. Location: | East of Hamlin Groves Trail / North of New Independence Parkway |
| C. Parcel ID(s): | 21-23-27-2719-02-002 (affected parcel) |
| D. Total Acres: | 13.65 gross acres / 9.31 net developable acres (affected area) |
| E. Water Supply: | Orange County Utilities |
| F. Sewer System: | Orange County Utilities |
| G. Schools: | N/A |
| H. School Population: | N/A |
| I. Parks: | Horizon West Regional Park - 1 Mile |
| J. Proposed Use: | Preparatory School |
| K. Site Data: | Maximum Building Height: 150 ft.
Minimum Living Area: N/A
Minimum Lot Width: N/A

Building Setbacks:
Front – 10 ft.
Side – 5 ft.
Rear – 10 ft.
Side Street – 10 ft. |
| L. Fire Station: | Orange County Fire Station 48 – 16990 Porter Road |

- M. Public Notification: The notification area for this public hearing extended beyond 1,200 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Four hundred and forty-five (445) notices were mailed to those property owners in the mailing area.
- N. Community Meeting Summary: A community meeting was held on March 26, 2026, at Bridgewater Middle School. There were approximately eleven (11) residents in attendance. The meeting began with county staff presenting the DRC process and an overview of the project. After the staff presentation, the applicant team presented the project in more detail and showed residents the proposed site plan, drop-off pattern plans, and some renderings. The primary topics of concern from the residents in attendance were potential traffic and safety impacts due to the high volume of vehicles that would be dropping off and picking up students.
- O. Transportation: On May 5, 2026, the Board of County Commissioners approved the Third Amendment to Town Center East Road Network Agreement (the "Third Amendment") by and among Hamlin Retail Partners West, LLC, RAR2 - Lake House Owner, LLC, Orange County, and joined by Hamlin Land Partners, LLC, formerly known as SLF IV/Boyd Horizon West JV, LLC ("Original Owner") and recorded in Orange County Florida Public Records under Document # 20260264866, to amend the boundaries of the Town Center East Road Network Agreement ("Agreement") approved by the Board of County Commissioners on 12/06/2011 and recorded at OR Book/Page 10306/1364, as amended. The Third Amendment expands the boundary of the Road Network by 32.92 acres. Since there is no change to the improvements and no increase in trips with this Third Amendment, not all signatory owners part of the Agreement have signed the Amendment, however, the Agreement provides for indemnification of the County should

entities/owners that did not sign the Agreement file a claim against the County.

Existing/Valid transportation capacity entitlements not found. Future development will require transportation capacity via a Capacity Encumbrance Letter (CEL) application. This development may be located near failing roadway(s) within Orange County. If so, this deficiency requires a Transportation Impact Analysis (TIA) submitted with the CEL application Submittal Package. Please refer to the Submittal Requirements on the CEL application for further information. The owner will have the option to remedy the deficiencies by entering into a Proportionate Share Agreement with Orange County (OC Code: Chapter 30, Sections 30-620 thru 30-624).

P. Environmental Protection Division:

An Orange County Conservation Area Determination CAD-17-06-075 was completed with a certified survey of the wetland/surface water boundary approved by the Environmental Protection Division (EPD) on 8/24/2017.

An Orange County Conservation Area Impact permit CAI-17-10-025 was approved on 1/22/2017. This plan will comply with all related permit conditions of approval.

Q. Comprehensive Plan:

The subject property is located in the Horizon West Special Planning Area and has an underlying Future Land Use Map (FLUM) designation of Village - Horizon West (V) on the Future Land Use Map. It is located in the Horizon West Town Center. It is currently zoned PD-UNP. Planned Development (PD) zoning is required for all new development in Horizon West. It is located in the Corporate Campus Mixed Use (CCM-3b) district on the Special Planning Area Land Use Map for Horizon West. The CCM-3b district is currently allocated up to 250 residential dwelling units, 124 hotel rooms and 126,729 square feet of non-residential uses. The request appears consistent with the approved PD and the Comprehensive Plan.

R. Zoning:

PD (Planned Development)

3. REQUESTED ACTION:

Development Review Committee (DRC) Recommendation – (June 10, 2026)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Hamlin Planned Development - Unified Neighborhood Plan (PD-UNP) / Hamlin East Proton Therapy Center Preliminary Subdivision Plan / Development Plan (PSP/DP) dated "Received May 15, 2026," subject to the following conditions:

1. Development shall conform to the Hamlin PD Land Use Plan - Unified Neighborhood Plan; Board approvals; Hamlin East Proton Therapy Center Preliminary Subdivision Plan dated "Received May 15, 2026," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the Board, or by action of the Board. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received May 15, 2026," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, as may be amended, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

8. The project shall comply with the terms and conditions of that certain Road Network Agreement for Town Center East approved by the Board of County Commissioners on December 6, 2011 and recorded at OR Book/Page 10306/1364 Public Records of Orange County, Florida, as may be amended.
9. A minimum 8-foot wide publicly accessible pedestrian connection shall be provided from the western edge of the property to its eastern edge along Lake Hartley. Such pedestrian walkway shall connect to the existing sidewalks on the adjacent properties to the west and east.
10. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.
11. Pole signs and billboards shall be prohibited. All other signage shall comply with approved master sign plan or Chapter 31.5-194 Horizon West Town Center where applicable, and as may be amended.
12. The following waivers from Orange County Code are granted:
 - a. A waiver 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.
 - b. A waiver 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.
 - c. A waiver 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.
 - d. A waiver 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.
 - e. A waiver 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.
 - f. A waiver from Orange County Code Section 38-1390.39(a)(3) 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.

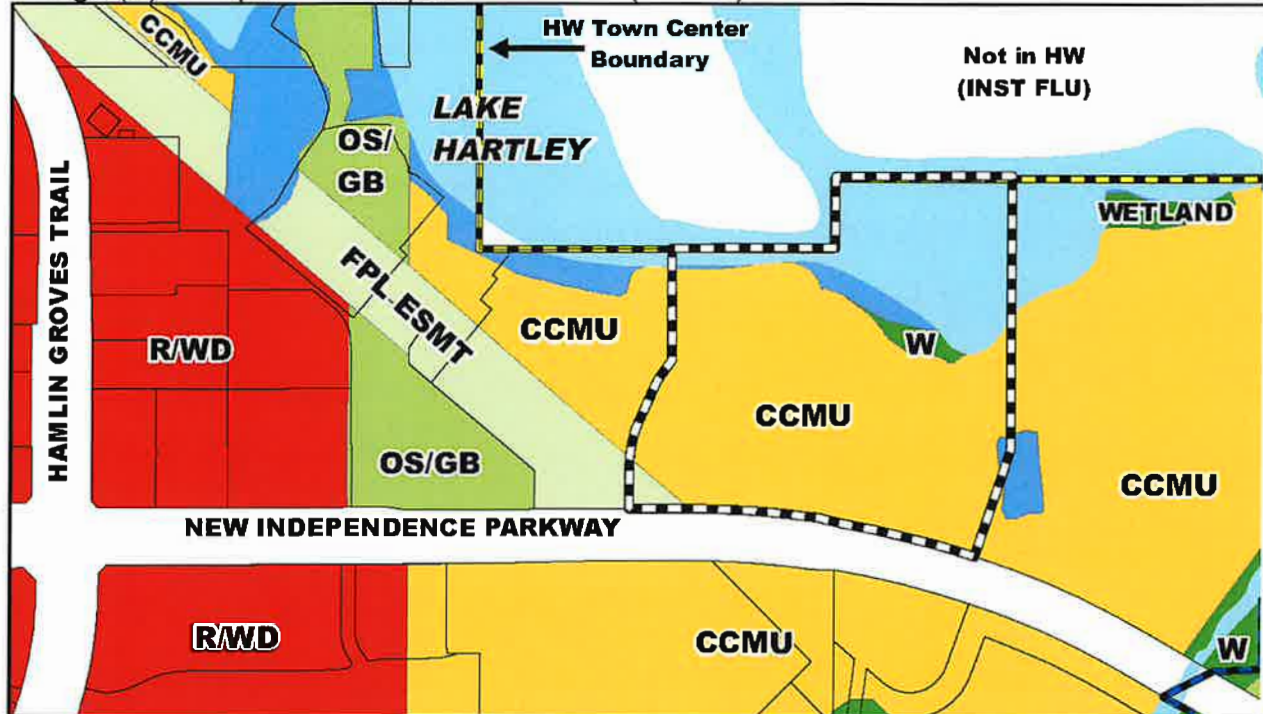
- g. A waiver from Orange County Code Section 38-1390.39(a)(5) to allow a self-contained campus circulation and parking system in lieu of tying into abutting parking and access to create a unified vehicular network.
 - h. A waiver from Orange County Code Section 38-1390.41, Framework Street Cross-Sections 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.
- 13. All the Board Conditions dated August 20, 2019, have been struck.
- 14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated, January 9, 2018, shall apply:
 - a. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.
 - b. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and / or tracts anticipated to be dedicated to the County and / or to the perpetual use of the public.
 - c. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and noting in the decision to approve this land use plan/preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
 - d. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

- e. Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.
- f. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
- g. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
- h. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
- i. At least thirty (30) days prior to construction plan submittal, the applicant shall submit a Master Utility Plan (MUP) for the PSP, including hydraulically dependent parcels outside the PSP boundaries; such MUP shall include supporting calculations showing that the PSP-level MUP is consistent with the approved MUP for the Village, or shall include an update to the Village MUP to incorporate any revisions. The MUP(s) must be approved prior to construction plan approval.
- j. The property will rely upon private utility infrastructure (mains and/or lift station) located on property owned by an entity other than the developer. Construction plans shall not be approved until the developer can demonstrate the right to connect to such private utility infrastructure via a recorded private utility easement.

- k. Any new street which is an extension of or in alignment with an existing street shall bear the same name as that borne by such existing street.
- l. Outside sale, storage, and display shall be prohibited.
- m. Construction plans shall denote that any clearing of shoreline vegetation, wetland enhancement, or altering of the shoreline in the upland buffer, wetland, or below the NHWE shall require approval by the Orange County Environmental Protection Division.
- n. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent northern land use includes property known as the Horizon West Regional Park. The notice shall indicate that the northern adjacent property includes recreational activities that may result in periodic temporary conditions that may cause a noise disturbance.
- o. As proof of satisfaction of the project's transportation concurrency obligations, the project must comply with that certain Town Center East Road Network Agreement recorded at O.R. Book 10306, Page 1364, Public Records of Orange County, Florida. The developer must provide a valid Assignment of Vested Trips document together with the applicable Confirmation Letter issued by Orange County, concurrently with or prior to plat approval. In addition, any Development Plan must show a legend with trip allocations by parcel identification number and phase of the development
- p. The road retention pond fee dedication or the revised executed drainage easement shall be completed / recorded prior to construction plan approval of any lot within this PSP/DP.
- q. Prior to the issuance of a building permit, the property owner shall record in the public records of Orange County an indemnification/Hold Harmless Agreement which indemnifies Orange County from any damages caused by flooding and shall inform all interested parties that the Hamlin East Proton Therapy Center is no closer than 5 feet from the normal high water of Lake Hartley.
- r. Short term/ transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
- s. Subject to the terms of a hold harmless agreement with Orange County, a waiver from Orange County Code Section 38-1501 is granted to allow a five (5) foot setback from the Normal High Water Elevation (NHWE), in lieu of the required fifty (50) foot setback from the NHWE.

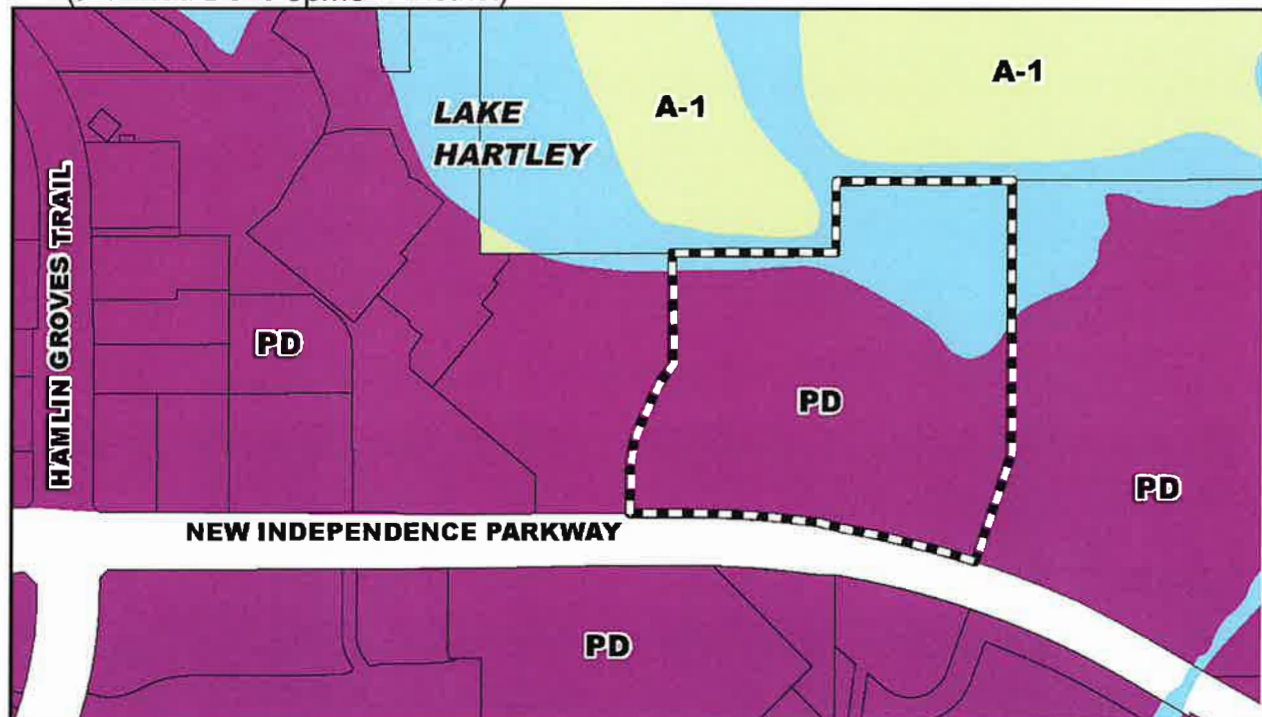
FUTURE LAND USE

Village (V) / Corporate Campus Mixed Use (CCMU)



ZONING

PD (Planned Development District)



Hamlin PD - UNP / Hamlin East Proton Therapy Center PSP / DP (Cover Sheet)



AIRIAL MAP



SHEET INDEX

SHEET TITLE	SHEET NO.
COVER SHEET	C-1.0
BOUNDARY & TREE SURVEY	A-CF.3
STATION CONTROL PLAN	EC-1.0
LOT SPLIT PLAN	C-1
PRELIMINARY SUBDIVISION PLAN	C-2.1 - C-2.2
WAVES REQUEST	C-2.2A
UNIFIED NEIGHBORHOOD PLAN	C-3.0 - C-3.2
DIMENSION PLAN	C-4.0
PAVING, GRADING, & DRAINAGE PLAN	C-5.0 - C-5.5
UTILITY PLAN	C-6.0 - C-6.1
TRUCK PLAN	TR-1.0 - TR-1.2
PHYTODESIGN PLAN	PL-1.0 - PL-1.1
LANDSCAPE PLAN	LA-1.0 - LA-2.0
SKIDING ELEVATION PLAN	SK-1.0 - SK-1.2

PRELIMINARY SUBDIVISION PLAN/ DEVELOPMENT PLAN/MASS GRADING

FOR:

Hamlin PD - UNP / Hamlin East Proton Therapy Center PSP / DP

HAMLIN UNP / PD
(A PORTION OF CCM-3B)
CASE #: CDR-25-12-306

EAST OF NEW INDEPENDENCE PARKWAY &
HAMLIN GROVES TRAIL
ORANGE COUNTY, FL

PARCEL ID #:

21-23-27-2719-01-000, 21-23-27-2719-01-001, 21-23-27-2719-01-003,
21-23-27-2719-01-004, 21-23-27-2719-01-006, 21-23-27-2719-01-007,
21-23-27-2719-01-008, 21-23-27-2719-01-005, 21-23-27-2719-02-000,
21-23-27-2719-02-001, 21-23-27-2719-02-002, & 21-23-27-2719-03-000

(ONLY CLOUDED PARCELS ARE AFFECTED)

PREPARED FOR:

WMG Development, LLC

270 W Plant St.
Winter Garden, FL 34787

PREPARED
BY:



6300 Hazeltine National Drive,
Suite 110,
Orlando, Florida 32822
PHONE: (407) 846-1216

SECTION 21 TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

RECEIVED
By DRC on 12-04-2025, May 12, 2026

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCELS OF LAND, TO-WIT: PARCELS 21-23-27-2719-01-000, 21-23-27-2719-01-001, 21-23-27-2719-01-003, 21-23-27-2719-01-004, 21-23-27-2719-01-006, 21-23-27-2719-01-007, 21-23-27-2719-01-008, 21-23-27-2719-01-005, 21-23-27-2719-02-000, 21-23-27-2719-02-001, 21-23-27-2719-02-002, & 21-23-27-2719-03-000, TOGETHER KNOWN AS THE "PROJECT", BEING A PORTION OF CCM-3B, CASE # CDR-25-12-306, EAST OF NEW INDEPENDENCE PARKWAY & HAMLIN GROVES TRAIL, ORANGE COUNTY, FLORIDA.

REVISION PROPOSED UNDER CDR 19-23-006

1. THE PROJECT AREA IS BEING REDEVELOPED AS A PROTON THERAPY CENTER. THE PROPOSED DEVELOPMENT IS A 1.5 MILLION SQUARE FOOT FACILITY WITH 100,000 SQUARE FEET OF PARKING. THE PROPOSED DEVELOPMENT IS A 1.5 MILLION SQUARE FOOT FACILITY WITH 100,000 SQUARE FEET OF PARKING.

REVISION PROPOSED UNDER CDR 19-23-006

2. THE PROJECT AREA IS BEING REDEVELOPED AS A PROTON THERAPY CENTER. THE PROPOSED DEVELOPMENT IS A 1.5 MILLION SQUARE FOOT FACILITY WITH 100,000 SQUARE FEET OF PARKING. THE PROPOSED DEVELOPMENT IS A 1.5 MILLION SQUARE FOOT FACILITY WITH 100,000 SQUARE FEET OF PARKING.

REVISION PROPOSED UNDER CDR 19-23-006

3. THE PROJECT AREA IS BEING REDEVELOPED AS A PROTON THERAPY CENTER. THE PROPOSED DEVELOPMENT IS A 1.5 MILLION SQUARE FOOT FACILITY WITH 100,000 SQUARE FEET OF PARKING. THE PROPOSED DEVELOPMENT IS A 1.5 MILLION SQUARE FOOT FACILITY WITH 100,000 SQUARE FEET OF PARKING.

DEVELOPMENT TEAM:

OWNER:

WMG Development, LLC
270 W Plant St.
Winter Garden, FL 34787

DEVELOPER:

WMG Development, LLC
270 W Plant St.
Winter Garden, FL 34787

ARCHITECT:

WMG Development, LLC
270 W Plant St.
Winter Garden, FL 34787

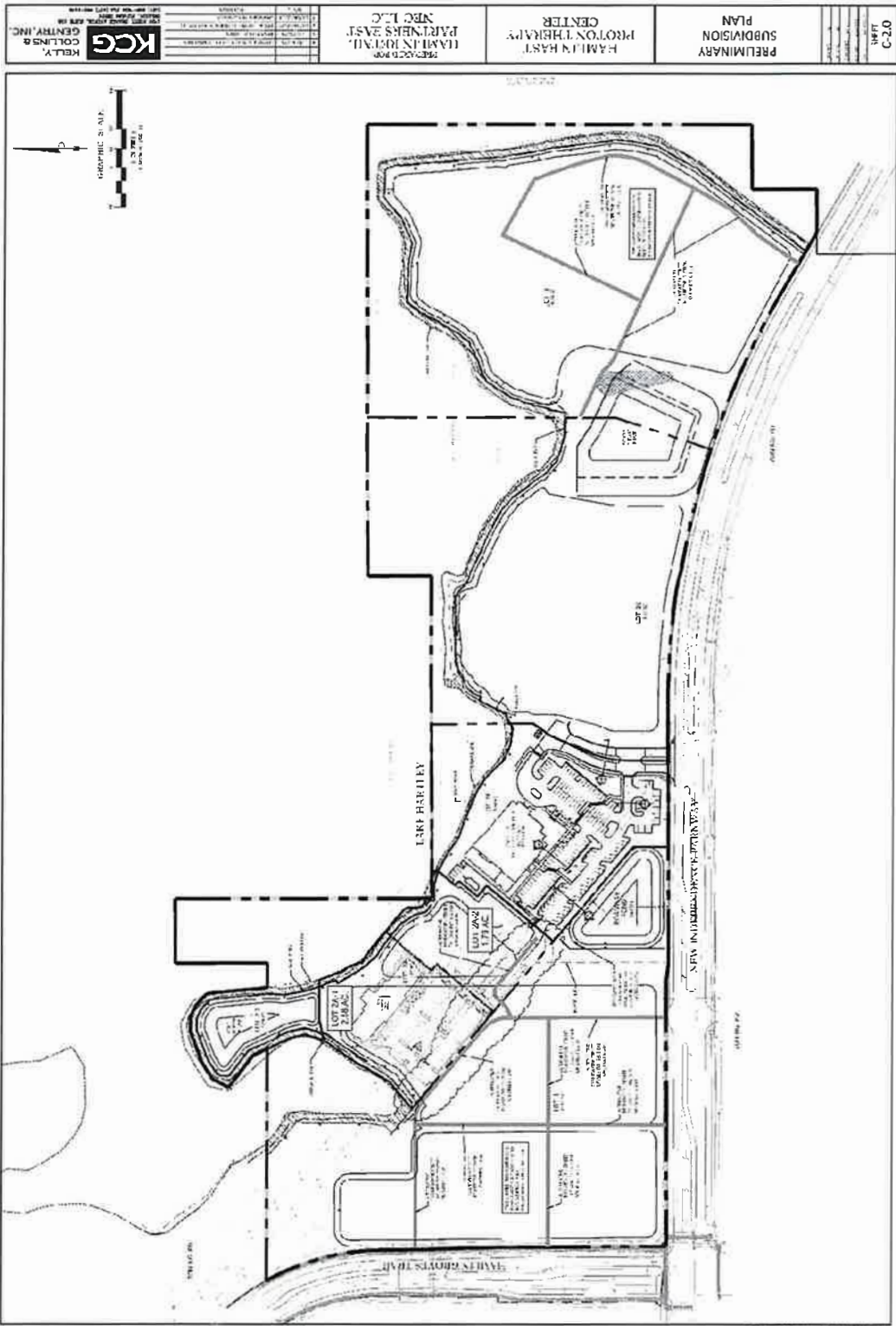
LANDSCAPE ARCHITECT:

WMG Development, LLC
270 W Plant St.
Winter Garden, FL 34787

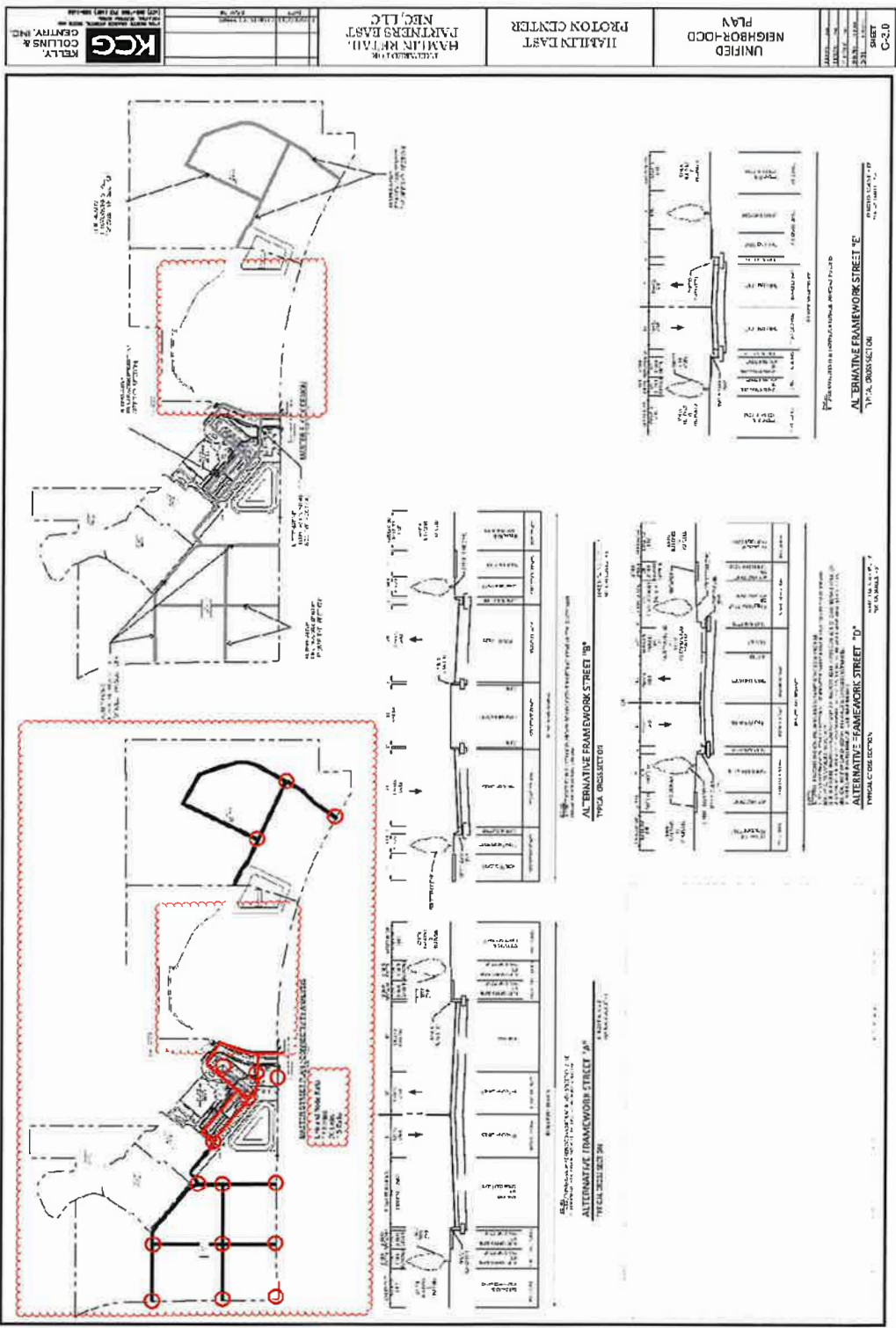
ENGINEER:

WMG Development, LLC
270 W Plant St.
Winter Garden, FL 34787

Site Plan Sheet



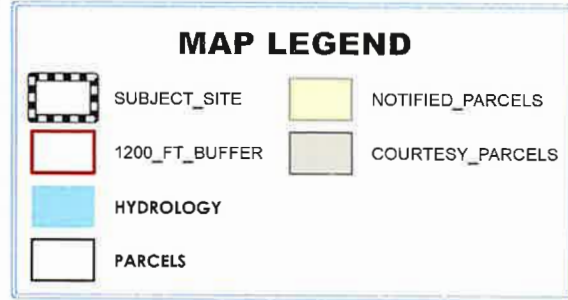
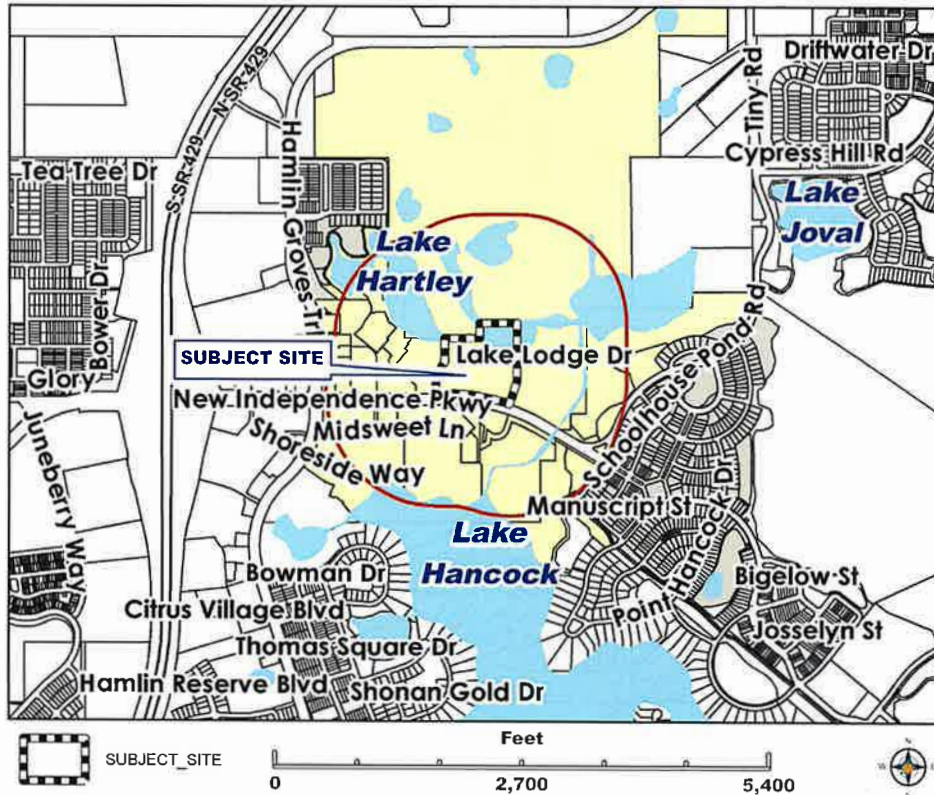
Framework Street Plan Sheet



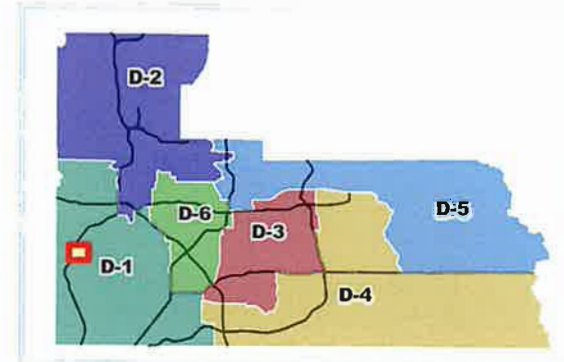


Public Notification Map

CDR-25-12-306



BUFFER DISTANCE: 1200
OF NOTICES: 445



Notification Map

DRC Staff Report
Orange County Planning Division
BCB Hearing Date: July 14, 2026

S:\Business Systems\Board Administration\5_SUBSTANTIAL_CHANGE\2026\DRCHamlin PD - UNP Hamlin East Proton Therapy Center PSP_C