



Interoffice Memorandum


Received on January 18, 2024
Deadline: January 23, 2024
Publish: January 28, 2024

DATE: January 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: Alberto A. Vargas, MArch., Manager,
Planning Division

CONTACT PERSON: **Nicolas Thalmueller, AICP** 
Planning Administrator
Planning Division, DRC
(407)836-5523 or Nicolas.Thalmueller@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Hamlin West PD - UNP / Hamlin West PSP / Lot 3
- Northshore of Lake Hamlin PSP
Case # CDR-23-12-345

Type of Hearing: Preliminary Subdivision Plan

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

Commission District: 1

General Location: South of New Independence Parkway / East of
Avalon Road

Parcel ID #(s) On file with the Planning Division

Use: 225 Single-Family Residential Dwelling Units

Size / Acreage: 21.10 gross acres

BCC Public Hearing
Required by: Orange County Code, Chapter 34, Article III,
Section 34-69 and Chapter 30, Article III, Section
30-89

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 remove the Board condition of approval #27, which required offsite recreation area, approved October 26, 2021, and request a waiver from Orange County Code Section 38-1253 (b) ("recreation facilities") to allow for 1.20 acres of recreation area in lieu of the required 1.74 acres of recreation area.

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*)
- (3) Site plan sheet (*to be mailed to property owners*).

Special Instructions to Clerk (if any):

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.

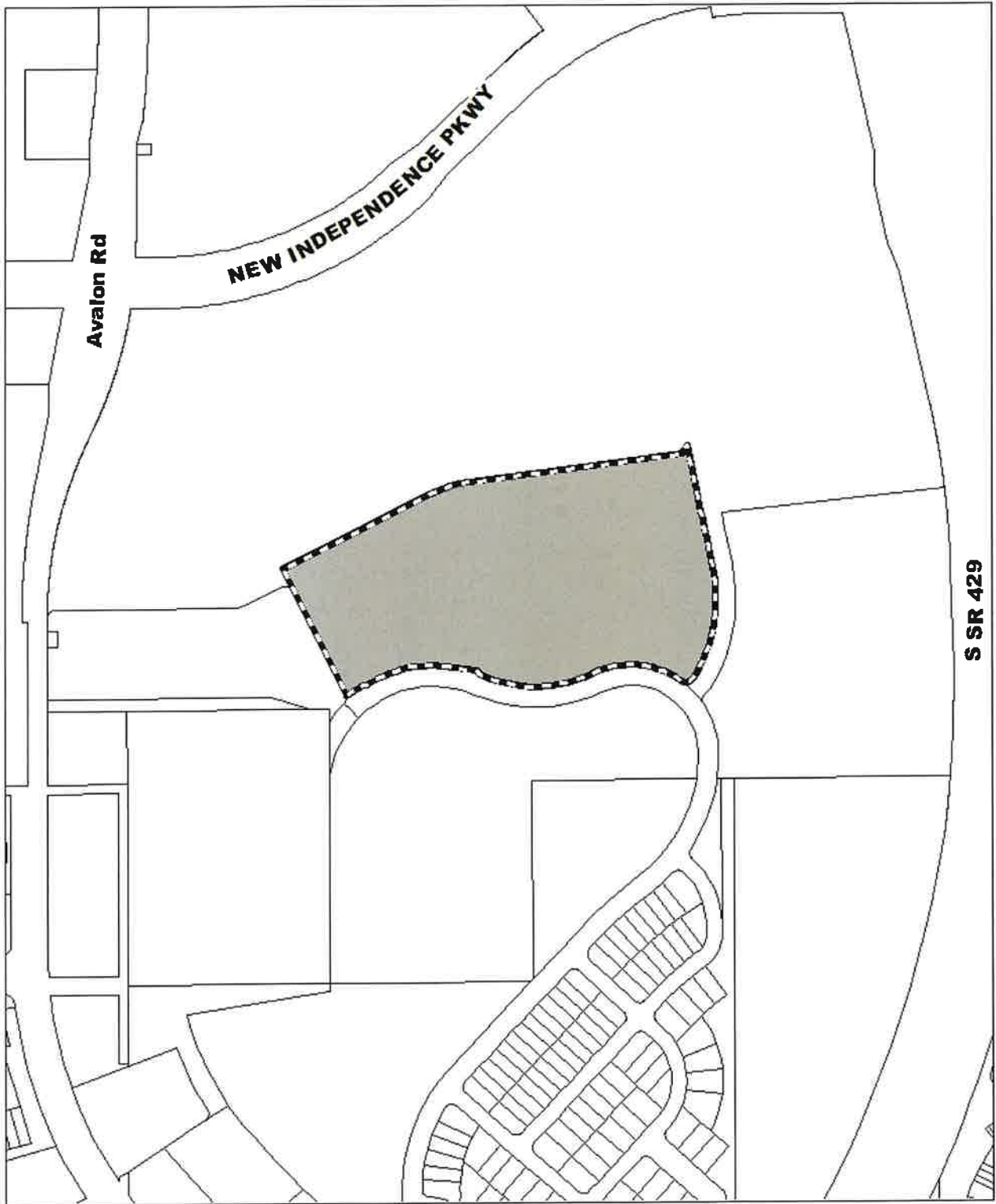
Please notify Lisette Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

For any questions regarding this map,
please contact the Planning Department
at 407-836-5600

Location Map

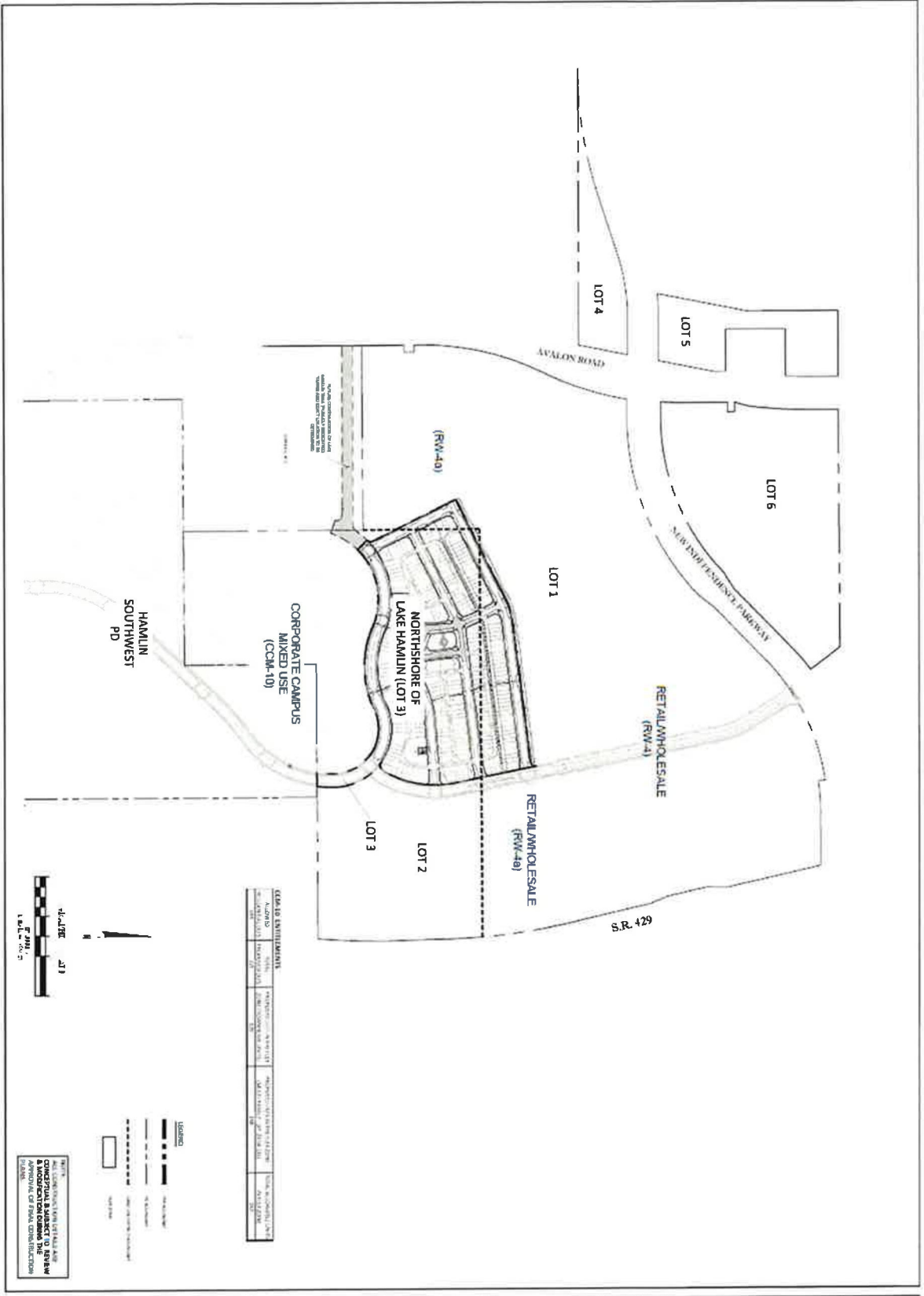
CDR-23-12-345



 **Subject Property**



0 380 760 Feet



OVERALL PLAN NORTH SHORE OF LAKE HAMLIN PSP PREPARED FOR: HAMLNI RETAIL PARTNERS WEST, LLC	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION										<table border="1"> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>															
		NO.	DATE	DESCRIPTION																									
C-21	KCG KELLY, COLLINS & GENTRY, INC. 1745 STATE STREET, SUITE 200 LANSING, MICHIGAN 48206 (313) 487-1000 FAX (313) 487-1001																												

Site Plan