

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Orange County Board of County Commissioners will conduct a public hearing on **August 6, 2019**, at **2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding:

**Applicant:** Scott Gentry, Kelly, Collins & Gentry, Inc., Hamlin Planned Development – Unified Neighborhood Plan / (RW-2) Hamlin SEC Commercial Preliminary Subdivision Plan / Master Development Plan – Case # DP-18-12-394

**Consideration:** Hamlin Planned Development – Unified Neighborhood Plan / (RW-2) Hamlin SEC Commercial Preliminary Subdivision Plan / Master Development Plan – Case # DP-18-12-394 submitted in accordance with Article II of the Orange County Subdivision Regulations; This request is to approve a Master Development Plan for future building sites within the project limits so as to allow for the subsequent submittal of building permit applications for each building in lieu of needing a Development Plan and go through the Development Review Committee process for each building. The request also includes the following waivers from Orange County Code:

1. A waiver from Section 38-1476 and 38-1478 to allow shared parking per the shared parking analysis allowing 4.53 spaces per 1,000 square feet [per Section 38-1390.52(b) and Section 38-1389(d)(4)(f)], in lieu of 5 spaces per 1,000 square feet.
2. A waiver from Section 38-1390.48(b) & (c) to allow 1.00 Floor Area Ratio (FAR) in the Retail / Wholesale District (RW) and Corporate Campus Mixed Use District (CCM) within the Hamlin PD, in lieu of a maximum 0.40 FAR; pursuant to Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89

**Location:** District 1; property generally located East of Hamlin Groves Trail / South of New Independence Parkway; Orange County, Florida (legal property description on file in Planning Division -see map on reverse side)

**If you have any questions regarding this notice, contact the Orange County Planning Division, 407-836-5600, Email: [planning@ocfl.net](mailto:planning@ocfl.net)**

**Para más información, referente a esta vista publica, favor de comunicarse con la División de Planificación (Planning Division) al numero, 407-836-8181.**

**If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

You may obtain a copy of the legal property description by calling Orange County Planning Division 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

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**If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.**

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners; Orange County, Florida

nr/jlk/cas  
June 19, 2019  
c: Applicant/Abutters