

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **May 6, 2025, 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 consideration of the following requests:

Applicant: Mary Philbin, Share the Care, Inc., Share the Care Planned Development (PD), Case # LUP-24-12-293

Consideration: This request is to rezone 0.73 acres from P-O (Professional Office District) to PD (Planned Development District) with a proposed development program of up to 7,713 square feet of office and adult day care uses. The following waivers from Orange County Code are being requested: 1. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8-feet setback along the west property line in lieu of 25-feet. 2. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 16- feet setback along the north property line in lieu of 25-feet. 3. A waiver from Section 38-1254(a)(1) PD perimeter boundary setback to allow 8- feet setback along the south property line in lieu of 25-feet. 4. A waiver from Section 24-4(d) building perimeter landscaping to allow 5-feet building perimeter landscaping along the east side of the proposed building in lieu of 8-feet; pursuant to Orange County Code, Chapter 30.

Location: District 5; properties located at 118, 112 & 108 North Wymore Road; South of Euston Road / East of South Wymore Road; Orange County, Florida (legal property description on file in Planning Division)

AND

Applicant: M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., Grace Fellowship Planned Development (PD), Case # LUP-24-12-298

Consideration: This request to rezone 15.40 acres from A-1 (Citrus Rural District) and R-3 (Multi-Family Dwelling District) to Planned Development (PD) with a proposed development program of 203,822 square feet of religious institution with 1,800 seats and accessory uses, and a 22,790 square foot counselling center. In addition, the following waiver from Orange County Code is being requested: A waiver from Orange County Code Section 38-1272(a)(3)(e) to allow an existing metal building 12.2 feet, as identified on Sheet S-1, from the west property line in lieu of the PD perimeter setback of 25-feet; pursuant to Orange County Code, Chapter 30.

Location: District 2; properties located at 2200 & 2300 Pembroke Drive; East of Forest City Road / South of Pembroke Drive; Orange County, Florida (legal property description on file in Planning Division)

AND

Applicant: Bradley Elwell, AVCON, Inc., Hibiscus Springs Planned Development (PD), Case # LUP-24-11-264

Consideration: This request is to rezone 3.47 acres from R-3 (Multi-Family Dwelling District) to PD (Planned Development District) with a proposed development program of up to 30 single-family attached residential dwelling units. In addition, the applicant is requesting five (5) waivers from Orange County Code for reduced lot sizes and setbacks. The following waivers from Orange County Code are being requested: 1. A waiver from Section 38-79(20)(f)(2) to allow for a minimum lot size of 1,800 square feet in lieu of the

required 2,000 square feet minimum lot size. 2. A waiver from Section 38-79(20)(f)(3) to allow for a front yard setback of 15-feet in lieu of the required 20-foot minimum front yard setback. 3. A waiver from Section 38-79(20)(f)(5) to allow for a minimum side street yard setback of 10-feet in lieu of the required 15-foot minimum side street yard setback. 4. A waiver from Section 38-79(20)(f)(6) to allow for a rear yard setback of 15-feet in lieu of the required 20-foot minimum rear yard setback. 5. A waiver from Section 38-1254(a)(1) to allow for a PD boundary setback of 15-feet in lieu of the required 25-foot minimum PD boundary setback; pursuant to Orange County Code, Chapter 30.

Location: District 2; property generally located East of Old Apopka Road / West of Sheeler Avenue / North of East Cleveland Street; Orange County, Florida (legal property description on file in Planning Division)

AND

Applicant: Momtaz Barq, Terra-Max Engineering, Inc., Fenton Street Planned Development (PD), Case # LUP-24-12-297

Consideration: This request is to rezone 3.22 acres from R-CE to PD (Planned Development) with a proposed development program of up to 6 single-family attached residential dwelling units; pursuant to Orange County Code, Chapter 30.

Location: District 1; property generally located South of Fenton Street / West of South Apopka-Vineland Road / East of Winter Garden Vineland Road; Orange County, Florida (legal property description on file in Planning Division)

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

IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: 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.

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 Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.

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

Publish: **April 13, 2025**; the Orlando Sentinel Orange Extra

Certify: Share the Care PD
Grace Fellowship PD

Hibiscus Springs PD
Fenton Street PD

re/mf/np

c: Districts 1, 2, & 5 Commissioner's Office [email]
County Attorney's Office, BCC [Danny Randolph email]
Jon Weiss, Deputy County Administrator, BCC [email]
Alberto Vargas, Planning Division, BCC [email]
Jason Sorensen, Planning Division, BCC [email]
Nicolas Thalmueller, Planning Division, [email]
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