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Interoffice Memorandum

DATE: March 21, 2025

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THRU: Agenda Development BCC

FROM: Alberto A. Vargas, MArch, Manager
Planning Division

CONTACT PERSON: **Jason H. Sorensen, AICP, Chief Planner**
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on April 22, 2025
Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance

TYPE OF HEARING: Adoption of Future Land Use Map and Text
Amendment, Ordinance, and Concurrent Rezoning

APPLICANT: Kendell Keith, Oak Hill Planning

AMENDMENTS: SS-24-01-120; Planned Development – Commercial
/ Office (PD-C/O) to Planned Development –
Commercial (PD-C)

AND

24-01-FLUE-4: Text Amendment to Future Land Use
Element Policy FLU8.1.4 amending the development
program

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT
REZONING:** LUP-23-03-077 (Hope City Refuge PD); A-2
(Farmland Rural District) to PD (Planned
Development District)

DISTRICT #:	3
GENERAL LOCATION:	1701, 1709, 1710, and 1717 Harrell Road; generally located south of E. Colonial Drive and west of SR 417.
ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:	55 minutes
HEARING CONTROVERSIAL:	Yes
HEARING REQUIRED BY FL STATUTE OR CODE:	Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30
ADVERTISING REQUIREMENTS:	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;
ADVERTISING TIMEFRAMES:	At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for rezonings.
APPLICANT/ABUTTERS TO BE NOTIFIED:	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 en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.
ADVERTISING LANGUAGE FOR AMENDMENT:	To change the Future Land Use designation from Planned Development – Commercial / Office (PD-C/O) to Planned Development – Commercial (PD-C) and a text amendment to FLU8.1.4 to amend the development program.
ADVERTISING LANGUAGE FOR REZONING:	To rezone approximately 6.23 acres from A-2 to PD in order to allow for 120 transitional housing units, 120 emergency housing units, 9,000 square feet for a drug treatment

center and associated office use, and 9,000 square feet for educational facilities and associated office use.

ADVERTISING LANGUAGE FOR ORDINANCE:

An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; Amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting Small-Scale development amendments pursuant to Section 163.3187, Florida Statutes; and providing effective dates.

**MATERIALS BEING SUBMITTED
AS BACKUP FOR PUBLIC**

HEARING REQUEST:

(1) Names and last known addresses of property owners within 300 feet and beyond (via email from Fiscal and Operational Support Division); and

(2) Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO
CLERK (IF ANY):**

Please schedule the public hearing concurrent with the Ordinance for the proposed amendment and the concurrent rezoning.

c: Jon Weiss, P.E., Deputy County Administrator
Georgiana Holmes, Deputy County Attorney, County Attorney's Office
Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Alberto Vargas, Manager, Planning Division
Olan Hill, Assistant Manager, Planning Division

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

Location Map

Case #: SS-24-01-120 & LUP-23-03-077

Hope City

1701, 1709, 1710, and 1717 Harrell Road

Parcel #s:

24-22-30-0000-00-055, 24-22-30-0000-00-062,
24-22-30-0000-00-069, 24-22-30-8440-00-012, and
24-22-30-0000-00-160

