



Interoffice Memorandum

DATE: September 25, 2024

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: **Jim Resta, AICP, Chief Planner**
Planning Division
(407) 836-5624 or Jim.Resta@ocfl.net

SUBJECT: Request Public Hearing on October 29, 2024
**Ordinance/Comprehensive Plan – Adoption of Small Scale Map Amendment,
Ordinance, and Concurrent PD Rezoning**

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

APPLICANT: Jim Hall, Hall Development Services, Inc.

AMENDMENTS: SS-24-03-006: Rural Settlement 1/5 (RS 1/5) to
Institutional (INST)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT
REZONING:** LUP-23-12-360: A-1 (Citrus Rural District) to PD
(Planned Development District); Special Hearts Farm
Planned Development / Land Use Plan (PD/LUP)

DISTRICT #: 1

GENERAL LOCATION: 4151 Avalon Road; generally located at the
northeast corner of Avalon Road and Dangler Road.

ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:

45 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 Rural Settlement 1/5 (RS 1/5) to Institutional (INST).

ADVERTISING LANGUAGE FOR REZONING:

To rezone 18.86 acres from A-1 (Citrus Rural District) to PD (Planned Development District) (Special Hearts Farm PD) to construct a residential care development including a 15,000 square foot training facility for 50 students and 20 staff members; 12,000 square foot animal barn; 1,712 square foot residential caretaker home; 3,500 square foot event barn; and an 8,000 square foot residential care facility with 30 overnight residents. In addition, the applicant is requesting a waiver from Section 38-1479(a) to allow up to 50 parking spaces in an unimproved parking area for overflow parking, in lieu of improved surface areas, for overflow parking related to special events and use of the Event Barn.

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

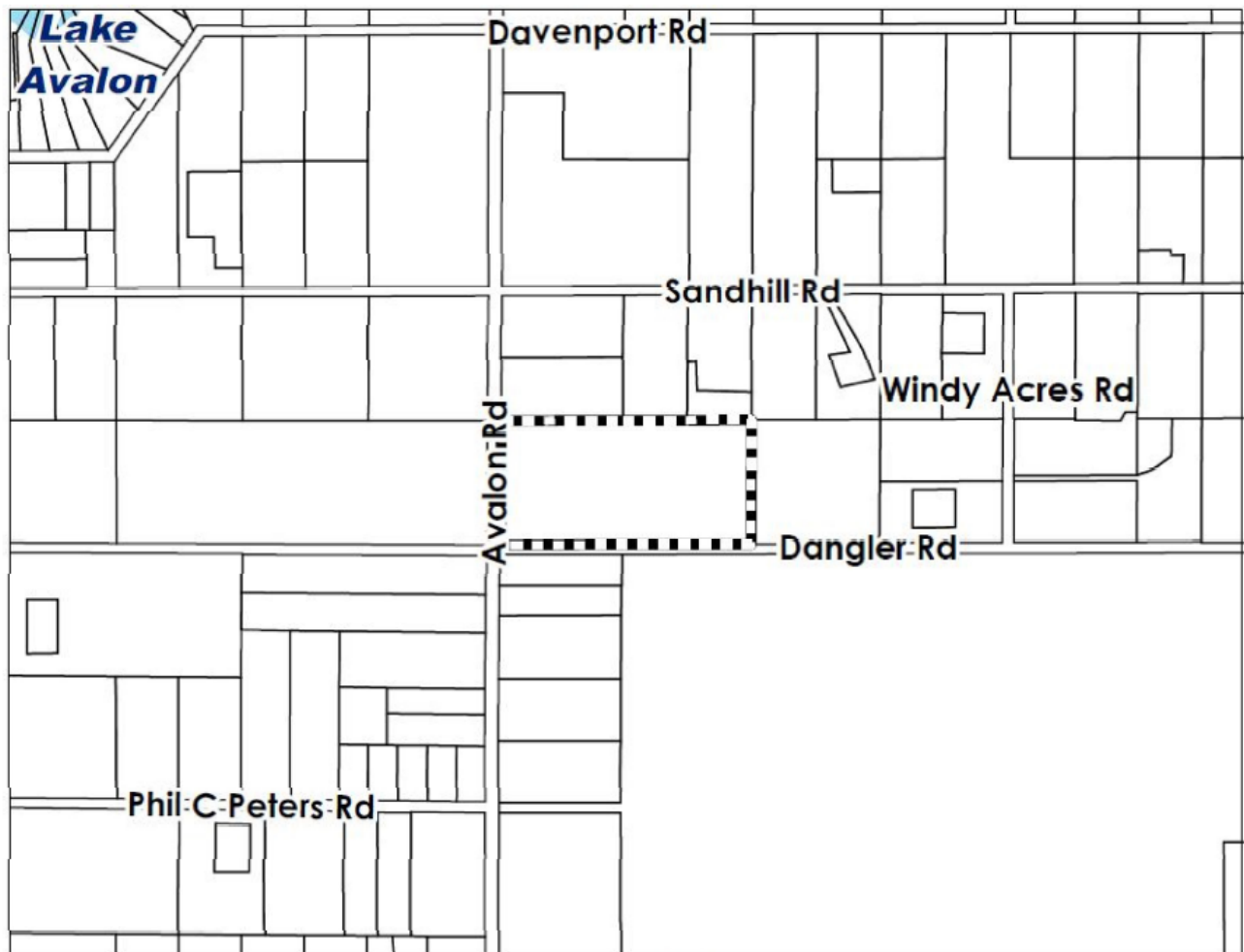
If you have any questions regarding this map, please call Planning Division at 407-836-5600.

Location Map

**SS-24-03-006 & LUP-23-12-360
Special Hearts Farm PD**

Parcel:

06-23-27-4292-04-410



SUBJECT SITE

