



Board of County Commissioners

Small-Scale Future Land Use Map Amendment & *PD Rezoning*

June 3, 2025



SS-24-01-120, 24-01-FLUE-4 & LUP-23-03-077

Applicant:	Kendell Keith, Oak Hill Planning Studio
Future Land Use:	
From:	Planned Development - Commercial/Office (PD-C/O)
To:	Planned Development - Commercial (PD-C) with a text amendment to Policy FLU8.1.4 to establish the development program (24-01-FLUE-4)
Rezoning:	
From:	A-2 (Farmland Rural District)
To:	PD (Planned Development District)
Location:	1701, 1709, 1710, 1717, Harrell Road; generally south of E. Colonial Dr., east of Renee Ave, west of SR 417
Acreage:	6.23 gross acres
District:	3
Proposed Use:	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.



Amendment 24-01-FLUE-4

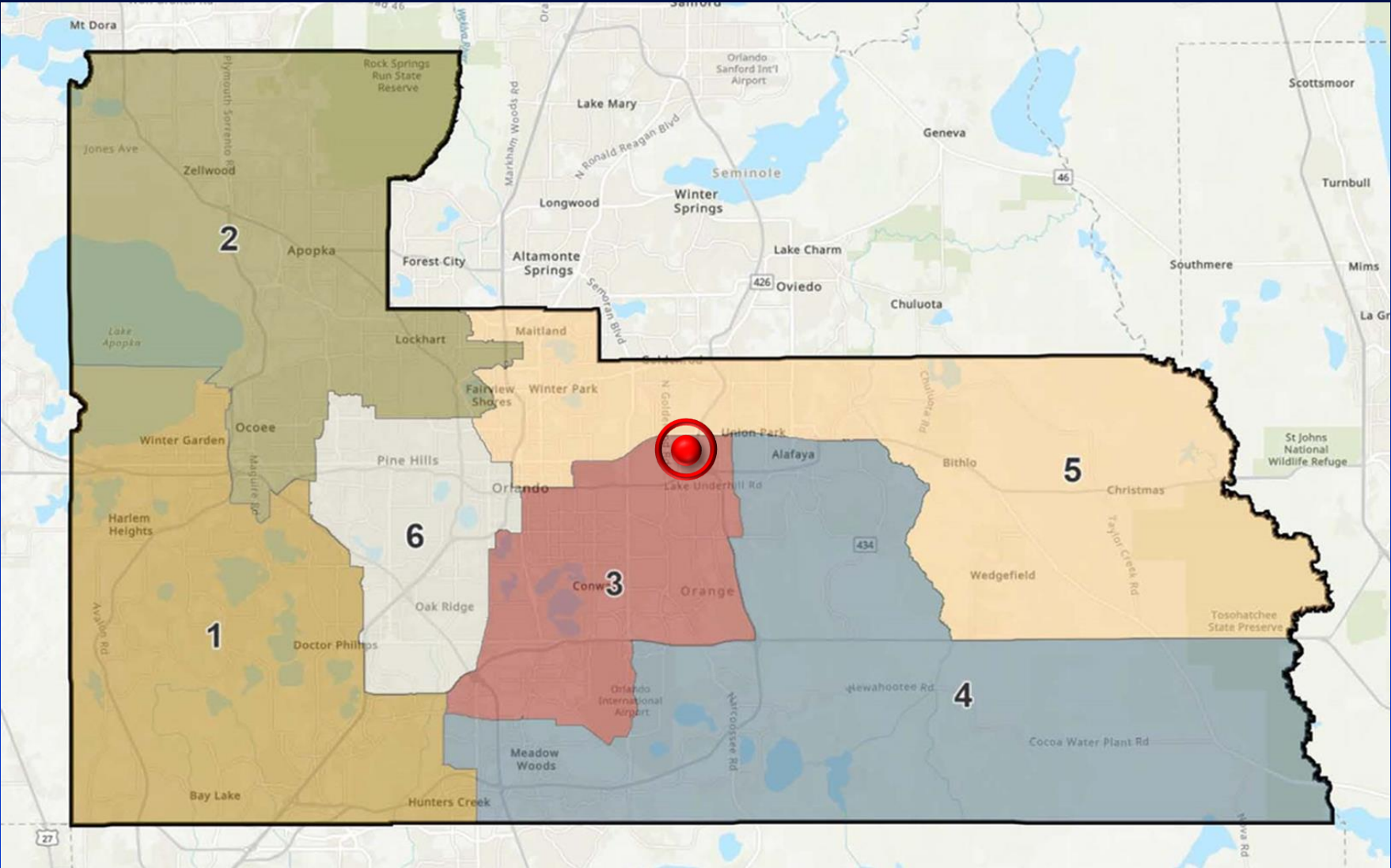
FLU8.1.4

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
SS-24-01-120 Hope City Crisis Center	Planned Development – Commercial (PD-C)	Up to 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.	2025-



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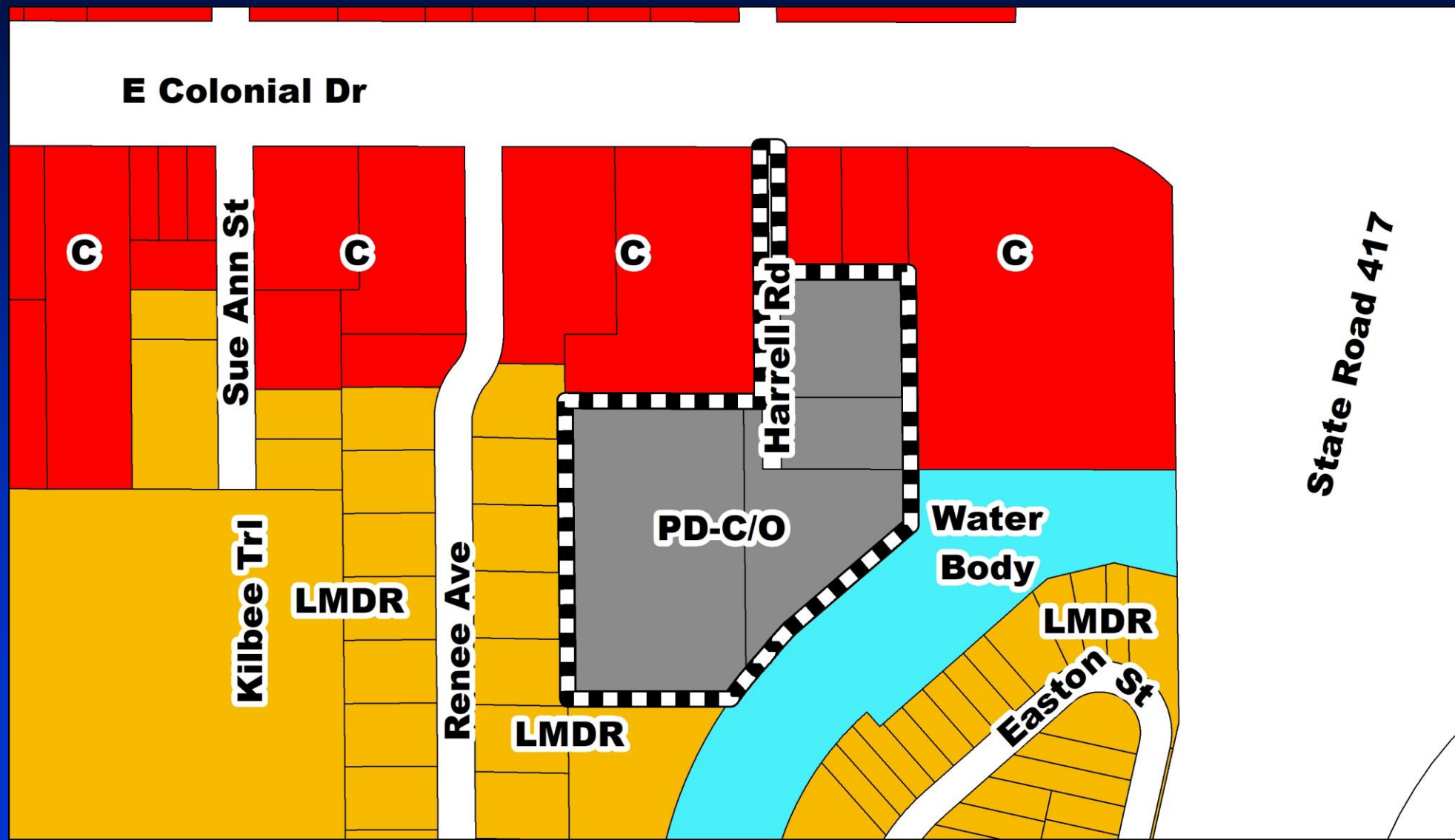
Location





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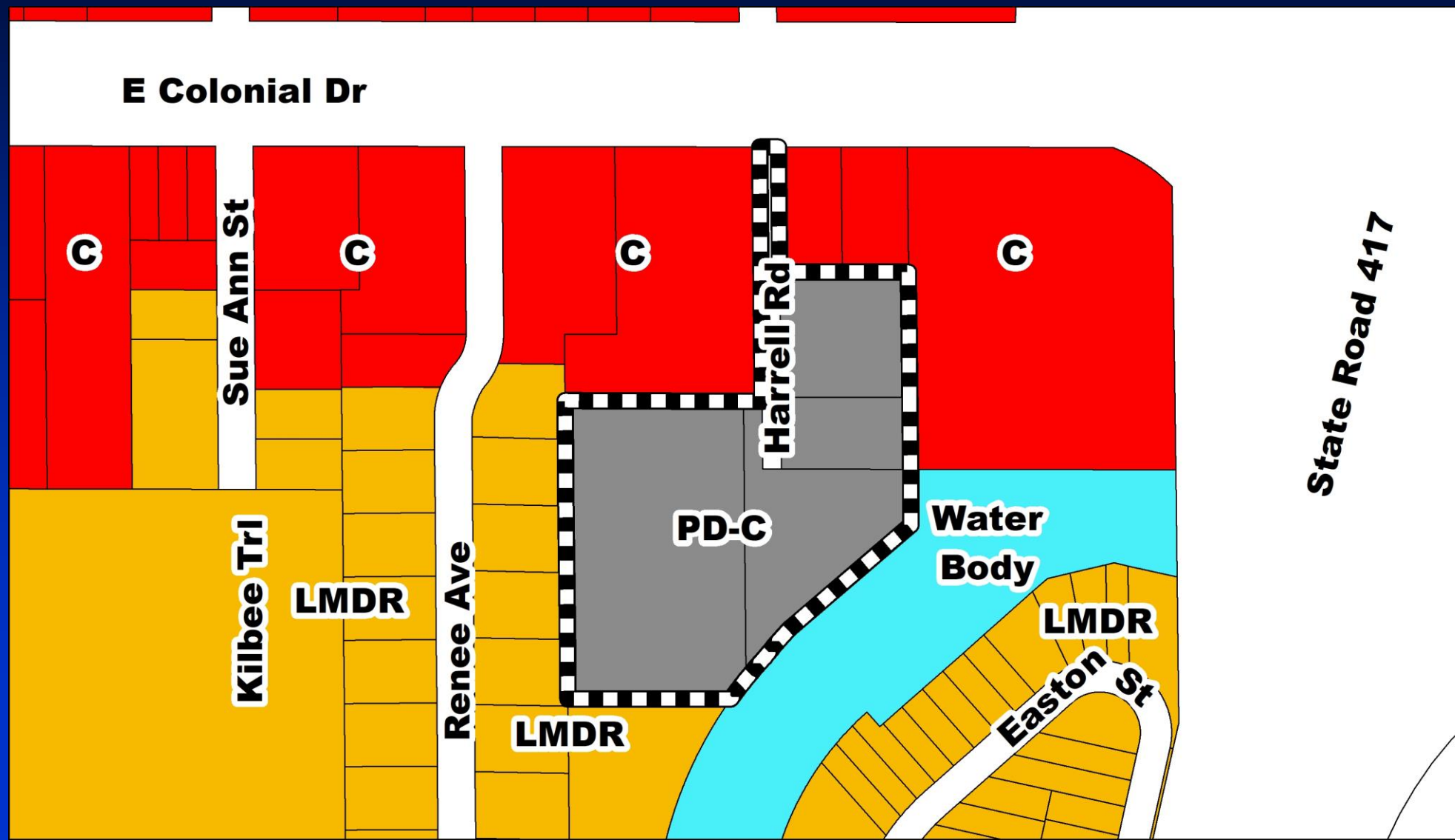
Future Land Use





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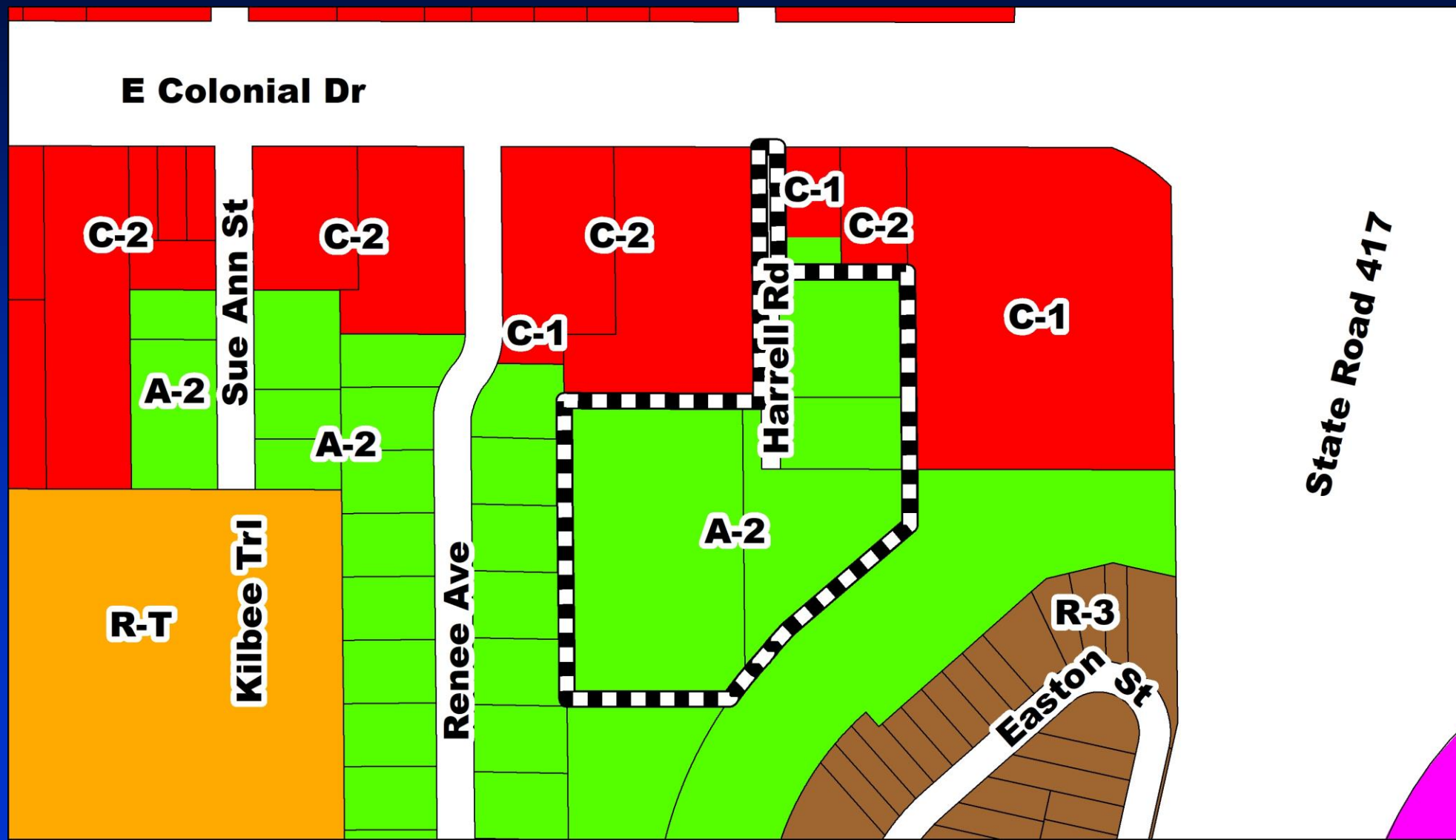
Proposed Future Land Use





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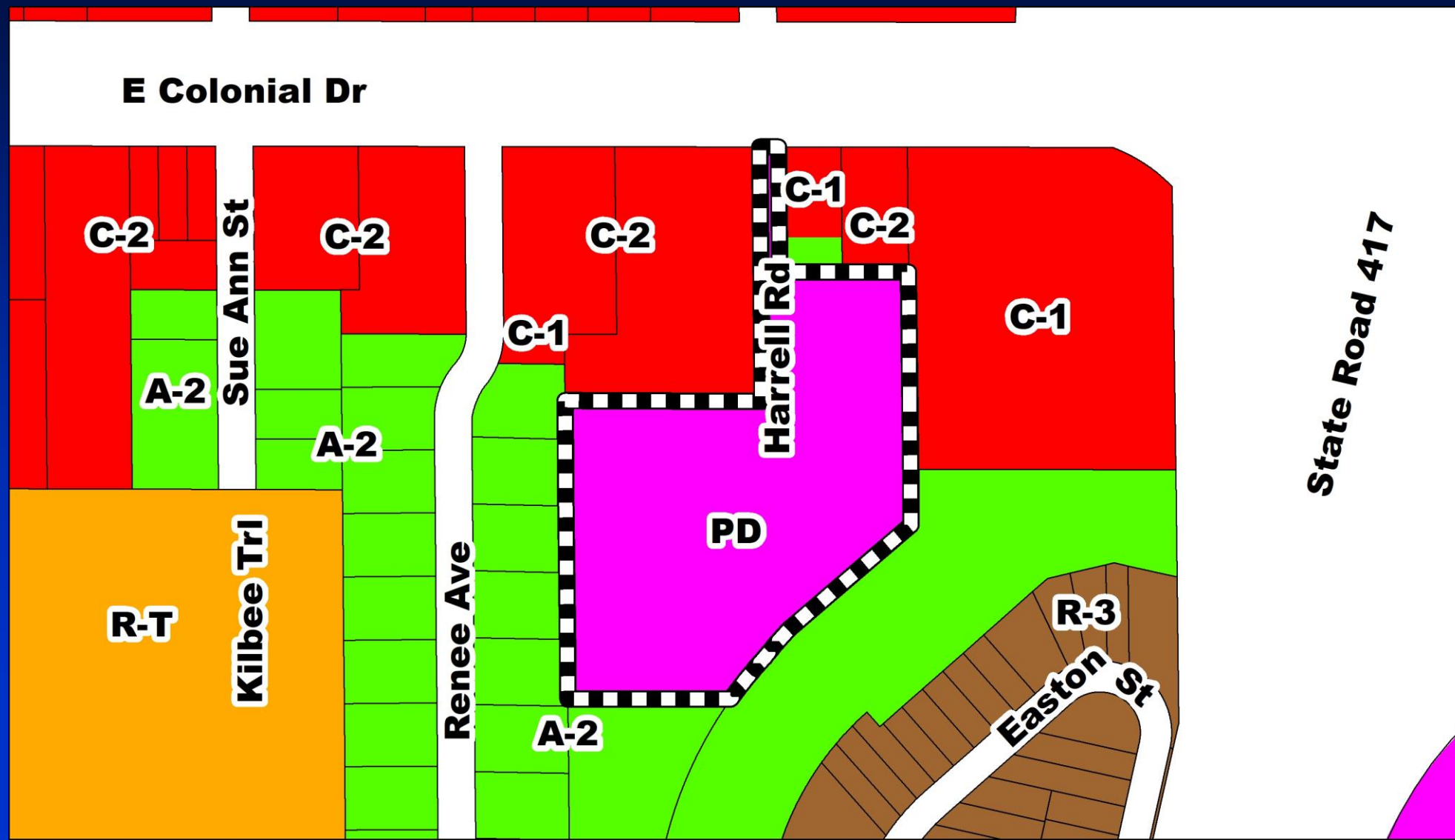
Zoning

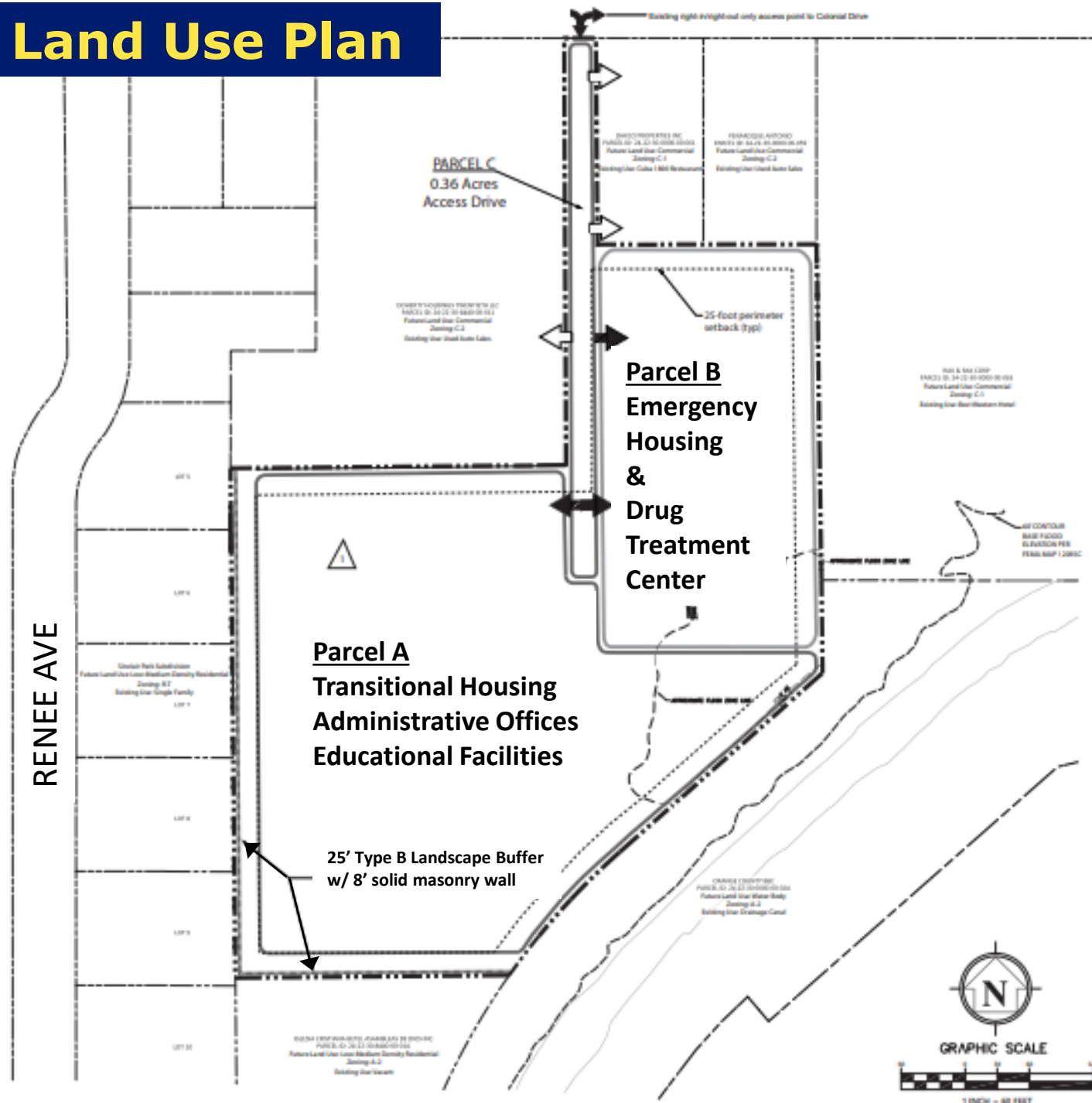




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Proposed Zoning





Aerial

E Colonial Dr

Sue Ann St

Kilbee Trl

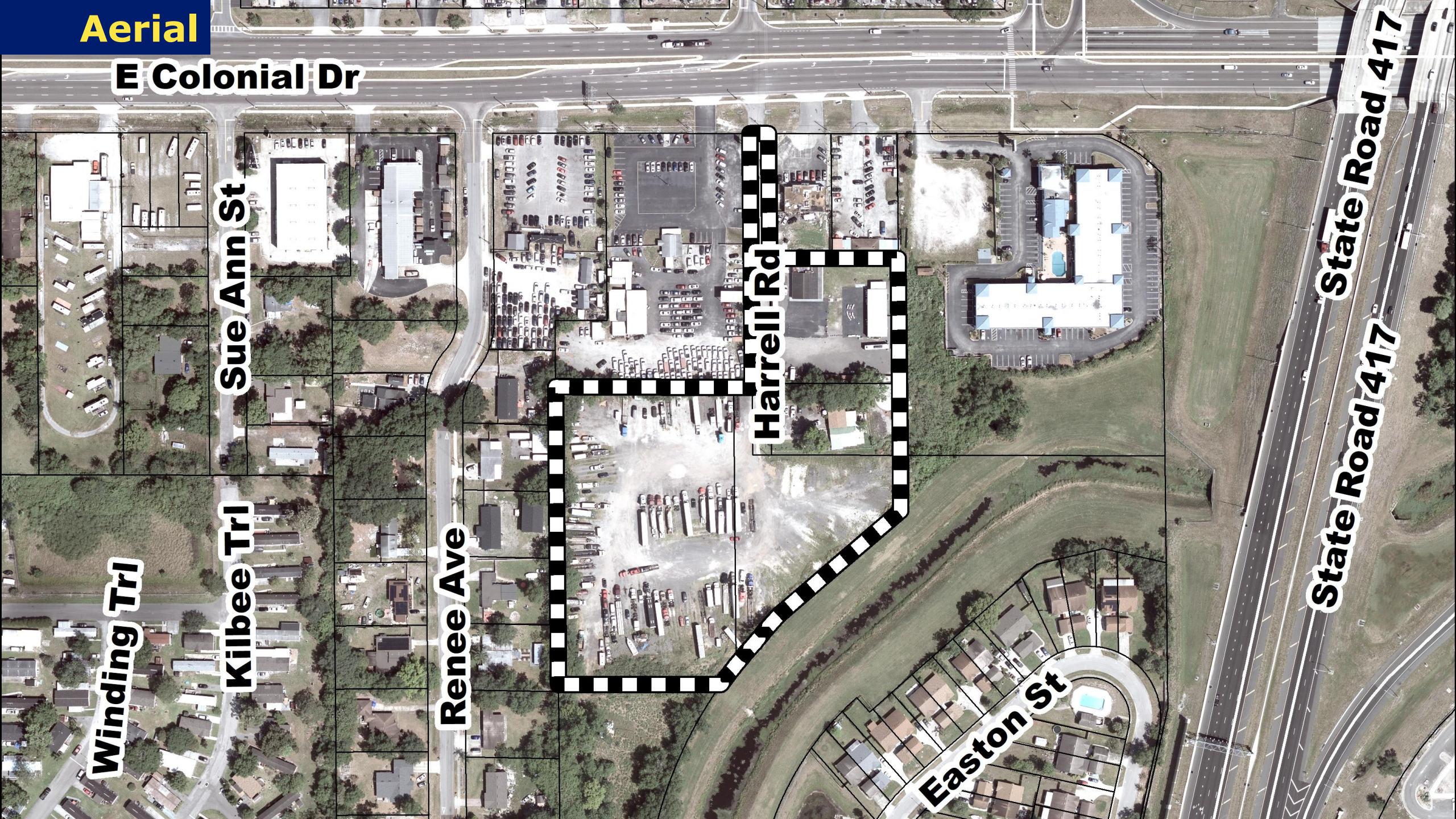
Renee Ave

Harrell Rd

Easton St

State Road 417

State Road 417





Community Meeting Summary

September 3, 2024

Colonial High School

- **Attendance – 55 Residents**

- **Concern for:**
 - **Increased crime**
 - **Traffic impacts**
 - **Maintenance of the site**



PZC / LPA Summary

January 16, 2025

Continued to March

-Request continued to address the outstanding Code violations. (38 violations dating back to 2021, in various stages of compliance – including a life/safety violation for which an injunction was issued)

March 20, 2025

Recommended for Approval

▪ Speakers: 22 in-favor; 8 in opposition

(To-date: there are no outstanding violations)



Additional / Amended Conditions

~~18. An eight foot (8') high masonry wall shall be constructed in tandem with the required Type B Opaque Buffer on the west and south property lines abutting residential. This wall shall be situated immediately adjacent to the property line and shall be composed of split face block or other finish. Painted CMU block will not be permitted. All plantings shall be placed behind wall.~~

18. Minimum lighting levels shall be 1.0 foot candles at pedestrian walkways, parking spaces, entrance/exit points, and vehicular areas. Maximum illumination levels shall continue to apply.

19. High contrast and primary colors on a building facade shall be prohibited, and a maximum of three (3) colors may be used on the body of any one (1) building, plus one (1) additional color for trim and cornice work. However, for any section of a building that, by a clear break in the building style or architectural treatment, gives the appearance of constituting a separate building structure, such section shall be allowed a maximum of three (3) colors (which colors may be different than those used elsewhere on the body of the building). These limits on the number of allowable colors exclude unpainted natural stone or roof material. Corrugated panels shall be prohibited.

20. The single-family residential homes shall be removed within two years of zoning approval.



Additional / Amended Conditions

- 21. The existing conveyance system shall be re-established and constructed in a 10-foot wide drainage buffer along the western property line of the lands associated with LUP-23-03-077, directing flow south along the property boundary and ultimately discharging east into the existing Little Econ E-40 Canal and shall be inspected by the Development Engineering to their satisfaction. Work shall be completed by August 1, 2025.**

Future hydrologic calculations shall be submitted to the County demonstrating that the proposed development will not obstruct existing off-site runoff prior to construction plans approval. The conveyance of off-site runoff must be maintained free and clear of vegetative overgrowth, debris, or any obstructions that could impede flow.

Ongoing maintenance of the conveyance system shall be the responsibility of the property owner in perpetuity.



Additional / Amended Conditions

- 22. A twenty-five foot (25') wide Type B Opaque Buffer including an eight foot (8') high masonry wall shall be required on the west and south property lines abutting the residential properties. Along the western property line, the following configuration shall be provided, from west to east: a 10-foot-wide drainage buffer, and a 15-foot-wide landscape buffer including the eight foot (8') high masonry wall. This wall shall be composed of split face block or other finish. Painted CMU block shall not be permitted. In addition to the required shade trees within the landscape buffer, planting of bamboo (*Bambusa* spp.) shall also be provided.**
- 23. Prior to submittal of a Development Plan for any of the subject properties, all necessary corrective actions must be performed to cure any site condition(s) found to be non-compliant by the Code Enforcement Board, Special Magistrate or court of competent jurisdiction. This includes the satisfactory payment of any outstanding penalties, fines or costs imposed for code violations. Code Enforcement shall perform any necessary inspection to confirm any non-compliant site conditions are cured.**



PZC/LPA Recommended Action

SS-24-01-120:	ADOPT
24-01-FLUE-4:	ADOPT
Ordinance:	APPROVE
LUP-23-03-077:	APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and:**
 - **ADOPT the requested Planned Development – Commercial (PD-C) Future Land Use;**
 - **ADOPT the associated text amendment to FLU8.1.4;**
 - **APPROVE the associated ordinance; and**
 - **APPROVE the Hope City Refuge Planned Development / Land Use Plan (PD/LUP), dated “Received September 17, 2024”, subject to the conditions in the staff report as amended and the additional conditions as presented.**