



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, June 3, 2025

2:00 PM

County Commission Chambers

25-553 Adoption of Future Land Use Map Amendment SS-24-01-120, Text Amendment 24-01-FLUE-4, Ordinance, and Concurrent Rezoning LUP-23-03-077, Kendell Keith, Oak Hill Planning (Continued from April 22, 2025)

a. Amendment SS-24-01-120

Consideration: 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, pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30

Location: District 3; properties located at 1701, 1709, 1710, and 1717 Harrell Road; generally located south of E. Colonial Drive and west of SR 417; Orange County, Florida (legal property description on file in Planning Division)

And

b. Amendment 24-01-FLUE-4

Consideration: Text Amendment to Future Land Use Element Policy FLU8.1.4 amending the development program

And

c. Ordinance for Proposed Amendment

Consideration: 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.

And

d. Rezoning LUP-23-03-077

Consideration: Request 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; pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code Chapter 30.

Location: District 3; properties located at 1701, 1709, 1710, and 1717 Harrell Road; generally located south of E. Colonial Drive and west of SR 417; Orange County, Florida (legal property description on file in Planning Division)

Delete Condition of Approval #18

~~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.~~

Replaced Condition of Approval #18:

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.

New Conditions of Approval #19, #20, #21, #22, and #23:

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 panel shall be prohibited.

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

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.

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 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 be perform any necessary inspection to confirm any non-compliant site conditions are cured.

New Condition of Approval #24:

24. Upon the issuance of certificate of occupancy a private 24 hour security shall be present onsite.

A motion was made by Commissioner Uribe, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, adopt Amendment SS-24-01-120, Planned Development - Commercial (PD-C) Future Land Use; further, adopt the associated text amendment 24-01-FLUE-4 to FLU8.1.4; further, adopt associated Ordinance 2025-14; further, approve the request subject to the eighteen (18) conditions of approval listed under the Development Review Committee recommendation in the Staff Report; further, delete Condition of Approval #18; and further, approve new Conditions of Approval #18, #19, #20, #21, #22, #23, and #24. The motion carried by the following vote:

Aye: 6 - Mayor Demings, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

Nay: 1 - Commissioner Wilson



**THE FOREGOING DECISION HAS BEEN FILED WITH ME
THIS 10TH DAY OF JUNE 2025.**

J. Knight
for DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

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