



COMMUNITY MEETING NOTICE

SMALL-SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONING

Commission District 1
Nicole Wilson, Commissioner
Case Planner:
James Resta, AICP
James.Resta@ocfl.net
(407) 836-5624

Wednesday, September 18, 2024 – 6:30 PM to 7:30 PM
Hamlin Middle School Media Center (Room 101/102)
16025 Silver Grove Boulevard
Winter Garden, FL 34787

Please join the District Commissioner, Orange County staff and your neighbors at an in-person community meeting where the applicant will present their request and answer your questions.

REQUEST

Future Land Use Map Amendment: SS-24-03-006

From: Rural Settlement (1/5)
To: Institutional (INST)

PD Rezoning: LUP-23-12-360 (Special Hearts Farm LUP)

From: A-1 (Citrus Rural District)
To: PD (Planned Development District)

Applicant: Jim Hall, Hall Development Services, Inc.

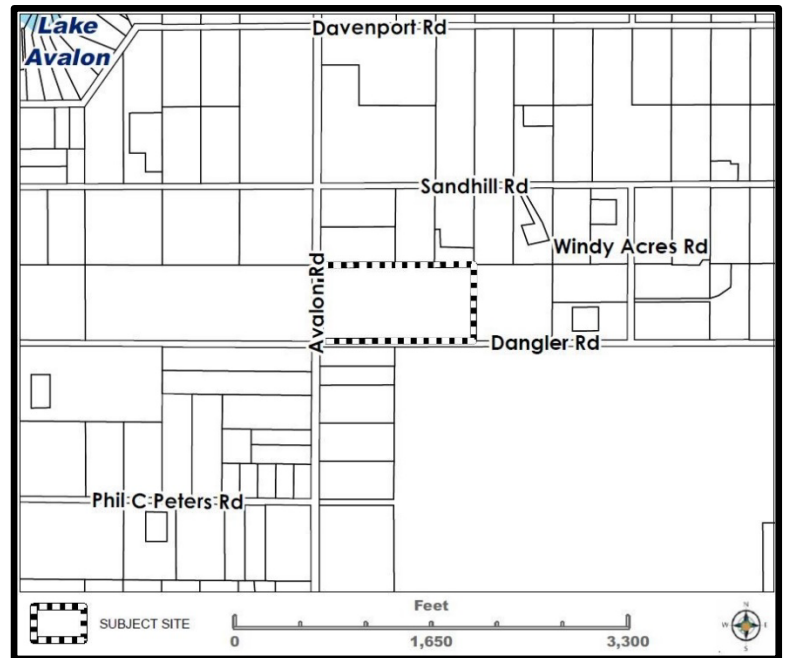
Owner: Thoroughbred Dreams, LLC

Parcel ID: 06-23-27-4292-04-410

Acreage: 18.36 acres

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

SUBJECT PROPERTY LOCATION



SUMMARY OF REQUEST

To change the Future Land Use Map designation of the subject property (18.36 acres) located in the Lake Avalon Rural Settlement from **Rural Settlement (1/5) to Institutional (INST)** to allow a non-profit educational and residential care facility for persons with disabilities to provide life skills in agriculture and agribusiness at the farm.

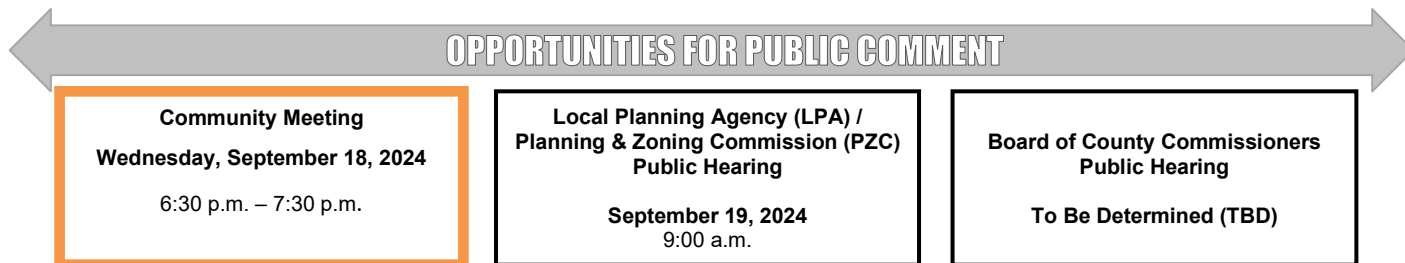
The PD rezoning request from **A-1 (Citrus Rural District)** to **PD (Planned Development District)** of the subject property proposes to allow the construction a residential care development including a 15,000 square foot (SF) training facility for 50 students and 20 staff members. In addition to the training facility, the campus will include farming, 12,000 SF animal and storage barns, a 1,712 SF residential care-taker home, a 3,500 SF event barn, and an 8,000 SF residential care facility for 30 overnight student residents in the form of cottages. Residential care cottages will house up to 6 residents in a 3 bedroom and 3.5 bath cottage with a full kitchen and a common room. A staff person will stay overnight awake in the common area. In addition, one (1) waiver is requested from Sec. 38-1479(a) to allow up to 50 unimproved parking spaces for overflow parking, in lieu of improved surface areas, for overflow parking related to special events and use of the event barn.

PUBLIC HEARING NOTICE

Public hearings for this request will be held before the Orange County Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and Board of County Commissioners (BCC). Each public hearing will be advertised in the *Orlando Sentinel*. Please note that the hearing dates are tentative and are subject to change.

FREQUENTLY ASKED QUESTIONS

Q: How can I participate in the development review process?



If you are unable to access the web folder listed above, written comments or requests may be mailed or emailed to the Case Planner. Property information can also be obtained by accessing the Orange County Property Appraiser's website at www.ocpaf.org or the OCFL Atlas at www.OCFL.net/Atlas.

Q: Where are the public hearings located?

The Orange County Planning & Zoning Commission (PZC) and the Board of County Commissioners (BCC) will conduct in-person public hearings in the chambers of the County Administration Building located at 201 S. Rosalind Avenue, Orlando, FL 32801. However, Orange County remains committed to providing alternative public comment platforms. All comments directed to the PZC may be submitted through feedback forms which are included with the case materials (shared folders are located at www.bit.ly/ocmeetings), or by mailing or emailing the Case Planner listed on the front page of this notice. Comments directed to the BCC may be emailed to the Mayor and/or District Commissioners (mayor@ocfl.net, District1@ocfl.net; District2@ocfl.net; District3@ocfl.net; District4@ocfl.net; District5@ocfl.net; and District6@ocfl.net).

Q: What is the difference between Future Land Use and Zoning?

Future Land Use Map designations indicate the general use or "vision" for a property, and regulates the types of activity or development that may ultimately be allowed on the property, including maximum allowable residential and non-residential development. Future Land Use Map designations are adopted as part of the County's Comprehensive Plan, with oversight by the State. Zoning districts are more descriptive planning classifications, but must be consistent with Future Land Use Map designations. Zoning categories regulate more specific development aspects, such as allowed uses, building sizes, setbacks, or parking.

Q: What type of activity or development could take place on the subject site today?

The site is owned by Thoroughbred Dreams, LLC, and has an approved Special Exception in the A-1 zoning district allowing an equestrian center and ancillary uses. The site has an existing single-family home, a barn and parking area. The Rural Settlement (1/5) FLU designation allows up to one dwelling unit per 5 acres for a total of three single family residences which could take place on the subject property today.

Q: What type of activity could be considered if the request is approved?

The change in future land use to Institutional would allow the educational (learning and training) and residential care facilities.

Any party requesting additional information regarding the proposed amendment should contact the Orange County Planning Division: 201 S. Rosalind Ave., 2nd Floor, Orlando, FL, 32801, (407) 836-5600, or via email at planning@ocfl.net.

In accordance with the Americans with Disabilities Act (ADA), any person requiring special accommodations to participate in this proceeding should contact the Orange County Communications Division no later than two (2) business days prior to the proceeding, at 201 S. Rosalind Ave., 3rd Floor, Orlando, FL, (407) 836-6568.

Para más información, favor de comunicarse con la División de Planificación, al número (407) 836-5600.

Pou plis enfòmasyon, kontakté Dépatman Planifikasyon, nan nimewo (407) 836-5600.