



# Public Hearing Notice

Planning, Environmental & Development Services / Planning Division

**Commission District #1**  
Nicole Wilson, Commissioner

## FUTURE LAND USE MAP AMENDMENT & REZONING

**Thursday, September 19, 2024 – 9:00am**

**Case Planner:**  
Jason Sorensen  
Email: Jason.Sorensen@ocfl.net  
Phone #: (407) 836-5602

PLANNING & ZONING COMMISSION (PZC)

County Commission Chambers  
201 S. Rosalind Ave, 1<sup>st</sup> Floor  
Orlando, FL 32801

**Planning Division:**  
(407) 836-5600

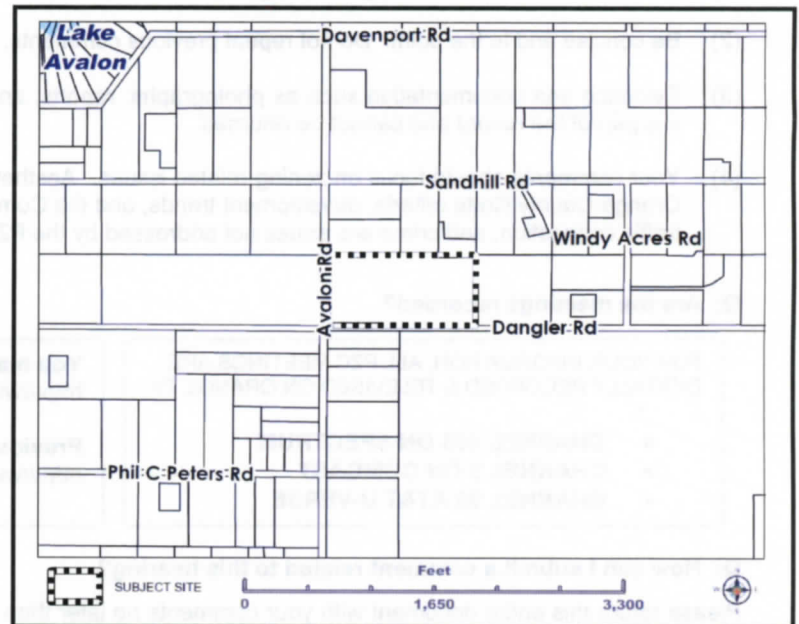
### Case Information

**Case Number:** SS-24-03-006 & LUP-23-12-360  
**Project Name:** Special Hearts Farms  
**Parcel ID:** 06-23-27-4292-04-410  
**Location:** 4151 Avalon Road / North of Dangler Road / East of Avalon Road  
**Acreage:** 18.86 acres

### Request

A Future Land Use Map Amendment to amend the designation from Rural/Agricultural (R) to Institutional (INST) and a rezoning request to change the zoning designation from A-1 (Citrus Rural District) to PD (Planned Development District) for the development of: 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, one waiver from Orange County Code is requested from Section 38-1479(a) to allow up to 50 unimproved parking spaces for overflow parking, in lieu of improved surface areas.

### Subject Property Location Map



Any person aggrieved by a decision rendered by the PZC may file an appeal within fifteen (15) calendar days of the decision date. **All appeals are subject to a \$483 filing fee.**

Recommendations by the Planning & Zoning Commission (PZC) do not become **final** until:

- The fifteen (15) calendar day appeal period has expired without a timely appeal having been filed

**\*\*\*AND\*\*\***

- The Board of County Commissioners approves the PZC's recommendation

Citizens may access real-time development data, board meeting details, project locations and view new construction projects within Orange County in the palm of your hand through:

**OCFL ATLAS** ([www.OCFL.net/atlas](http://www.OCFL.net/atlas))  
(Downloadable on Google Play and Itunes)

**Android**

**Apple**



In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should contact the Government Service Center at (407) 836-3111.

- Para mas informacion referente a esta vista publica, favor comunicarse al Departamento de Planificacion al numero, (407) 836-3111
- Pou plis enfòmasyon sou odyans piblik la, kontaké Dépatman Planifikasyon nan nimewo: 407-836-3111

**Important – See Reverse Side**



## FREQUENTLY ASKED QUESTIONS

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



\*If you are unable to attend hearings, written comments can be submitted to the Case Planner. Property information can also be obtained by accessing the Orange County Property Appraiser's website at [www.ocpafl.org](http://www.ocpafl.org).

### Q: What if I wish to speak at Public Hearing?

PLEASE LIMIT YOUR PRESENTATION TO THREE (3) MINUTES AND KEEP IN MIND THE FOLLOWING GUIDELINES:

- (1) The Chairman of the Planning & Zoning Commission (PZC) determines when and for how long an individual may speak.
- (2) Be concise and to the point. Do not repeat previous comments.
- (3) Evidence and documentation such as photographs, reports, and letters, may be to your benefit. However, once submitted, they are part of the record and cannot be returned.
- (4) Your comments should focus on zoning-related issues. Aesthetics, impacts to surrounding properties, land use compatibility, the Orange County Code criteria, development trends, and the Comprehensive Plan are planning-related issues. However, drainage, traffic congestion, and crime are issues not addressed by the PZC.

### Q: Are the meetings recorded?

FOR YOUR INFORMATION, ALL PZC MEETINGS ARE DIGITALLY RECORDED & TELEVISED ON ORANGE TV

- CHANNEL 488 ON SPECTRUM
- CHANNEL 9 ON COMCAST
- CHANNEL 99 AT&T U-VERSE

You may also watch the PZC public hearing live on:  
<http://www.ocfl.net/OpenGovernment/OrangeTVVisionTV.aspx>

Previous PZC public hearings are available at:  
<http://www.ocfl.net/OpenGovernment/OrangeTVVisionTV/VideoArchive.asp>

### Q: How can I submit a comment related to this hearing?

Please return this entire document with your comments no later than the day prior to the public hearing. Any commentary submitted to the Planning Division is a public record and is therefore open for review and inspection by any member of the public, including the applicant.

#### MAIL, FAX, OR EMAIL TO:

**ORANGE COUNTY PLANNING DIVISION**  
P.O. BOX 2687  
ORLANDO, FLORIDA 32802-2687  
Fax #: (407) 836-5862  
E-Mail Address: [Maria.Cahill@ocfl.net](mailto:Maria.Cahill@ocfl.net)

**APPLICANT: Special Hearts Farms**  
**CASE # : SS-24-03-006 & LUP-23-12-360**

IN FAVOR

OPPOSED

Your Information	Commentary:
<b>Name:</b>	
<b>Address:</b>	
<b>Phone:</b>	
<b>Email:</b>	