



## MEMORANDUM

August 19, 2021

**To:** Planning and Zoning Commission (PZC) / Local Planning Agency (LPA)

**From:** Alberto Vargas, Manager, Planning Division  
Planning, Environmental and Development Services Department

**Contact Person:** Jason Sorensen, Chief Planner, Planning Division

**Subject:** August 19, 2021 – PZC / LPA Agenda

## AGENDA

August 19, 2021

**9:00 a.m.** Call to Order

Public Comment

Approval of Meeting Minutes July 23, 2021

Old Business

New Business

**9:00 a.m.** Rezoning Public Hearings

**RZ-21-05-021** Brian Alan Fisher  
10576 5<sup>th</sup> Avenue  
A-1 (Citrus Rural District) **to**  
R-1AA (Single-Family Dwelling District) District 2

**RZ-21-05-030** Lawrence O'Dell, PSI, LLP  
(Continue to September 16<sup>th</sup> PZC Hearing) 5705 Lyda Lane  
R-1A (Single-Family Dwelling District) **to**  
C-3 (Wholesale Commercial District) District 3



## PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY

- RZ-21-05-034** James White  
4235 Lake Lockhart Drive  
R-CE (Country Estate District) **to** R-1 (Single-Family Dwelling District)  
District 2
- RZ-21-08-047** Kiat Kwan Tan  
*(Continue to September 16th PZC Hearing)*  
306 Goodland Street  
R-3 (Multiple-Family Dwelling District) &  
R-1A (Single-Family Dwelling District) **to**  
C-1 (Retail Commercial District) &  
C-3 (Wholesale Commercial District) District 6
- RZ-21-08-049** Abdool Omar Kayam Shadik  
*(Continue to September 16th PZC Hearing)*  
5601 N. Pine Hills Road  
R-2 (Residential District) **to** C-3 (Wholesale Commercial District)  
District 2
- RZ-21-08-050** Sergey Komarov, Latitude Builders  
1526 Mink Drive  
A-1 (Citrus Rural District) **to** R-1A (Single-Family Dwelling District)  
District 2
- RZ-21-08-051** Matt Peterson  
1724 Jessamine Avenue  
R-1 (Single-Family Dwelling District) **to** R-2 (Residential District)  
District 3
- LUP-21-01-010** Kathy Hattaway, Poulos & Bennett, LLC  
West of Avalon Road  
BB Groves South PD  
PD (Planned Development District) & A-2 (Farmland Rural District) **to**  
PD (Planned Development District) District 1

9:30 a.m. **2021-2 Comprehensive Plan Transmittal Regular Cycle Amendments**  
***Privately-Initiated Regular Cycle Future Land Use Map (FLUM) Amendments and Where Applicable, Associated Staff-Initiated Text Amendment (Continued from July 23, 2021)***

- 2021-2-A-2-1** Thomas R. Sullivan, GrayRobinson, P.A., for ECP Grassmere, LLC  
Rural Settlement 1/1 (RS 1/1) **to** Rural Settlement Low Density  
(RSLD 2/1)



## PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY

**2021-2-A-4-1**  
**(fka 2021-1-A-4-3)** Jason Searl, GrayRobinson, P.A., for Bent Tree Holdings, LLC  
Planned Development-Office/Commercial/Institutional/Industrial/  
Conservation (PD-O/C/INST/IND/CONS) and Industrial (IND) **to**  
Planned Development-Commercial/Office/High Density  
Residential/Parks and Recreation/Open Space/Conservation  
**-and-** (PD-C/O/HDR/PR/OS/CONS)

**2021-2-B-FLUE-1** Text amendment to Future Land Use Element Policy FLU8.1.4  
establishing the maximum densities and intensities for proposed  
Planned Developments within Orange County, associated with  
Amendment 2021-2-A-4-1 (fka 2021-1-A-4-3)

**9:30 a.m. 2021-2 Out-of-Cycle Comprehensive Plan Transmittal Regular Cycle Amendments**  
***Staff-Initiated Regular Cycle Text Amendments***

**2021-2-C-PRE-1** Text amendment to the Orange County Comprehensive Plan,  
creating a new Property Rights Element with a stated Goal,  
Objective, and Policies

**2021-2-C-FLUE-1** Text amendment to Future Land Use Element Policy FLU8.8.2,  
addressing the authority of the County Planning Manager to  
assign a privately-initiated or staff-initiated Comprehensive Plan  
amendment application to the appropriate regular cycle or  
small-scale development review category

**9:30 a.m. Public Hearings**

Amending Chapter 19, Floodplain Management, and Chapter 34, Subdivision Regulations, of  
the Orange County Code

**Presented by:** Daniel Negron, Stormwater Management Division, Orange County

Amending Chapter 9, Building and Construction Regulations, Article II, Building Code, of the  
Orange County Code

**Presented by:** Daniel Negron, Stormwater Management Division, Orange County

**10:00 a.m. Worksession**

Vision 2050 and Orange Code Worksession

**Presented by:** Alberto A. Vargas, MArch, Planning Manager