




## MEMORANDUM

September 16, 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:** September 16, 2021 – PZC / LPA Agenda

## AGENDA

September 16, 2021

9:00 a.m. Call to Order

Public Comment

Approval of Meeting Minutes July 23, 2021 and August 19, 2021

Old Business

New Business

9:00 a.m. Rezoning Public Hearings

**RZ-21-05-026**

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

**RZ-21-05-027**

Jerome Henin  
1401 Votaw Road & 1433 Votaw Road  
A-1 (Citrus Rural District) **to**  
R-1 (Single-Family Dwelling District)  
District 2



## PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY

- RZ-21-05-030** Lawrence O'Dell, PSI, LLP  
5705 Lyda Lane  
R-1A (Single-Family Dwelling District) **to**  
C-3 (Wholesale Commercial District)  
District 3
- RZ-21-08-047** Kiat Kwan Tan  
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  
5601 N. Pine Hills Road  
R-2 (Residential District) **to**  
C-3 (Wholesale Commercial District)  
District 2
- RZ-21-09-052** Jose F. Fernandez  
Macon Parkway  
R-3 (Multiple-Family Dwelling District) **to**  
R-2 (Residential District)  
District 5
- RZ-21-09-054** Mariellie Mundy  
825 Locust Avenue  
R-1A (Single-Family Dwelling District) **to**  
R-2 (Residential District)  
District 3
- RZ-21-09-055** Al Tehrani, PE, Tehrani Consulting Engineering  
1436 19<sup>th</sup> Street  
R-2 (Residential District) **to**  
NR (Neighborhood Residential District)  
District 6



## PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY

**RZ-21-09-056** James McAuliff, Jr.  
937 Jamajo Boulevard  
R-1A (Single-Family Dwelling District) **to**  
R-1 (Single-Family Dwelling District)  
District 5

**10:30a.m.** *Privately-Initiated Small-Scale Future Land Use Element Map Amendments to Change the Designation of Lands within Unincorporated County, and Where Expressly Noted Below, Concurrent Rezoning Requests:*

**SS-21-09-057** Clyde Elemuel Tucker  
504 S. Hudson Street  
**&** LDR (Low Density Residential) **to**  
LMDR (Low-Medium Density Residential) &  
**RZ-21-09-058** Rezone from R-1 (Single-Family Dwelling District) **to**  
(To be cont. to R-2 (Residential District) District 6  
the Oct. 21<sup>st</sup>  
PZC hearing)

**SS-21-04-013** Terry Hatfield, Hotelmax Realty, Inc.  
4855 S. Orange Blossom Trail  
**&** C (Commercial) **to**  
MHDR (Medium-High Density Residential) &  
**RZ-21-04-014** Rezone from C-1 (Retail Commercial District) **to**  
R-3 (Multiple-Family Dwelling District) District 3

**SS-20-07-047** Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
1421 Indianhead Trail  
**&** LDR (Low Density Residential) **to**  
PD-C (Planned Development-Commercial) &  
**LUPA-21-02-040** Rezone from A-2 (Farmland Rural District) **to**  
PD (Planned Development District) (Waterford Oaks PD) District 4

**SS-20-11-075** Jim Hall, Hall Development Services, Inc.  
6419, 6425, 6445, & 6523 Hoffner Avenue  
**&** LMDR (Low-Medium Density Residential) **to**  
IND (Industrial) &  
**RZ-20-04-032** Rezone from A-2 (Farmland Rural District) **to**  
I-1 / I-5 (Industrial District-Light) District 3



## PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY

**11:00 a.m. 2021-1 Out-of-Cycle Comprehensive Plan Adoption Regular Cycle Amendment  
*Out-of-Cycle Regular Cycle Staff-Initiated Text Amendment***

**2021-1-C-OS-1** Text Amendment to Open Space Element Policy OS1.3.6 deleting the open space requirements for residential land uses in Rural Settlement expansions within the Wekiva Study Area, consistent with Future Land Use Element Policy FLU6.2.1, and amending the open space requirements for residential land uses in Growth Centers within the Wekiva Study Area

**11:00 a.m. 2021-1 Comprehensive Plan Adoption Regular Cycle Amendments  
*Privately-Initiated Regular Cycle Future Land Use Map (FLUM) Amendment, Associated Staff-Initiated Text Amendment, and Concurrent Rezoning***

**2021-1-A-2-1** Timothy W. Green, Green Consulting Group, Inc., for Timothy J. Bailey  
-Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR) *to*  
-Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR)

-and-

**2021-1-B-FLUE-3** 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 2021-1-A-2-1

-and-

**LUP-21-04-119** A-1 (Citrus Rural District) *to*  
PD (Planned Development District)  
(Parks of Mt. Dora PD)

**11:15 a.m. 2021-2 Comprehensive Plan Transmittal Regular Cycle Amendments  
*Privately-Initiated Regular Cycle Future Land Use Map (FLUM) Amendment and Associated Staff-Initiated Text Amendment (Continued from July 23, 2021 and August 19, 2021)***

**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



## PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY

(PD-C/O/HDR/PR/OS/CONS)

**-and-**

### **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)