



Applicant/Owner:

Javier E. Omana, CNU-a,
CPH, Inc./ PRS Investors
Group LLP

Location:

17998 Grove Blossom Way; generally located south of Grove Blossom Way, west of Avalon Road, and east of the Orange County-Lake County line.

Existing Use:

Undeveloped land and wetlands

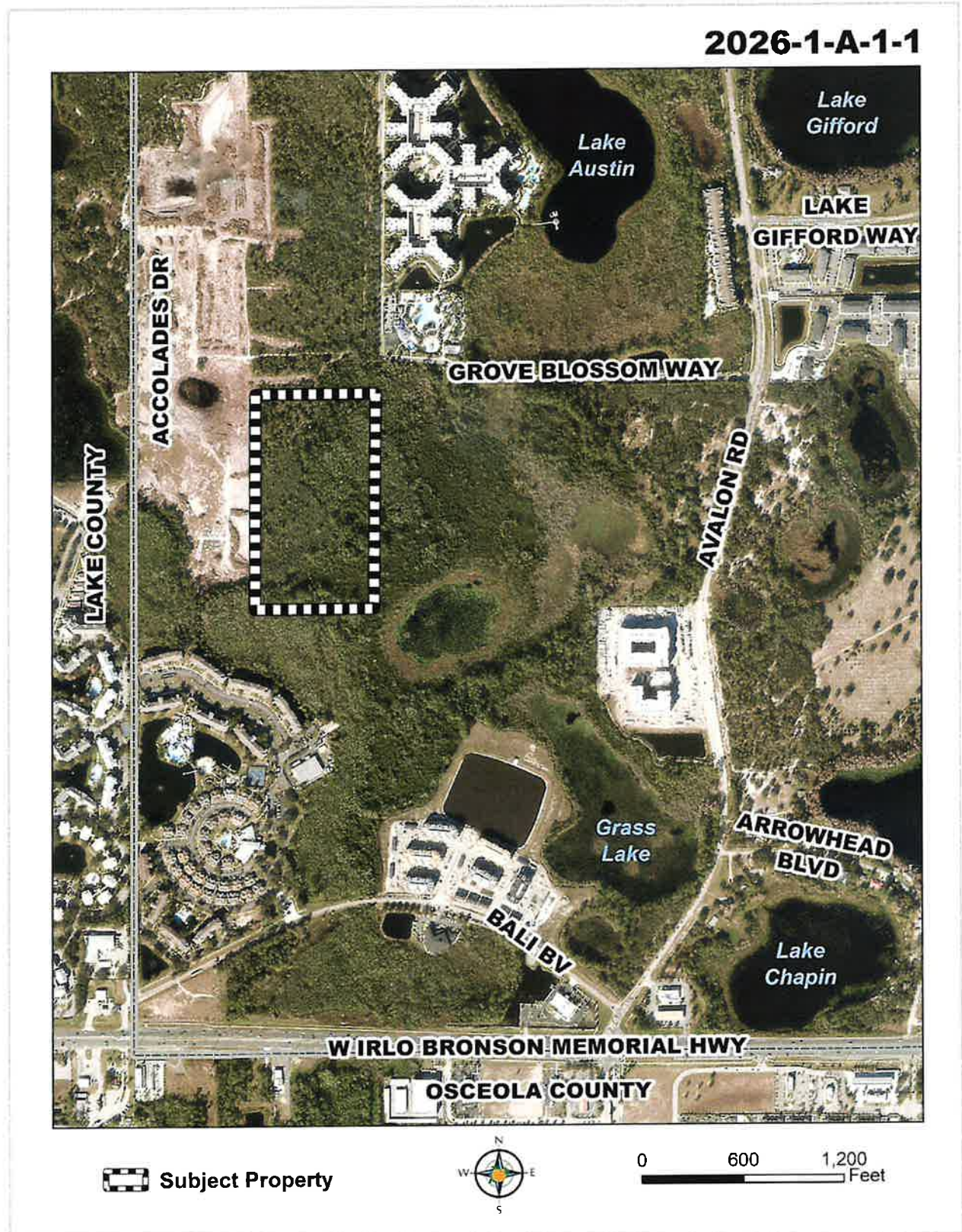
Parcel ID Number:

31-24-27-0000-00-003

Tract Size: 21.32 gross acres/
10.30 net developable acres

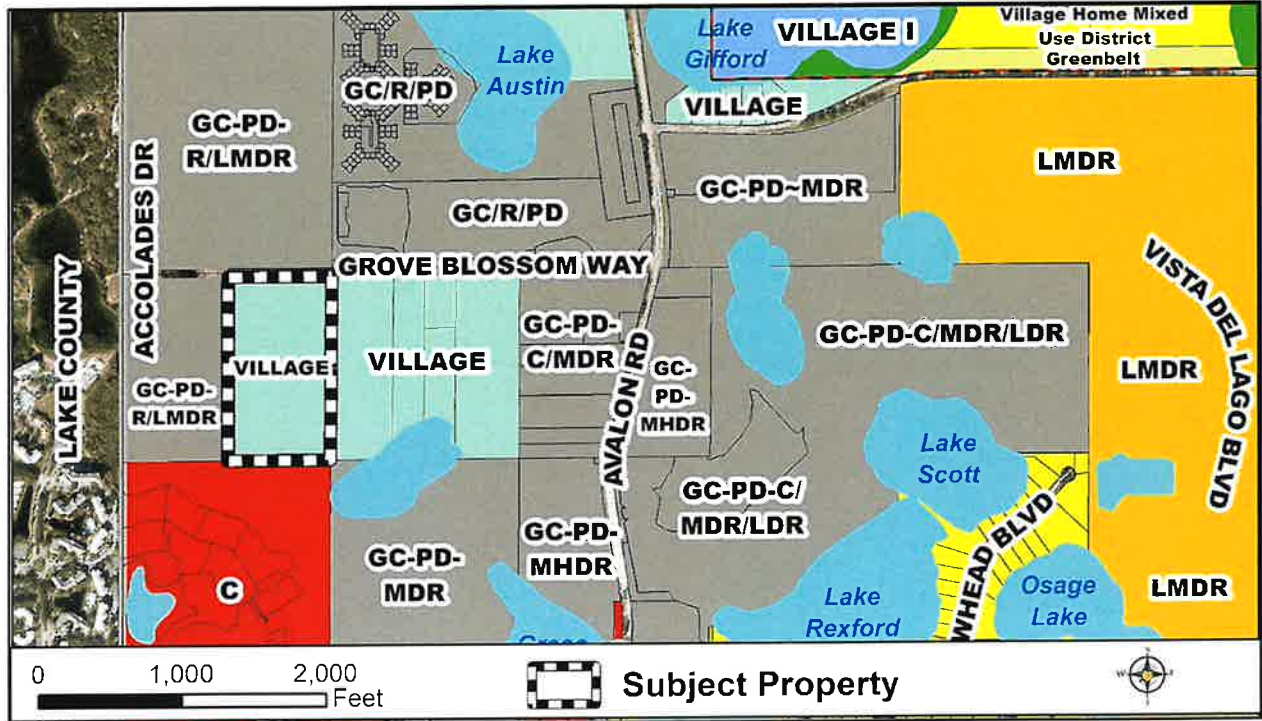
The following meetings and hearings have been held:			Project Information	
Report/Public Hearing	Outcome		Request:	
✓	A virtual community meeting was held May 12, 2022, with no attendees. An in-person community meeting was held April 3, 2024, with 7 attendees.	Attendees voiced concerns about traffic and congestion on area roads and the timing of planned infrastructure improvements.	Request:	Village (V) to Growth Center-Planned Development-Commercial (GC-PD-C) and Privately-Initiated Text Amendment to incorporate the proposed development program into Future Land Use Element Policy FLU8.1.4
✓	Staff Report	Recommend Transmittal	Proposed Development Program:	Resort-style development with up to 360 short-term rental and/or hotel/condo (timeshare) units with related amenities and up to 5,000 square feet of ancillary C-1 (Retail Commercial District) uses
✓	LPA Transmittal	March 19, 2026	Public Facilities and Services:	Please see the Public Facilities & Services Appendix for specific analysis of each public facility.
	BCC Transmittal	May 5, 2026	Environmental:	Conservation Area Determination CAD-22-08-170 was issued May 11, 2023, and expires May 11, 2028. CAD-22-08-170 identified 11.02 acres of Class I wetlands within the project boundary. Per the applicant, no wetland impacts are proposed.
	State Agency Comments	May or June 2026	Utilities:	Per Orange County Utilities (OCU), development within the subject property shall connect to OCU's potable water, wastewater, and reclaimed water service systems.
	LPA Adoption	June 2026 (Date to be Determined)	Schools:	Per Orange County Public Schools (OCPS), a School Capacity Determination is not required for this application.
	BCC Adoption	July 2026 (Date to be Determined)	Concurrent PD/LUP Rezoning:	If this requested Future Land Use Map Amendment is transmitted to the Florida Department of Commerce, staff expects that an application to rezone the subject property from A-1 (Citrus Rural District) to PD (Planned Development District) will be considered in conjunction with the proposed amendment during the adoption public hearing stage.

AERIAL



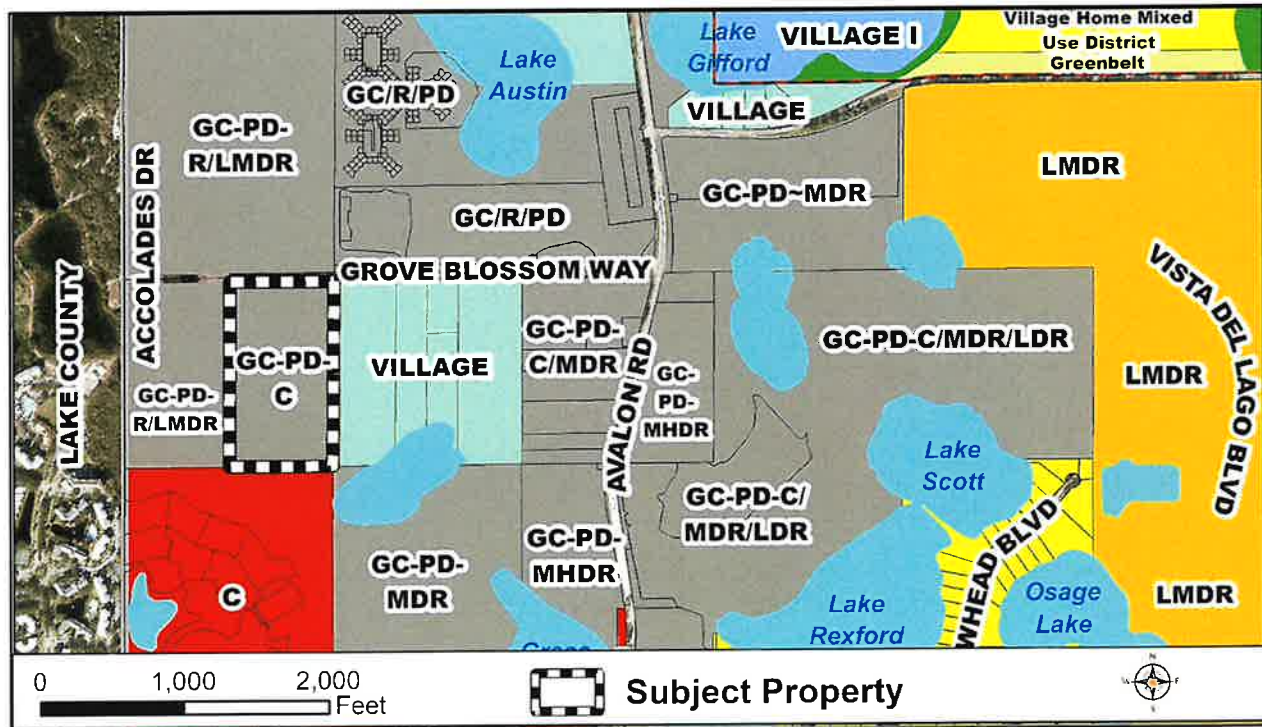
FUTURE LAND USE – CURRENT

Village (V)



FUTURE LAND USE – PROPOSED

Growth Center-Planned Development-Commercial (GC-PD-C)



Staff Recommendations

1. **FUTURE LAND USE MAP AMENDMENT 2026-1-A-1-1:** Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Local Planning Agency that the amendment, 2026-1-A-1-1, be **TRANSMITTED** to the state reviewing agencies.
2. **PRIVATELY-INITIATED FUTURE LAND USE TEXT AMENDMENT 2026-1-P-FLUE-1:** Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes, and recommend to the Local Planning Agency that the amendment, 2026-1-P-FLUE-1, be **TRANSMITTED** to the state reviewing agencies.

Analysis

1. Background and Development Program

The applicant, Javier Omana, representing PRS Investors Group LLP, is requesting to change the Future Land Use Map (FLUM) designation of the 21.32-acre subject property from Village (V), a classification unique to the Horizon West planning area in southwest Orange County, to Growth Center-Planned Development-Commercial (GC-PD-C). As shown on the aerial map, the undeveloped parcel is located on the south side of Grove Blossom Way, approximately 0.40 mile west of Avalon Road (C.R. 545), a major collector roadway. The property is situated 0.14 mile east of the Orange County-Lake County line and lies approximately one-half mile north of the U.S. 192 corridor, characterized by tourist-oriented commercial uses, including attractions, resorts, hotels, shopping areas, and restaurants. The site consists of 10.30 upland acres and 11.02 acres of Class I wetlands, established via Conservation Area Determination CAD-22-08-170, issued by the Orange County Environmental Protection Division (EPD) on May 11, 2023. It is the owner’s intent to develop the property’s upland acreage for a resort-style development with up to 360 short-term rental and/or hotel/condo (timeshare) units with related amenities and up to 5,000 square feet of ancillary C-1 (Retail Commercial District) uses. As stated in the justification statement included in the application package, no impacts to the onsite wetlands are contemplated.

The subject property received its Village FLUM designation through its inclusion in the Horizon West Study Area in 1995. The site, however, does not lie within any of the six Special Planning Areas (Villages) that have been adopted to date, nor is it contiguous to the nearest Special Planning Area, Village I, located roughly one-half mile to the north. Rather, as depicted on the current Future Land Use Map, the parcel is wholly situated within the U.S. 192 Growth Center boundary. The applicant, therefore, is seeking to formally incorporate the property into the U.S. 192 Growth Center through the submittal of this amendment application to enable the proposed resort-style project to move forward. Presently, the parcel’s Village FLUM designation limits the development of the 21.32-acre parcel to a maximum net density of one dwelling unit per ten acres—the cap imposed on Village-designated properties located outside a Special Planning Area—with uses restricted to those permitted under its current A-1 (Citrus Rural District) zoning classification, as established in Sec. 38-77, Use Table, of the Orange County Code. If approved, inclusion in the Growth Center with a GC-PD-C FLUM designation and a corresponding rezoning to PD (Planned Development District) would allow for the potential utilization of the site’s 10.30 upland acres for a development compatible with the

existing hotel, timeshare, and short-term rental uses in the surrounding area that serve the established vacation/resort market.

As illustrated on the aerial map, the subject property is located in an area characterized by a mix of resort development; existing and planned residential communities featuring a variety of housing types, including single-family detached homes, townhomes, and multi-family units; and commercial uses that provide goods and services to both visitors and area residents. Interspersed with this existing and planned development is a large forested wetland system that extends into Osceola County to the south and into Lake County to the west. As noted previously, 11.02 acres of this system are present on the subject parcel, to which no impacts are proposed. Forested wetlands also appear to comprise the entirety of the five Village-designated, A-1-zoned parcels directly east of the site.

Two short-term rental resorts, The Grove Resort & Water Park and the Palisades Condominiums, lie to the northeast of the subject parcel, north of Grove Blossom Way. Both developments are part of the Lake Austin PD and have corresponding Growth Center/Resort/Planned Development (GC/R/PD) FLUM designations. The Hilton Vacation Club Aqua Sol Orlando West short-term rental resort, within the Isle of Bali PD, is located directly south of the site. This property has an adopted FLUM designation of Commercial (C). Also lying southeast of the site is the newly-constructed 276-unit Integra Avalon multi-family community, located within the Liki Tiki Village III PD (formerly the Cassis PD). This site is also situated within the U.S. 192 Growth Center and is designated Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR) on the Future Land Use Map.

Finally, the BB Groves South PD, entitled for the development of up to 500 attached or detached single-family dwelling units, borders the subject property to the north and west. As shown on the aerial map, site work has commenced on the 461-unit Accolades residential subdivision within the PD. Per the approved Accolades Preliminary Subdivision Plan, 307 single-family detached homes and 154 townhomes are slated for construction, with access to be achieved via the extension of Grove Blossom Way, which would also provide access to the proposed resort-style development on the subject property, if ultimately approved.

As shown on the Future Land Use Map, the BB Groves South PD has an adopted FLUM designation of Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR). Per Future Land Use Element Policy FLU8.1.4, the Board of County Commissioners' (BCC's) December 15, 2020, adoption of Future Land Use Map Amendment 2018-2-A-1-2 established the following development program:

Resort and LMDR Uses: Capped at 500 units in total. Resort and LMDR uses shall be separated by a road network that does not integrate the uses on the same street or internal PD neighborhood.

- Resort Uses: Any combination of up to 500 detached/attached multi-family or single-family units, hotel rooms, resort villas, or timeshare units, all operated as transient or short-term uses
- LMDR Residential Uses: Any combination of up to 500 detached/attached, multi-family or single-family residential units
- Commercial: 10,000 square feet
- Office: 20,000 square feet.

Despite the potential for a mix of residential and non-residential uses, the subsequent September 28, 2021, approval of the BB Groves South PD by the BCC (Case LUP-21-01-010), established the PD's present entitlements of up to 500 attached or detached single-family dwelling units.

It is staff's belief that the proposed project, if approved, would be a continuation of the mixed-use development trend of the U.S. 192 Growth Center. As mandated by **Future Land Use Element Policy FLU7.4.6**, all new development within a Growth Center must apply for a PD (Planned Development District) zoning classification to specifically identify densities, intensities, and mix of land uses. If the proposed Future Land Use Map Amendment and text amendment are transmitted to the Florida Department of Commerce, staff anticipates that an application to rezone the subject property from A-1 (Citrus Rural District) to PD will be considered concurrently with the two amendments during the adoption hearing stage.

2. Project Analysis

Consistency

The requested FLUM amendment appears to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

As stated previously, the subject property is located in an area characterized by a mix of resort development, existing and planned residential communities featuring a variety of housing types, and commercial uses that provide goods and services to both visitors and the surrounding residential population.

As established in **Future Land Use Element Policy FLU1.1.4.F**, Growth Centers are a future land use designation implemented through Joint Planning Area agreements with an outside jurisdiction. These agreements typically provide, at a minimum, that the County will not incur initial capital costs for utilities. The subject property is located within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. OCU has communicated that all development on the subject property shall be required to connect to its potable water, wastewater, and reclaimed water systems. Per OCU, the connection points for each will be assessed during Final Engineering/Construction Plan permitting.

Staff finds the proposed Growth Center-Planned Development-Commercial designation and the associated development program of up to 360 short-term rental and/or hotel/condo (timeshare) units with related amenities and up to 5,000 square feet of ancillary C-1 uses consistent with **Future Land Use Element Policy FLU1.1.1**, which mandates that urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements. Staff views the 21.32-acre subject property as an underutilized parcel that provides an opportunity for infill development on the site's 10.30 upland acres that would likely benefit both tourists and area residents, while simultaneously ensuring the protection of the onsite wetlands, consistent with **Conservation Element Objective C1.4**, which establishes that Orange County shall protect identified wetland areas and existing native wildlife (flora and fauna) habitats.

Staff further finds the proposed project consistent with **Future Land Use Element Objective OBJ FLU2.2**, which establishes that Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using

infrastructure efficiently and promoting a sense of community. It is staff's belief that that the development of up to 360 short-term rental and/or hotel/condo (timeshare) units with related amenities and up to 5,000 square feet of ancillary C-1 uses on the site's upland acreage would be compatible with the existing and planned mix of uses in the surrounding area. Staff notes that the design and development standards for the resort-style project would be established through the PD rezoning process and refined during the Development Plan (DP) review stage.

Community Meeting

The requested FLUM Amendment was previously slated for consideration during the 2022-2 Regular Cycle as Amendment 2022-2-A-1-3 and during the 2023-3 Regular Cycle as Amendment 2023-3-A-1-2. A virtual community meeting was held for proposed Amendment 2022-2-A-1-3 on May 12, 2022. 703 notices were mailed, but no members of the public attended the meeting. At the request of the applicant, the application was continued to the 2023-3 Regular Cycle.

A community meeting for the continued application, renumbered as Amendment 2023-3-A-1-2, was held April 3, 2024, at Water Spring Elementary School, with seven members of the public in attendance. While the attendees did not express objections to the project itself, they voiced concerns about traffic and congestion on area roads, the timing of the planned widening of Avalon Road from two to four lanes, and the provision of supporting infrastructure, including the installation of sidewalks and a multi-use trail for pedestrians and bicyclists, drainage and stormwater retention improvements, and upgrades to existing water, sewer, and reclaimed water lines. Following the community meeting, the application was again continued to allow for further refinement of the owner's concept.

The FLUM Amendment request is now returning for consideration as proposed Amendment 2026-1-A-1-1. At this time, a community meeting is not required.

Privately-Initiated Text Amendment

Future Land Use Element Policy FLU8.1.4 establishes the development programs for Planned Development (PD) and Lake Pickett (LP) FLUM designations adopted since January 1, 2007. The development program for this requested amendment is proposed for incorporation into Policy FLU8.1.4 via a corresponding privately-initiated text amendment, Amendment 2026-1-P-FLUE-1. If adopted, the maximum development program for Amendment 2026-1-A-1-1 will be as follows:

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2026-1-A-1-1</u> <u>PRS Investors Group</u> <u>LLP</u>	<u>Growth Center-Planned</u> <u>Development-Commercial</u> <u>(GC-PD-C)</u>	<u>Resort-style development with</u> <u>up to 360 short-term rental</u> <u>and/or hotel/condo (timeshare)</u> <u>units with related amenities and</u> <u>up to 5,000 square feet of</u> <u>ancillary C-1 (Retail Commercial</u> <u>District) uses</u>	<u>2026-</u>

Compatibility

The requested FLUM Amendment and associated commercial development program appear to be **compatible** with the development trend of the surrounding area. **Future Land Use Element Objective FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development pattern and development trends in the area. The nature of the proposed resort-style project is consistent with its location within the U.S. 192 Growth Center, characterized by a mix of resort development, existing and planned residential communities featuring a variety of housing types, and commercial uses that provide goods and services to both visitors and the surrounding residential population. Additionally, the project would provide new employment opportunities for those residing in the area. Further, no impacts to the site's 11.02 acres of Class I wetlands are contemplated, thus helping to ensure the protection of the extensive wetland system that surrounds the property.

It is staff's belief that the proposed resort-style project would contribute to the County's larger goals of promoting infill development and compact urban form consistent with the County's Growth Center Policies, efficiently using existing and planned infrastructure, providing additional employment opportunities for the residential population, and protecting environmentally-sensitive land. Staff, therefore, recommends transmittal of this requested FLUM Amendment and the associated text amendment to Policy FLU8.1.4 of the Comprehensive Plan.

Public Facilities and Services

Environmental. The Orange County Environmental Protection Division (EPD) has reviewed the proposed amendment application and has provided the following analysis:

EPD Review Summary:

- An Orange County Conservation Area Determination, CAD-22-08-170, was completed, with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on May 11, 2023. The CAD identified 11.02 acres of Class I wetlands within the subject property boundaries.
- Any wetland encroachments will require submittal of an application for a Conservation Area Impact Permit to the Orange County Environmental Protection Division, as outlined in Chapter 15, Article X, Wetland Conservation Areas.
- Access to this parcel may require conservation area impacts to wetlands that extend offsite within the partial right-of-way for Grove Blossom Way.
- Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible for determining the presence of these concerns and verifying and obtaining, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

FLUM Amendment Comments:

1. Conservation Area Determination – An Orange County Conservation Area Determination, CAD-22-08-170, was completed, with a certified survey of the conservation area boundary approved by EPD on May 11, 2023. The CAD identified 11.02 acres of Class I wetlands within the subject property boundaries.
2. Conservation Area Impacts - Any wetland encroachments will require submittal of an application for a Conservation Area Impact (CAI) Permit to EPD as outlined in Chapter 15, Article X, Wetland Conservation Areas.
3. Class I Impacts - The removal, alteration, or encroachment within a Class I Conservation Area shall only be allowed in cases where no other feasible or practical alternatives exist, impacts are unavoidable to allow a reasonable use of the land, or where there is an overriding public benefit. Class I impacts require consideration at a public hearing before the Orange County Board of County Commissioners. Reference Orange County Code Chapter 15, Article X, Wetland Conservation Areas, Division 1 Generally, Section 364 Definitions, Subsection (a).
4. Access – Access to this parcel may require conservation area impacts. The removal, alteration, or encroachment within a Class I Conservation Area shall only be allowed in cases where no other feasible or practical alternatives exist, impacts are unavoidable to allow a reasonable use of the land, or where there is an overriding public benefit, as determined before the Orange County Board of County Commissioners
5. Conservation Area Impact Review Criteria – Approval of the request does not authorize any direct or indirect conservation area impacts, nor does it constitute an analysis or determination of wetland impact avoidance and minimization, reasonable use, or overriding public benefit, pursuant to Chapter 15, Article X. An assessment of the project’s proposed wetland impacts, and whether these criteria are met, must be completed as part of a Conservation Area Impact Permit application review, pursuant to the requirements of Chapter 15, Article X, and should not be considered to be satisfied by approval of this request.
6. Habitat Permit Compliance - Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible for determining the presence of these concerns and verifying and obtaining, if necessary, any required habitat permitting by the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
7. Jurisdictional Coordination - This environmental review only addresses Orange County’s environmental regulatory code. However, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to, the Army Corps of Engineers (ACOE), the Florida Department of Environmental Protection (FDEP), the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS), and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it, or they may have other natural resource protection requirements. Therefore, it is imperative that this proposal be addressed on a multi-agency basis.

Additional Comments:

1. Erosion Control - Use caution to prevent erosion during construction along the boundary of the property, into surface waters, wetlands, and buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. *Reference Orange County Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).*
2. Solid Waste Disposal - Any miscellaneous regulated solid waste found or generated onsite, including land clearing debris, construction and demolition debris, tires, garbage, and hazardous waste shall be properly managed through recycling and/or off-site disposal in accordance with local, state, and federal regulations.

Transportation. The traffic study dated November 2024 was approved by the Transportation Planning Division. A copy of the approved study is on file with the Planning Division.

Utilities. The subject property lies within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. In accordance with Orange County Code Chapter 37, the following requirements shall apply:

- Potable Water: Development within this property will be required to connect to Orange County Utilities' water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.
- Wastewater: Development within this property will be required to connect to Orange County Utilities' wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.
- Reclaimed water: Development within this property will be required to connect to Orange County Utilities' reclaimed water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Schools. Per Orange County Public Schools (OCPS), the submittal of a School Capacity Determination application is not required for this proposed amendment.

Neighborhoods. The Neighborhood Services Division reviewed this application and provided no comments on the request.

Code Enforcement. There are no active violations or open incidents associated with this property.

3. Policy References

Future Land Use Element

OBJ FLU2.2 – Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community.

OBJ FLU8.2 – COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide

regulatory decisions that involve differing land uses.

FLU1.1.1 – Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

FLU1.1.4.F – GROWTH CENTER(S) – Growth Centers are a Future Land Use designation implemented through Joint Planning Area agreements with an outside jurisdiction. These agreements provide at a minimum that the County will not incur initial capital costs for utilities. Orange County has two Growth Centers – one in the northwest referred to as the Northwest Growth Center and one in the southeast referred to as Growth Center/Resort/PD.

FLU7.4.4 – Urban intensities shall be permitted in designated Growth Centers when urban services are available from other sources as approved by Orange County, consistent with the appropriate policies of the Comprehensive Plan. If services and facilities sufficient to maintain adopted level of service standards are not available concurrent with the impacts of development, the development will be phased such that the services and facilities will be available when the impacts of development occur or the development orders and permits will be denied.

FLU7.4.5 – Development in Growth Centers shall only occur when someone other than Orange County incurs the initial capital cost of the required urban facilities and the incremental cost of the required urban services. Consistent with applicable law, paybacks shall be implemented with respect to future users benefiting from the supplied facilities and services; but such paybacks shall not be from Orange County except as a conduit.

The provision of service by Orange County may be permitted when all of the following criteria are met:

- A. The connection point(s) to Orange County facilities exists within two (2) miles (as measured along existing road right-of-way) of the proposed "affordable housing development";
- B. Capacity is available at the time of the requested Growth Center amendment;
- C. Extension of services and facilities and reservation of capacity is at the expense of someone other than Orange County.

FLU7.4.6 – Within a Growth Center, all new development must apply for Planned Development zoning, in order to specifically identify densities, intensities and mixture of land use.

Additionally, all new development and substantial redevelopment in portions of Growth Centers located within the Wekiva Study Area shall adhere to the development standards adopted to implement the Wekiva Parkway and Protection Act, Ch. 369, Part III, F.S.

Such standards shall include, but are not limited to one or more of the following:

- (1) Additional stormwater treatment and retention (maintenance of water quality and recharge);
- (2) Enhanced wastewater treatment;
- (3) Limitations of certain allowed uses within the most vulnerable portions of the Study Area;
- (4) Subdivision standards;






- (5) Open space requirements;
- (6) “Smart growth” roadway design standards;
- (7) Parking lot design standards,
- (8) Upland habitat protection, and
- (9) Such other measures as required to protect ground and surface water in the Wekiva Study Area.

FLU8.2.1 – Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

Conservation Element

OBJ C1.4 – Orange County shall protect identified wetland areas and existing native wildlife (flora and fauna) habitats.

Site Visit Photos

<p style="text-align: center;">Subject Site</p> 	<p style="text-align: center;">Subject Site</p> 
<p style="text-align: center;">East of Subject Site</p> 	<p style="text-align: center;">West of Subject Site</p> 
<p style="text-align: center;">North of Subject Site</p> 	<p style="text-align: center;">South of Subject Site</p> 

ACTION REQUESTED

Local Planning Agency (LPA) Recommendation – (March 19, 2026)

FUTURE LAND USE MAP AMENDMENT 2026-1-A-1-1: Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Local Planning Agency that the amendment, 2026-1-A-1-1, be **TRANSMITTED** to the state reviewing agencies.

PRIVATELY-INITIATED FUTURE LAND USE TEXT AMENDMENT 2026-1-P-FLUE-1: Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes, and recommend to the Local Planning Agency that the amendment, 2026-1-P-FLUE-1, be **TRANSMITTED** to the state reviewing agencies.

Local Planning Agency (LPA) Transmittal Public Hearing Synopsis

The staff report was presented to the LPA with the recommendation that they recommend **TRANSMITTAL** of the requested map and text amendments. The applicant was present and agreed with the staff recommendation.

Staff indicated that no comments were received either in opposition or in support. There were no speakers present to speak during public comment.

After brief discussion regarding the existing Village FLU designation, Commissioner Holt made a motion, which was seconded by Commissioner Wiggins, to recommend that the Board of County Commissioners Transmit Amendments 2026-1-A-1-1 and 2026-1-P-FLUE-1. The motion was approved unanimously.

Motion / Second	<i>Marjorie Holt / George Wiggins</i>
Voting in Favor	<i>George Wiggins, Marjorie Holt, Camille Evans, Jorge Berrios Trinidad, and Eric Gray</i>
Voting in Opposition	<i>None</i>
Absent	<i>Michael Arrington, David Boers, Eddie Fernandez and Giancarlo Rodriguez</i>

NOTIFICATION MAP

