




Interoffice Memorandum

DATE: January 21, 2025

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Tanya Wilson, AICP, Director 
Planning, Environmental, and Development Services
Department

CONTACT PERSON: **James Resta, AICP, Chief Planner**
407-836-5624

SUBJECT: Transmittal Public Hearing – February 11, 2025, Regular Cycle
Staff-Initiated Text and Map Amendment 2024-2-B-CP-2, Lake
Pickett Study Area
District 5

On April 23, 2024, former District 5 Commissioner Emily Bonilla presented a Commissioner's Report related to the need to amend certain Lake Pickett Study Area policies and maps to remove all parcels with a Future Land Use Map (FLUM) designation of Rural/Agricultural (R) to ensure that only parcels with vested rights or specific entitlements are included within the Lake Pickett Study Area, thus aligning future development with new sustainable and responsible growth patterns.

Following discussion, the Board of County Commissioners directed staff to initiate the recommended amendments, including a reduction of the previously-adopted Lake Pickett Study Area boundary, the deletion of references to "two" Lake Pickett communities, and to amend Map 22 of the Future Land Use Map Series that formally delineates the Lake Pickett Study Area. The revised Lake Pickett Study Area boundary proposes to remove all properties with the Rural/Agricultural (R) FLUM designation from the study area and to retitle the map "Map 22 Lake Pickett Study Area". The new updated map will only include those parcels approved under "The Grow Planned Development-Regulating Plan" within the Lake Pickett South Community.

2024-2 Regular Cycle Staff-Initiated Text and Map Amendment 2024-2-B-CP-2 is scheduled for a Board transmittal public hearing on February 11, 2025. This amendment proposes to change the currently-adopted Map 22 of the Future Land Use Map Series, Lake Pickett Study Area and Communities, to remove all properties with a Rural/Agricultural (R) Future Land Use Map designation and to make corresponding changes to the Lake Pickett policies and other related policies, including the deletion of references to "two" Lake Pickett communities. The amended Lake Pickett Study Area will only include those parcels approved under "The Grow Planned Development-Regulating Plan" within the currently-approved Lake Pickett South Community.

The above-referenced 2024-2 Regular Cycle Amendment is a staff-initiated text and map amendment to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan, to amend existing policies to reduce the size of the existing Lake Pickett Study Area and to amend Map 22, of the Future Land Use Map Series.

The amendment request was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on January 16, 2025, where the request was recommended for transmittal, with a modification to staff's recommendation. Public comment was heard from several residents of the Walker Cove PD, located within the present Lake Pickett South Community within the Lake Pickett Study Area, who requested to remain within the Study Area. The PZC/LPA Commissioners discussed whether or not to include these parcels, with several questions directed towards these residents and staff. Staff explained that these parcels could be developed in accordance with the currently-approved Walker Cove PD Land Use Plan. However, the Commissioners subsequently voted to recommend 2024-2-B-CP-2 for transmittal, with a modification to staff's recommendation that those parcels in the northeast portion of the current Lake Pickett South Community of the Lake Pickett Study Area be retained within the Study Area.

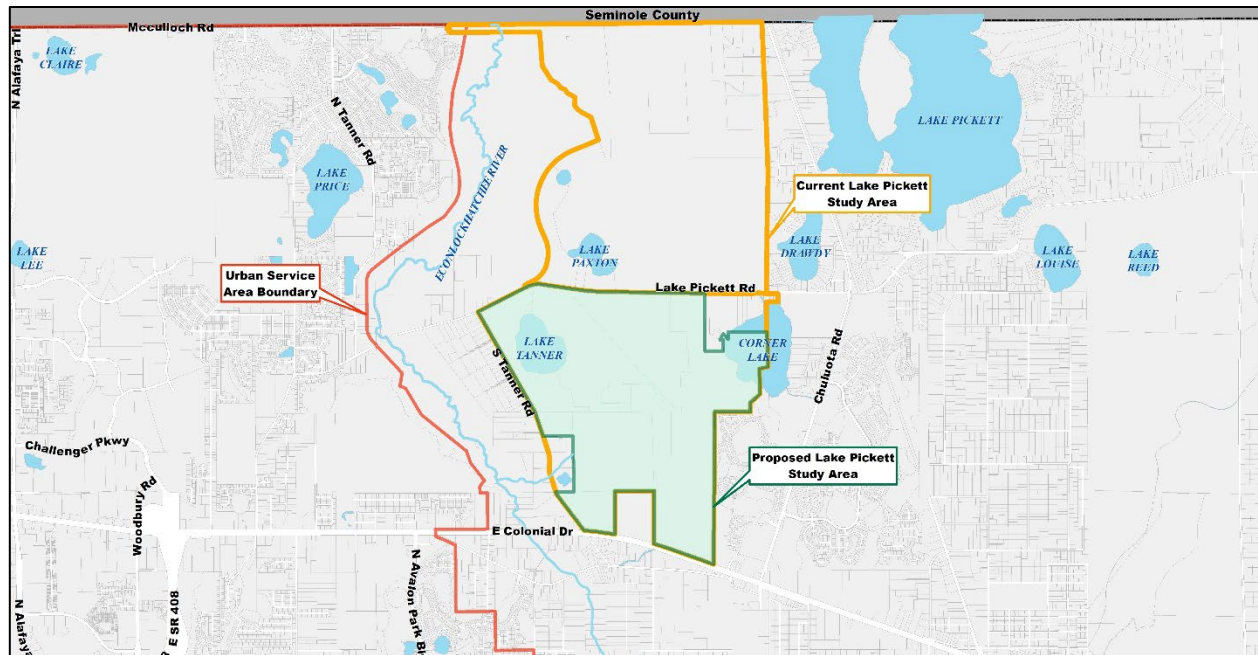
Following the Board transmittal public hearing, the proposed amendment will be transmitted to the Florida Department of Commerce ("DOC") and other State agencies for review and comment. Staff expects to receive comments from DOC and/or the other State agencies in March 2025. Pursuant to 163.3184, Florida Statutes, the proposed amendment must be adopted within 180 days of receipt of the comment letter.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or Alberto.Vargas@ocfl.net or James Resta, AICP, Chief Planner at (407) 836-5624 or James.Resta@ocfl.net

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and TRANSMIT Staff-Initiated Text and Map Amendment 2024-2-B-CP-2. District 5

AAV/JHS/sw

c: Jon V. Weiss, P.E., Deputy County Administrator
Georgiana Holmes, Deputy County Attorney
Whitney Evers, Senior Assistant County Attorney
Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services
Jason Sorensen, AICP, Chief Planner, Planning Division
Jim Resta, AICP, Chief Planner, Planning Division
Olan D. Hill, AICP, Assistant Manager, Planning Division
Nicolas Thalmueller, AICP, Planning Administrator, Planning Division
Read File



The following meetings and hearings have been held:			Project Information
Report/Public Hearing		Outcome	Title: Amendment 2024-2-B-CP-2, Lake Pickett Study Area Policy Amendments
✓	Community Meeting	Not required	Division: Planning Request: This amendment proposes to change the currently-adopted Map 22 of the Future Land Use Map Series, Lake Pickett Study Area and Communities, to remove all properties with a Rural/Agricultural (R) Future Land Use Map designation and to make corresponding changes to the Lake Pickett policies and other related policies, including the deletion of references to “two” Lake Pickett communities. The amended Lake Pickett Study Area will only include those parcels approved under “The Grow Planned Development-Regulating Plan” within the currently-approved Lake Pickett South Community. Revision: Objective FLU6.8 and Policies FLU6.8.1, FLU6.8.2, FLU6.8.3, FLU6.8.4, FLU6.8.5, FLU6.8.6, FLU6.8.8, FLU6.8.9, FLU6.8.11, FLU6.8.12, FLU6.8.13, FLU6.8.14, and FLU6.8.15; Objective FLU6.9 and Policies FLU6.9.1, FLU6.9.2, and FLU6.9.6; and Map 22 of the Future Land Use Map Series, Lake Pickett Study Area and Communities (to be retitled “Map 22 Lake Pickett Study Area”) Lake Pickett Study Area: A total of 11 parcels to remain: 08-22-32-0000-00-005, 17-22-32-0000-00-002, 17-22-32-0000-00-003, 17-22-32-0000-00-004, 17-22-32-0000-00-005, 17-22-32-0000-00-006, 18-22-32-0000-00-001, 18-22-32-0000-00-025, 18-22-32-0000-00-064, 19-22-32-0000-00-001, and 20-22-32-0000-00-002 (Table 1). Parcels to be removed: A total of 43 parcels are proposed for removal from the Lake Pickett Study Area (Table 2).
✓	Staff Report	Recommend Transmittal	
✓	LPA Transmittal	January 16, 2025 Recommend Transmittal (5-1)	
	BCC Transmittal	February 11, 2025	
	State Comments	March 2025	
	LPA Adoption	March 20, 2025	
	BCC Adoption	April 22, 2025	

STAFF RECOMMENDATION

Staff recommends that the Local Planning Agency find proposed **Amendment 2024-2-B-CP-2** amending the Lake Pickett Study Area Policies and amending **Map 22 of the Future Land Use Map Series**, delineating a revised Lake Pickett Study Area is sufficiently complete, find that it has the potential to be found in compliance, and recommend to the Board of County Commissioners **TRANSMITTAL** for state and regional agency review.

ANALYSIS

1. Background

On April 23, 2024, former District 5 Commissioner Emily Bonilla presented a Commissioner's Report related to the need to amend certain Lake Pickett Study Area policies and maps to remove all parcels with a Future Land Use Map (FLUM) designation of **Rural/Agricultural (R)** to ensure that only parcels with vested rights or specific entitlements are included within the Lake Pickett Study Area, thus aligning future development with new sustainable and responsible growth patterns.

Following discussion, the Board of County Commissioners directed staff to initiate the recommended amendments, including a reduction of the previously-adopted Lake Pickett Study Area boundary, the deletion of references to "two" Lake Pickett communities, and to amend Map 22 of the Future Land Use Map Series that formally delineates the Lake Pickett Study Area. The revised Lake Pickett Study Area boundary proposes to remove all properties with the Rural/Agricultural (R) FLUM designation from the study area and to retitle the map "Map 22 Lake Pickett Study Area". The new updated map will only include those parcels approved under "The Grow Planned Development-Regulating Plan" within the Lake Pickett South Community.

A copy of former Commissioner Bonilla's report dated March 10, 2024, that was presented at the April 23, 2024, Board of County Commissioners Meeting, is included as an attachment.

Lake Pickett Study Area Policies and Adoption History

The Lake Pickett Study Area Policies and related amendments (Case # 2015-2-P-FLUE-1) *were adopted* by the Orange County Board of County Commissioners into the Comprehensive Plan on **July 12, 2016**. On September 20, 2016, that same year, the Board approved the Lake Pickett FLUM designation for the Lake Pickett South Community, known as The Grow (Amendment 2015-2-A-5-1). The Lake Pickett Study Area Policies adopted by Ordinance No. 2016-17 did not take *effect* until **April 2, 2018**.

The decision of the Board to adopt the amendments was challenged by members of the public, who filed a *Petition* on August 11, 2016, with the Division of Administrative Hearings (DOAH) (Petition Case No. 16-556GM) asserting the amendments were not "in compliance". The DOAH Recommended Order issued on August 11, 2017, agreed with the Petitioners that the amendments were internally inconsistent and not "in compliance". The DOAH Recommended Order was referred to the Governor and Cabinet sitting as the

Administration Commission for a Final Order. The Final Order issued on **March 7, 2018**, found the amendments to be “in compliance” (Case No. ACC-17-002). On a per curiam decision, the Final Order of the Administration Commission was affirmed by the Fifth District Court of Appeals.

As previously mentioned, the Lake Pickett FLUM designation for the South Community, The Grow Planned Development-Regulating Plan, was approved on September 20, 2016. The approved development program for “The Grow” includes 2,078 residential units, 172,000 square feet of non-residential (commercial and office uses), and a 20-acre community park and an elementary school site.

The proposed Lake Pickett FLUM designation for the North Community (Amendment 2016-1-A-5-1, Sustany) was denied on November 15, 2016, and a subsequent request (Amendment 2023-2-A-5-1, renamed Sustanee) was denied by the Board of County Commissioners at the Transmittal Public Hearing on January 23, 2024. The proposal would have changed the FLUM designation of approximately 1,317.61 gross acres (877.77 net developable) from Rural/Agricultural (R) to Lake Pickett (LP) and would have allowed an additional 1,789 single-family detached dwelling units within eight neighborhoods, 90,000 square feet of Community Space and community amenities, multi-purpose trails, and 18.47 acres of Adequate Public Facilities including sites for a middle or K-8 public school and for a fire station.

2. Amendment Analysis

If approved, the proposed amendment would amend Map 22 of the Future Land Use Map Series delineating the new boundary of the Lake Pickett Study Area (**Figure 5**) and proposes the following changes to the Comprehensive Plan’s Future Land Use Element Objective FLU6.8 and Policies FLU6.8.1 through FLU6.8.9; FLU6.8.11 through FLU6.8.15; and Future Land Use Element Objective FLU6.9 and Policies FLU6.9.1, FLU6.9.2, and FLU6.9.6:

- Amends Objective FLU6.8, including the description of the area depicted as the Lake Pickett Study Area to include only the area north of East Colonial Drive, south of Lake Pickett Road, east of South Tanner Road, and west of Chuluota Road, excluding lands within Rural Settlements, as applicable.
- Amends Policies FLU6.8.1, FLU6.8.2, FLU6.8.3, FLU6.8.4, FLU6.8.5, FLU6.8.6, FLU6.8.8, FLU6.8.9, FLU6.8.11, FLU6.8.12, FLU6.8.13, FLU6.8.14, and FLU6.8.15 to make the corresponding changes to delete references throughout the policies to “two” Lake Pickett communities. The Lake Pickett Study Area, originally encompassing an area north of Lake Pickett Road to the Seminole County line, is revised to remove all parcels currently designated Rural/Agricultural (R) on the Future Land Use Map.
- Amends Policy FLU6.8.3 to clarify the transition treatments required along Lake Pickett Road and South Tanner Road and to delete the need for a buffer with Seminole County since this area is proposed for removal from the Lake Pickett Study Area.
- Amends Policy FLU6.8.15 requiring only one neighborhood school within the revised Lake Pickett Study Area and corresponding changes to Policies FLU6.9.1 and FLU6.9.2.

- Amends Map 22 of the Future Land Use Map Series, currently titled “Lake Pickett Study Area and Communities”, to delineate only those parcels approved under The Grow Planned Development-Regulating Plan as the Lake Pickett Study Area. The map is proposed to be retitled “Map 22 Lake Pickett Study Area”.
- Amends Objective FLU6.9 and Policies FLU6.9.1 and FLU6.9.2 to make the corresponding changes to delete references throughout to “two” Lake Pickett communities and amends Policy FLU6.9.6 to delete the reference to a Lake Pickett “Overlay” and instead refer to the Lake Pickett “Study Area” in order to have consistent terminology in describing the area subject to the Lake Pickett policies.

Table 1 lists the 11 parcels that will remain in the Lake Pickett Study Area.

The revised Lake Pickett Study Area is proposed to include the 11 parcels totaling 1, 417 acres, with 88% of the parcels removed from the Study Area. Since the presentation of the proposed revision of the Lake Pickett Study Area to the Board of County Commissioners during a work session with the Board, an additional five parcels have been created from the original six in the Lake Pickett South Community. As shown in Table 1, three of these parcels have been dedicated to Orange County for the required adequate public facilities associated with The Grow Planned Development-Regulating Plan. Two additional parcels were deeded to Pulte Homes.

Table 1 – Parcels to Remain in the Lake Pickett Study Area

REVISION OF LAKE PICKETT STUDY AREA – PARCELS INCLUDED (ALL WITHIN THE LAKE PICKETT SOUTH COMMUNITY)	
PARCEL ID	OWNER
08-22-32-0000-00-005	NIVESA OF FLORIDA INC
17-22-32-0000-00-002	PULTE HOME COMPANY LLC
17-22-32-0000-00-003	PULTE HOME COMPANY LLC
17-22-32-0000-00-004	ORANGE COUNTY BCC
17-22-32-0000-00-005	ORANGE COUNTY BCC
17-22-32-0000-00-006	ORANGE COUNTY BCC
18-22-32-0000-00-001	BANKSVILLE OF FLORIDA INC
18-22-32-0000-00-025	PULTE HOME COMPANY LLC
18-22-32-0000-00-064	PULTE HOME COMPANY LLC
19-22-32-0000-00-001	BANKSVILLE OF FLORIDA INC
20-22-32-0000-00-002	AMERICAN LAND INVESTMENTS OF ORANGE COUNTY LLC

Table 2 lists the 43 parcels in the currently adopted Lake Pickett Study Area proposed for removal from the Study Area, totaling approximately 2,605 acres within two Lake Pickett communities, North and South. **Figure 1**, delineates the currently adopted Lake Pickett Study Area. **Figure 2**, delineates the proposed Lake Pickett Study Area and highlights the parcels proposed to be removed from the currently adopted Lake Pickett Study Area. **Figure 3**, illustrates the Future Land Use of removed parcels from the

currently adopted Lake Pickett Study Area. **Figure 4**, illustrates the Zoning of removed parcels from the currently adopted Lake Pickett Study Area.

Table 2 – Parcels to be Removed from the Lake Pickett Study Area

REVISION OF LAKE PICKETT STUDY AREA – PARCELS TO BE REMOVED (LAKE PICKETT NORTH COMMUNITY)	
PARCEL ID	OWNER
04-22-32-0000-00-004	AKASH ENTERPRISES INC
05-22-32-0000-00-001	ROLLING R RANCH LTD
05-22-32-0000-00-002	ROLLING R RANCH LTD
05-22-32-0000-00-003	CAMPBELL JACK
05-22-32-0000-00-004	CAMPBELL JACK
05-22-32-0000-00-005	TALLEY AVA JO
05-22-32-0000-00-006	ROLLING R RANCH LTD
05-22-32-0000-00-007	ROLLING R RANCH LTD
05-22-32-0000-00-008	CHULUOTA 57 LLC
05-22-32-0000-00-009	TALLEY AVA JO
05-22-32-0000-00-011	ROLLING R RANCH LTD
05-22-32-0000-00-012	ROLLING R RANCH LTD
05-22-32-0000-00-013	ROLLING R RANCH LTD
05-22-32-0000-00-014	LAMAR MARY R
05-22-32-0000-00-015	CANADA JOHN P
05-22-32-0000-00-016	CANADA JOHN P
05-22-32-0000-00-017	TALLEY AVA JO
06-22-32-0000-00-002	LAMAR MARY R
07-22-32-0000-00-001	ROLLING R RANCH LTD
07-22-32-0000-00-020	ELOISE A RYBOLT REVOCABLE TRUST
07-22-32-0000-00-026	ROLLING R RANCH LTD
07-22-32-0000-00-027	ROLLING R RANCH LTD
08-22-32-0000-00-018	LAKE PICKETT NORTH LLC
REVISION OF LAKE PICKETT STUDY AREA – PARCELS TO BE REMOVED (LAKE PICKETT SOUTH COMMUNITY)	
PARCEL ID	OWNER
08-22-32-0000-00-002	KANODEREKA RUTH
08-22-32-0000-00-003	GUST TIMOTHY L
08-22-32-0000-00-004	WADE NATHAN JOSIAH
08-22-32-0000-00-006	ZHAO JIAN
08-22-32-0000-00-007	BISCHOFF FAMILY REVOCABLE TRUST
08-22-32-0000-00-009	WALKER ROBERT H JR
08-22-32-0000-00-010	MAUCKER ERIC
08-22-32-0000-00-011	ZHAO JIAN
08-22-32-0000-00-012	HALL CHRISTOPHER J
08-22-32-0000-00-013	CRAIG AND SYLVIA DUNLAP TRUST
08-22-32-0000-00-014	WALTON ANDRE D
08-22-32-0000-00-015	ZHAO JIAN
08-22-32-0000-00-019	CRAIG AND SYLVIA DUNLAP TRUST
09-22-32-0000-00-017	LINDER ANN W
09-22-32-0000-00-018	LANGTON KELLI LYNNE
09-22-32-0000-00-037	LINDER LARRY C
18-22-32-0000-00-006	LEGRANGE ENTERPRISES LLC
18-22-32-0000-00-008	SENAY ROBERT A
18-22-32-0000-00-046	BITIKOFER SCOTT DAVID LIFE ESTATE
18-22-32-0000-00-061	BITIKOFER SCOTT DAVID LIFE ESTATE

Figure 1, Currently-Adopted Map 22 Lake Pickett Study Area and Communities

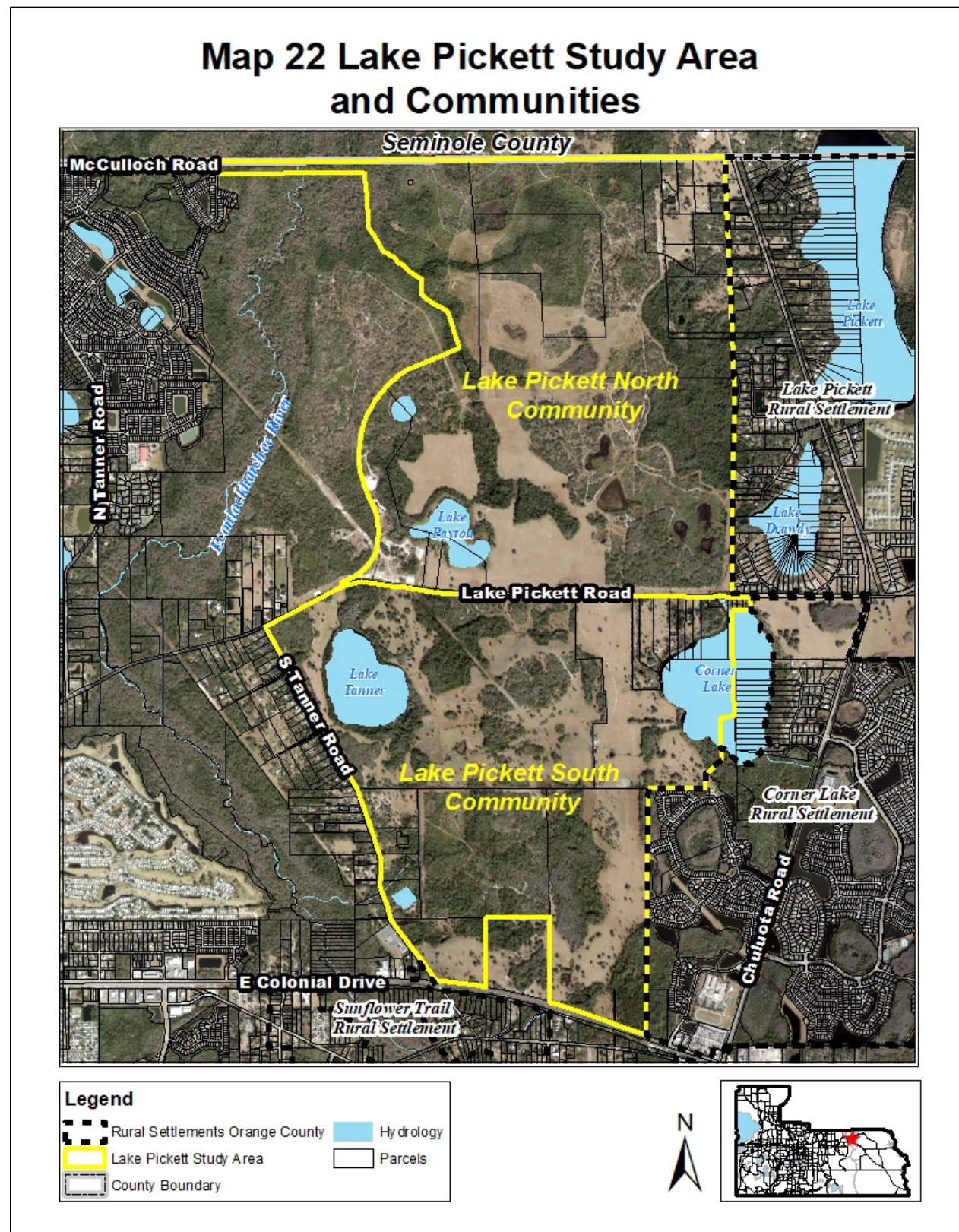


Figure 2, Proposed Map 22 Lake Pickett Study Area with Removed Parcels

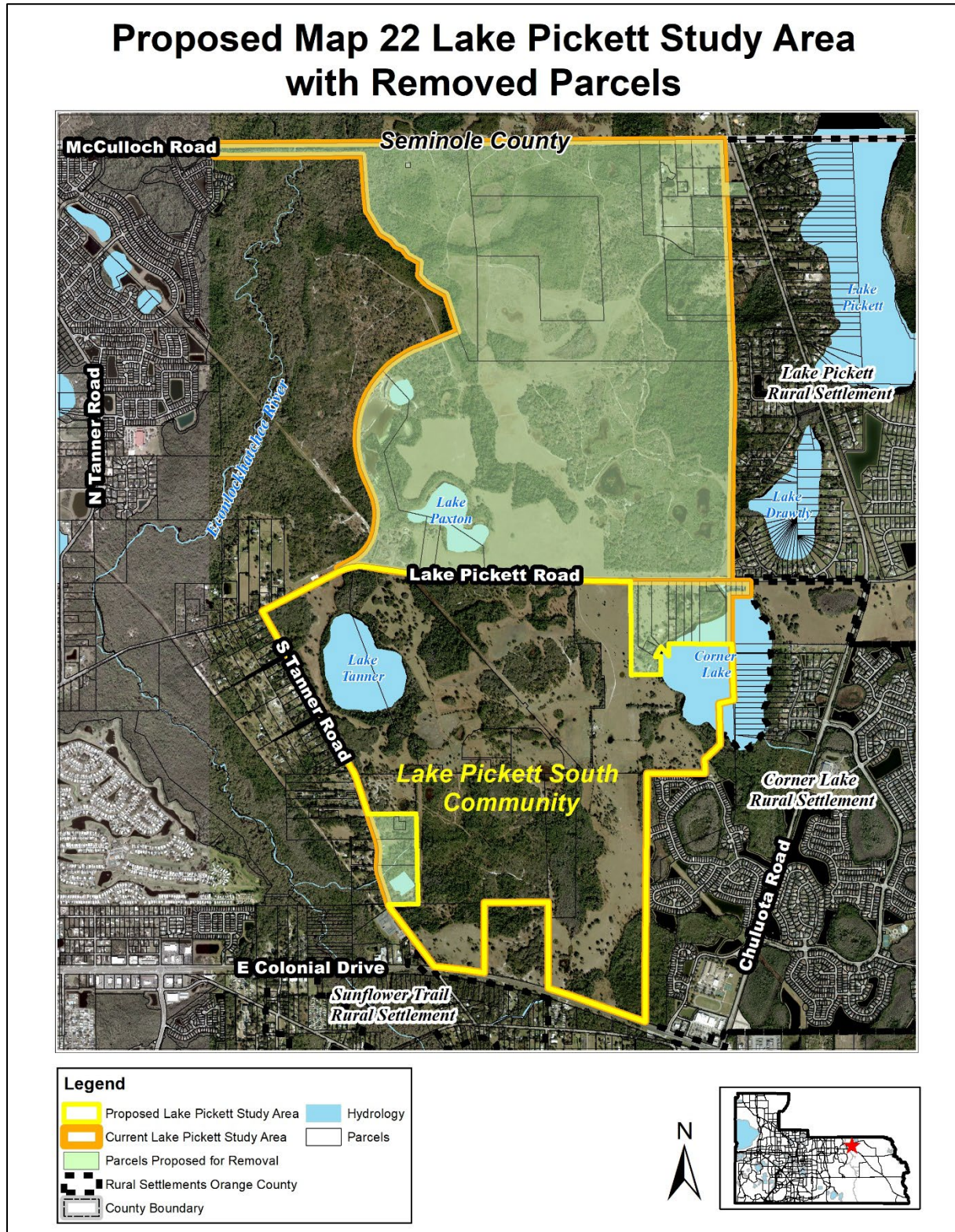


Figure 3, Lake Pickett Study Area with Removed Parcels – Future Land Use

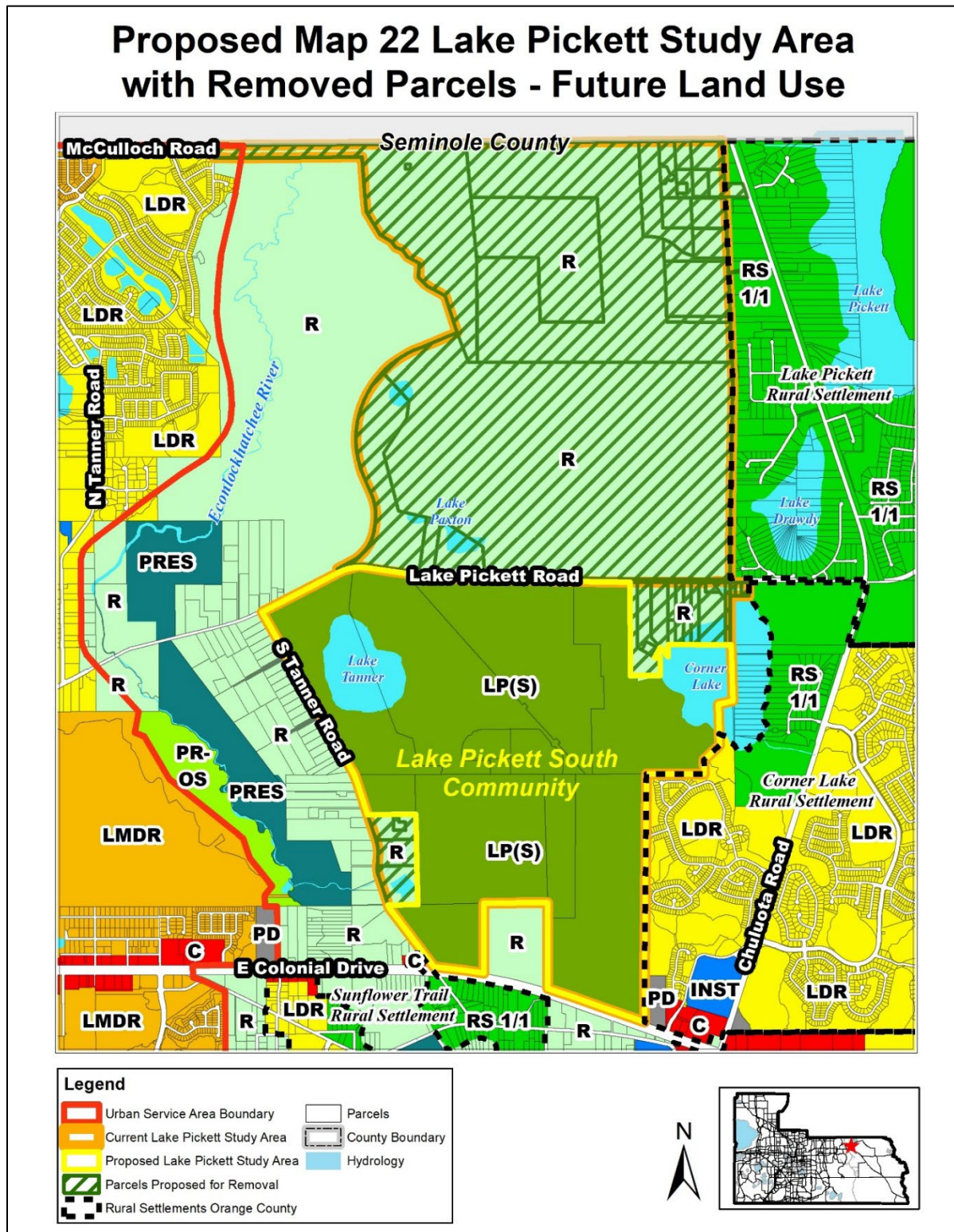
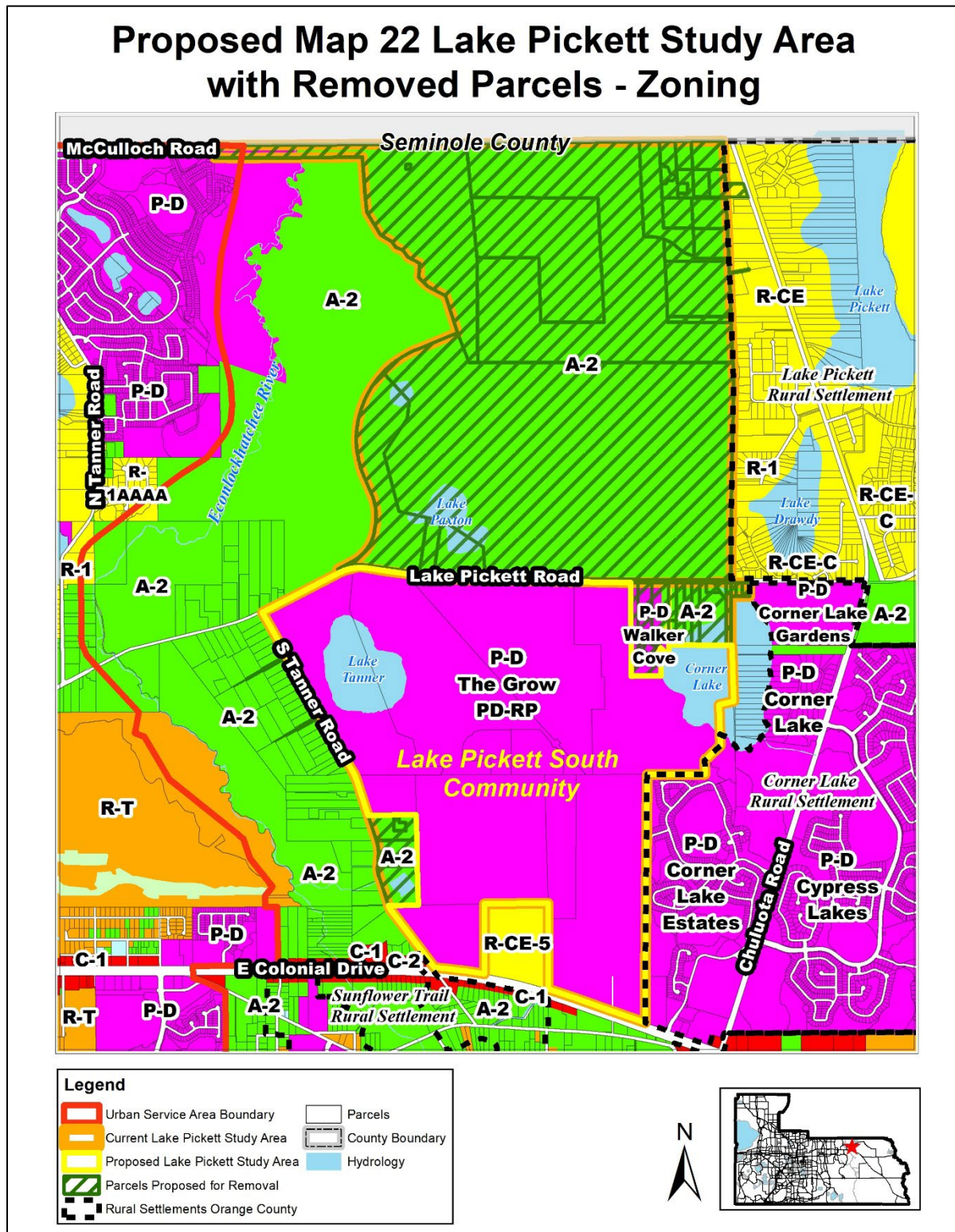


Figure 4, Lake Pickett Study Area with Removed Parcels – Zoning



3. Amendments to Lake Pickett Policies

Future Land Use Element Objectives FLU6.8 and FLU6.9 and their implementing policies are proposed to be amended as follows. Changes are shown in strike-through and underline format. **Figure 2** delineates the Proposed Map 22 of the Future Land Use Map Series, Lake Pickett Study Area and Communities (to be retitled “Map 22 Lake Pickett Study Area”). **Figure 3** delineates the currently-adopted Lake Pickett Study Area and Communities.

OBJ FLU6.8 LAKE PICKETT FUTURE LAND USE DESIGNATION. The Lake Pickett (LP) Future Land Use Map designation may only be applied to the area located north of East Colonial Drive, south of ~~the Orange County boundary line~~ Lake Pickett Road, east of South Tanner Road ~~and/or the Econlockhatchee Sandhills Conservation Area, as applicable,~~ and west of Chuluota Road, excluding land within Rural Settlements, as applicable, which is depicted on Map 22 of the Future Land Use Map series – Lake Pickett Study Area. This Objective shall be implemented through the following development framework policies.

The LP designation manages the transition of development from surrounding rural neighborhood densities and preservation areas to more dense development clustered towards the center of the Lake Pickett Study Area. Transition is provided through compatibility measures such as perimeter treatments and preservation of natural systems/habitats.

Compatibility is ensured on LP designated lands through the use of Transect Zones, conservation best management practices, neighborhood design principles, interconnected open space systems, and streets with a strong pedestrian/bicycle orientation. Transect Zones allow development to occur by gradually transitioning from less to more dense development. Each Transect Zone shall have a stated density unique to that Transect, and each series of Transect Zones shall build upon each other from the least dense Transect to the most dense Transect. Transect Zones allow contiguous rural character to be preserved which may include like-to-like lot configurations along the boundary.

Nothing in these policies is intended to supersede Orange County’s existing environmental regulations contained in Chapter 15, Articles X and XI, Orange County Code of Ordinances. (Added 07/16, Ord. 2016-17)

POLICIES

FLU6.8.1 Lake Pickett Guiding Principles. All future development within the Lake Pickett Study Area depicted on Map 22 of the Future Land Use Map series shall adhere to the following guiding principles:

- Preserve the rural lifestyle and character of ~~existing communities~~ the Lake Pickett community through design, integration and preservation of natural resources, amenities such as shared community gardens and greenhouses and other low impact agricultural uses, parks and play spaces, and areas promoting community congregation, fitness and well-being.

- Manage natural, open space and community areas by:
 - a) Preserving *Natural Areas*, which include but are not limited to lands governed by Chapter 15, Articles X and XI of the Orange County Code, by protecting native species, habitat, and water quality, and other natural resources in accordance with all applicable governmental regulations;
 - b) Providing *Open Space Areas* for the preservation of green space and community character through agricultural lands, upland and wetland buffers, outdoor sports fields, parks, pathways and trails that connect to existing and proposed county/state trail systems, and cultural, artistic, and open non-walled structures, which promote gathering and outdoor community activity;
 - c) Constructing *Community Space Areas* containing public amenities, such as community buildings, indoor sports facilities, agricultural facilities, education centers, child care facilities, and similar built environment facilities that promote intercommunity congregation, healthy living and personal enrichment.
- Implement a “complete streets” philosophy by identifying, creating and constructing an interconnected network for all users and all modes of transportation, consistent with, and appropriate to, the neighborhood design and community character.
- Use Transect Zones to govern development intensities and densities within neighborhoods.
- Provide a transition between existing development, which is rural in character and located along the perimeter of the community, and more intense uses within the Lake Pickett Study Area. Such transition shall be provided through the treatment of edges based upon the context, character, and scale of adjacent development.
- Create a mix of walkable neighborhoods organized around centralized focal points that serve as neighborhood destinations. Each neighborhood shall provide a mix of housing types and/or lot sizes and community space areas, as defined in Policy FLU6.8.1(c).

(Added 07/16, Ord. 2016-17)

FLU6.8.2 **Transect Zones.** Development densities and intensities within ~~each~~ the Lake Pickett community and each neighborhood shall be governed through the use of Transects, which will define a series of zones that transition from the rural edge to the denser core. The Transect Zones provide the basis for neighborhood structure, which requires walkable streets, mixed use, transportation options, and housing diversity. The Transect Zones vary by the ratio and level of intensity and density of their natural, built, and social components. Average densities associated with Transect Zones are determined by dividing the total number of units within a Transect Zone by the net developable area of such Transect Zone. The net developable area is defined in FLU1.1.2(C). Each of the Transect Zones is described below:

- **T1 Natural/Wetland:** Consists of natural lands, including land unsuitable for settlement due to topography, hydrology, conservation area designation, habitat corridors, or listed species (plant or animal) habitat protection areas. The T1 Natural Zone shall be applied to areas that will remain undeveloped and/or designated for

agriculture use, passive recreation, conservation, or related activities, buffer zones that have been permanently protected from development, and areas previously conveyed to a state or local agency for protection.

- **T2 Rural:** Consists of sparsely settled lands in open or cultivated states and allows for compatibility with natural and rural areas. The T2 Rural Zone shall serve as a link between existing Rural Settlements or agricultural uses and higher density neighborhoods within ~~each~~ the Lake Pickett community. To provide compatibility with the adjacent developed areas, the T2 Rural Zone may include like-to-like type density buffers, such as matching lot widths, as further defined in Policy FLU6.8.3. Where large single-family lots are used as a buffer or transition between existing and proposed development, the lots within the transition area shall include additional building setbacks along the perimeter of the development to remain undeveloped. The average density of development shall not exceed 2 DU/acre.
- **T3 Edge:** Consists of lands with predominantly single-family detached residential uses within walkable neighborhoods but may also include central focal point uses, community buildings, and community gardens and parks. Rear loaded attached single-family uses may be permitted when located either proximate to the T4 Center Zone, on the community loop or spine road, or adjacent to central focal points that are located at least 250 feet away from the T2 Rural Zone. Development shall not exceed an average density of 5 DU/acre, a maximum FAR of 0.25, or a combination thereof.
- **T4 Center:** Consists of lands developed with a mix of residential (single-family attached and vertically integrated uses) and non-residential uses, including commercial, office, service, and civic uses that serve ~~a~~ the Lake Pickett community, as well as the surrounding area. Residential density and non-residential intensity shall be calculated on the net developable acreage (gross acreage less natural waterbodies and wetlands). The average residential density within the overall T4 Center shall not exceed 6.0 units per acre, and the average non-residential intensity within the overall T4 Center shall not exceed a 0.15 Floor Area Ratio (FAR). Although density and intensity within specific T4 development tracts may exceed the maximum average of the overall T4 Center, higher concentrations of development shall be located in the most southerly portion of the Lake Pickett Study Area, adjacent to SR 50, at a maximum FAR of 1.0. Multi-family complexes shall be prohibited.

(Added 07/16, Ord. 2016-17)

FLU6.8.3

Transition. Transitional treatment of the edges of the Lake Pickett Study Area, that is contextual, is critical for achieving compatibility with existing adjacent development. Transition should be accomplished through any one or more of the following mechanisms.

- Lands located along the perimeter within the Lake Pickett Study Area shall be compatible with adjacent lands outside of the Lake Pickett Study Area, ~~with the exception of the Econlockhatchee Sandhills Conservation Area.~~
- Substantial buffers consisting of Florida native plant species, as required by Chapter 15 Article XI of the Orange County Code, shall be used to replace or enhance

perimeter transition treatment and shall be provided along Lake Pickett Road and South Tanner Road to preserve existing rural viewsheds or create a visual buffer from the proposed development within the Lake Pickett community communities. The buffer along Lake Pickett Road shall average 200 feet in width ~~on each side~~, and in no case shall such buffer be less than 100 feet. The buffer along South Tanner Road shall be a minimum of 100 feet in width. Buffers shall be developed in conjunction with a Lake Pickett Planned Development Regulating Plan (PD-RP) and shall be depicted as T1 Natural/Wetland Zone on the Conceptual Regulating Plan. All buffers within ~~each~~ the community, excluding rights-of-way maintained by Orange County, shall be designated on a PD-RP as tracts and maintained by a Homeowners Association, or a similar type of organization.

- ~~• To ensure preservation and to enhance protection of lands located north of the Lake Pickett Study Area, including the East Rural Area of Seminole County, a minimum of 300 foot buffer shall be provided along the County boundary line and designated as T1 Natural/Wetland Transect Zone on a Conceptual Regulating Plan. Such buffer can serve as a wildlife corridor.~~
- Additional compatibility measures, including site design standards, shall be determined during the PD rezoning process and included on a Lake Pickett PD-RP.

(Added 07/16, Ord. 2016-17)

FLU6.8.4

Green Infrastructure Plan. ~~Each~~ The community within the Lake Pickett Study Area shall adhere to a Green Infrastructure Plan. The Green Infrastructure Plan shall include a Master Stormwater Plan that identifies applicable Low Impact Development (LID) practices described in the Orange County LID Manual and a Master Conservation, Open Space and Community Space Plan that shows all three levels of open space systems defined in Policy FLU6.8.1 and identifies proposed connection(s) to community and countywide trail systems.

The Green Infrastructure Plan shall describe the relationship between stormwater management facilities, components of the conservation, open space and community area systems, and applicable LID practices, and may define a bonus system which describes open space credits for use of LID practices and provision of amenities in the traditional stormwater management facilities. Amenitized stormwater management facilities, as well as master stormwater facilities and LID practices incorporated within the components of the interconnected open and community space systems, may be used to satisfy a portion of the minimum thirty-five percent (35%) open space requirement for ~~each of the Lake Pickett communities community~~, which is further defined in Policy FLU6.8.6. Amenitized stormwater management facilities shall not count for more than fifty percent (50%) of the total required open space, while the combination of LID practices and amenitized stormwater facilities shall not count for more than seventy-five percent (75%) of the total required open space.

The Green Infrastructure Plan containing performance standards, requirements for amenitized stormwater facilities, an open space bonus system specifications, and programs proposed to govern development within ~~each~~ the Lake Pickett community shall be finalized and adopted as part of a Lake Pickett PD-RP. (Added 07/16, Ord. 2016-17)

FLU6.8.5 **Natural Areas.** Natural areas, as defined in Policy FLU6.8.1, are not included in the requirement for open space or community space, the standards for which are provided in Policy FLU6.8.6. To promote viability and assure continuity of habitat, the Lake Pickett communities community shall interconnect uplands, wetlands, floodplains and stormwater management facilities. (Added 07/16, Ord. 2016-17)

FLU6.8.6 **Open Space and Community Space.** ~~Each~~ The community, as described in Policy FLU6.8.8, shall have a minimum thirty-five percent (35%) of net developable land incorporated within the open space and community space systems as identified in Policy FLU6.8.1(b) and (c), respectively. Community space as identified in Policy FLU6.8.1(c) may occupy a maximum of five percent (5%) of the combined total open and community space.

The interconnected open space and community space systems shall be submitted as part of the Green Infrastructure Plan, and their development standards shall be finalized as part of a Lake Pickett PD-RP. Any proposed amendments to components of the interconnected open and community space systems may be reviewed and approved by the Development Review Committee. In no case, however, shall the interconnected open and community space systems be less than thirty-five percent (35%) of the net developable land. Upland landscape and wetland buffers, as provided in accordance with Policy FLU6.8.3 and depicted on a Conceptual Regulating Plan and/or Lake Pickett PD-RP, may count towards meeting the minimum open space requirement. Additionally, recreational facilities associated with a public school site can be used to satisfy a portion of the minimum open space requirement.

The Green Infrastructure Plan shall take into account, identify and incorporate measures to implement the goals of the *Sustainable Orange County Plan* (as accepted by the Orange County Board of County Commissioners on May 13, 2014), including, but not limited to, provision of clean water and clean air, preservation of green and open spaces, creation of walkable neighborhoods and provision of transit choices. (Added 07/16, Ord. 2016-17)

FLU6.8.8 **Community Communities.** Subject to approvals, there may be one community ~~two communities~~ within the Lake Pickett Study Area: one to the ~~north of Lake Pickett Road~~ and another community south of Lake Pickett Road. ~~While each community can be designed to meet the development standards outlined below independently, connectivity between the two communities shall also be provided using local street design and trail concepts that facilitate access but discourage cut-through traffic between communities.~~ (Added 07/16, Ord. 2016-17)

FLU6.8.9 **Neighborhoods.** All development within ~~each of the Lake Pickett communities~~ community shall be organized as neighborhoods designed around a centralized focal point, park, community garden, community center, civic building/use, day care facility, or a similar type of use. Each neighborhood shall provide for a mix of housing styles and/or lot sizes, be walkable in character, and limited to 125 acres. All neighborhood development shall generally be located within a ¼-mile distance from the centralized focal point. Centralized focal points shall average a minimum of 1 acre in size and be connected to trails or complete streets and, to the extent possible, to all other focal points in the community, as well as schools and community parks. Focal points may include lands that are part of the open space and community space systems. (Added 07/16, Ord. 2016-17)

FLU6.8.11 **Street Network.** All streets in ~~the~~ Lake Pickett ~~communities~~ community shall be designed and operated for all users, including pedestrians, bicyclists and motorists. All streets shall have a pedestrian orientation and may include on-street parking and/or bike lanes.

At a minimum, street typology shall consist of collector streets and local neighborhood streets. Additional street types may be proposed on a Conceptual Regulating Plan. Street typology and cross-sections shall be finalized on a Lake Pickett PD-RP. Connectivity between the two communities shall be provided by a minimum of two connection points as full intersections between Lake Pickett Road and two-lane local streets, consistent with FLU6.8.8. (Added 07/16, Ord. 2016-17)

FLU6.8.12 **Interconnectivity.** ~~Each~~ The Lake Pickett community shall provide a street network that supports vehicular, bicycle, and pedestrian modes of transportation while discouraging cut-through traffic within the neighborhoods. The connectivity measure shall be provided on a Lake Pickett PD-RP as identified in FLU6.9.2.

To provide continuous circulation systems for pedestrians, bicyclists and automobiles, unconnected streets (culs-de-sac, T turnarounds and dead ends) shall be avoided. In places where an unconnected street cannot be avoided, pedestrian and bicycle connectivity shall be provided with a through-connection designed into the street.

Street connections shall be made between adjacent developments and neighborhoods to continue the interconnected transportation network. (Added 07/16, Ord. 2016-17)

FLU6.8.13 **Trail System.** ~~Each~~ The Lake Pickett community shall contain an interconnected multi-purpose trail system. Additional facilities may also be located within open or community space areas and utility corridors (through use agreements if allowed with the utility) or other corridors, as approved by the County. Parcels that are isolated from the primary development area by natural features shall be required to provide pedestrian paths that connect to the interconnected trail system. Features proposed within wetlands or similarly regulated natural area will be required to meet environmental permitting requirements. The overall trail system shall be designed to lead to a destination, such as a central focal point of each neighborhood, school, commercial development, or a similar type of use, and it shall be connected both internally and externally.

Should the alignment of the County's East Orange Trail (a multi-use trail that is part of the countywide trail system, which is proposed along the County's northern boundary and Chuluota Road) be modified to allow for integration into the Lake Pickett community ~~communities~~, the integrity of this trail shall be maintained and the number of driveways and street crossings shall be minimized.

The general location of the trails and their connectivity to the surrounding communities shall be depicted on a Conceptual Regulating Plan and finalized on a Lake Pickett PD-RP. (Added 07/16, Ord. 2016-17)

FLU6.8.14 **Infrastructure and Public Services: Water, Wastewater and Reclaimed Water.** All development within the Lake Pickett Study Area shall receive service from central water, wastewater, and reclaimed water facilities operated by Orange County.

Water, wastewater, and reclaimed water transmission and collection infrastructure shall be sized to accommodate the ultimate flows at build-out for the entire Lake Pickett Study Area. Sizes and connection points to existing utilities shall be in accordance with a Master Utility Plan (MUP) approved by Orange County Utilities. Water, wastewater, and reclaimed water systems shall be designed to facilitate future extensions.

To support the capital improvements necessary to provide utilities service to ~~each~~ the Lake Pickett community, the County may impose conditions on a Lake Pickett PD-RP requiring the pre-payment of 500 ERUs (for wastewater capacity) and 500 ERCs (for water capacity) prior to the first phase of development within the Lake Pickett Study Area. In addition, an APF Utility Tract for a reclaimed water facility that is no greater than five acres in size shall be included in the Adequate Public Facilities Agreement(s) referenced in Policy FLU6.9.2.

Prior to construction plan approval for any Lake Pickett PD-RP, all property owners within the PD-RP, excluding public entities, shall be required to enter into an agreement between the parties addressing their proportionate share of funds for the costs of off-site and on-site master utilities sized to serve the Lake Pickett Study Area requirements. Property owners may elect to use alternate financing in lieu of the private proportionate cost share agreement, provided master utilities sized for Lake Pickett Study Area requirements are constructed. (Added 07/16, Ord. 2016-17)

FLU6.8.15 **Neighborhood Schools.** Public schools shall be a permitted use in the LP future land use designation. The Conceptual Regulating Plan for ~~each~~ the Lake Pickett community shall depict a reserved school site for Orange County Public Schools. An adopted Lake Pickett PD-RP shall contain the following school facility ~~facilities~~:

- ~~• Lake Pickett community north of Lake Pickett Road: One middle school or K-8 school;~~
- Lake Pickett community south of Lake Pickett Road: One elementary school.

The school site ~~School sites~~ shall be located in accordance with the County's Public School Siting Regulations, as may be amended from time to time, and shall be sited in ~~each~~ the community in coordination with, and approval from, Orange County Public Schools (OCPS). To be eligible for school impact fee credits at a value not to exceed \$58,000 per acre, the school sites shall be located in an area of the community to provide functional access for all users, including pedestrians, bicyclists and motorists of all ages, and shall be served by the trail network and at least two (2) full access points or connections to collector or local streets within each community. The school sites shall be included in the Master Stormwater Plan and provide offsite stormwater retention satisfying the applicable needs for the school. Prior to the conveyance of the school site to Orange County Public Schools, the school site shall be free of all hazardous materials or endangered species. Connections to adequate infrastructure for electric, central water with sufficient fire flow not to exceed 3,200 gallons per minute, wastewater and reclaimed water transmission and collection in accordance with the requirements of Orange County Public Schools and the Master Utility Plan, shall be provided at the property boundary to the school sites prior to conveyance of the school sites. If these conditions are not met, school impact fee credits will be valued at a maximum of \$28,000 per acre.

Sites shall be conveyed to OCPS in accordance with the Capacity Enhancement Agreement (CEA), which shall be fully executed prior to approval of the LP Future Land Use Map (FLUM) Amendment. (Added 07/16, Ord. 2016-17)

OBJ FLU6.9 Lake Pickett Future Land Use Map (FLUM) Amendment and Conceptual Regulating Plan (CRP) and Lake Pickett Planned Development Regulating Plan (PD-RP). Development approval of a the community within the Lake Pickett Study Area shall require an LP Future Land Use Map designation, public outreach, an approved Transportation Term Sheet or other transportation mitigation framework presented to and reviewed by the Board of County Commissioners and corresponding Agreement(s) for provision of infrastructure, and an approved Lake Pickett PD-RP, which determines the adopted boundaries and location of the Transect Zones. The proposed Transect Zone locations shall be illustrated on a Conceptual Regulating Plan (CRP) during the FLUM amendment process and finalized on an approved Lake Pickett PD-RP. (Added 07/16, Ord. 2016-17)

POLICIES

FLU6.9.1 Lake Pickett Future Land Use Map Amendment. Requirements for all Lake Pickett Future Land Use Map Amendments include, but are not limited to, submittal of a draft Conceptual Regulating Plan, a proposed development program, a justification statement, an OCPS Consistency Determination Application, a Transportation Study, and the proposed community meeting schedule and shall be met at the time of submittal. Depending on the circumstances of the LP application, additional information may be required for transportation, utilities, drainage or other pertinent data as determined by Planning Division staff. Requirements shall include the following:

- **Conceptual Regulating Plan (CRP):** A CRP, a general and illustrative representation of the proposed development and location of transects, is precursory to a Lake Pickett PD-RP. A CRP shall be provided during the transmittal process and shall be refined throughout the review process. The following items shall either be depicted on a CRP or included as an attachment:
 - A. General location of Transect Zones
 - B. General location and types of the proposed agricultural uses (if applicable), natural areas, and transitional treatments
 - C. General location of neighborhoods based on ¼-mile radius pedestrian sheds
 - D. Location of existing and planned major roadways, trails or other transportation modes
 - E. Location of potential and required connections, including external connections to adjacent roadways ~~and those between the two Lake Pickett communities~~, and required internal connections between neighborhoods
 - F. General location of the public school sites and a copy of the application for a Capacity Enhancement Agreement with Orange County Public Schools
 - G. Net developable land area for the project and for each of the Transect Zones
 - H. Overall proposed community development program

- **OCPS Capacity Enhancement or Mitigation Agreement:** Prior to adoption of the FLUM amendment, a Capacity Enhancement Agreement (CEA) shall be approved and fully executed by Orange County Public Schools that mitigates the impact of the LP designation on the public school system. The CEA shall address the procedure for conveying the school sites to OCPS and address APF requirements. The value of the school site shall not exceed \$58,000 per acre, and the school site must meet all Orange County Public Schools requirements to receive this value.
- **Transportation Analysis:** The traffic study shall be coordinated with the Orange County Transportation Planning Division and submitted in accordance with the deadlines for the associated LP FLUM amendment. The traffic study will be part of the data and analysis for the requisite adoption of a Term Sheet or transportation mitigation framework presented to and reviewed by the Board of County Commissioners and corresponding Transportation Network Agreement(s) required with the Board of County Commissioners Comprehensive Plan adoption public hearing.
- **Justification and Consistency:** The justification statement shall identify relevant Comprehensive Plan policies and explain how the proposed request is consistent with the identified policies. Any privately-initiated text amendment(s) related to the application shall also be included and explained as part of the justification statement. Proposals for privately-initiated text amendments also shall include an evaluation of consistency with the Comprehensive Plan.
- **Infrastructure and Public Services:** Development within the Lake Pickett Study Area shall be subject to the requirements of the Orange County Concurrency Management Ordinance, as amended, unless a separate agreement has been entered into with the County to establish an alternative method for addressing development impacts. Provision of land, connection, and access will be made to accommodate the siting and operation of utility and emergency services facilities, conveyances, and equipment accordingly.
- **Community Meetings/Public Participation:** A minimum of two community meetings/public workshops shall be held. All workshops are subject to the County's notification requirements. The County maintains the discretion to require additional community meetings/workshops as part of the application review process.

(Added 07/16, Ord. 2016-17)

FLU6.9.2 Properties within the Lake Pickett Study Area that obtain the LP FLUM designation must rezone to Lake Pickett Planned Development-Regulating Plan and comply with applicable agreements of Policies FLU6.9.2 and FLU6.9.3. The following items shall be submitted for completion of the Lake Pickett Planned Development-Regulating Plan rezoning:

- A. **Regulating Plan:** All PD applications shall meet all PD submittal requirements, and shall have a Lake Pickett Planned Development-Regulating Plan (PD-RP) documenting the final locations of open space and preservation areas, Transect Zones, streets, neighborhoods, schools, trails, and parks. More specifically, each the Lake Pickett PD-RP shall demonstrate consistency with the Lake Pickett Guiding Principles listed in

FLU6.8.1 and provide detailed performance standards for the following community elements:

- Developable land area (requires an approved Conservation Area Determination)
- Transition buffer requirements for areas along Lake Pickett Road and South Tanner Road, and any additional compatibility measures
- Neighborhood locations based on ¼-mile pedestrian shed oriented around the central focal points
- Final location, boundaries, and land areas of each of the Transect Zones
- Proposed locations of community centers (if any) and their performance standards
- Street typology and cross-sections and pedestrian/bicycle facility standards
- Intersection density and connectivity measures within ~~and between the Lake Pickett communities~~ community and neighborhoods (per Policies FLU6.8.11 and FLU6.8.12)
- Final Green Infrastructure Plan integrating stormwater management facilities, required conservation, open space and community space (including location and type of park facilities and the proposed trail network), and Low Impact Development (LID) practices providing standards for a bonus system described in FLU6.8.4
- Landscape and streetscape requirements and their proposed maintenance responsibility
- General location~~s~~ of the public school sites and their proposed pedestrian/bicycle connections
- General location of police substations, fire stations, utility tract(s), and government buildings (if any)
- Summary of measures taken to comply with the Comprehensive Plan Conservation Element, including habitat and conservation area protection. Locations of stand-alone agricultural uses, their typology, and performance standards (Agricultural uses incorporated into a community open space area shall be depicted on the Green Infrastructure Plan.)

B. Development Program: The proposed community development program shall show unit counts and average densities and intensities by Transect Zone and their phasing, if applicable, and it shall be included and adopted as part of a Lake Pickett PD-RP and their totals incorporated into Policy FLU8.1.4. The development program shall be substantially consistent with the program submitted with a CRP and approved with a LP FLUM amendment, with revisions necessary to reflect any changes to the Transect Zones boundaries or as required for consistency with the provisions of the Regulating Plan and required Agreements. Any request to increase the development totals for a Lake Pickett PD-RP, as listed in FLU8.1.4, must be approved through an application to amend the Comprehensive Plan.

C. Infrastructure Agreements: To facilitate coordinated roadways, utilities, and school locations, the following agreements must be executed prior to or concurrent with the adoption of a Lake Pickett PD-RP:

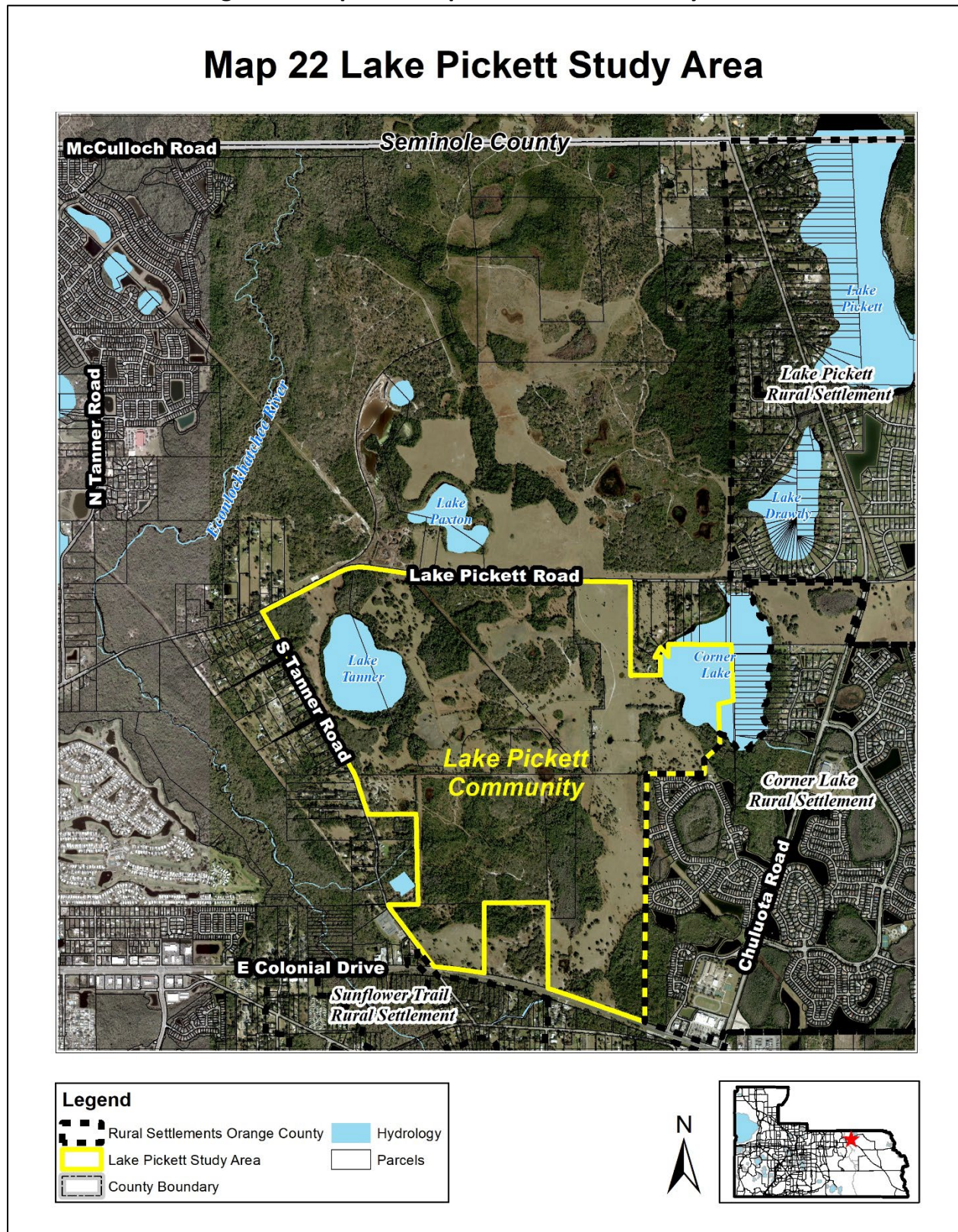
- OCPS Capacity Enhancement or Mitigation Agreement;
- A Transportation Term Sheet or transportation mitigation framework presented to and reviewed by the Board of County Commissioners and corresponding Transportation Network Agreement(s); and
- Adequate Public Facilities Agreement (“APF Agreement”) for applicable facilities within the PD-RP, such as sheriff, fire, utilities, public school sites, roads, and parks and recreation, substantially similar in form and substance to APF Agreements as such are described in Chapter 30, Article XIV, Orange County Code (the “APF Ordinance”).

Neighborhood parks and community trails that are not within County rights-of-way will be owned and maintained by the home/property owner associations or a similar type of organization. Ownership and maintenance of community parks will be determined on a case-by-case basis.

Prior to approval of ~~each~~ the Lake Pickett PD-RP, the developer shall meet with Orange County Utilities to discuss connection points for water, wastewater, and reclaimed water. (Added 07/16, Ord. 2016-17)

FLU6.9.6 In an effort to preserve the existing Chuluota Road buffer to the maximum extent possible, in the event the existing buffer is adversely impacted by County roadway expansion the County shall, in accordance with its usual policies and procedures, endeavor to provide a buffer between the expanded roadway and adjoining communities. In the event such buffer does not reasonably shield the roadway from view of adjoining communities, the County shall act to reasonably shield the expanded roadway from view. Such shielding shall, to the extent reasonably possible, be accomplished through the use of trees, enhanced landscaping, and/or other vegetation. For other roadway improvements in the Lake Pickett Study Area Overlay, the County will endeavor to maintain existing buffers and will consider similar compatibility measures on a case-by-case basis. (Added 07/16, Ord. 2016-17)

Figure 5, Proposed Map 22 Lake Pickett Study Area



PLANNING AND ZONING COMMISSION (PZC)/LOCAL PLANNING AGENCY (LPA) PUBLIC HEARING
SYNOPSIS (January 16, 2024)

Staff presented the staff-initiated **Amendment 2024-2-B-CP-2** amending the Lake Pickett Study Area Policies and amending **Map 22 of the Future Land Use Map Series**, delineating a revised Lake Pickett Study Area with the recommendation of **TRANSMITTAL**.

Following the staff presentation, five members of the public spoke, two in support and three opposed, to the amendment. Commissioner Semrad provided a brief history of efforts to protect the rural lands in District 5 and the Lake Pickett area and spoke in favor of the amendment. The three members of the public who reside on the south side of Lake Pickett Road are opposed to the change, two currently reside on properties within the Walker Cove PD and wish to remain within the Lake Pickett Study Area. They provided a petition signed by eight residents along the northeast boundary of Lake Pickett Road who wish to remain in the study area.

Commissioner Evans made the motion to transmit with the added recommendation to retain the noted parcels on the northeast boundary of Lake Pickett Road within the revised Lake Pickett Study Area. Commissioner Wiggins seconded the motion. The Local Planning Agency found that the amendment has the potential to be found in compliance and recommended to the Board of County Commissioners **TRANSMITTAL** for state and regional agency review.

Motion / Second

Camille Evans / George Wiggins

Voting in Favor

*Camille Evans, George Wiggins, Nelson Pena, Michael Arrington,
and David Boers*

Voting in Opposition

Eric Gray

Absent

Evelyn Cardenas and Eddie Fernandez

