

**NW Growth Center Expansion & Land Use Change at 6409 N Orange Blossom Trail -in Tangerine Case # 2023-1-A-2-1 75 Unit Townhouse Project Proposed - Hearing on Feb 21,2023**

Mayor Demings & Commissioners:

**Thank you for your service to Orange County residents representing all interests in your respective districts and countywide.**

This request to change the future land use change and expand the NW Growth Center is within the Tangerine Rural Settlement, one of the oldest rural settlements in the County, a community established in 1879 and having a Community Association (Tangerine Improvement Society) Incorporated in 1909, the oldest in Orange County. The subject property is bounded by the Rural Settlement on the East, South and West sides (across the street) with the same future land use designation : Tangerine Rural Settlement. ON the north side is a Publix shopping center.

**The Planning and Zoning Commission, on which I serve representing District 2, unanimously recommended denying this request due to incompatibility with surrounding properties within the Rural Settlement and the County's commitment to protect rural settlements that have been established throughout the County.**

In addition, please consider the following points that **highlight the need to deny this land use/growth center change:**

- 1) The Tangerine community has meet with developers and their attorneys who represent over 19 other new developments with favorable results in our Rural Settlement for both parties over the last 20 years resulting in a win-win scenario.**
- 2) The Tangerine Rural Settlement land use on this property and abutting properties was legally established over 32 years ago by the County to protect the rural nature of this area.**
- 3) Mayor Crotty and the County Commission agreed to limit the NW Growth Center to the Stonybrook Hills Development (formerly Foothills of Mt. Dora) after 2.5 years of litigation and negotiation with Tangerine residents & the Developer on 12/17/02.**

For the record, the County Chairman stated the following: "I recognize that the Comprehensive Policy Plan was amended in 1996 to accommodate this development, but I am against any additional development in this area that would foster urban sprawl. Therefore, I intend to send Mt. Dora's mayor a letter to request the mayor direct his staff to work with County staff in drafting an amendment to the Joint Planning Agreement that would reduce the densities in the remainder of the growth center and prevent expansion of the growth center. I am also directing staff to begin preparing a comprehensive plan amendment to accomplish this goal." December 17, 2002 Page 157

- 4) Changing this land use to the greater density proposed (5 units per acre) will result in establishing a precedent on the east side of U.S. 441 in Tangerine that makes it difficult to deny allowing the more intense land use on approximately 30 other abutting properties also within the Rural Settlement.
  - 5) This proposed action, if granted, will violate several land use elements within the County's Comprehensive Plan and policies required under Wekiva River Protection Act requiring maximum open space in new developments. Some of those are listed here:
  - 6) **OBJ FLU6.2 RURAL SETTLEMENTS.** Rural Settlements provide for a rural residential lifestyle. In some instances, Rural Settlements allow a transition of rural areas adjacent to the Urban Service Area while avoiding development in active agricultural areas.
  - 7) **GOAL FLU6 PROTECTION OF RURAL LAND RESOURCES AND OTHER ASSETS.** The County will promote the management of land uses within the Rural Service Area, including agricultural lands, historic resources, the Lake Pickett Study Area, and Rural Settlements, together with environmental lands, natural resources and the Wekiva and Econlockhatchee River Protection Areas environmental lands including the Wekiva Area, so as to conserve these assets and their values. (Goal 2-r; Amended 07/16, Ord. 2016-17)
  - 8) **FLU6.2.5** The permitted densities and intensities of land use within the Rural Settlements shall maintain their rural character. Factors to be considered shall include lot size, open space and views, tree canopy, building location and orientation, and compatibility with existing land uses.
  - 9) **FLU6.2.7** Amendments to the residential densities of the Rural Settlement shall not allow residential densities greater than one dwelling unit per acre, except for those exemptions listed below.  
(Neither exemption applies here)
- A. Land designated Low Density and Low-Medium Density Residential at the time of the 1991 Comprehensive Plan adoption;

B. County certified affordable housing projects that are rural in character and meet the Small Scale FLUM criteria and requirement.

**10) OBJ FLU6.2 RURAL SETTLEMENTS.** Rural Settlements provide for a **rural residential lifestyle**. In some instances, Rural Settlements allow a transition of rural areas adjacent to the Urban Service Area while avoiding development in active agricultural areas. **Rural Settlements were intended to recognize and preserve existing development patterns at the time the Comprehensive Plan was adopted in 1991.**

**11) FLU6.6.10** Development and redevelopment within the Wekiva Study Area shall provide as much open space as possible.

**12) Northwest Growth Center FLU7.4.7** To ensure managed growth consistent with the rural characteristics and environmentally sensitive areas around the Northwest Growth Center, development within the Growth Center must provide a transition in land use density and intensity. In providing this internal transition, the Foothills of Mount Dora Planned Development (PD); and described herein, the area defined as "Parcel S-1" and "Parcel S-2" on the Foothills of Mount Dora PD/ Land Use Plan approved by the Board of County Commissioners on December 17, 2002, shall be limited to a net residential density of 1 dwelling unit per acre as required by the PD conditions. In addition, the Northwest Growth Center boundary, as adopted, shall not be expanded unless amendments to the Future Land Use Map and all applicable policies, including FLU7.4.3 are adopted. Furthermore, the Joint Planning Area between Orange County and the City of Mount Dora shall not be expanded. (Added 10/03, Ord. 03/15; Amended 6/10, Ord. 10-07, Policy 1.2.2.1)

**Comment:** **"All applicable policies" as indicated above in other Comp Plan Policies cannot be met by this land use change.**

**PLEASE VOTE TO DENY THIS REQUEST.**

**THANK YOU**

**Respectfully submitted**

**George Wiggins**

**Chairman, Tangerine Development Committee**

**Planning & Zoning Commission Member (District 2)**

**321-303-7483**