



Board of County Commissioners

2024-2 Regular Cycle Amendments

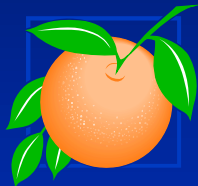
Adoption Public Hearings

April 22, 2025



2024-2 Regular Cycle Amendment Schedule

- **Transmittal public hearings**
LPA – January 16, 2025
BCC – February 11, 2025
- **State and regional agency comments**
March 2025
- **Adoption public hearings**
LPA – March 20, 2025
BCC – April 22, 2025





Amendment 2024-2-B-CP-1

Staff- Initiated

Text and Map Amendments to the Future Land Use Element and Future Land Use Map Series to establish the Kilgore Road Rural Residential Enclave.

Request:

The request proposes to designate a portion of the Kilgore Road neighborhood within the Urban Service Area (USA) as an additional Rural Residential Enclave and amend the Rural Residential Enclave policies of the comprehensive plan.

The Text and Map Amendments would create the Kilgore Road Rural Residential Enclave and add Map 25(f) to the Future Land Use Map Series.

Acreage:

Approximately 113.06 acres

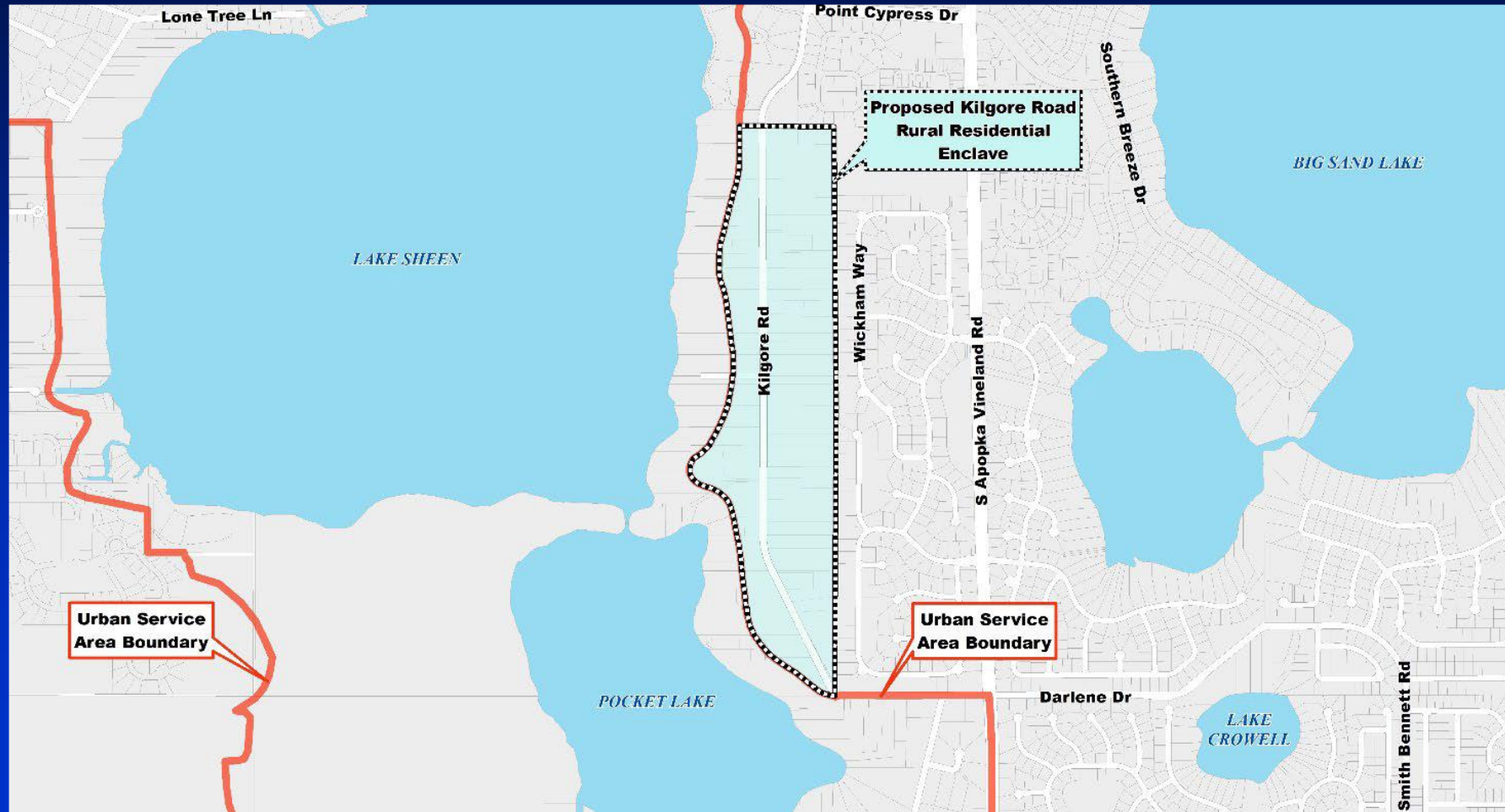
District:

1

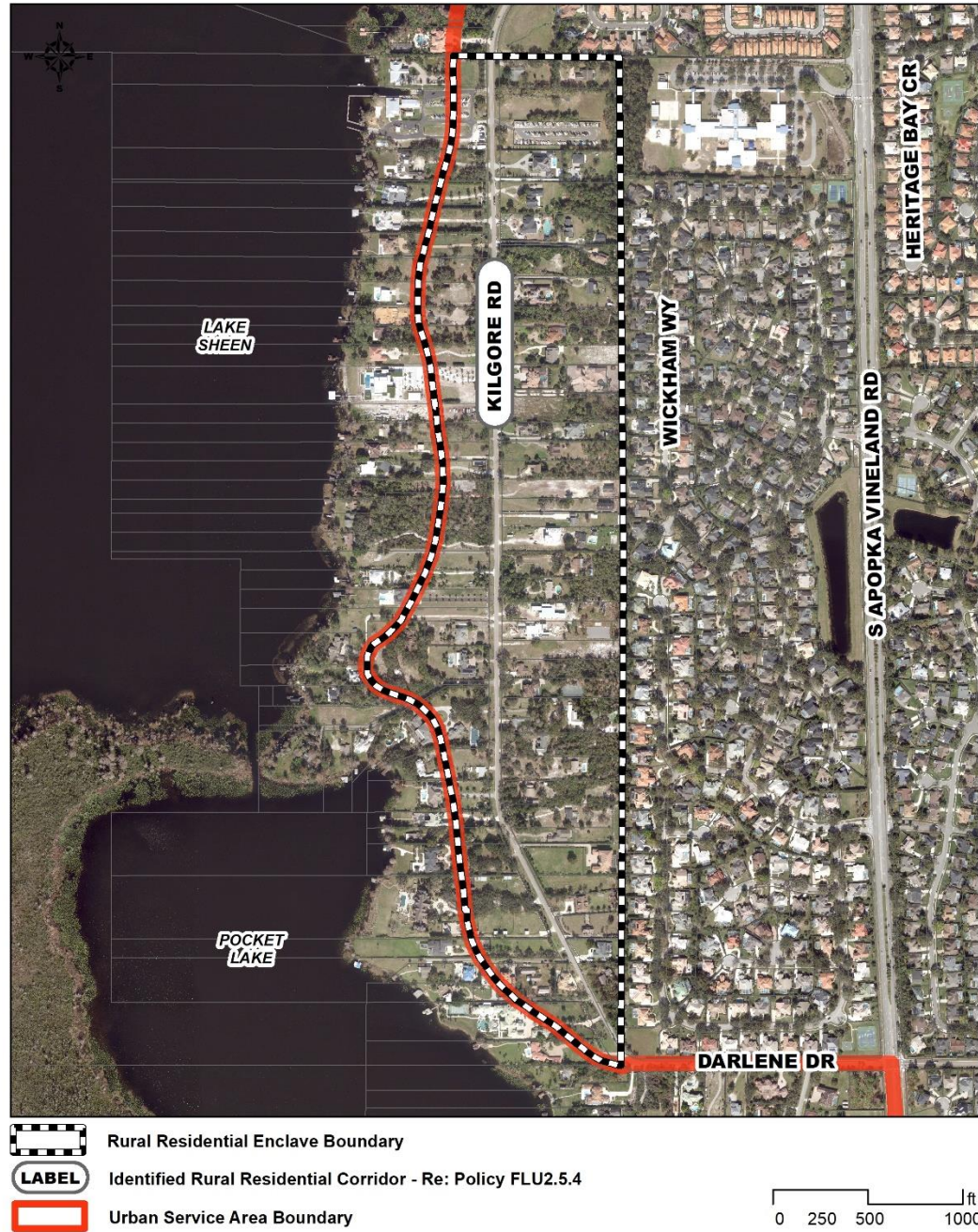


Amendment 2024-2-B-CP-1

Location



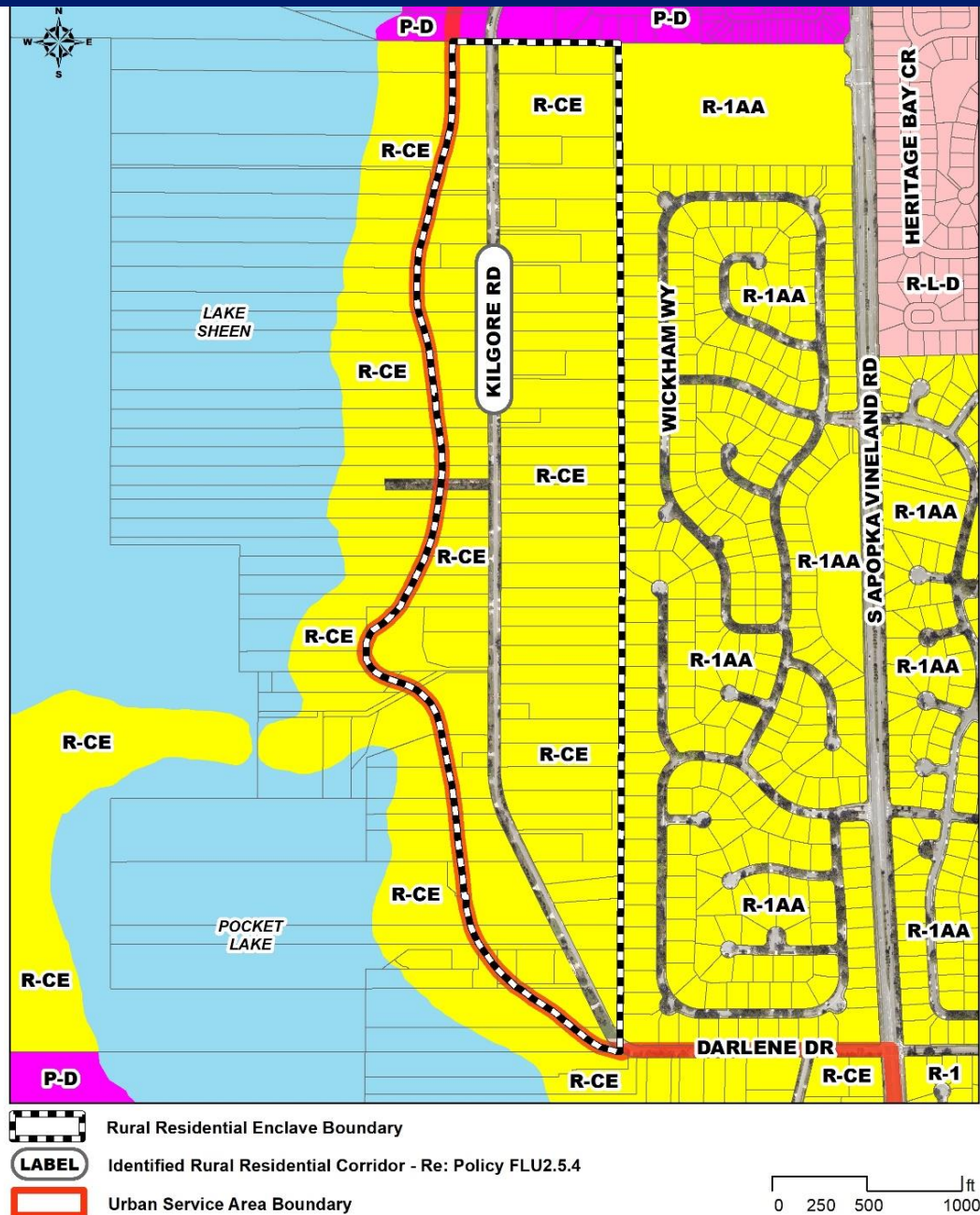
Aerial



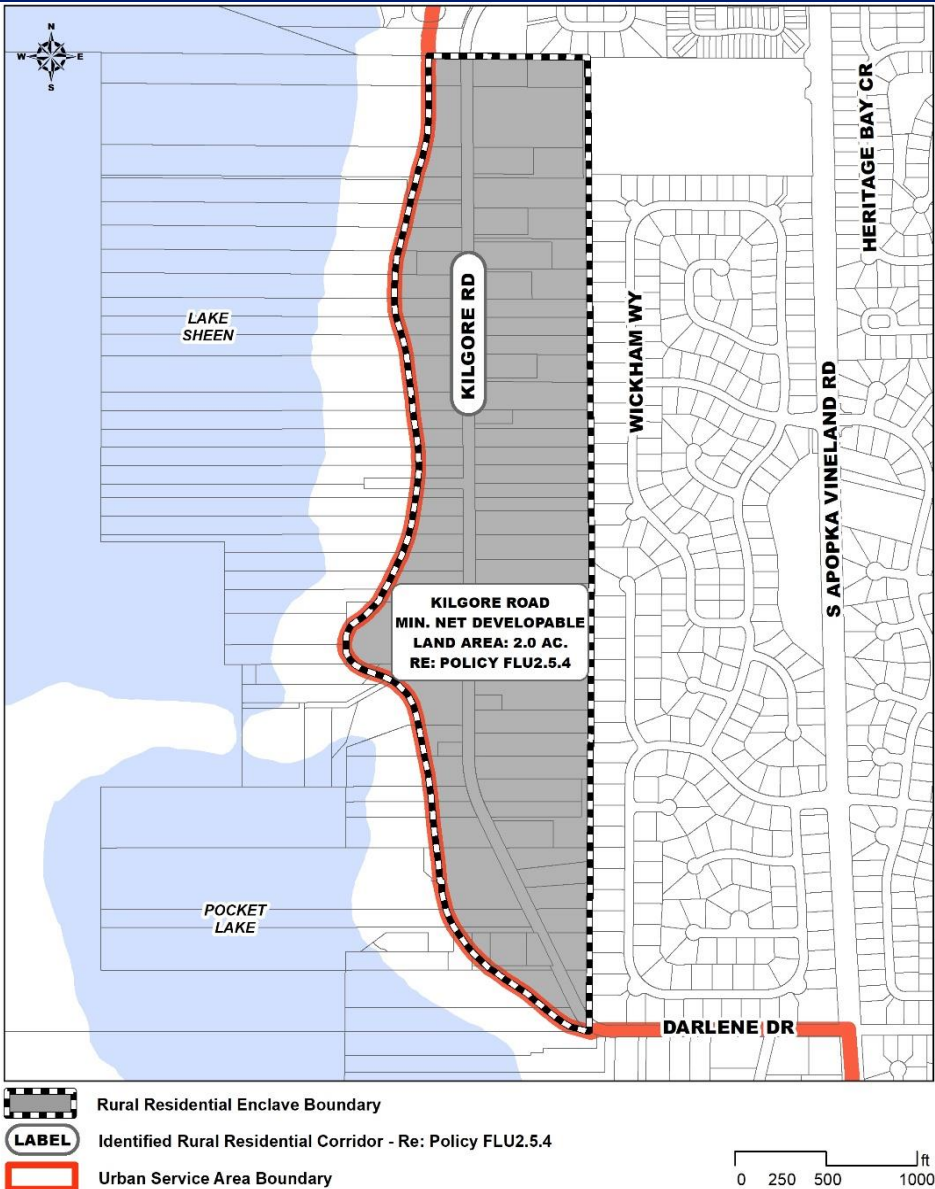
Future Land Use



Zoning



Map 25(f) of the Future Land Use Map Series - Kilgore Road Rural Residential Enclave





Amendment 2024-2-B-CP-1

- **Policy FLU2.5.2 is amended to establish the Kilgore Road Rural Residential Enclave**

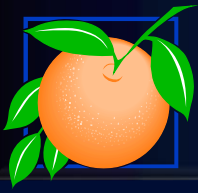
FLU2.5.2 The following Rural Residential Enclaves are hereby established, with boundaries defined on Maps 25(a) through 25(~~d~~)(f) of the Future Land Use Map Series:

- a) Lake Mabel Rural Residential Enclave**
- b) Berry Dease Rural Residential Enclave**
- c) Chickasaw Rural Residential Enclave**
- d) Rocking Horse Rural Residential Enclave**
- e) Orlando-Kissimmee Farms Rural Residential Enclave**
- f) Kilgore Road Rural Residential Enclave**



Amendment 2024-2-B-CP-1

- **Amends FLU2.5.4**
 - **Establishes a minimum net developable land area requirement of 2 acres**
 - **Designates Kilgore Road as “Rural Residential Corridor”**
- **FLU2.5.4 Properties within Rural Residential Enclaves shall be subject to the minimum net developable land area* requirements and corridor guidelines as specified below, and as depicted on Maps 25(a) through 25(~~e~~)(f) of the Future Land Use Map Series.**



Amendment 2024-2-B-CP-1

FLU2.5.4 Continued

<i>Rural Residential Enclave</i>	<i>Minimum Net Developable Land Area Requirement</i>	<i>Identified Rural Residential Corridors</i>	<i>FLU Map Reference</i>
<i>Lake Mabel</i>	<i>1.0 Ac. Min.</i>	<i>None</i>	<i>25(a)</i>
<i>Berry Dease</i>	<i>2.0 Ac. Min.</i>	<i>Berry Dease Road Sunderson Road Gregory Road</i>	<i>25(b)</i>
<i>Chickasaw</i>	<i>1.0 Ac. Min</i>	<i>S. Chickasaw Trail Chickasaw Farms Lane</i>	<i>25(c)</i>
<i>Rocking Horse</i>	<i>2.0 Ac. Min</i>	<i>Rocking Horse Road Tamanaco Trail Koi Road</i>	<i>25(d)</i>
<i>Orlando-Kissimmee Farms</i>	<i>2.0 Ac. Min</i>	<i>New Hope Road Beth Road Whispering Pines Road Happy Lane Bicky Road Seth Road Hidden Trail</i>	<i>25(e)</i>
<i><u>Kilgore Road</u></i>	<i><u>2.0 Ac. Min</u></i>	<i><u>Kilgore Road</u></i>	<i><u>25(f)</u></i>

**Minimum Net Developable Land Area as defined by Policy FLU1.1.2B.*



Amendment 2024-2-B-CP-1

- **Amends FLU8.1.1 to update the text of the Future Land Use and Zoning Correlation Table pertaining to Rural Residential Enclaves for consistency**

FLU8.1.1 The following future land use and zoning correlation table shall be used to determine zoning consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities; market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate.

Orange County's Future Land Use and Zoning Correlation Table is referenced herein as follows:



Amendment 2024-2-B-CP-1

FLU8.1.1
Continued

Future Land Use and Zoning Correlation		
FLUM Designation	Density/Intensity	Zoning Districts
***	***	***
***	***	***
***	***	***
Area Specific		
***	***	***
Rural Residential Enclave (FLUM designation varies)	See Objective OBJ2.5, related sub-policies, and Maps 25(a) through 25(d)(f) of the Future Land Use Map Series.	PD, R-CE, A-1, A-2, A-R, R-1A, R-1AA (See: Maps 25(a) through 25(d)(f) of the Future Land Use Map Series for minimum area requirements and location of identified Rural Residential Corridors.



Amendment 2024-2-B-CP-1

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Requested Action:

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance;**
and
- **ADOPT Amendment 2024-2-B-CP-1**





Amendment 2024-2-B-CP-2

**Staff-
Initiated**

Lake Pickett Study Area Text and Map Amendments

Request:

This amendment proposes to change the currently adopted Map 22 of the Future Land Use Series, Lake Pickett Study Area and Communities.

Removes all properties with a Rural/Agricultural (R) Future Land Use Map designation and makes corresponding changes to the related Lake Pickett objectives and policies of the comprehensive plan, including the deletion of references to “two” Lake Pickett communities.

Acreage:

Approximately 2,605 acres, Map 22

Approximately 1,188 acres, Proposed Map 22

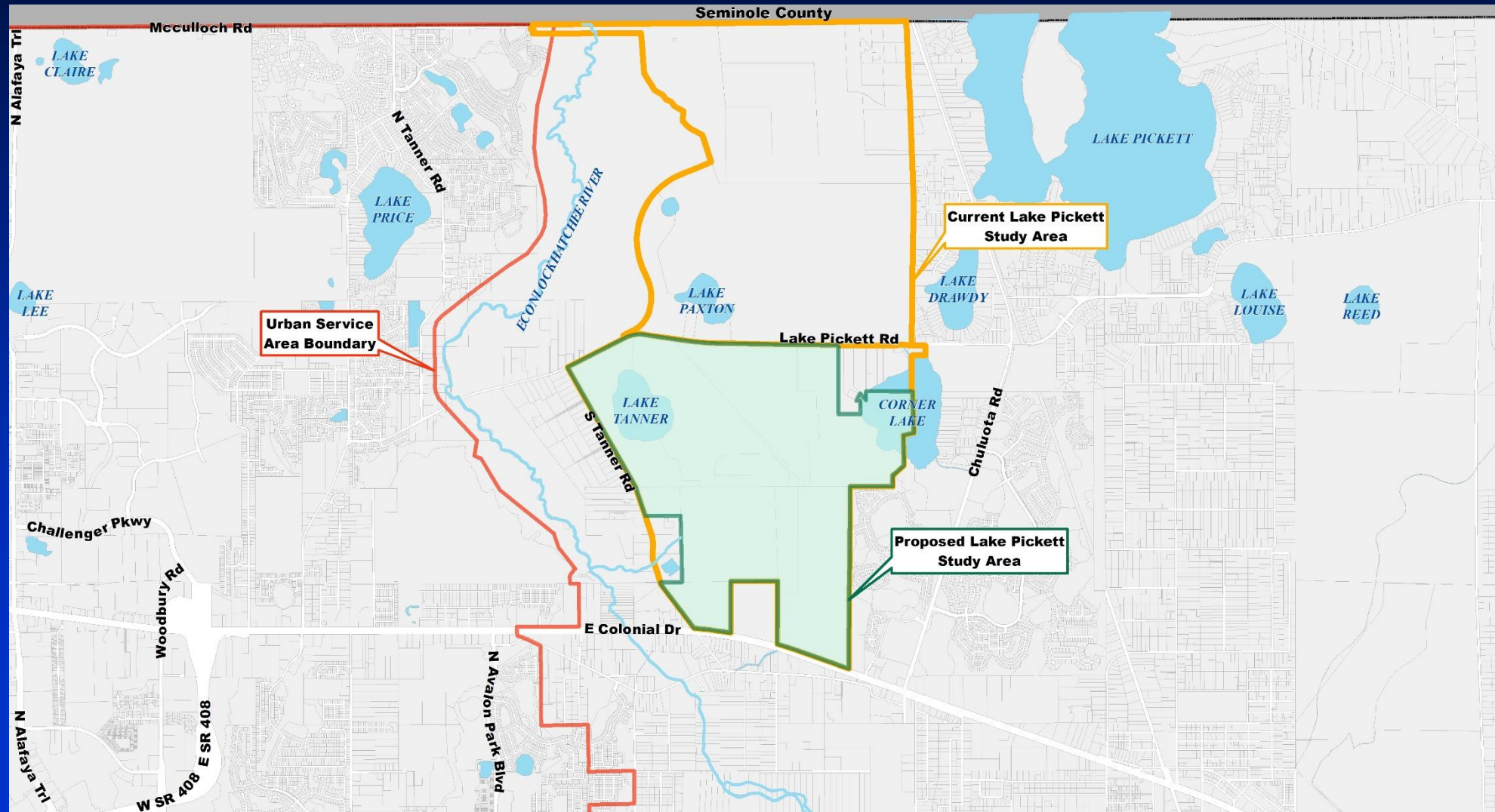
District:

5

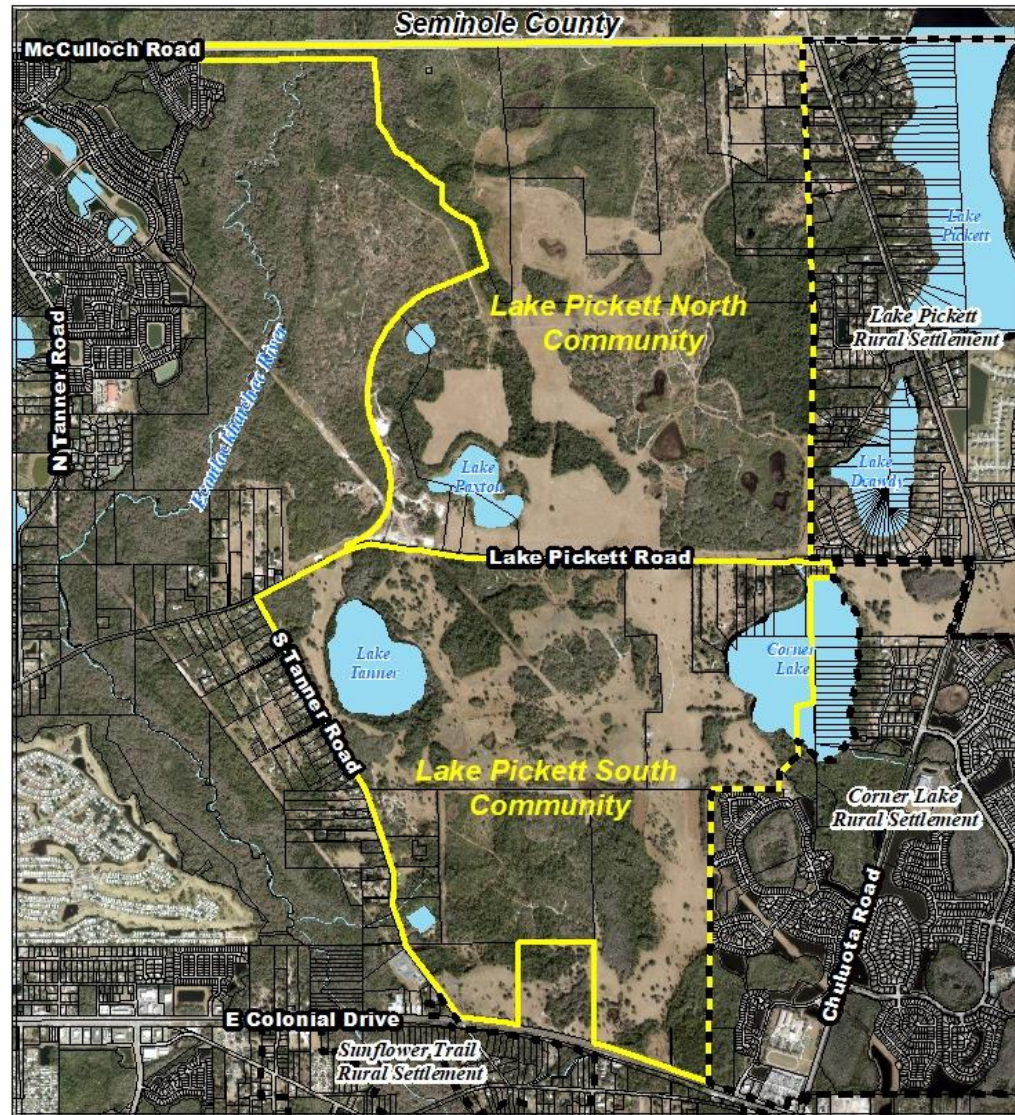


Amendment 2024-2-B-CP-2

Location

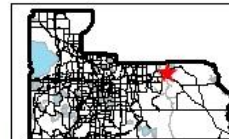


Map 22, Lake Pickett Study Area and Communities

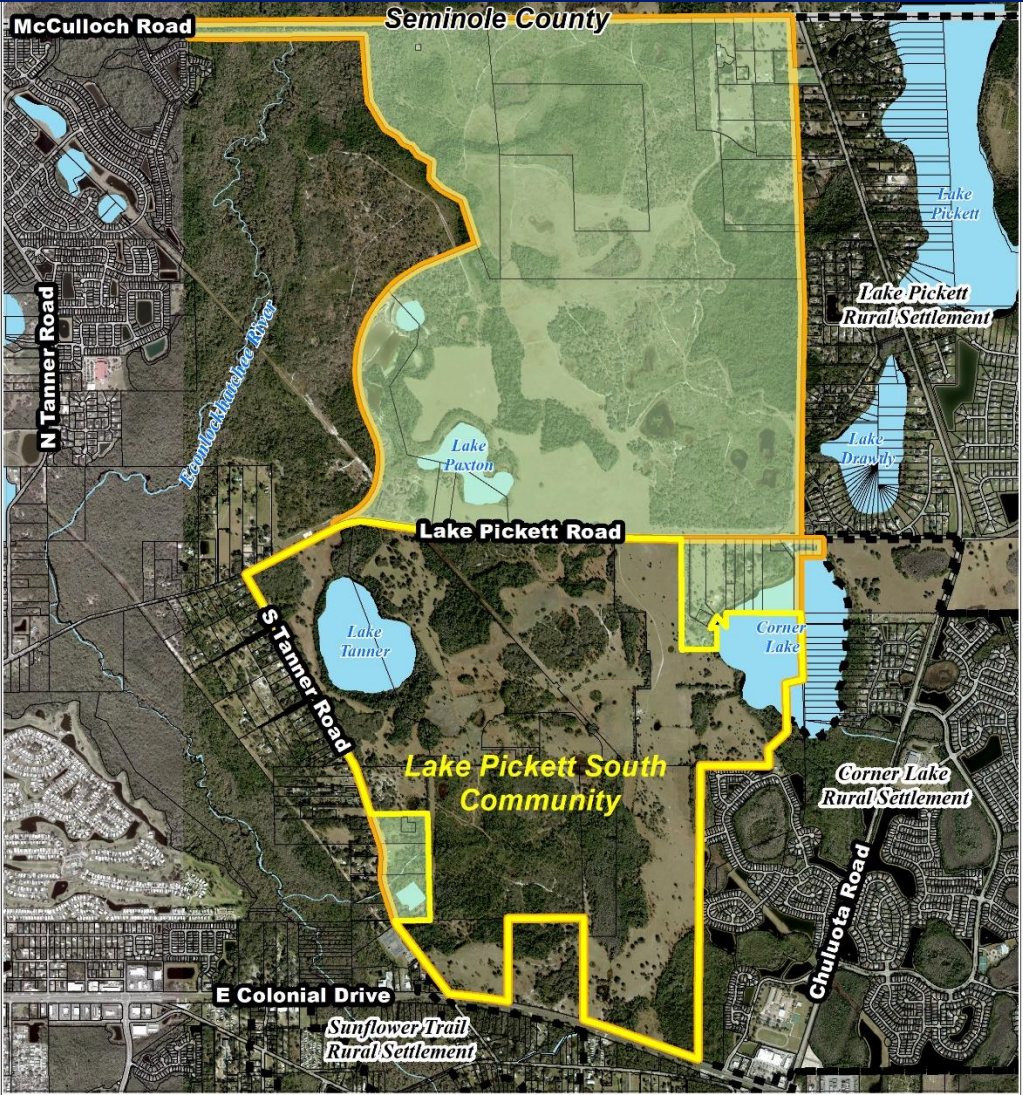


Legend

- | | |
|---------------------------------|-----------|
| Rural Settlements Orange County | Hydrology |
| Lake Pickett Study Area | Parcels |
| County Boundary | |



Map 22, Lake Pickett Study Area and Communities

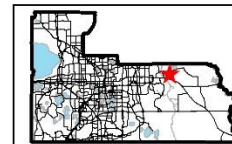
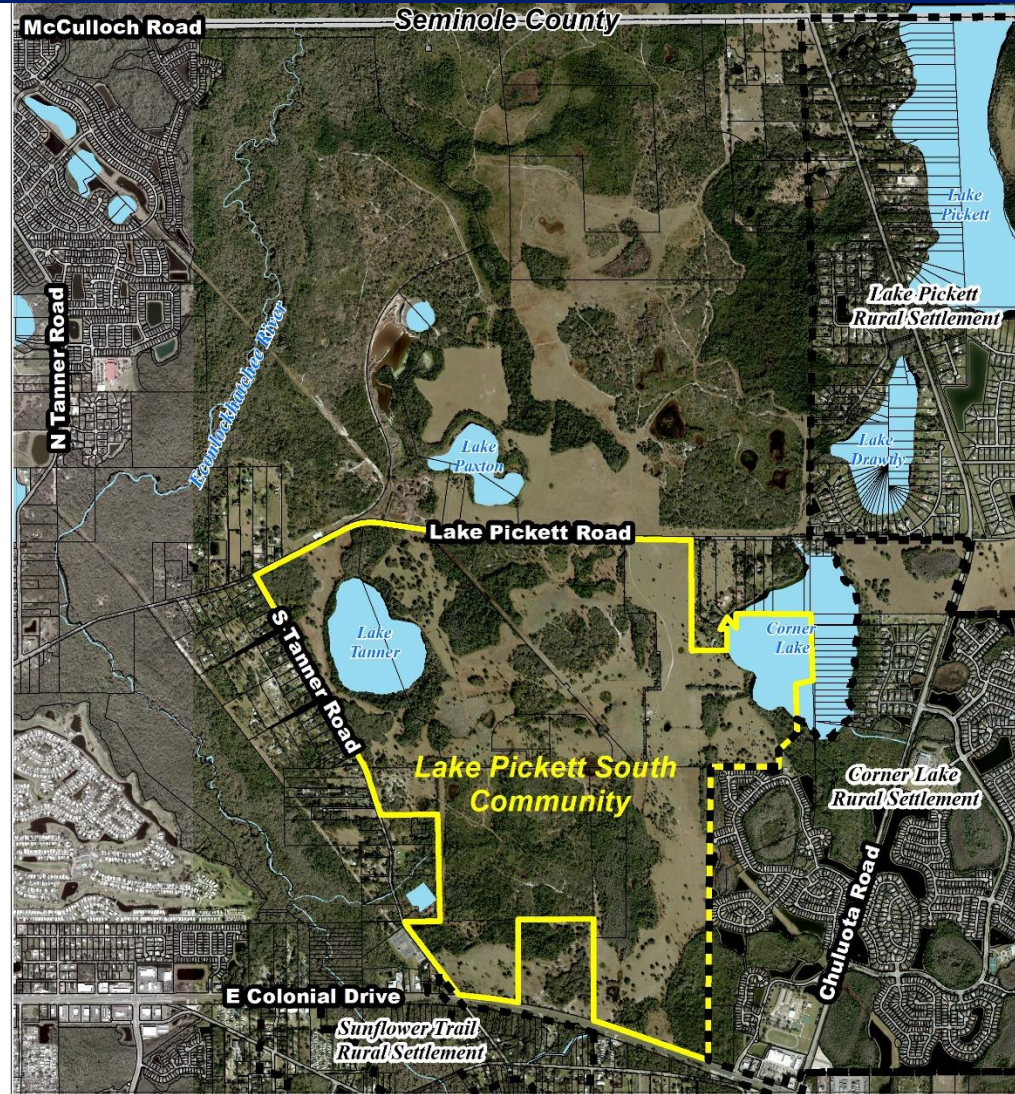


Legend

	Proposed Lake Pickett Study Area		Hydrology
	Current Lake Pickett Study Area		Parcels
	Parcels Proposed for Removal		
	Rural Settlements Orange County		
	County Boundary		



Proposed Map 22, Lake Pickett Study Area





Amendment 2024-2-B-CP-2

- **OBJ FLU6.8 Lake Pickett Future Land Use Designation is amended to change the description of the area depicted as the Lake Pickett Study Area**
 - Includes generally 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, which is depicted on Map 22.
 - 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



Amendment 2024-2-B-CP-2

- 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**
- Deletes references throughout the policies to “two” Lake Pickett communities replaced with “the Lake Pickett community”**
- FLU6.8.1 Replaces “existing communities” with “the Lake Pickett community”**
- FLU6.8.2 Replaces “each” Lake Pickett community with “the” Lake Pickett community and “each” neighborhood.**
- FLU6.8.3 Replaces within Lake Pickett “communities” with “the Lake Pickett community”**



Amendment 2024-2-B-CP-2

- **Amends Policy FLU6.8.3 to clarify the transition treatments required along Lake Pickett Road and South Tanner Road.**

The revisions to FLU6.8.3 delete the buffer requirements on the north side of Lake Pickett Road, deletes the buffer requirement with Seminole County, and removes the exception to the Econlockhatchee Sandhills Conservation Area reflecting the change in the Lake Pickett Study Area.

- **FLU6.8.4 Replaces “each of” the Lake Pickett communities with “the” Lake Pickett “community”**
- **FLU6.8.5 Replaces “Lake Pickett communities” with “the Lake Pickett community”**
- **FLU6.8.6 Replaces “Each” with “The” community**



Amendment 2024-2-B-CP-2

- FLU6.8.8 Replaces “Communities” with “Community”, replaces “two communities” with “one community”, removes “north of Lake Pickett Road and another community” and removes last sentence regarding connectivity between the two communities.**
- FLU6.8.9 Replaces “each of” the Lake Pickett communities with “the” Lake Pickett “community”**
- FLU6.8.11 Replaces “Lake Pickett communities” with “the Lake Pickett community”**
- FLU6.8.12 and FLU6.8.14 Replaces “Each” Lake Pickett community with “The” Lake Pickett community**
- FLU6.8.13 Replaces “Each” Lake Pickett community with “The” Lake Pickett community, and replaces “communities” with “community”**
- 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**



Amendment 2024-2-B-CP-2

- OBJ FLU6.9 Replaces “a” community with “the” community**
- FLU6.9.1**
 - E. Deletes the phrase “and those between the two Lake Pickett communities”.**
 - F. Replaces “public school sites” with “public school site”**
- FLU6.9.2**
 - A. Replaces “and between the Lake Pickett communities” with “the Lake Pickett community” and “General locations of public school sites” with “General location of the public school site”**
 - In the last paragraph replaces “each” Lake Pickett PD-RP with “the” Lake Pickett PD-RP**
- FLU6.9.6 Replace Lake Pickett “Overlay” with Lake Pickett “Study Area” for consistent terminology in describing the area subject to the Lake Pickett policies**



Amendment 2024-2-B-CP-2

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Requested Action:

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2024-2-B-CP-2.**





Amendment 2024-2-B-CP-3

**Staff-
Initiated**

Proposed Rural Boundary and Rural Area

Request:

The proposed amendment formally establishes a Rural Area and Rural Boundary for a portion of the County's Rural Service Area. The amendment creates Map 5b of the Future Land Use Map Series "Rural Boundary and Rural Area".

Objective FLU6.1, proposed Policy FLU6.1.1.1, and existing Policy FLU8.8.1

Acreage:

Approximately 345,509 acres

District:

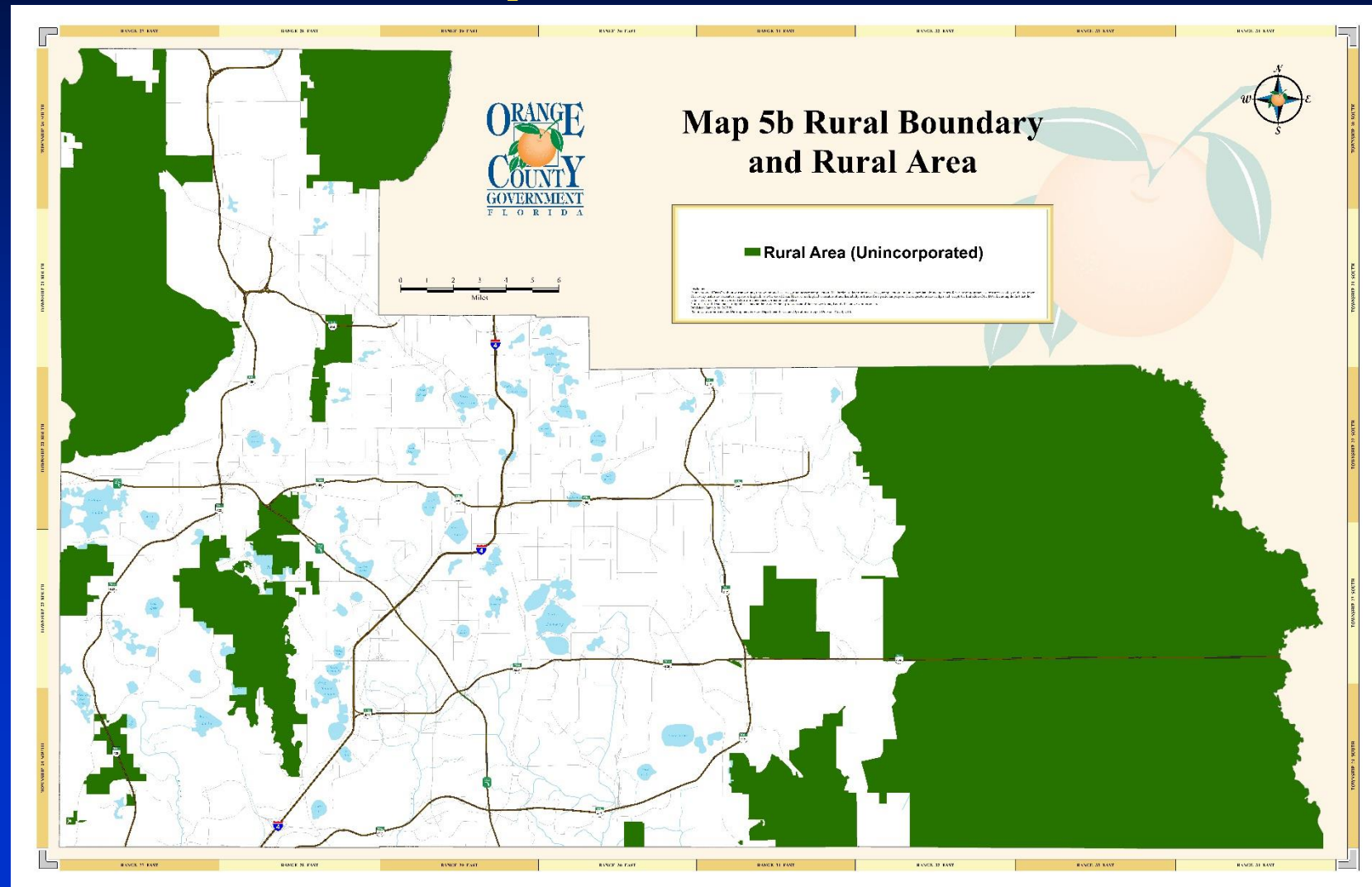
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Amendment 2024-2-B-CP-3

Map 5b Rural Boundary and Rural Area





Amendment 2024-2-B-CP-3

Future Land Use Element Objective FLU6.1 which introduces the Charter-designated “Rural Area” is proposed to be amended as follows:

OBJ FLU6.1 RURAL SERVICE AREA. Orange County shall designate that portion of the County outside the Urban Service Area as the Rural Service Area, which includes the Charter-designated Rural Area as delineated by Map 5b of the Future Land Use Map Series, Rural Boundary and Rural Area. The intended rural character and assets of the Rural Service Area shall be promoted through the following policies.



Amendment 2024-2-B-CP-3

- New Future Land Use Element Policy FLU6.1.1.1 that defines the “Rural Area” and introduces “Map 5b” along with a majority-plus-one vote of the Board is proposed as follows:

FLU6.1.1.1 Map 5b of the Future Land Use Map Series, “Rural Boundary and Rural Area”, is hereby adopted to delineate a portion of the Rural Service Area as the Charter-designated Rural Area. The Rural Area, as delineated by Map 5b, encompasses approximately 345,000 acres and includes unincorporated lands located outside the County's Urban Service Area, municipal joint planning areas, Growth Centers, the Innovation Way Overlay, Horizon West Villages, and the Boggy Creek Expansion Area. Comprehensive plan amendments increasing density or intensity or removing the property from the Rural Area shall require a majority-plus-one vote of the entire membership of the Orange County Board of County Commissioners.



Amendment 2024-2-B-CP-3

- Future Land Use Element Policy FLU8.8.1 is proposed to be amended to add a new subsection D. addressing the requirement for a majority-plus-one vote of the Board as follows:

Policy FLU8.8.1, the addition of a new subsection D.

D. As provided by the Orange County Charter, Section 506, Comprehensive Plan amendments increasing the density or intensity of use within the Charter-designated Rural Area as delineated by Map 5b of the Future Land Use Map Series, Rural Boundary and Rural Area, and ordinances removing the property from the Charter-designated Rural Area shall require a majority-plus-one vote of the entire membership of the Orange County Board of County Commissioners.



Amendment 2024-2-B-CP-3

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Requested Action:

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **ADOPT Amendment 2024-2-B-CP-3.**