

Board of County Commissioners

2024-2 Regular Cycle Amendments

Transmittal Public Hearings

February 11, 2025



2024-2 Regular Cycle Amendment Schedule

2

- 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



Amendment 2024-2-B-CP-1

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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

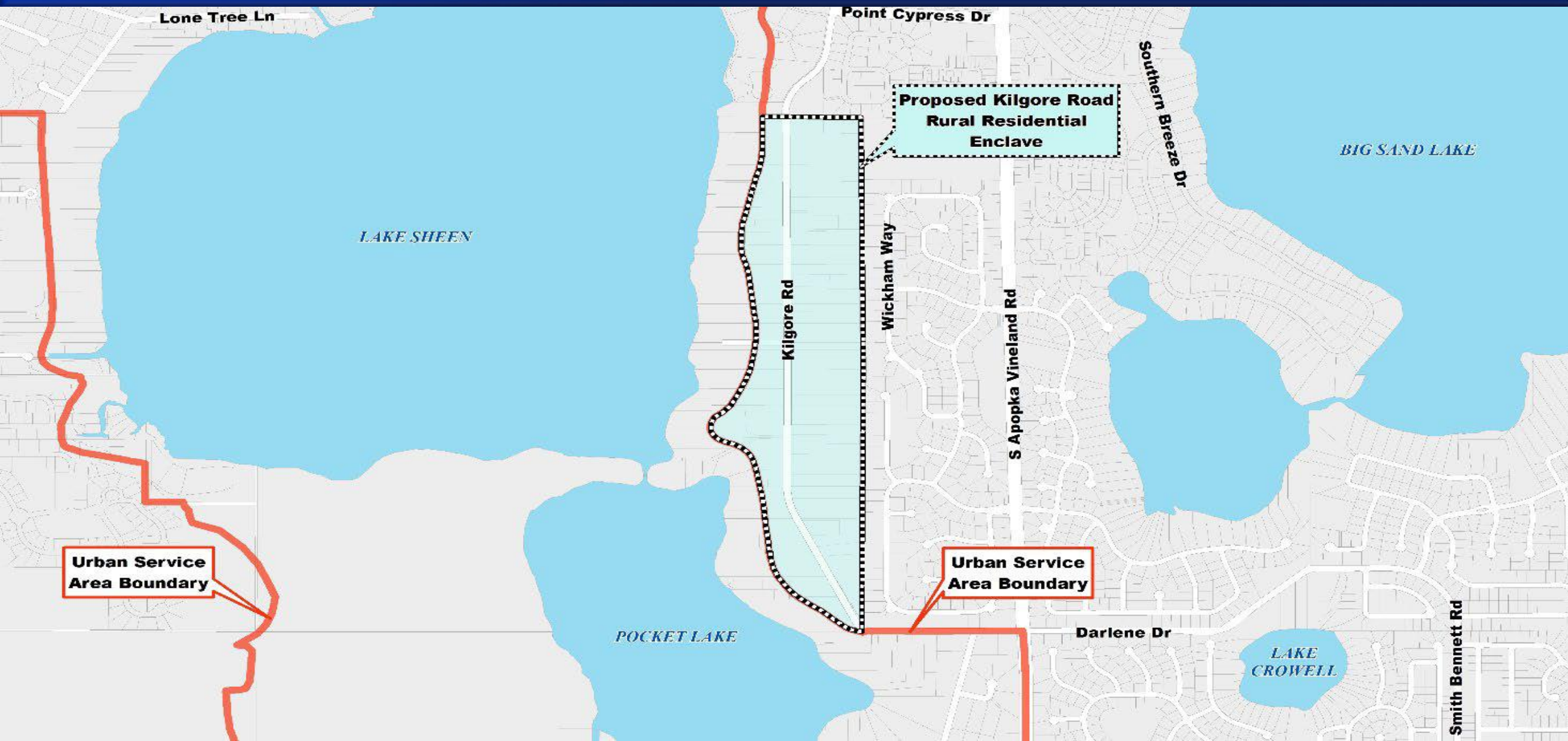
District:

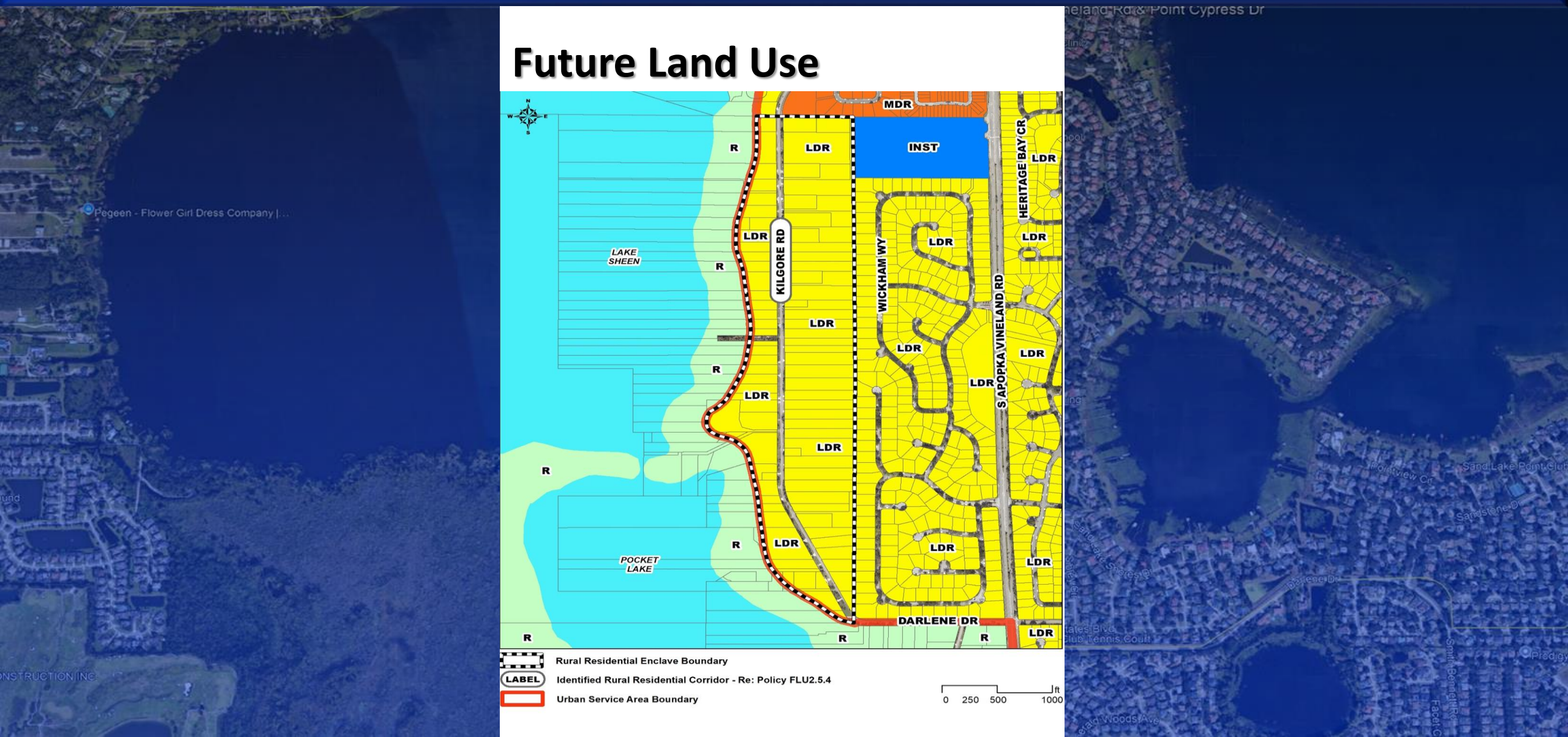
1



Amendment 2024-2-B-CP-1

5



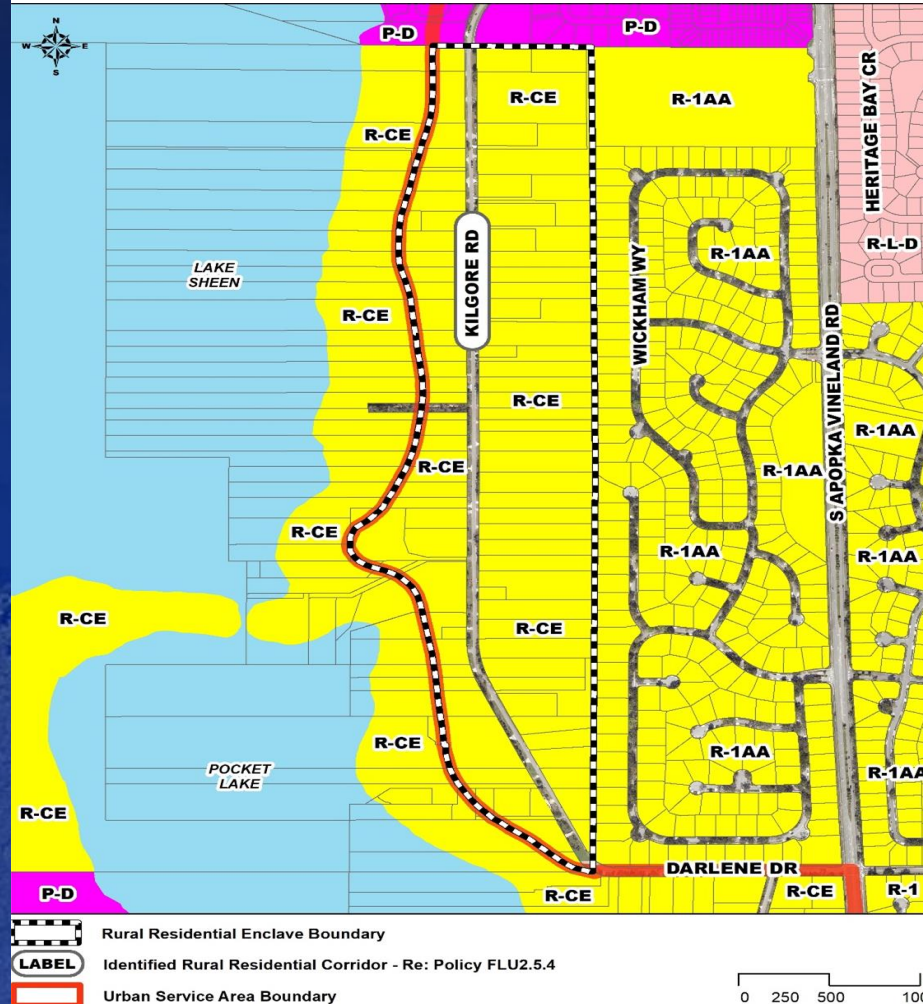




Amendment 2024-2-B-CP-1

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Zoning

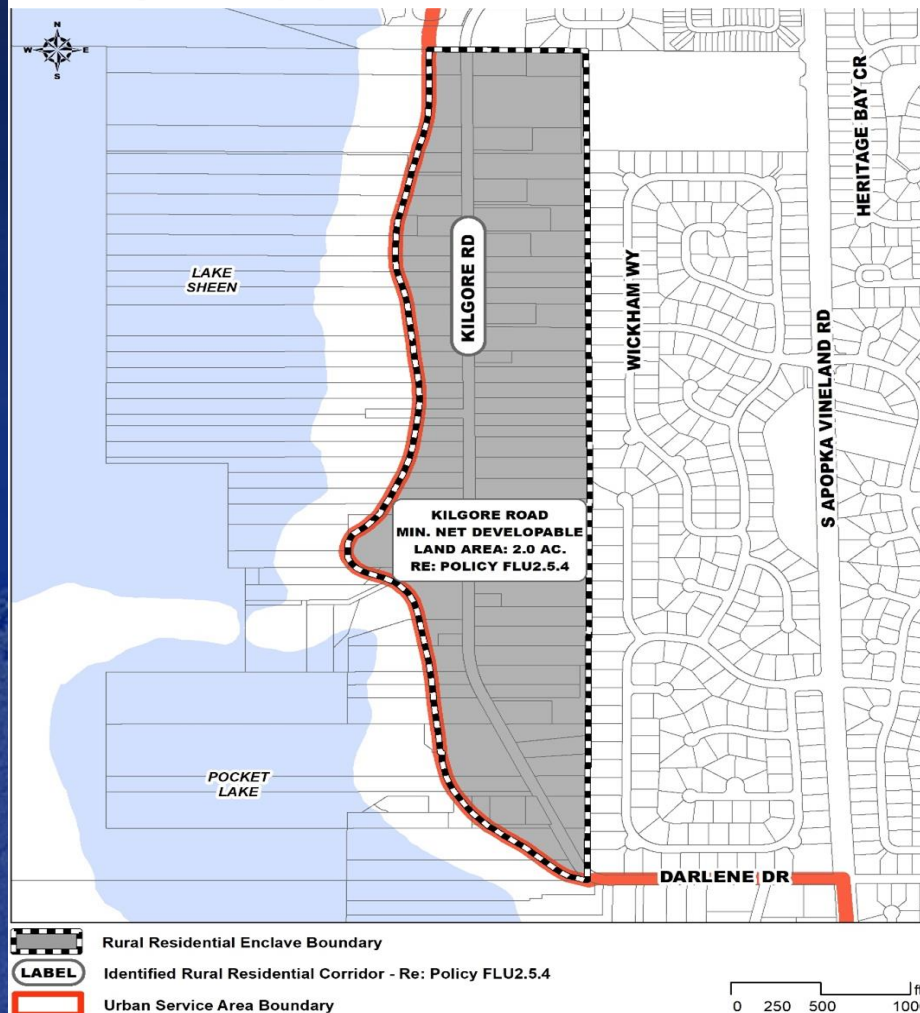




Amendment 2024-2-B-CP-1

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Map 25(f) FLU Series





Amendment 2024-2-B-CP-1

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- **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

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- **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

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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>
<u><i>Kilgore Road</i></u>	<u><i>2.0 Ac. Min</i></u>	<u><i>Kilgore Road</i></u>	<u><i>25(f)</i></u>

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



Amendment 2024-2-B-CP-1

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Staff & LPA Recommendation: TRANSMIT

Requested Action:

- **Make a finding that Amendment 2024-2-B-CP-1 establishing the Kilgore Road Rural Residential Enclave is sufficiently complete, find that the amendment has the potential to be found in compliance, and**
- **Transmit Amendment 2024-2-B-CP-1 to the state and other regional agencies for further review and comment**

AMENDMENT 2024-2-B-CP-2



Amendment 2024-2-B-CP-2

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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**

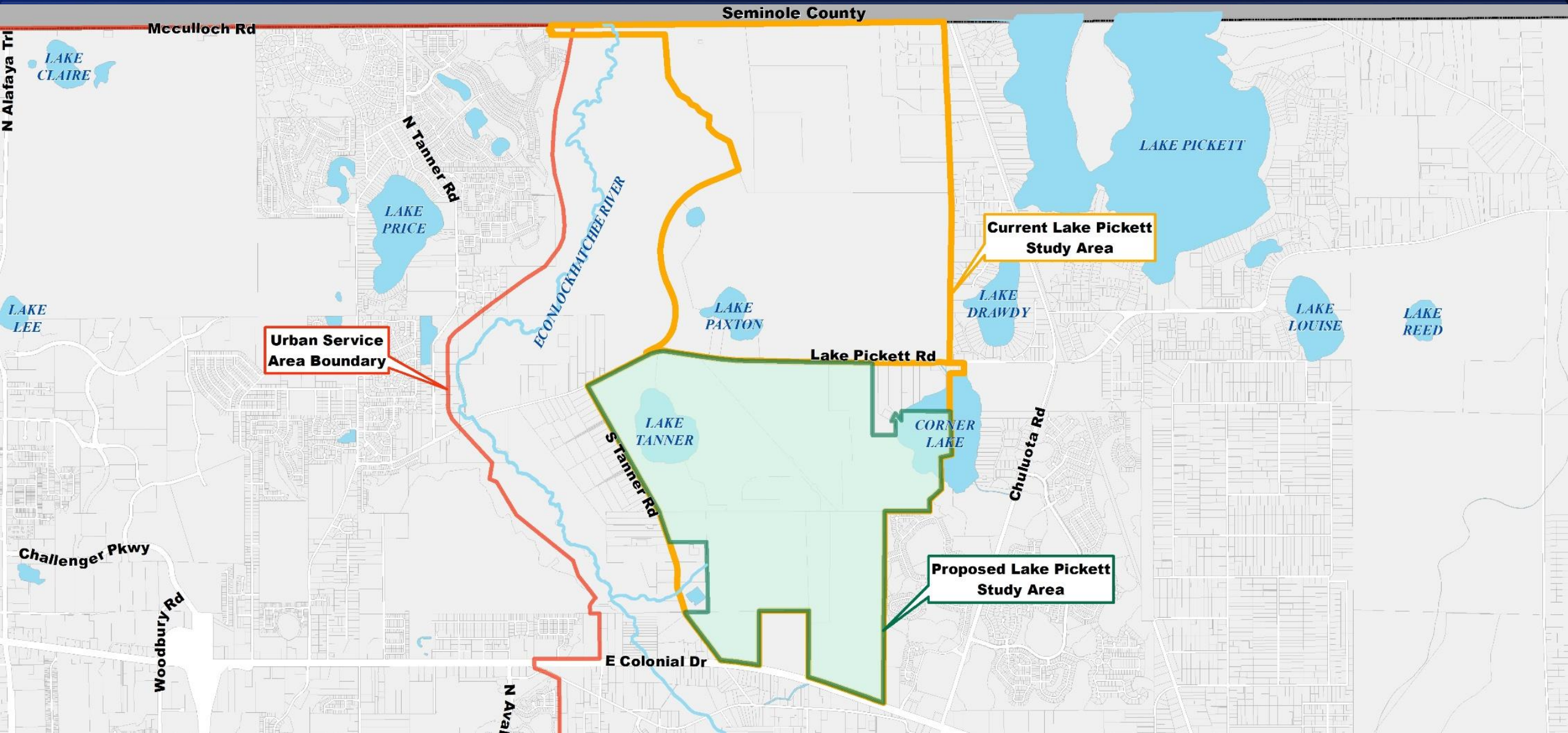
District:

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Amendment 2024-2-B-CP-2

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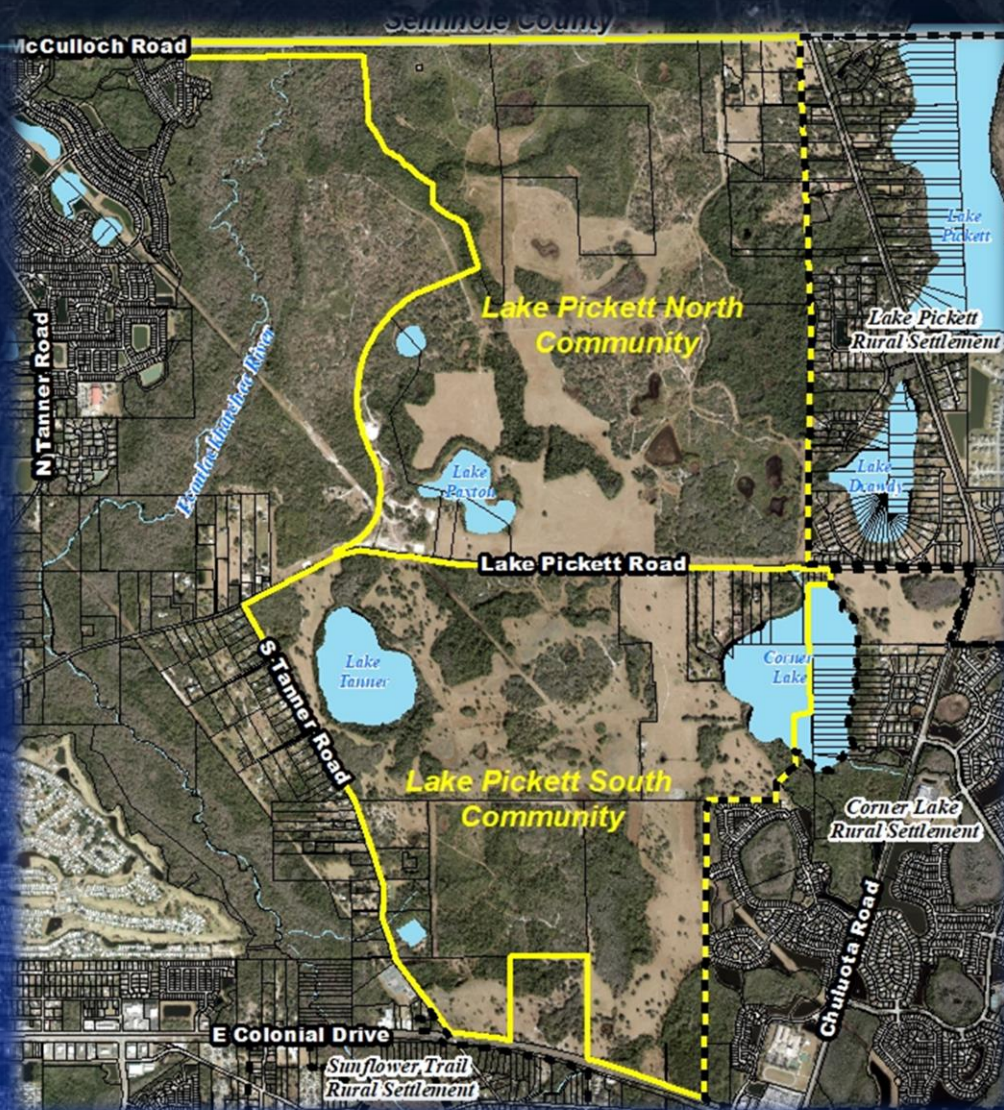




Amendment 2024-2-B-CP-2

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Map 22
Lake Pickett Study Area

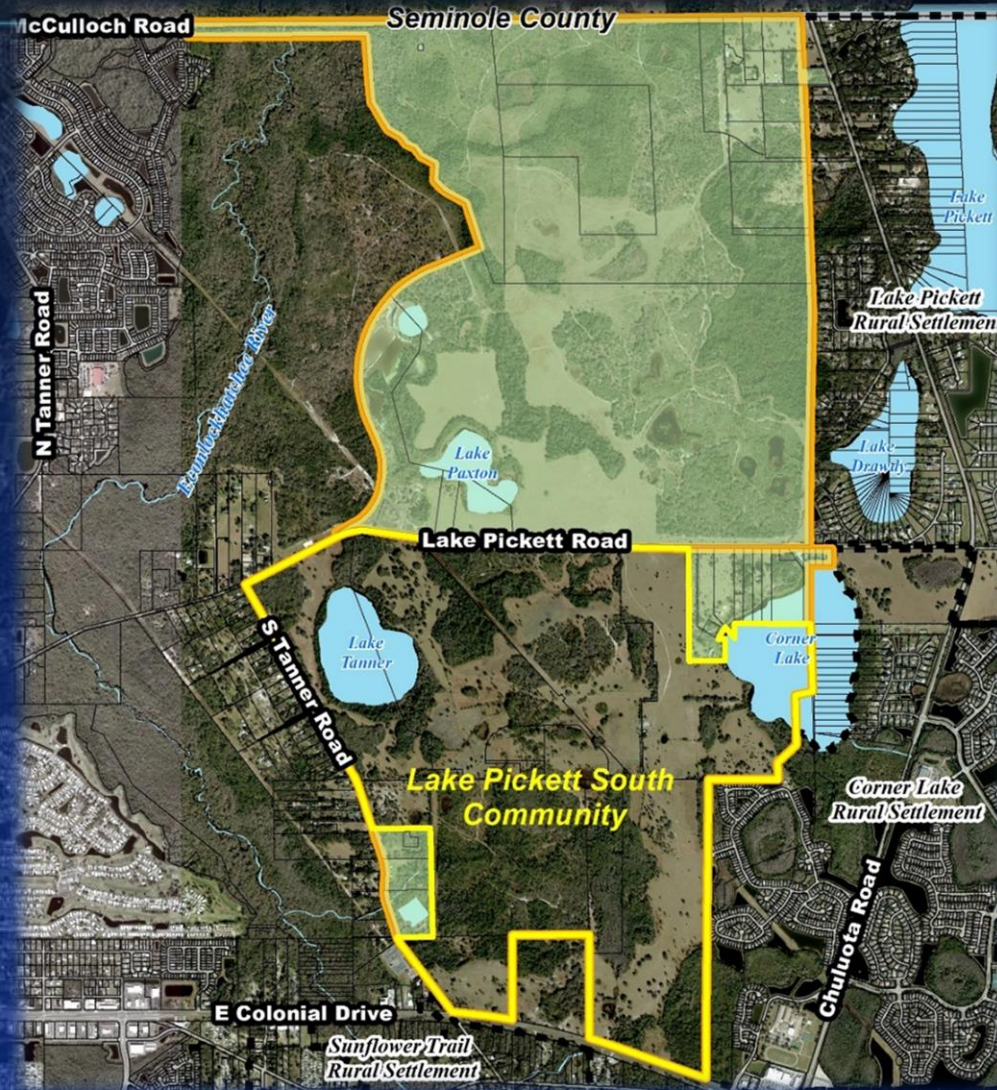




Amendment 2024-2-B-CP-2

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Proposed Lake Pickett Study Area





Amendment 2024-2-B-CP-2

21

Proposed Lake Pickett Study Area (Staff Recommendation)





Amendment 2024-2-B-CP-2

22

- **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 the area generally located 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.**
 - **Excludes the area north of Lake Pickett Road and south of the Orange / Seminole County line that is currently designated Rural/Agricultural (R) on the Future Land Use Map**



Amendment 2024-2-B-CP-2

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Requested Action (Staff):

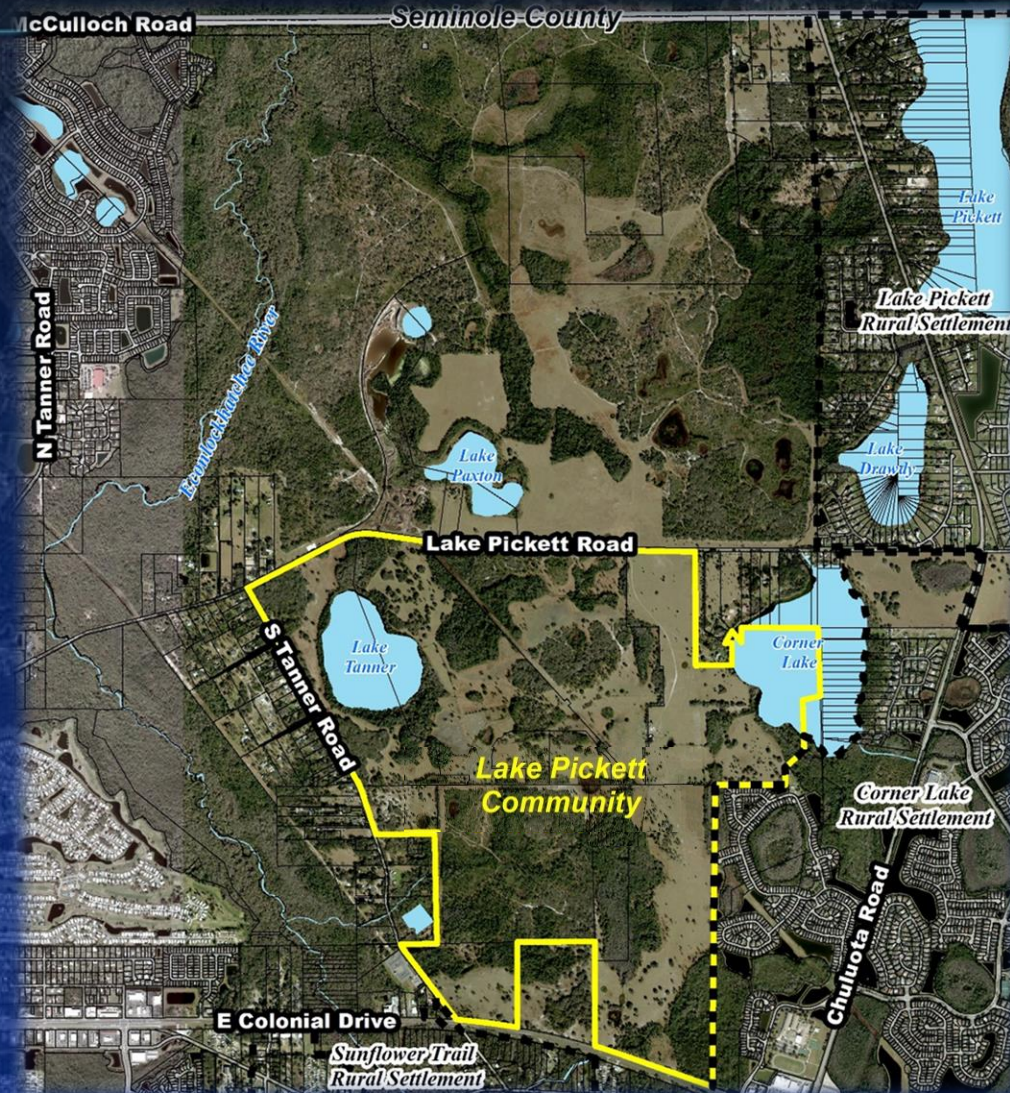
- Make a finding that Amendment 2024-2-B-CP-2 amending the Lake Pickett Study Area policies and amending Map 22 of the Future Land Use Map Series delineating a revised Lake Pickett Study Area, as recommended by Staff, is sufficiently complete, find that the amendment has the potential to be found in compliance, and
- Transmit Amendment 2024-2-B-CP-2 to the state and other regional agencies for further review and comment



Amendment 2024-2-B-CP-2

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Staff Recommended Lake Pickett Study Area





Amendment 2024-2-B-CP-2

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Requested Action (LPA):

- Make a finding that 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, as recommended by the LPA, is sufficiently complete, find that the amendment has the potential to be found in compliance, and
- Transmit Amendment 2024-2-B-CP-2 to the state and other regional agencies for further review and comment



Amendment 2024-2-B-CP-2

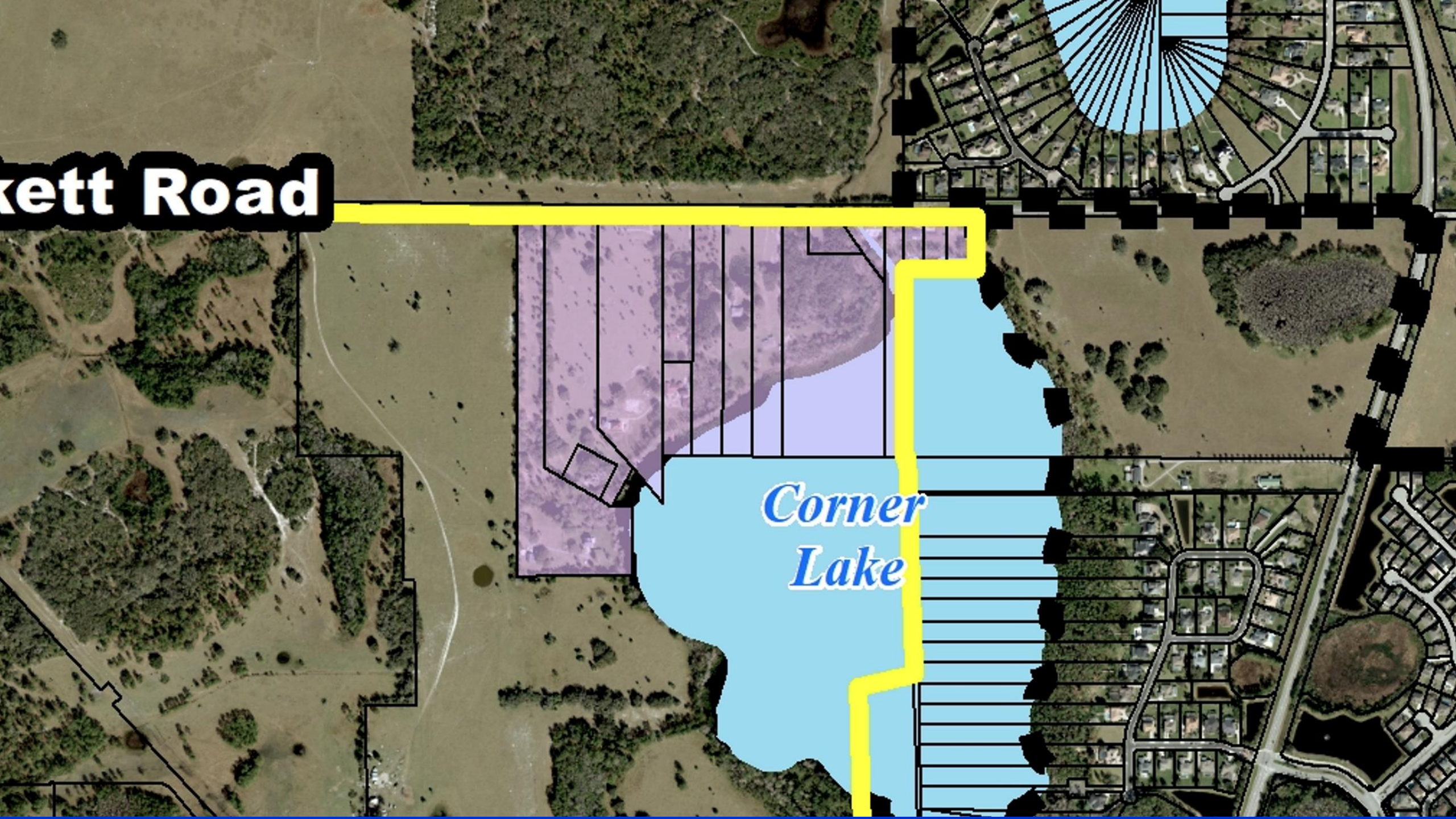
31

LPA Recommended Lake Pickett Study Area



Kett Road

*Corner
Lake*



AMENDMENT 2024-2-B-CP-3



Amendment 2024-2-B-CP-3

34

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".

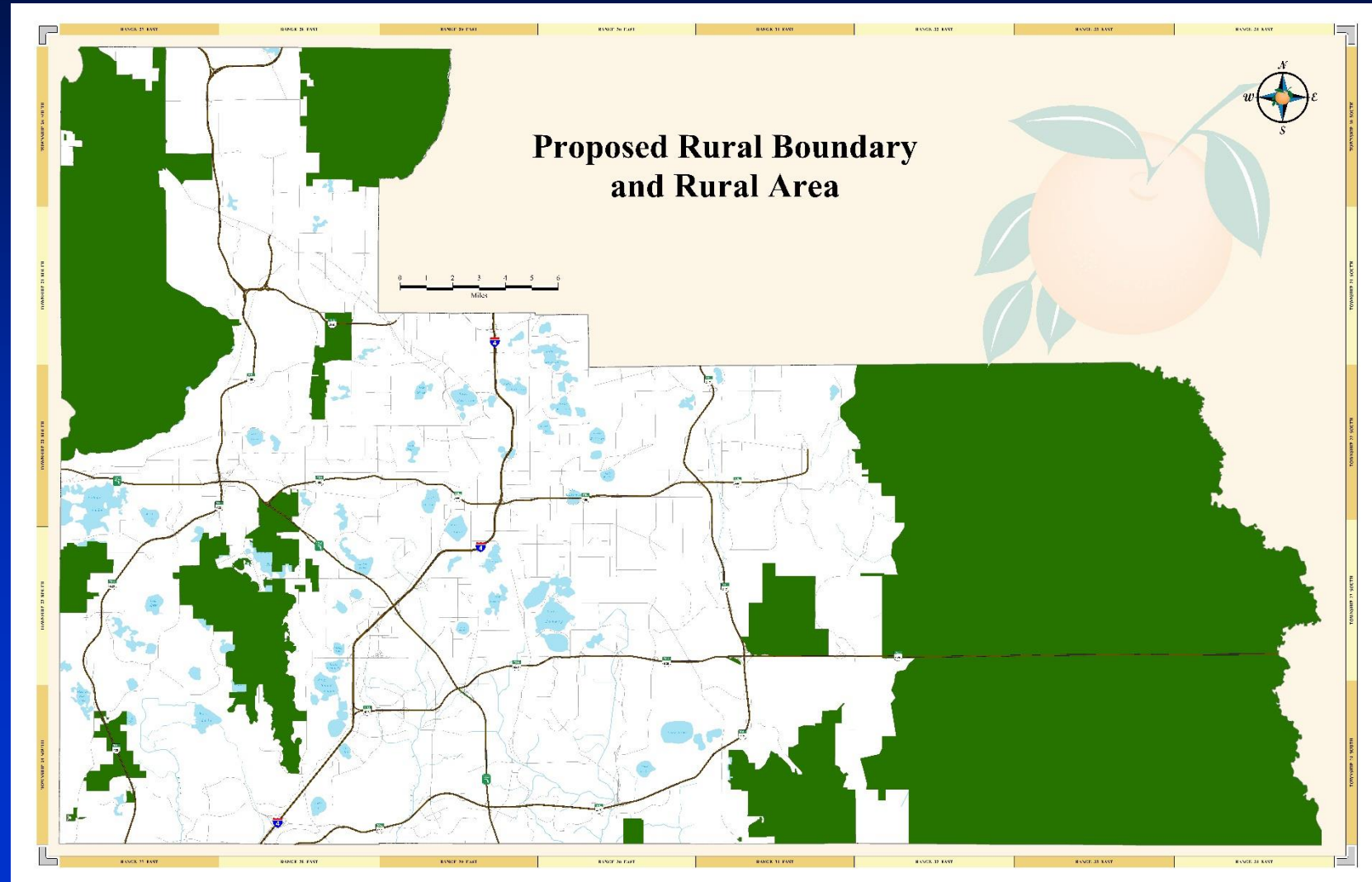
Objective FLU6.1, proposed Policy FLU6.1.1.1, and existing Policy FLU8.8.1

Acreage:

Approximately 345,509 acres

Districts:

All

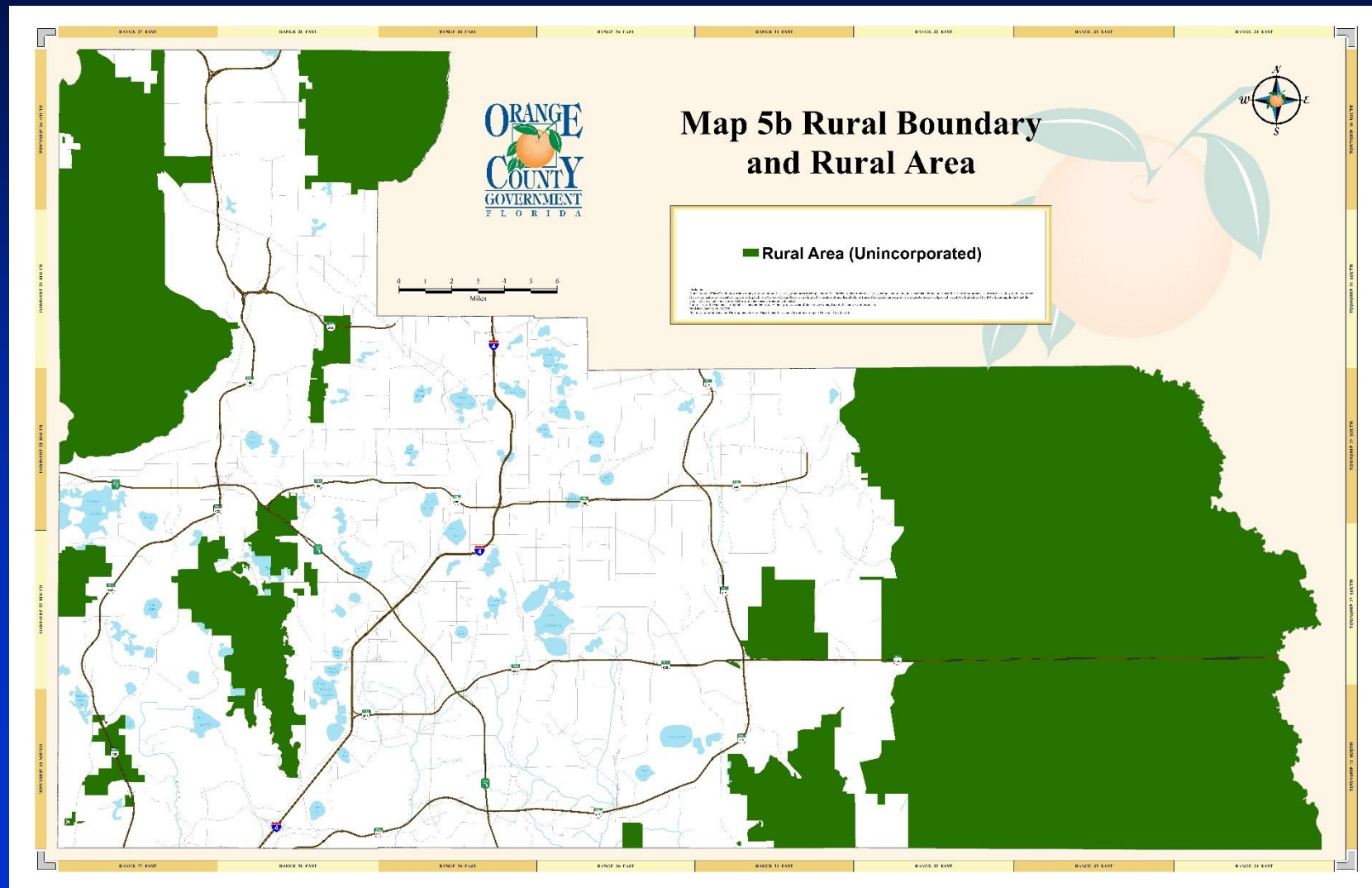




Amendment 2024-2-B-CP-3

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Map 5b Rural Boundary & Rural Area





Amendment 2024-2-B-CP-3

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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

38

- **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

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- 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

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Staff & LPA Recommendation: TRANSMIT

Requested Action:

- **Make a finding that Amendment 2024-2-B-CP-3 establishing the Rural Boundary and Rural Area is sufficiently complete, find that the amendment has the potential to be found in compliance, and**
- **Transmit Amendment 2024-2-B-CP-3 to state and other regional agencies for further review and comment**