

ROCKING HORSE RURAL RESIDENTIAL ENCLAVE

Proposed Settlement Agreement

***1182/3526S Rouse, LLC, and 1185/3626N Rouse, LLC, vs. Orange County
State of Florida Division of Administrative Hearings Case No. 18-5985GM***

Board of County Commissioners Public Hearing



January 26, 2021

ORANGE COUNTY PLANNING DIVISION

COMMUNITY, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT

Rural Residential Enclaves - Purpose & Intent

Rural Residential Enclaves were created to recognize and protect existing rural neighborhoods, within or in close proximity to the Urban Service Area (USA), from suburban development pressure otherwise supported by the County's development framework and urban infill policies.

Rural Residential Enclaves:

- **Lake Mable – District 1**
- **Chickasaw – District 3**
- **Berry Dease – District 3**

Adopted July 10, 2018

- **Rocking Horse – District 5**

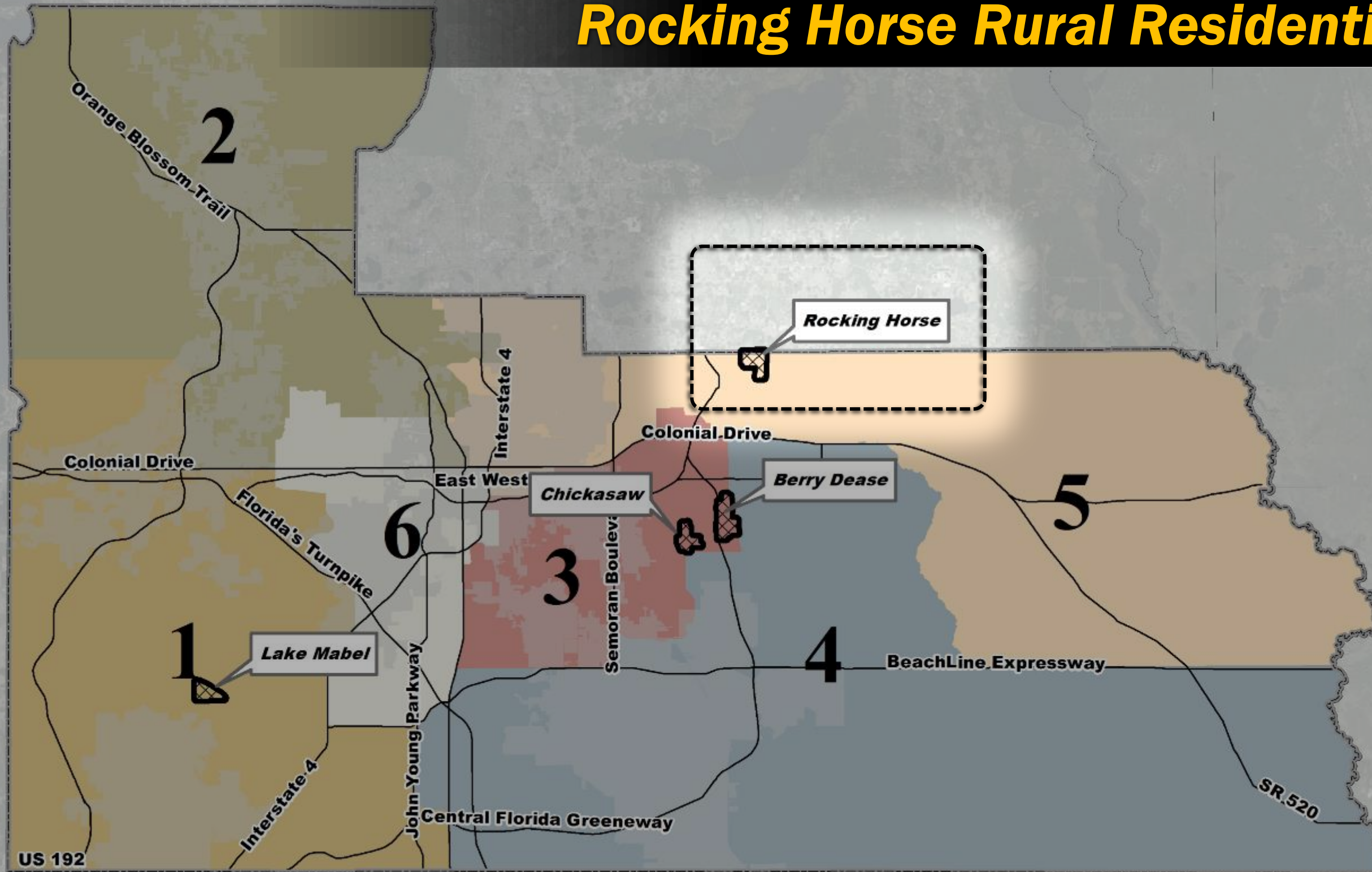
Adopted October 16, 2018

Rural Residential Enclaves

Adopted Comprehensive Plan Policies & Maps:

- OBJ FLU2.5, and Policies FLU2.5.1 - FLU2.5.7, FLU4.1.9, and FLU8.1.1
- Maps 25(a) through (d) of the Future Land Use Map Series
 - Map 25(a) – Lake Mabel
 - Map 25(b) – Berry Dease
 - Map 25(c) – Chickasaw
 - Map 25(d) – Rocking Horse

Rocking Horse Rural Residential Enclave



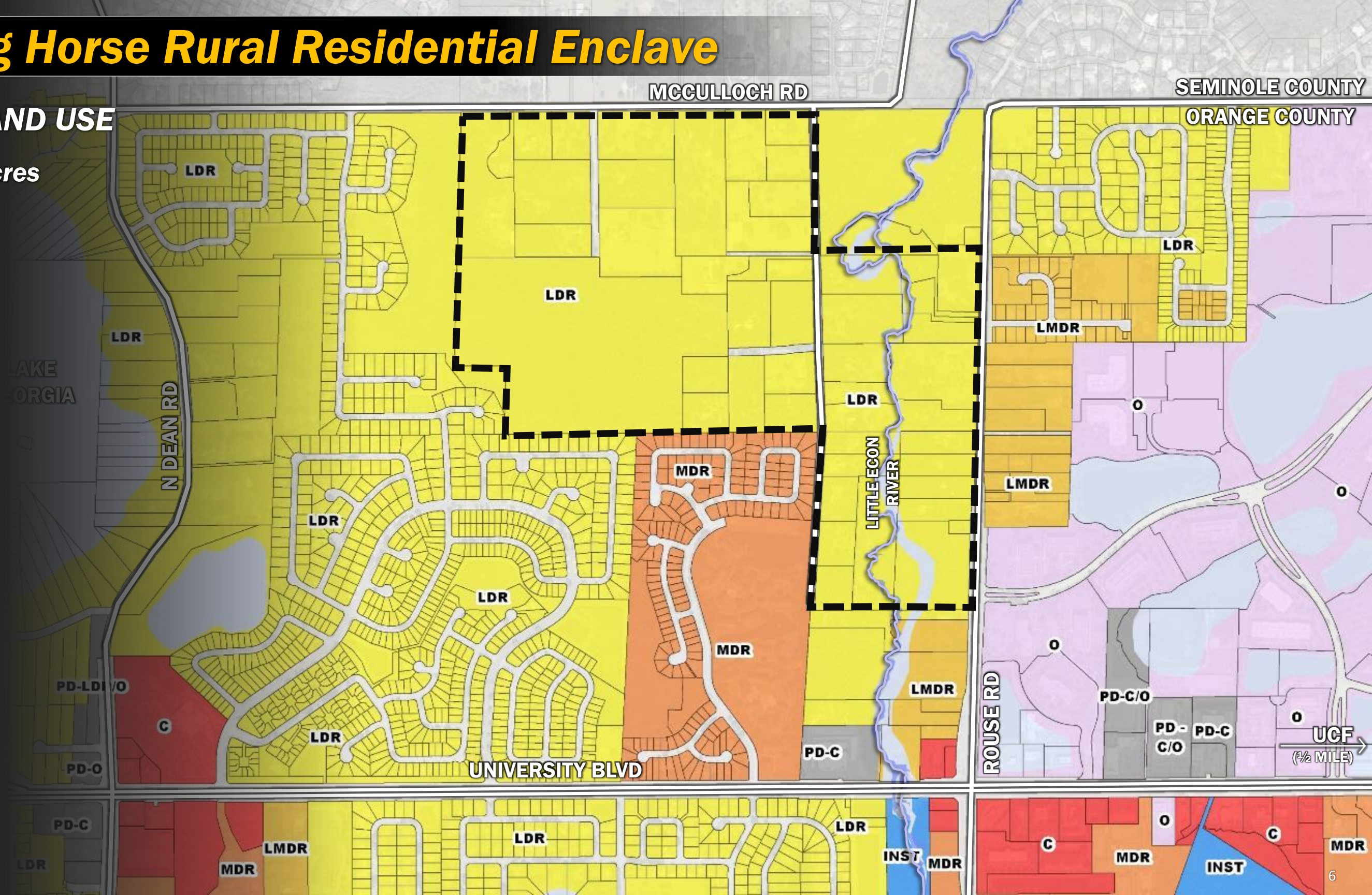
Rural Character of Rocking Horse RRE



Rocking Horse Rural Residential Enclave

FUTURE LAND USE

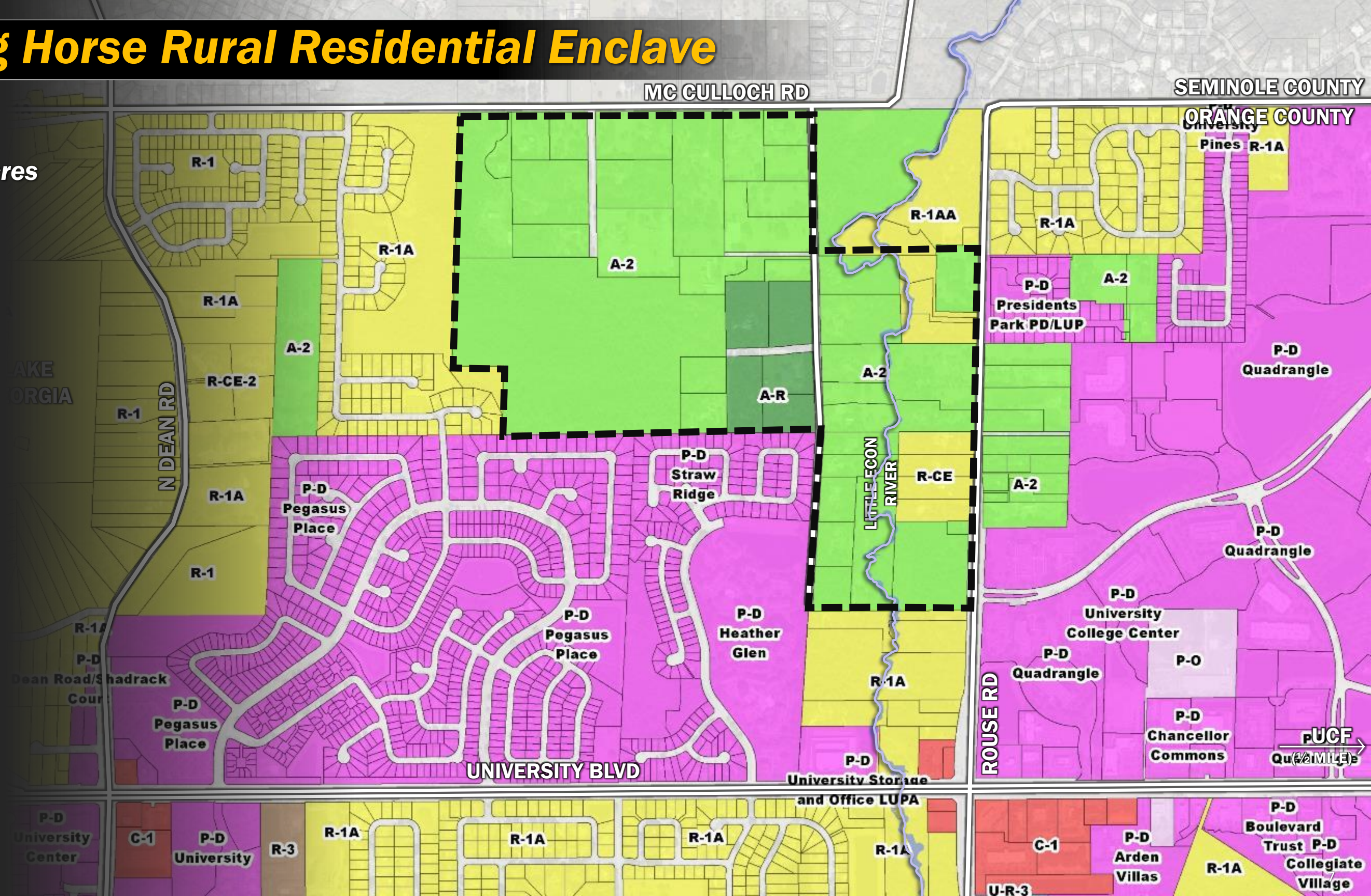
223 Gross Acres



Rocking Horse Rural Residential Enclave

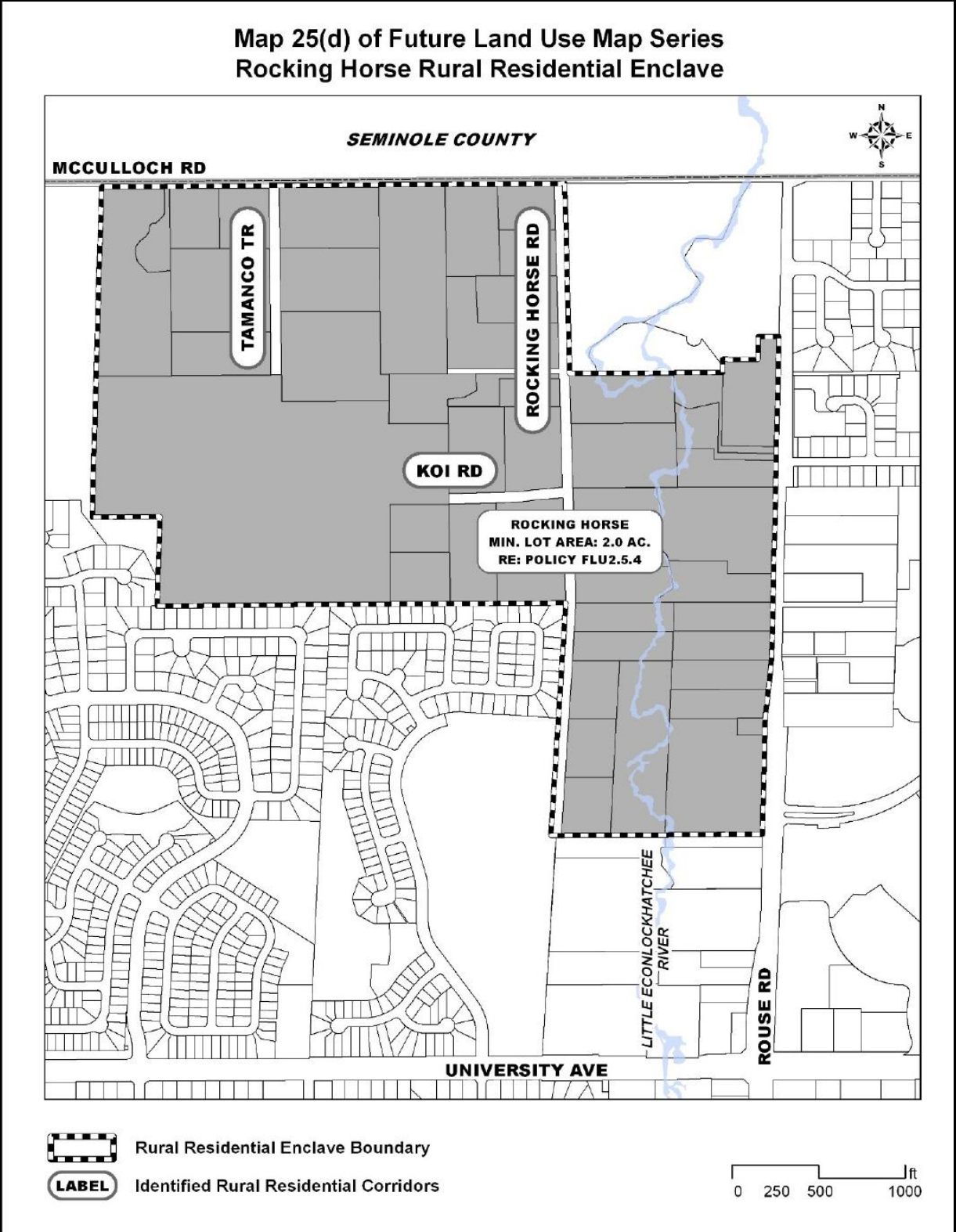
ZONING

223 Gross Acres



Rocking Horse Rural Residential Enclave

Adopted Map 25(d)



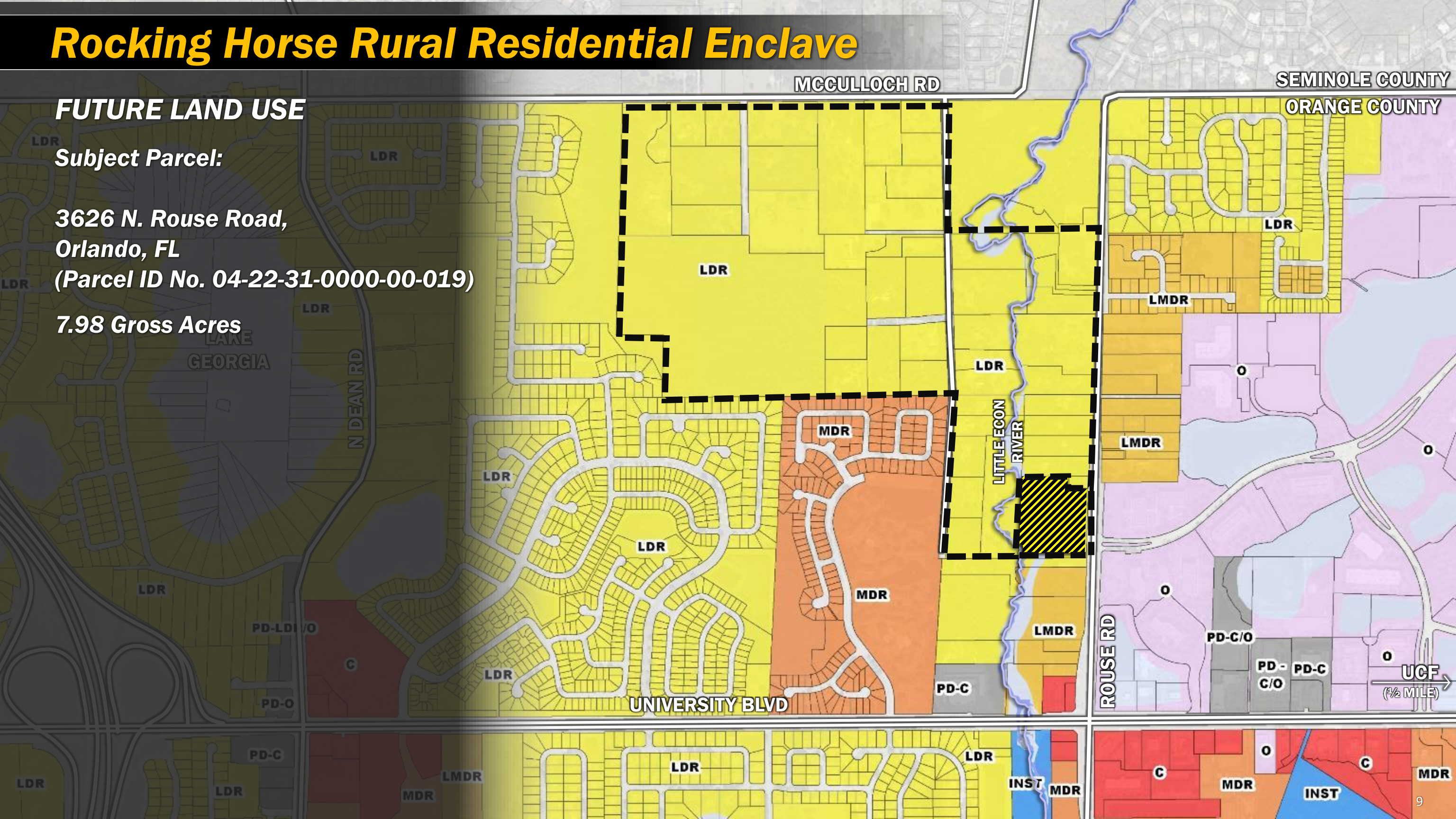
Rocking Horse Rural Residential Enclave

FUTURE LAND USE

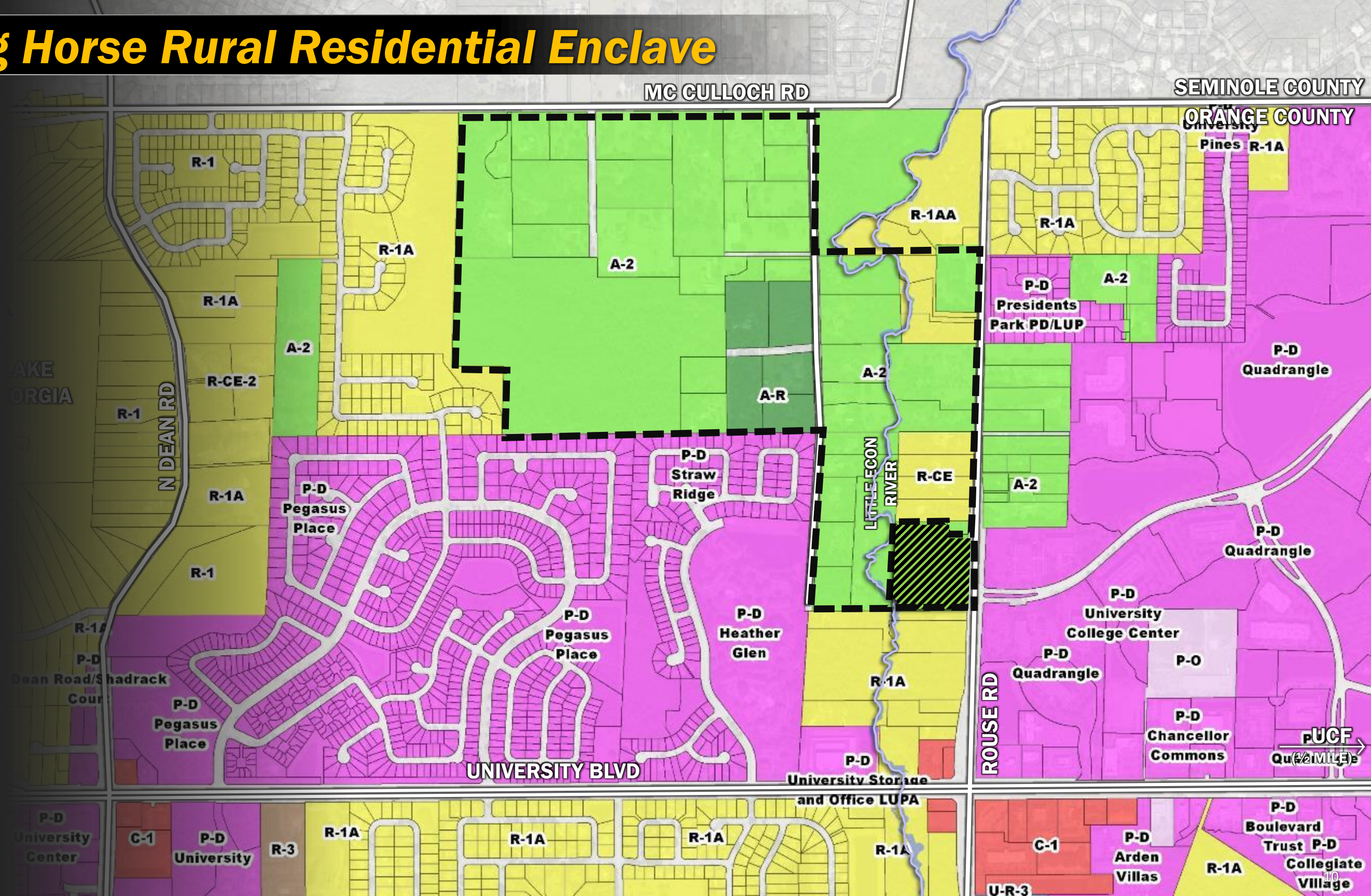
Subject Parcel:

3626 N. Rouse Road,
Orlando, FL
(Parcel ID No. 04-22-31-0000-00-019)

7.98 Gross Acres



ZONING



ROCKING HORSE RURAL RESIDENTIAL ENCLAVE

Actions Leading to Proposed Settlement Agreement:

- October 15, 2018 – Rocking Horse RRE Approval
- Nov. 15, 2018 – Property owners filed a Petition under Ch. 163, Fla. Stat., challenging Rocking Horse RRE comprehensive plan amendments
- Oct. 14, 2019 – After holding a formal evidentiary hearing in April 2019, the Administrative Law Judge issued a Recommended Order that the Rocking Horse RRE amendments were not in compliance
- Nov. 15, 2019 – The County filed written Exceptions to the ALJ's Recommended Order
- Currently, the Recommended Order and Exceptions are pending before the Florida Administration Commission for a Final Order

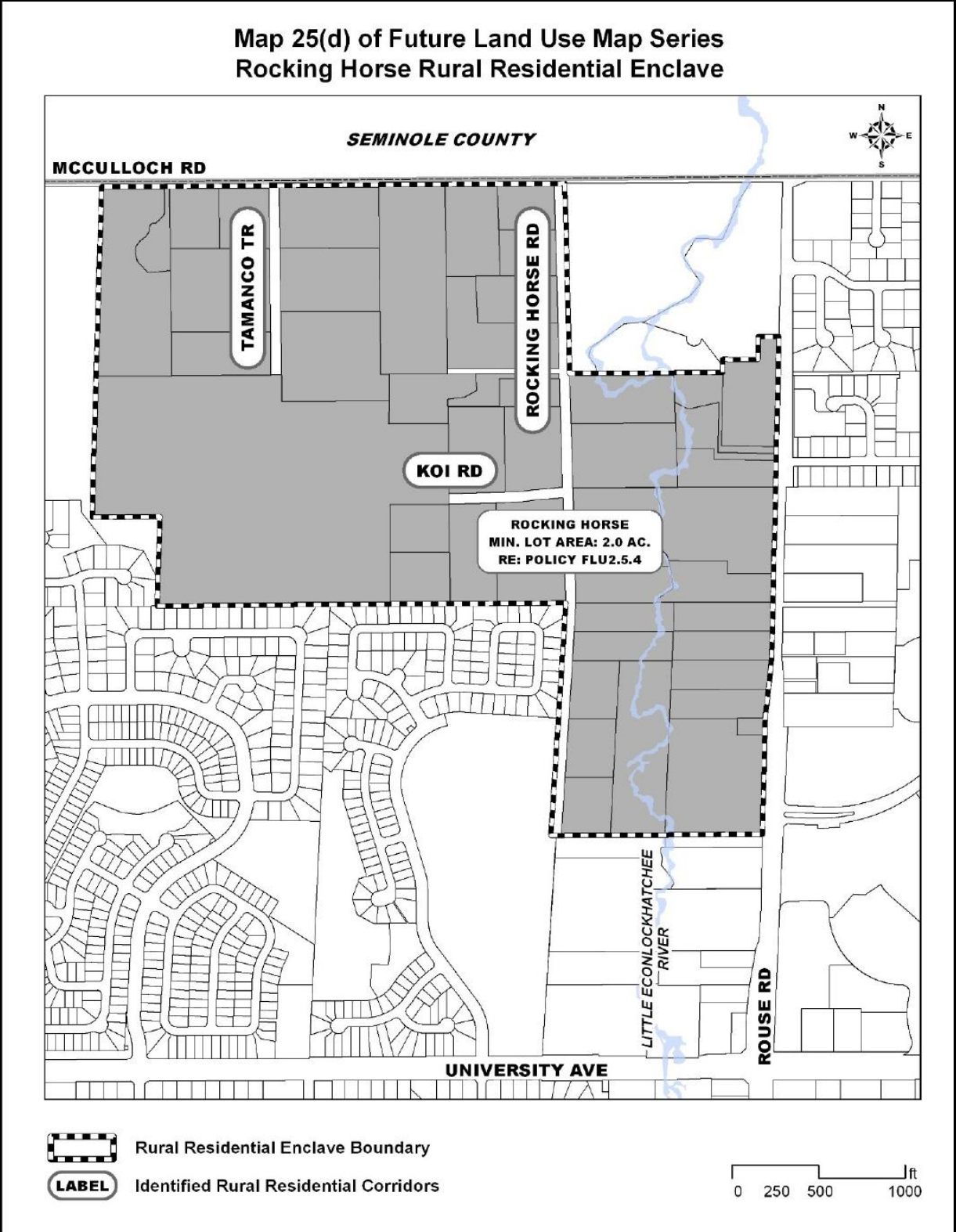
ROCKING HORSE RURAL RESIDENTIAL ENCLAVE

Proposed Settlement Agreement:

- Proposed Settlement Agreement, if approved by Board, requires Board to consider at the next public hearing whether to remove the 8-acre parcel of land at 3626 N. Rouse Rd. at the southeastern corner of the Rocking Horse RRE from the RRE's boundaries ("Remedial Amendment")
- If the Board approves the Settlement Agreement and removes the parcel at the next hearing, the property owners must dismiss their case with prejudice, and the Rocking Horse RRE remains in place as approved by Board in Oct. 2018, but without that one parcel
- If the Board does not adopt the Settlement Agreement, or the Board adopts the Settlement Agreement but does not remove the parcel at the next hearing, the FAC will then issue a Final Order in the case

Rocking Horse Rural Residential Enclave

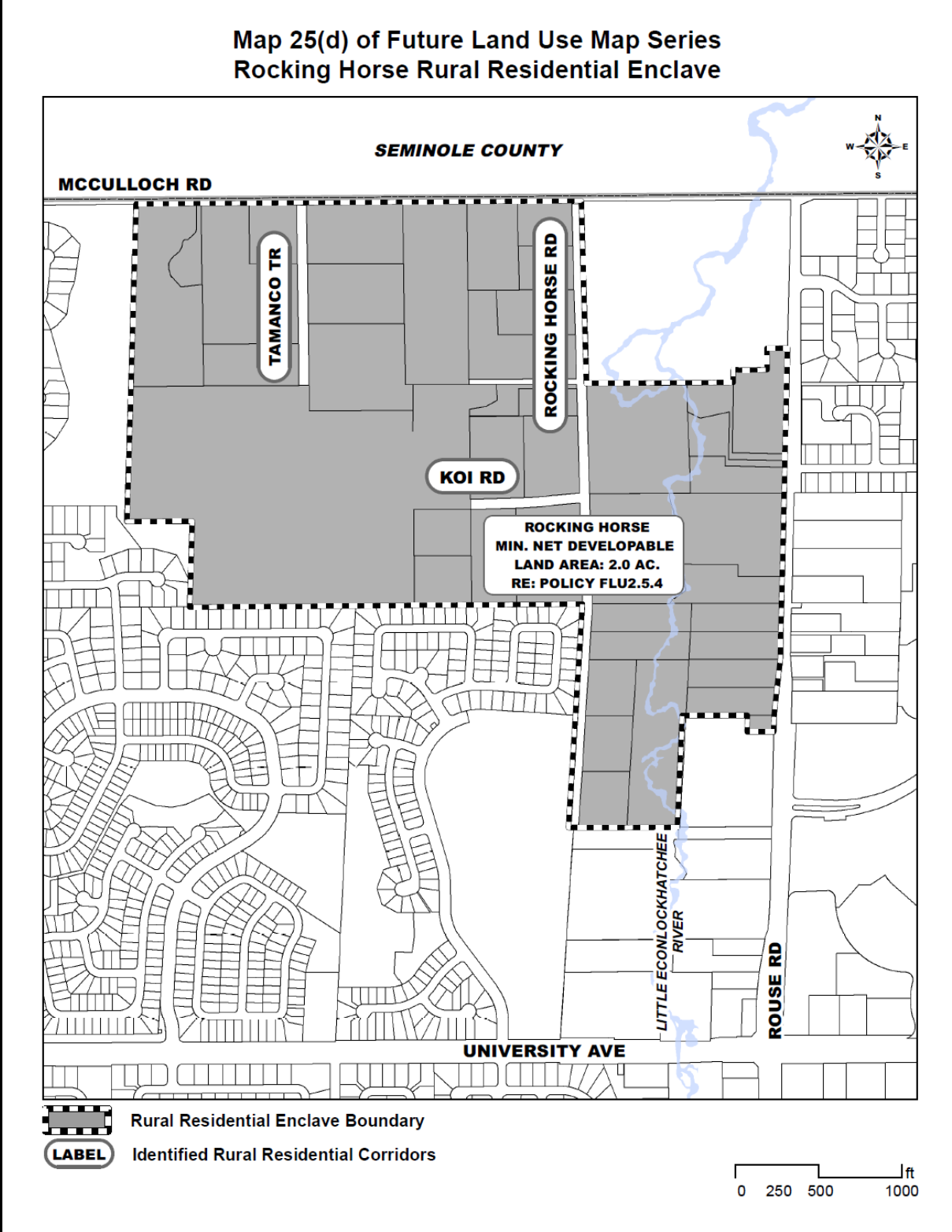
Adopted Map 25(d)



Rocking Horse Rural Residential Enclave

**Proposed
Settlement
Agreement**

Proposed Map 25(d)



Rocking Horse Rural Residential Enclave

Proposed Settlement Agreement

Staff Recommendation: APPROVE

Action Requested:

- **Approve and execute the Settlement Agreement by and among 1185/3626N Rouse, LLC 1182/3526S Rouse, LLC, Thomas R. Jokerst, and Orange County regarding the Rocking Horse Rural Residential Enclave and 1182/3526S Rouse, LLC, and 1185/3626N Rouse, LLC, vs. Orange County, State of Florida Division of Administrative Hearings Case No. 18-5985GM.**

District 5