




Interoffice Memorandum

DATE: May 16, 2024

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

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

**CONTACT PERSON: Jason Sorensen, AICP, Chief Planner
407-836-5602**

SUBJECT: Adoption Public Hearing – June 4, 2024
Lake Avalon Preservation District Ordinance
District 1

This public hearing is to consider approval of an ordinance to create the Orange County Lake Avalon Preservation District.

The proposed Lake Avalon Rural Preservation District is located in the western portion of the County in District 1. The District is located on approximately 2,236 acres, or 3.5 square miles. The District is considered mostly rural in density, with 1 dwelling unit per 5 acres as the predominant designation.

Residents of the proposed District have met with District 1 Commissioner Nicole Wilson and County Staff on numerous occasions to discuss the possibility of forming the Lake Avalon Preservation District. The goal in doing so is to preserve the rural nature of the community and provide an exclusive procedure for any subsequent voluntary annexations. At the most recent community meeting, which was held on April 27, 2024, residents met with Commissioner Wilson and County Staff to review the proposed Ordinance and discuss the procedure for establishing the District.

Section 171.044(4), Florida Statutes, allows charter counties to provide exclusive methods for municipal annexation in their charters. In 1992, Orange County approved a Charter Amendment setting forth an exclusive procedure for voluntary annexations in areas designated by the Board as preservation districts.

Aside from the official designation of the Orange County Lake Avalon Preservation District and the new procedures that would be required for any subsequent annexations of the District, there is no other impact to the District or surrounding area.

This item was reviewed by the Planning and Zoning Commission / Local Planning Agency at the May 16, 2024, public hearing, where the Ordinance was unanimously recommended for approval after a short discussion regarding the scope and purpose of the Ordinance.

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 Jason Sorensen, AICP, Chief Planner, Current Planning Section, at 407-836-5602 or Jason.Sorensen@ocfl.net.

**ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and adopt the Ordinance creating the Lake Avalon Preservation District pursuant to Section 505 of the Orange County Charter; Providing a Title; Establishing Definitions; Stating Purposes and Intent; Establishing Boundaries for the District; Providing Procedures for the Voluntary Annexation of the Property or Properties within the District and providing an Effective Date.
District 1**

TW/JHS/kh
Attachment