




Interoffice Memorandum

October 25, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners (BCC)

FROM: Alberto A. Vargas, MArch., Manager, Planning Division 

THROUGH: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development Services Department

SUBJECT: 2022-2 Regular Cycle Comprehensive Plan Amendment
2022-2-B-FLUE-7 (Boggy Creek Rural Residential Enclave + USA Expansion Policy)
Board of County Commissioners (BCC) Transmittal Public Hearing

2022-2 Regular Cycle Staff-Initiated Map and Text Amendment 2022-2-B-FLUE-7 is scheduled for a BCC transmittal public hearing on October 25, 2022. The amendment was continued by the BCC at the October 11, 2022 public hearing. This amendment was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on September 15, 2022.

The report is also available under the Amendment Cycle section of the County's Comprehensive Planning webpage. See:

<http://www.orangecountyfl.net/PlanningDevelopment/ComprehensivePlanning.aspx>.

The above-referenced 2022-2 Regular Cycle Staff-Initiated Text Amendment scheduled for consideration on October 25 entails a staff-initiated map and text amendment. This amendment includes changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

In summary, the action item addressed by this memo for October 25 is:

- Amendment 2022-2-B-FLUE-7 (Boggy Creek Rural Residential Enclave + USA Expansion Policy)

Following the BCC transmittal public hearing, the proposed amendment will be transmitted to the Florida Department of Economic Opportunity (DEO) and other State agencies for review and comment. Staff expects to receive comments from DEO and/or the other State agencies in December 2022. Pursuant to 163.3184, Florida Statutes, the proposed amendment must be adopted within 180 days of receipt of the comment letter. The adoption hearings are tentatively scheduled before the LPA on December 15, 2022, and before the BCC on January 10, 2023.


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 Greg Gologowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or Gregory.Gologowski@ocfl.net.

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AAV/sw

**Enc: 2022-2 Regular Cycle Amendment 2022-2-B-FLUE-7
BCC Transmittal Staff Report**

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Read File**



ORANGE COUNTY
PLANNING DIVISION
2022-2 REGULAR
CYCLE AMENDMENT
2022-2-B-FLUE-7

2010 - 2030 COMPREHENSIVE PLAN

**BOARD OF COUNTY
COMMISSIONERS**

**OCTOBER 25, 2022
TRANSMITTAL PUBLIC HEARING**

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION



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**2022-3 Regular Cycle Comprehensive Plan Amendments
Staff-Initiated Comprehensive Plan Text and Map Amendment**

Amendment Number	Sponsor	Description of Proposed Changes to the 2016-2030 Comprehensive Plan (CP)	Project Planner	Staff Rec	LPA Rec
<p align="center">2022-3-PLUG-7 Boggy Creek Rural Residential Rezone + USA Expansion Policy</p>	<p align="center">Planning Division</p>	<p>Text and map amendments to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan implementing the recommendations of the Boggy Creek Small Area Study, including establishing the Boggy Creek USA Expansion Area to the Urban Service Area (USA) boundary, adding Map 1a, Boggy Creek USA Expansion Area to the Future Land Use Map Series, and adapting guidelines and principles for Future Land Use Map (PLUR) amendments and development within the USA expansion area.</p> <p>The text and map amendments also revise the Orlando-Kissimmee Farms Rural Residential Division and add Map 20a, Orlando-Kissimmee Farms Rural Residential Rezone, to the Future Land Use Map Series.</p>	<p>Marko Corle, RDP</p>	<p>Transmit</p>	<p>Transmit [3-2]</p>

ABBREVIATIONS USED:

ABBREVIATIONS USED: CP-Comprehensive Plan; PD-Planned Development; PLUR-Future Land Use Map; PLUS-Future Land Use Element; GSPS-Goals, Objectives, and Policies; GSA-Objectives

2022 SECOND REGULAR CYCLE STAFF-INITIATED MAP AND TEXT AMENDMENT

AMENDMENT TO THE 2010-2030 COMPREHENSIVE PLAN BOARD OF COUNTY COMMISSIONERS TRANSMITTAL BOOK

INTRODUCTION

This is the Board of County Commissioners (BCC) transmittal staff report for the Second Regular Cycle Amendment 2022-2-B-FLUE-7 to the Comprehensive Plan (CP) continued by the BCC from October 11, 2022 to October 25, 2022. This amendment was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on September 15, 2022.

The above-referenced 2022-2 Regular Cycle Staff-Initiated Map and Text Amendment entails a staff-initiated map and text amendment. Since this is the transmittal stage for this amendment, there will be a second round of public hearings for adoption after the Florida Department of Economic Opportunity (DEO) and other State agencies complete their review of the proposed amendment and provide comments, expected in December 2022. Adoption public hearings are tentatively scheduled before the LPA on December 15, 2022 and the BCC on January 10, 2023.

Once the Regular Cycle amendment has been adopted by the BCC, it will become effective 31 days after DEO notifies the County that the plan amendment package is complete. This amendment is expected to become effective in February 2023, provided no challenges are brought forth for the amendment.

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 Gregory Gologowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or Gregory.Gologowski@ocfl.net.



The following meetings and hearings have been held:		Project Information
Report/Public Hearing	Outcome	
✓ Community Meetings: June 9 and 10, 2021 (virtual) July 27, 2021 and May 12, 2022 (in-person)	Concerns with traffic congestion, flooding from area development, and protecting the area's rural character.	<p>Request: Staff-initiated text and map amendments to the Future Land Use Element and Future Land Use Map Series implementing the recommendations of the Boggy Creek Road-Kissimmee Farms Small Area Study ("Boggy Creek Small Area Study")</p> <p>Summary of Request: Text and map amendments to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan implementing the recommendations of the Boggy Creek Small Area Study, including establishing the Boggy Creek USA Expansion Area to the Urban Service Area (USA) boundary, adding Map 5a, Boggy Creek USA Expansion Area to the Future Land Use Map Series, and adopting guidelines and principles for Future Land Use Map (FLUM) amendments and development within the USA expansion area.</p> <p>The text and map amendments also create the Orlando-Kissimmee Farms Rural Residential Enclave and add Map 25(e), Orlando-Kissimmee Farms Rural Residential Enclave, to the Future Land Use Map Series.</p>
✓ Staff Report	Recommend Transmittal.	
✓ LPA Transmittal Recommend Transmittal	September 15, 2022	
BCC Transmittal	October 25, 2022 (Continued from October 11, 2022)	
State Agency Comments	November 2022	
LPA Adoption	December 15, 2022	
BCC Adoption	January 10, 2023	

Recommendation

Staff and the Local Planning Agency recommend that the Board of County Commissioners find Amendment 2022-2-B-FLUE-7 sufficiently complete and transmit it for state and regional agency review.

A. Introduction

The proposed staff-initiated text and map amendments implement the results and recommendations of the Boggy Creek Road-Kissimmee Farms Small Area Study (“Boggy Creek Small Area Study”), to include the following:

1. Establishing a Boggy Creek Urban Service Area (USA) Expansion Area to provide for the expansion of the County’s Urban Service Area (USA) boundary to allow future urban-scale development and redevelopment with supporting infrastructure, adopting related policies, and adding a new Map 5a to the Future Land Use Map Series. The USA Expansion Area encompasses an area a quarter-mile in depth along the eastern portion of the Boggy Creek Road Corridor to Happy Lane and includes all outparcels and Rural Service Area enclaves west of Boggy Creek Road.
2. New and amended policies establishing guidelines, principles, and standards to guide Future Land Use Map amendments and development proposals along the eastern portion of the Boggy Creek Road Corridor.
3. Amending Future Land Use Element Policy FLU2.5.4 to create the Orlando-Kissimmee Farms Rural Residential Enclave outside the USA, with a minimum lot size requirement of two net developable acres, and adding Map 25(e), Orlando-Kissimmee Farms Rural Residential Enclave, to the Future Land Use Map Series.

B. Analysis

1. *Boggy Creek Area Amendment History and Proposed Development*

In 2005, an application was submitted with a request to amend the Comprehensive Plan and the Future Land Use Map to create the 1,272-acre Boggy Creek Enclave (Figure 1 Boggy Creek Enclave). The eastern 622 acres were proposed to remain a large-lot single-family residential community, while the western portion was of a different character, with relatively large land holdings. The western portion was considered suitable for urban development.

The application request included expanding the Urban Service Area boundary to include the entire enclave and changing the future land use designation from Rural/Agricultural (R) to Boggy Creek Neighborhood District, with associated Comprehensive Plan policies. Along with the policies, a conceptual master plan identifying land uses, densities, roadways, and parks was proposed. The overall goal was to ensure consistent development and interior pedestrian and vehicular circulation. It was noted that the eastern portion of the Boggy Creek Enclave was to remain in its current development framework and “limit future attempts at urban scale development applications in the eastern portion of the Boggy Creek Enclave”. This proposal was not adopted. Since that time, development has occurred piecemeal as individual applications for Future Land Use Map amendments and Urban Service Area boundary expansions have been submitted and approved.



Figure 1 Boggy Creek Enclave. Source: Canin Associates Justification Statement, 2005

Figure 1 shows the Boggy Creek Enclave as identified by Canin Associates in 2005. The maps below (Figure 2) depict adopted and requested Orange County Future Land Use Map amendments in the Boggy Creek area, along with recent and proposed annexations into the City of Orlando (Figure 3 City of Orlando Annexations) and development in the City near the subject site (See also Figure 4).

The associated Table 2 below lists the future land use designation and development program of each project. As shown on the map, development is occurring in the area surrounding the subject property, changing the landscape of the area from rural to suburban. Until recently, proposed development was along the west side of Boggy Creek Road. Two annexation requests were recently approved with the City of Orlando for two properties along Boggy Creek Road and New Hope Road. Additionally, the Poitras development was approved in 2008 for an approximately 1,807-acre site. Figure 4 shows recent projects in the City of Orlando, including the Lake Nona Medical City and the Poitras development.



Figure 2 Previous and Proposed Amendments in the Boggy Creek Area

Table 2 Previous and Proposed Amendments in the Boggy Creek Area

Map Letter	Name	Future Land Use	Development Program
A	Nona West	Planned Development-Commercial/Office/Medium Density Residential/Conservation (PD-C/O/MDR/CONS)	150,000 sq. ft. of retail commercial uses, 150,000 sq. ft. of office uses, 762 multi-family residential units, 188 townhome units, 29-unit (58-bed) ALF, and 22.8 acres of conservation land
B	Bonnemaison	Planned Development-Commercial/Office/Medium Density Residential (PD-C/O/MDR)	50,000 sq. ft. of retail commercial, 100,000 sq. ft. office space, and 170 multi-family residences
C	Tyson Ranch	Planned Development-Industrial/Commercial/Office/Medium Density Residential (PD-IND/C/O/MDR)	100,000 sq. ft. commercial, 275,000 sq. ft. of office, 250 hotel rooms, 450 multi-family dwelling units, and 300 single-family dwelling units
D	Boggy Creek Crossing	Planned Development-Medium Density Residential (PD-MDR)	310 multi-family dwelling units
E	Boggy Creek Properties	Proposed Annexation Urban Village Land Use	Not provided
F	Beth Road Annexation	Proposed Annexation Urban Village Land Use	78,700 sq. ft. of non-residential uses, 380 multi-family units, and 92 townhomes
G	Poitras City of Orlando (entire site not shown on map)	Urban Village Conservation	2,400,000 sq. ft. of non-residential uses, 4,192 residential units, fire station, and airport support district including a vertiport
H	Bennett Place	Planned Development – Commercial/Medium Density Residential (PD-C/MDR)	Up to 350 multi-family dwelling units and 15,000 sq. ft. of commercial uses

2. Annexations into the City of Orlando

On May 17, 2021, the City of Orlando approved the annexation¹ of approximately 36.5 acres of property located at 6301 and 6347 Beth Road, 6350 and 6351 New Hope Road, and 14221 and 14262 Boggy Creek Road. Included with the annexation request was the petition to change the future land use from Orange County's Rural/Agricultural to the City of Orlando's Urban Village designation and to rezone from A-2 to the City of Orlando's Planned Development with Aircraft Noise Overlay for development of 78,700 square feet of non-residential uses, 380 multi-family units, and 92 townhomes.

Also on May 17, 2021, the City of Orlando approved the annexation² of approximately 7.54 acres of property located at 14041 Boggy Creek Road. Included with the annexation request was the petition to change the future land use from Orange County's Rural/Agricultural classification to the City of Orlando's Urban Village designation.

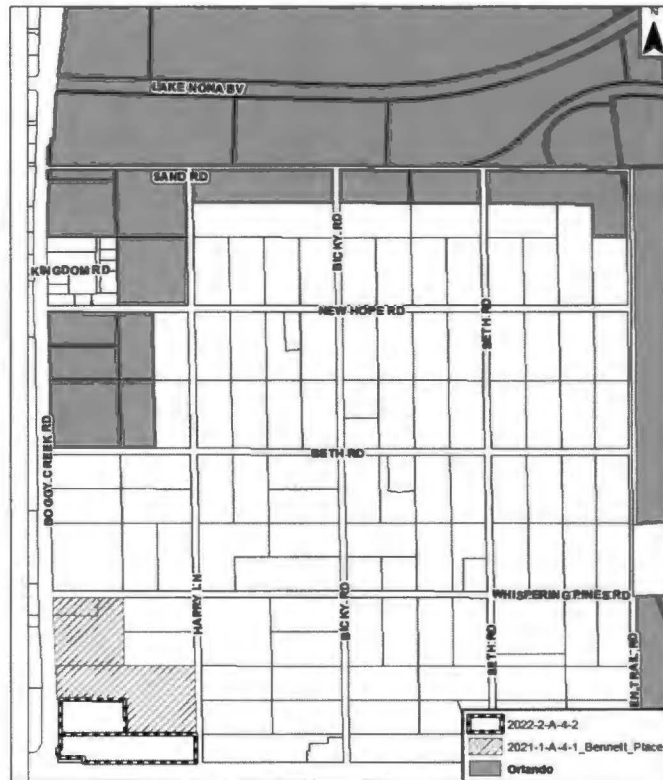


Figure 3 City of Orlando Annexations

As of the date of the above-referenced annexation approval, there were no specific plans for the site. The property will be incorporated into the Lake Nona PD at a later date. Figure 3 above shows the recent annexations and related plan amendment requests, including the privately-initiated plan amendments Bennett Place, Amendment 2021-1-A-4-1 (pending for adoption), and Boggy Creek Multifamily, Amendment 2022-2-A-4-2 (pending for transmittal).

¹ City of Orlando Ordinance No. 2021-17

² City of Orlando Ordinance No. 2021-30



Figure 4 City of Orlando Recent Projects

3. Boggy Creek Small Area Study 2022

As development proposals and annexations into the City of Orlando along the Boggy Creek Corridor south of Lake Nona Boulevard continue to be approved by the City, the Orange County Board of County Commissioners (BCC) directed staff to conduct a Small Area Study and make recommendations to balance the interests of landowners in the area. The County initiated a series of public engagement opportunities, including community meetings, and conducted a survey of area residents. Staff completed an inventory of future land use and development activity, gathered information on planned infrastructure improvements, and reached out to the Orlando-Kissimmee Farms community.

The County has held several community meetings to hear from area residents, including two virtual community meetings on June 9, 2021, and June 10, 2021, and two in-person community meetings on July 27, 2021, and May 12, 2022.

Community Meeting Summary

With the aid of community planning consultants DPZ (Duany Plater-Zyberk), a virtual community meeting/design charrette was held on June 9, 2021. Marina Khoury of DPZ presented a summary of the character of the Orlando-Kissimmee Farms neighborhood and reviewed the growth pressures the community is facing. Comments from those attending emphasized a desire to see some type of protection from development-related change for the neighborhood. Concerns about Boggy Creek Road traffic levels and problems with stormwater drainage near the intersection of Boggy Creek Road and Simpson Road were also expressed.

The following evening, June 10, 2021, a follow-up community meeting was held virtually and allowed DPZ to present its initial neighborhood planning concepts to the audience. These included urban levels of development on Boggy Creek Road with very limited development allowed on interior lands; a second with a similar treatment of Boggy Creek Road and a focused “hamlet” of development centrally located in the interior, surrounded by rural lands; and a third showing the same Boggy Creek Road activity with

a more suburban, though walkable, level of development for the interior. Meeting participants favored no-to-low increased levels of development, though there were some that supported the third option.

On the evening of July 27, 2021, the refined options from June 10 were presented at an in-person community meeting held at Wyndham Lakes Elementary School. DPZ received comments from those present, who again favored protection of the rural character for the interior parcels. Others noted an understanding of the position of property owners fronting Boggy Creek Road who may desire to see more dense or intense development on their parcels.

A fourth community meeting was held in-person the evening of May 12, 2022, at Wyndham Lakes Elementary School. County planning staff presented a proposal to create a corridor of higher levels of development between Boggy Creek Road and Happy Lane that would transition down eastward within that zone to a level that would be compatible with the existing rural character of the interior neighborhood. That interior would be classified as a Rural Residential Enclave (RRE) with character-protecting principles. An agreement with the City of Orlando would be sought to cooperatively implement that plan. Comments heard that day included a desire to ensure that development levels on the west frontage of Happy Lane match the level of character of the east side of Happy Lane within the proposed RRE.

Landowner Survey

In addition to the workshops and community meetings, a Landowner Survey was mailed to 146 property owners within the Orlando-Kissimmee Farms community. With 40 responding to the survey, the response rate was 27%, which is typical of written surveys. Figure 5 shows the Study Area location of the Landowner Survey.



Figure 5 Landowner Survey Study Area

The survey asked property owners to indicate their preference for future development of the area, including the following three options:

- 1- **Make No Changes** – Under this option, there would be no Urban Service Area expansion, and no Future Land Use Map changes would be allowed east of Boggy Creek Road.
- 2- **Allow Limited Growth** – This option allows the expansion of the Urban Service Area; however, more intense development would include the corridor between Boggy Creek Road and Happy Lane. No Future Land Use Map changes would be allowed east of Happy Lane.
- 3- **Allow Broader Growth** – This option also allows the expansion of the Urban Service Area and more intense development within the corridor between Boggy Creek Road and Happy Lane. The remainder of the Orlando-Kissimmee Farms neighborhood could have increased densities to create walkable neighborhoods and protect significant amounts of open space.

As previously mentioned, about 27% of those surveyed responded to the survey. The survey results are presented in Figure 6, with over half of those responding willing to allow some limited or broader growth within the Study Area.

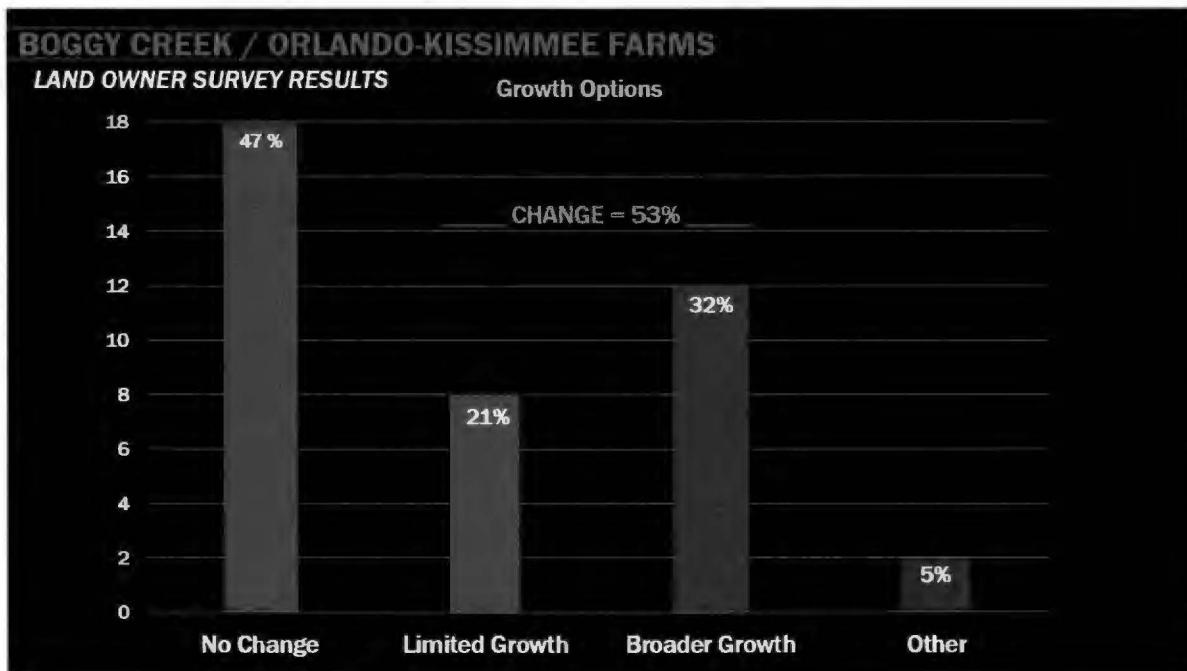


Figure 6 Boggy Creek / Orlando-Kissimmee Farms Landowner Survey Results

Recommendations

Based on the results of the survey, public engagement workshops, and community meetings, staff recommends the following changes to the adopted Comprehensive Plan to implement the recommendations of the Small Area Study:

- Providing for the establishment of the Boggy Creek Urban Service Area (USA) Expansion Area to the USA boundary. The expansion area extends to encompass a quarter-mile-wide area along the eastern portion of Boggy Creek Road to Happy Lane and includes all outparcels and Rural Service Area enclaves within the expansion area. A new Map 5a will be included in the Future Land Use Map Series of the Comprehensive Plan to delineate the expansion area. Figure 7 shows the

current Urban Service Area (USA) boundary. Figure 8 shows the proposed Boggy Creek USA Expansion Area.

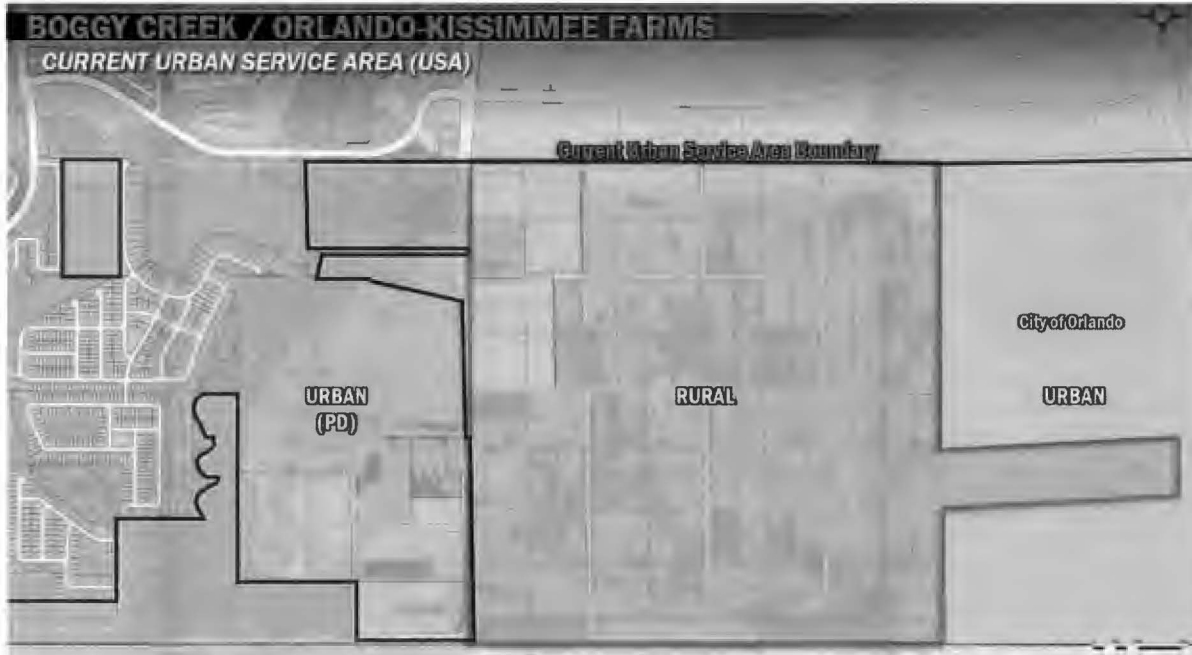


Figure 7 Current USA



Figure 8 Proposed Boggy Creek Urban Service Area Expansion Area

- Corridor Framework and Transition Zone Concepts are proposed for adoption to guide future development proposals within the area between Boggy Creek Road and Happy Lane. The Corridor Framework establishes three Transition Zones, with the most intense zone along the Boggy Creek Road Corridor and least intense zone fronting Happy Lane: Urban Corridor (Transition Zone 5); Traditional Neighborhood (Transition Zone 4); and Suburban Neighborhood (Transition Zone 3). Figure 9 illustrates the Corridor Framework and Transition Zone concept.

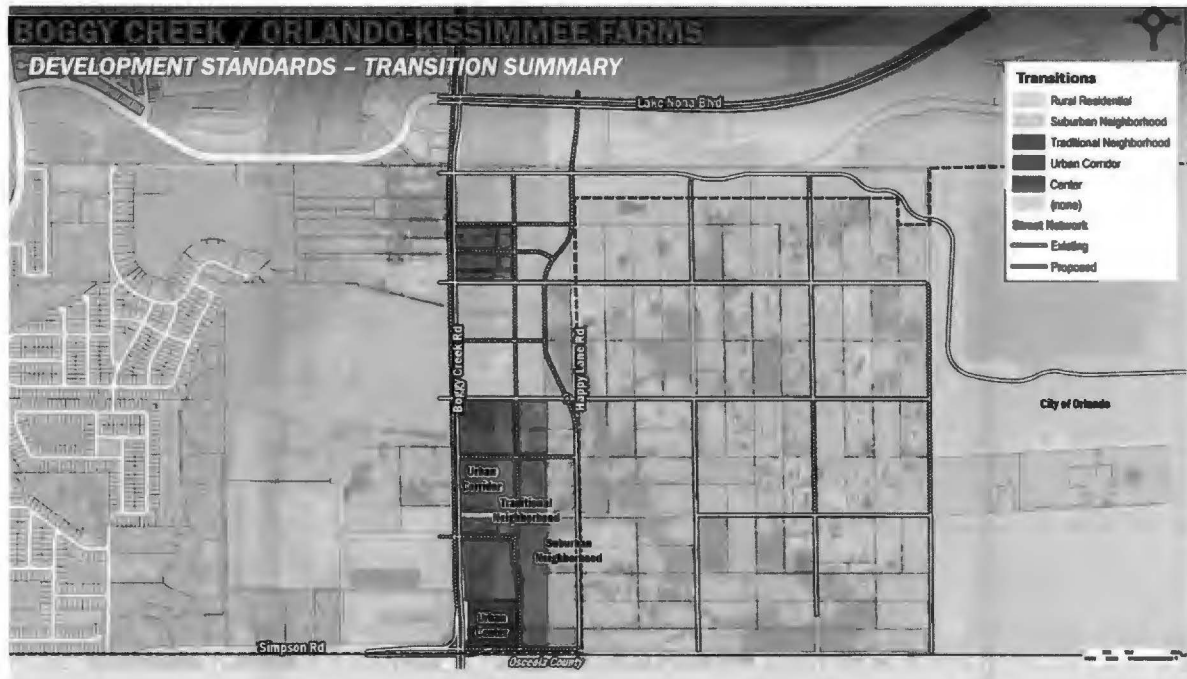


Figure 9 Boggy Creek Road Corridor Framework and Transition Zone Concept

- New Future Land Use Element Policy FLU8.1.3.1 is proposed, establishing specific development standards for Planned Developments within the Boggy Creek Corridor. Proposed Future Land Use Element Table FLU8.1.3.1, Boggy Creek Road Corridor Development Standards, proposes to establish specific development standards addressing land use, block configuration, density and intensity of use, open and civic space, building placement, building frontage, building height, access and connectivity, and parking. These standards address compatibility with the adjacent Orlando-Kissimmee Farms Neighborhood, which is proposed to be a new Rural Residential Enclave. (See Figure 10)

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS DEVELOPMENT STANDARDS – CORRIDOR FRAMEWORK			
Standards	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Land Use <i>Development shall include a mixture of integrated urban land uses that support a broad range of mobility options along the corridor</i>	Permitted High Density Residential, Medium-Density, and Mixed-Use Residential uses shall include a mix of housing typologies (single-family and multi-family) and a mix of uses (residential and commercial)	Low-Density Residential, Medium-Density Residential, and Mixed-Use Residential uses shall include a mix of housing typologies and a mix of uses (residential and commercial)	Low-Density Residential, Medium-Density Residential, and Mixed-Use Residential uses shall include a mix of housing typologies and a mix of uses (residential and commercial)
Block Configuration <i>A combination of square and elongated blocks shall be formed by an interconnected street network</i>	Street Block Configuration: Comprehensive block layout (grid and street grids)	Block Configuration: Comprehensive block layout (grid and street grids)	Block Configuration: Comprehensive block layout (grid and street grids)
Density / Intensity <i>A transition from higher to lower densities and intensities shall occur from the corridor outward</i>	Max. 55 du/acre & 1.0 FAR	Max. 20 du/acre & 1.5 FAR	Max. 6 du/acre*
Open & Civic Space <i>Functional public open space sized in the context of its surroundings (including civic uses and structures) shall be located along pedestrian pathways or adjacent to meaningful destinations</i>	Min. 15% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 20% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 30% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]
Building Placement <i>Primary facades shall be oriented towards the corridor or primary street with setbacks or build-to-lines that result in a more predictable setting</i>	Building facades shall be oriented towards the corridor or primary street with setbacks or build-to-lines that result in a more predictable setting	Building facades shall be oriented towards the corridor or primary street with setbacks or build-to-lines that result in a more predictable setting	Building facades shall be oriented towards the corridor or primary street with setbacks or build-to-lines that result in a more predictable setting
Building Frontage <i>Building frontage types vary by use and transition zone, but shall be designed to activate and shape the desired public realm</i>	Building frontage types vary by use and transition zone, but shall be designed to activate and shape the desired public realm	Building frontage types vary by use and transition zone, but shall be designed to activate and shape the desired public realm	Building frontage types vary by use and transition zone, but shall be designed to activate and shape the desired public realm
Building Height <i>Buildings shall transition in height from multi-story structures along the corridor to primarily one or two-story structures in single-family residential areas</i>	3 stories Max.	3-4 stories Max.*	2 stories Max.
Access & Connectivity <i>Strong vehicular, bicycle, and pedestrian access and connectivity shall be provided within and between development projects, with an emphasis on safe and convenient pedestrian access to corridor transit stops</i>	Strong vehicular, bicycle, and pedestrian access and connectivity shall be provided within and between development projects, with an emphasis on safe and convenient pedestrian access to corridor transit stops	Strong vehicular, bicycle, and pedestrian access and connectivity shall be provided within and between development projects, with an emphasis on safe and convenient pedestrian access to corridor transit stops	Strong vehicular, bicycle, and pedestrian access and connectivity shall be provided within and between development projects, with an emphasis on safe and convenient pedestrian access to corridor transit stops
Parking <i>Vehicular parking areas shall be located on the street, located behind or between buildings, or in parking structures with "liner" units or buildings at street level</i>	Vehicular parking areas shall be located on the street, located behind or between buildings, or in parking structures with "liner" units or buildings at street level	Vehicular parking areas shall be located on the street, located behind or between buildings, or in parking structures with "liner" units or buildings at street level	Vehicular parking areas shall be located on the street, located behind or between buildings, or in parking structures with "liner" units or buildings at street level

Figure 10 Boggy Creek Road Corridor Development Standards

- Policy FLU2.5.4 is proposed to be amended to create the fifth Rural Residential Enclave in Orange County, establishing a new Rural Residential Enclave for the Orlando-Kissimmee Farms Neighborhood east of Happy Lane, with a minimum net developable land area requirement of two acres. A new Map 25(e) will be added to the Future Land Use Map Series. This Rural Residential Enclave would be an urbanizing area under annexation pressure outside the Urban Service Area. (See Figure 11, Orlando-Kissimmee Farms Rural Residential Enclave.)

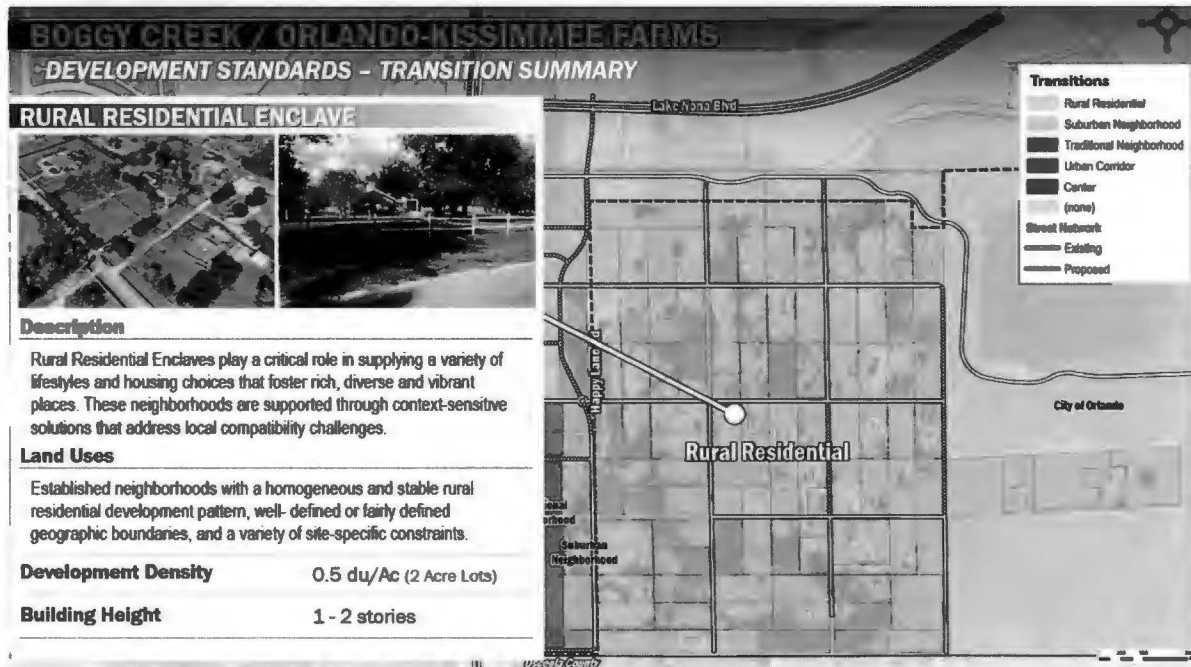


Figure 11 Orlando-Kissimmee Farms Rural Residential Enclave

The final recommendation is for staff to engage the City of Orlando to discuss options to limit annexations within the enclave, including entering into an Interlocal Agreement to guide future development in the Study Area.

On August 30, 2022, staff held a work session with the Board of County Commissioners (BCC) and another on September 15, 2022, with the Local Planning Agency (LPA) on the Boggy Creek Small Area Study and its resulting staff recommendations. The BCC and LPA provided favorable comments, and the BCC directed staff to initiate the corresponding plan amendments to implement the recommendations.

C. Proposed Text Amendments

FLU1.2.2 Urban development during the 2007-2030 planning period, as identified in FLU1.2.1, will occur only in the Urban Service Area (USA) and the established boundary for the Horizon West SPA (~~Special Planning Area~~) Special Planning Area (SPA) (identified depicted on Map 2 in the Future Land Use Element of the Comprehensive Plan of the Future Land Use Map Series);; the Innovation Way Overlay (depicted on Map 4 of the Future Land Use Map Series); and Growth Centers where urban services are available, as specified by Joint Planning Area Agreement or other agreement(s); and, upon Future Land Use Map amendment and associated USA boundary approval for urban land uses, the Bogy Creek USA Expansion Area (depicted on Map 5a of the Future Land Use Map Series).

OBJ FLU1.3 APPLICATION FOR URBAN SERVICE AREA EXPANSION. No new expansions to the Urban Service Area boundary, except for those planned for Horizon West, and the Innovation Way Overlay, and the Bogy Creek USA Expansion Area shall be permitted unless supported by data and analysis demonstrating consistency with Objectives FLU1.2 and FLU1.3 and associated policies. Orange County shall use the following process to evaluate Urban Service Area expansions, and as a means for achieving its goals with respect to accommodating growth within the USA and implementing the Comprehensive Plan.

FLU1.3.2 An application to expand the Urban Service Area shall be approved only when the application is found to be consistent with the Comprehensive Plan and complies with the following procedural steps and additional criteria, with the exception of those planned for Horizon West, and the Innovation Way Overlay, and the Bogy Creek USA Expansion Area.

* * *

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(d)~~ 25(e) of the Future Land Use Map Series.

<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><u>Orlando-Kissimmee Farms</u></i>	<i><u>2.0 Ac. Min.</u></i>	<i><u>New Hope Road Beth Road Whispering Pines Road Happy Lane Bicky Road Seth Road Hidden Trail</u></i>	<i><u>25(e)</u></i>

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

FLU8.1.3.1 Development proposals within the area between Boggy Creek Road and Happy Lane, located in the Boggy Creek USA Expansion area depicted on Map 5a of the Future Land Use Map Series, shall require the concurrent consideration of a Planned Development (PD) Future Land Use Map (FLUM) amendment application and a corresponding Planned Development/Land Use Plan (PD/LUP) rezoning request. Such proposals shall be consistent with the Boggy Creek Road Corridor Development Standards in Table FLU8.1.3.1 below.

Table FLU8.1.3.1 Boggy Creek Road Corridor Development Standards

Standards	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Land Use <i>Development shall include a mix of integrated urban land uses that support a broad range of mobility options along the corridor</i>	<i>Medium to high density residential, retail, office, and limited light industrial uses within multi-story buildings oriented around transit, and with a vertical mix encouraged</i>	<i>Low-medium to medium density residential and complimentary mix of neighborhood serving retail and services</i>	<i>Low density single-family (attached and detached) residential</i>
Block Configuration <i>A combination of square and elongated blocks shall be formed by an interconnected street network</i>	<i>Smaller blocks formed between interconnected mixed-use corridors and primary streets</i>	<i>Blocks formed between interconnected primary and secondary streets</i>	<i>Larger blocks formed between primary and secondary streets</i>
Density / Intensity	Max. 35 du/ac & 3.0 FAR	Max. 20 du/ac & 1.5 FAR	Max. 6 du/ac*

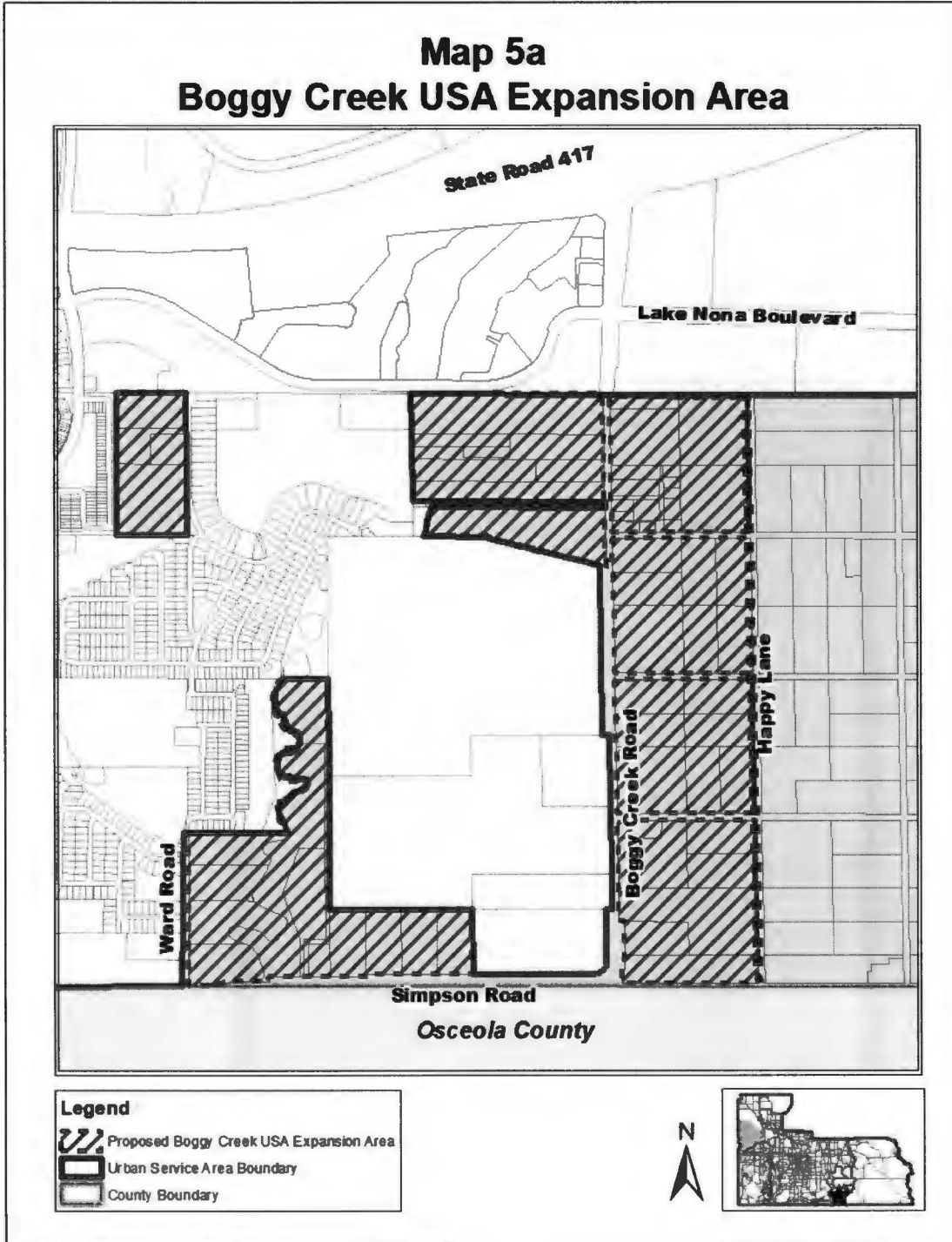
<p><u>A transition from higher to lower densities and intensities shall occur from the corridor eastward</u></p>			<p><u>*Areas within a 150' linear depth along the western edge of Happy Lane shall be limited to min. 150' lot widths that front Happy Lane.</u></p>
<p>Open & Civic Space</p> <p><u>Functional public open space sized in the context of its surroundings (including civic uses and structures) shall be located along pedestrian pathways or adjacent to meaningful destinations</u></p>	<p>Min. 15%</p> <p>[Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]</p>	<p>Min. 20%</p> <p>[Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]</p>	<p>Min. 30%</p> <p>[Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]</p>
<p>Building Placement</p> <p><u>Primary façades shall be oriented towards the corridor or primary street with setbacks or build-to-lines that result in a more predictable setting</u></p>	<p><u>Building facades placed adjacent to sidewalk (subject to applicable setbacks)</u></p>	<p><u>Building facades placed generally close to sidewalks, but subject to applicable setbacks</u></p>	<p><u>Residential structures moderately setback from primary street (per Code), with some accessory dwelling units or garages recessed from rear lot line or alley</u></p>
<p>Building Frontage</p> <p><u>Building frontage types vary by use and transition zone, but shall be designed to activate and shape the desired public realm</u></p>	<p><u>70% min. frontage occupation, with use of terraces, stoops, common entries, arcades/colonnades, and galleries</u></p>	<p><u>60% min. frontage occupation, with use of porches, stoops, common entries, arcades/colonnades, and galleries</u></p>	<p><u>No min. frontage occupation. Use of porches and stoops</u></p>
<p>Building Height</p> <p><u>Buildings shall transition in height from multi-story structures along the corridor to primarily one or two-story structures in single-family residential areas</u></p>	<p><u>5 stories maximum</u></p>	<p><u>3 - 4 stories maximum*</u> <u>*3 story maximum building height within 550' of the Happy Lane right-of-way</u></p>	<p><u>2 stories maximum</u></p>

<p>Access & Connectivity</p> <p><u>Strong vehicular, bicycle, and pedestrian access and connectivity shall be provided within and between development projects, with an emphasis on safe and convenient pedestrian access to corridor transit stops</u></p>	<p><u>Full, controlled, or emergency-only vehicular access to adjacent primary and secondary streets, and alleys, along with an integrated bicycle and pedestrian network</u></p>	<p><u>Direct and/or emergency-only vehicular access to adjacent primary and secondary streets, and alleys, along with an integrated bicycle and pedestrian network</u></p>	<p><u>Direct and/or emergency-only vehicular access to adjacent primary and secondary streets, and public sidewalks</u></p>
<p>Parking</p> <p><u>Vehicular parking areas shall be located on the street, located behind or between buildings, or in parking structures with "liner" units or buildings at street level</u></p>	<p><u>Any combination of on-street angled and/or parallel parking, surface parking, and structured parking</u></p>	<p><u>Any combination of on-street angled and/or parallel parking, surface parking, and structured parking</u></p>	<p><u>Primarily on-site / parcel parking enhanced with on-street angled or parallel parking</u></p>

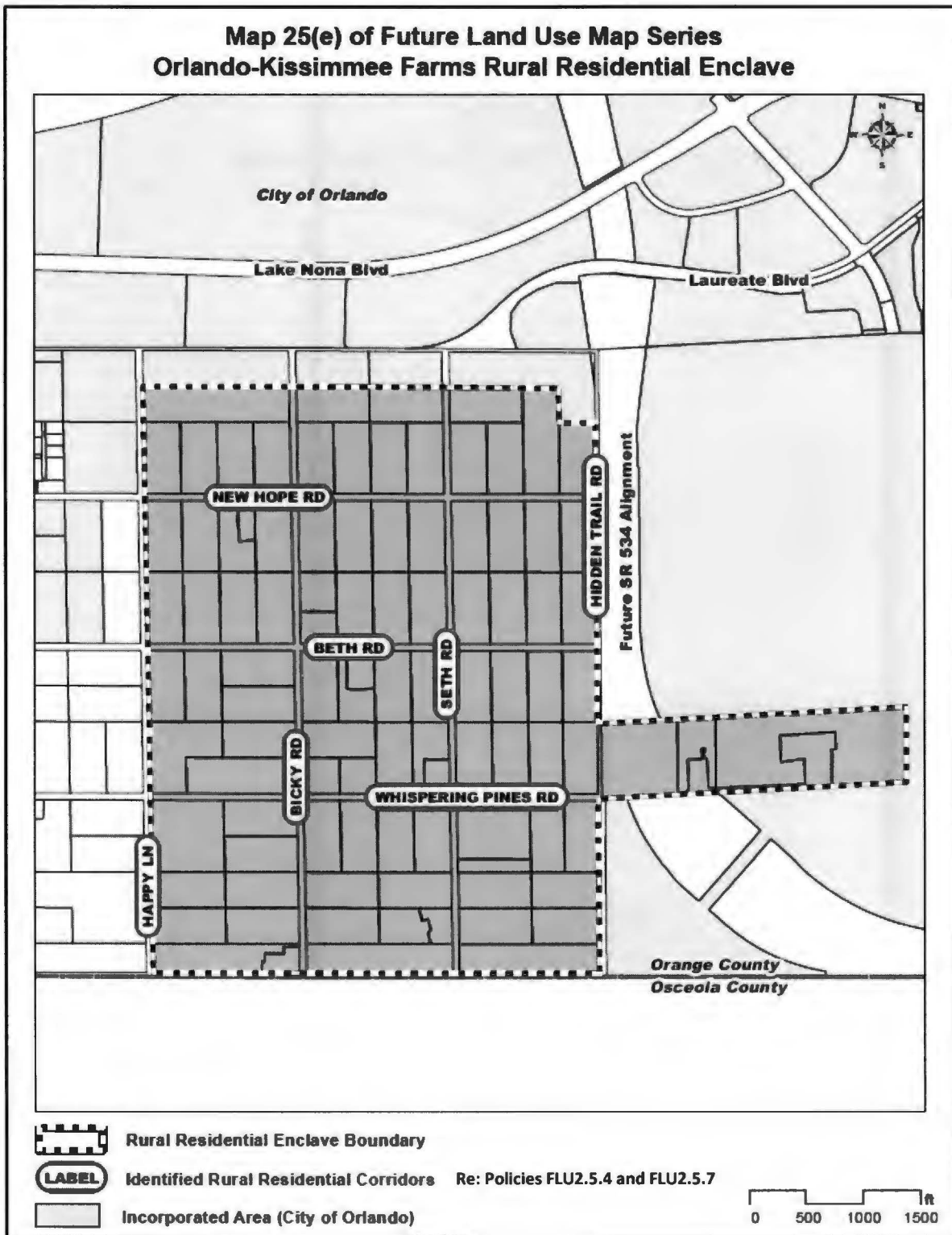
FLU8.1.5.2 Those properties within the Boggy Creek Urban Service Area (USA) Expansion Area, as depicted on Map 5a of the Future Land Use Map Series, have been determined to be consistent with the adopted USA, Objective FLU1.3, and associated policies and may apply for a Future Land Use Map (FLUM) amendment for urban land use designations consistent with FLU1.1.2 and FLU1.1.4A. Those properties along the Boggy Creek Road Corridor between Boggy Creek Road and Happy Lane shall submit a privately-initiated Planned Development (PD) FLUM amendment application and corresponding Planned Development/Land Use Plan (PD/LUP) rezoning request, as established in Policies FLU1.1.4B. and FLU8.1.3.1, and shall be consistent with the Boggy Creek Road Corridor Development Standards in Table FLU8.1.3.1.

D. Proposed Map Amendments

Map 5a Boggy Creek USA Expansion Area



Map 25(e) Orlando-Kissimmee Farms Rural Residential Enclave



E. Policy References

- Policy FLU1.2.2** Urban development during 2007-2030 planning period, as identified in FLU1.2.1, will occur only in the Urban Service Area and the established boundary for the Horizon West SPA (Special Planning Area) (identified on Map 2 in the Future Land Use Element of the Comprehensive Plan), the Innovation Way Overlay, and Growth Centers where urban services are available, as specified by Joint Planning Agreement or other agreement.
- OBJ FLU1.3** APPLICATION FOR URBAN SERVICE AREA EXPANSION. No new expansions to the Urban Service Area boundary, except for those planned for Horizon West and the Innovation Way Overlay, shall be permitted unless supported by data and analysis demonstrating consistency with Objectives FLU1.2 and FLU1.3 and associated policies. Orange County shall use the following process to evaluate Urban Service Area expansions, and as a means for achieving its goals with respect to accommodating growth within the USA and implementing the Comprehensive Plan.
- Policy FLU1.3.1** All proposed amendments (i.e. expansions) to the Urban Service Area shall include a comprehensive review to ensure the efficient provision of infrastructure, protection of the environment, and land use compatibility with adjacent development.
- Policy FLU1.3.2** An application to expand the Urban Service Area shall be approved only when the application is found to be consistent with the Comprehensive Plan and complies with the following procedural steps and additional criteria, with the exception of those planned for Horizon West and the Innovation Way Overlay.
- Policy FLU1.3.3** All applications must be accepted as complete by the County for the application to be processed pursuant to Objective FLU1.3. The determination of completeness shall include the use of data that meets generally acceptable professional standards as well as addressing all issues required by this process. An accepted application does not bind staff or the Local Planning Agency (LPA) to an affirmative recommendation, or the Board of County Commissioners (BCC) in its final decision on the Future Land Use Amendment request. An application request can be denied based on inadequate or inconsistent data with respect to the County's commitment to the 2030 vision.
- OBJ FLU2.5** RURAL RESIDENTIAL ENCLAVES play a critical role in supplying a variety of lifestyles and housing choices that foster rich, diverse and vibrant places. The County shall continue to support these rural residential neighborhoods by addressing local compatibility challenges while promoting context-sensitive community planning solutions.
- (Added 8-31-18, Ord. 2018-17)
- Policy FLU2.5.1** *Rural Residential Enclaves* are generally described as established neighborhoods with a homogeneous and stable rural residential development pattern; well-defined or fairly defined geographic boundaries; and the presence of historic, physical, environmental, regulatory, or other site-specific constraints. Rural Residential Enclaves may also reflect other rural characteristics, despite being located in the Urban Service Area (USA), or in close proximity to designated urban growth areas. (Added 8-31-18, Ord. 2018-17)

Policy FLU2.5.2 The following Rural Residential Enclaves are hereby established, with boundaries defined on Maps 25(a) through 25(d) 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

(Added 8-31-18, Ord. 2018-17; Amended 5-4-21, Ord. 2018-23)

Policy FLU2.5.3 Rural Residential Enclave designations must be initiated by the Board of County Commissioners (BCC), or by County staff, in coordination with the BCC. Comprehensive Plan Amendment(s) shall be required for all new designations, or changes to existing enclaves, with boundaries incorporated into the Future Land Use Map Series. (Added 8-31-18, Ord. 2018-17)

Policy 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(d) of the Future Land Use Map Series.

<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>

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

Policy FLU2.5.7 To protect and enhance existing rural character, the following requirements and guidelines shall apply to all new development or redevelopment within Rural Residential Enclaves:

- a) Gated subdivisions shall be prohibited within Rural Residential Enclaves, except where those rights have been vested.
- b) Built forms commonly associated with suburban development, such as 'themed' subdivisions, entryway monuments, geometric or layered landscaping forms, or similar design elements shall be prohibited.
- c) Continuous masonry walls shall be prohibited along frontages of Identified Rural Residential Corridors, as specified by Policy FLU2.5.4.
- d) The existing character of Identified Rural Residential Corridors should be preserved and/or enhanced. Examples of character-defining elements include, but are not limited to:
 - i. Agriculture, croplands, pastures, rural open spaces, thickets of trees and bushes, hedgerows, natural topography, and other natural elements.
 - ii. Rural fencing, such as split-rail, paddock, picket, rustic timber, barbed wire, wire meshes or panels, livestock fences, or similar styles and materials.
 - iii. Narrow streets, often containing no more than two vehicular lanes, grass shoulders, and limited or absent lane striping.
 - iv. Drainage swales or other open stormwater systems, and the absence of curb-and-gutter systems.
 - v. Shared use of Right-of-Way by motorists, pedestrians, cyclists, and horses.
 - vi. Single-family residential frontages, often characterized by an organic distribution of homes and auxiliary structures, with large front setbacks, narrow residential driveways, and alternative paving materials.
 - vii. Shade trees, continuous street canopy, and scattered clusters of natural landscaping. (Added 8-31-18, Ord. 2018-17)

Policy FLU2.5.8

New land use, zoning, and development applications proposed within or in close proximity to a Rural Residential Enclave boundary, or which rely on vehicular access to/from a designated rural residential corridor, must be reviewed for compatibility in the context of the Enclave's rural character (Added 5-4-21, Ord. 2018-23)