

Tangerine Improvement Society

7101 Wright Avenue, Tangerine, Florida
P.O. Box 161, Tangerine, FL 32777-0161

"For the Improvement in Every Way of the Interests of the Town of Tangerine"

April 6, 2026

The Honorable Mayor Jerry Demings
Orange County, FL

RE: April 7, 2026 BCC AGENDA ITEM 26-0242/Case DRCA-25-09-214

Dear Mayor Demings:

As citizens of Orange County within the Tangerine Rural Settlement, we ask that the item on your April 7 Agenda concerning the Honey Bee Ranch property in District 5 follow the same process as other Rural Settlements with respect to upholding their existing Future Land Use designation as Agricultural and following the same review process as other developments.

As you are aware, the zoning on any property in the County, by law, must correspond to the future land use. We agree with the County Attorney's opinion on this matter and feel the "PD Zoning" established in the 1970's -- containing substantially different criteria than the County's current PD Zoning criteria-- is not appropriate today.

The PD Zoning process today requires that a community meeting be conducted after notice of such meeting to residents of the area, and that many other current requirements be met which were not existent in the original PD Zoning.

PLEASE UPHOLD THE CURRENT RURAL AREA CRITERIA IN EFFECT TODAY AND NOT ALLOW THIS RECENTLY PURCHASED LAND TO ABIDE BY SUBSTANDARD DEVELOPMENT STANDARDS. SUCH STANDARDS ARE NOT APPROPRIATE AND POTENTIALLY HARMFUL TO THE ENVIRONMENT SUCH AS THE USE OF NONCOMPLIANT SEPTIC TANK SYSTEMS, WATER WELLS AND OTHER OUT OF DATE CRITERIA!!!

Please DENY this appeal and support our Rural Settlements.

Respectfully,



Claire Nardone
President
The Tangerine Improvement Society, Inc.

cc: TIS Board of Directors

Cornell, Jarred M

From: Marjorie Holt <margeholt4321@gmail.com>
Sent: Tuesday, April 7, 2026 12:15 PM
To: District5, Mail
Cc: Hodge, Wes; Cornell, Jarred M; margeholt4321
Subject: D-9: Shadow Pines Planned Development (PD) Vested Rights Application

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioner Martinez-Semrad,

On behalf of the Sierra Club Central Florida Group, I urge you vote to approve the action requested. The 1991 FLUM designation was changed 30+ years from PD to rural when Orange County enacted a comprehensive plan . The Comp Plan is designed to manage rapid growth, implement concurrency, protect natural resources, and establish rural/urban boundaries.

We believe the owner/applicant should have reacted many years ago to protect their vested rights for the Shadow Pines Planned Development (PD) Land Use Plan.

The Sierra Club respectfully requests you vote to Uphold the DRC action of January 28, 2026, and uphold the Planning Division’s decision letter in consultation with the County Attorney’s Office and deny the request for the Vested Rights.

Sincerely,

Marjorie Holt
Conservation Chair
Central Florida Group
P. O. Box 941692
Maitland, FL 32794

