




Interoffice Memorandum

DATE: May 13, 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, Small-Scale
Future Land Use Map Amendment and Concurrent
Rezoning Request
Applicant: Angelo Fiorino
SS-24-03-002 and RZ-24-04-023
District 1

Please find the attached staff report and associated back-up material for the Small-Scale Future Land Use Map Amendment and Concurrent Rezoning request scheduled for a Board adoption public hearing on June 4, 2024.

The 4.98 gross-acre site is located at 5521 Beta Avenue; generally located west of Avalon Road, south of Phil C. Peters Road, east of Rex Drive. The subject property is located within the Lake Avalon Rural Settlement. The request is to change the Future Land Use Map designation from Rural Settlement 1/5 (RS 1/5) to Rural Settlement 1/2 (RS 1/2) and rezone the property from A-1 (Citrus Rural District) to A-1 Restricted (Citrus Rural District) in order to split the lot and build an additional home, pending lot split approval.

The Planning and Zoning Commission / Local Planning Agency hearing was conducted on April 18, 2024, where the requests were recommended for denial on a 4-3 vote. Discussion took place regarding the comprehensive plan policies for the rural settlement which includes a policy which states that RS 1/5 should be the predominant designation in the rural settlement. Additionally, septic tanks were discussed. It was relayed to members that advanced septic tanks would be required due to the property's location within a Basin Management Action Plan

(BMAP) area, however the requirement for advanced septic tanks does not apply to properties over 1-acre.

A community meeting was held April 2, 2024, with approximately 75 residents in attendance in opposition to the requests with concerns that this case could set a precedent for other property owners in the Lake Avalon Rural Settlement to begin creating smaller lots and diminishing the integrity of the Rural Settlement. Also, the residents had concerns that the case was not consistent with the Rural Settlement policies in the Comprehensive Plan.

If the Board adopts the proposed amendment, the Small-Scale Development Amendment will become effective 31 days after the public hearing, provided no challenges are brought forth for the amendment.

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Clerk of the Board, in accordance with the requirements of Ordinance 2008-14. A copy is attached to this report.

**ACTION REQUESTED: Make a finding of inconsistency with the Comprehensive Plan and DENY the Rural Settlement 1/2 (RS 1/2) Future Land Use map designation (SS-24-03-002), DENY the associated ordinance, and DENY the A-1 Restricted (Citrus Rural District) zoning (RZ-24-04-023).
District 1**

Attachments

c: Jon V. Weiss, P.E., Deputy County Administrator
 Georgiana Holmes, Deputy County Attorney
 Whitney Evers, Senior Assistant County Attorney
 Roberta Alfonso, Assistant County Attorney
 Jason Sorensen, AICP, Chief Planner, Planning Division
 Jim Resta, AICP, Chief Planner, Planning Division
 Olan D. Hill, AICP, Assistant Manager, Planning Division
 Nicolas Thalmueller, AICP, Planning Administrator, Planning Division

CASE # SS-24-03-002

RZ-24-04-023

Commission District: #1

GENERAL INFORMATION

APPLICANT: Angelo Fiorino

OWNER: Angelo Fiorino

HEARING TYPE: Planning and Zoning Commission

FLUM REQUEST: **Rural Settlement 1/5 (RS 1/5) to Rural Settlement 1/2 (RS 1/2)**

ZONIING REQUEST: **A-1 (Citrus Rural District) to A-1 Restricted (Citrus Rural District)**

LOCATION: 5521 Beta Ave; generally located west of Avalon Rd, south of Phil C. Peters Rd, east of Rex Drive, and north of McKinney Rd.

PARCEL ID NUMBER: 18-23-27-7642-00-160

SIZE / ACREAGE: 4.98 - gross acre

PUBLIC NOTIFICATION: The notification area for this public hearing was over 1,500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Three hundred sixty-three (363) notices were mailed to those property owners in the surrounding area.

COMMUNITY MEETING: In-person community meeting was held on April 02, 2024, and is summarized further in this report.

PROPOSED USE: Single-Family Residential

STAFF RECOMMENDATION

PLANNING

Future Land Use Map Amendment

Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the requested Rural Settlement 1/2 (RS 1/2) Future Land Use Map designation.

Rezoning

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested A-1 Restricted (Citrus Rural District) zoning, subject to the following restriction:

- 1) Minimum lot size shall be two acres.

SUBJECT PROPERTY ANALYSIS

Background

The area now known as the Lake Avalon Rural Settlement was once a sprawling citrus grove, first established in the 1920's. In the 1960's, land was subdivided and platted into rural residential tracts. In 1990, the Lake Avalon Community was considered for Rural Settlement Designation as one of the Rural Settlements in Orange County, but ultimately was not included in the initial 1991 Comprehensive Plan and rather retained a "Rural" Future Land Use Map (FLUM) designation, which allowed a maximum residential density of 1 unit per 10 acres.

The area was subsequently included in the adopted 1995 Horizon West Study, and redesignated "Village" of the FLUM. Horizon West and the Village FLUM designation provided for the creation of mixed-use, suburban villages designed to provide an alternative to urban sprawl and a land use pattern that reduced the reliance on the automobile by allowing a greater variety of land uses. Beyond the boundaries of any approved "Village", the Comprehensive Plan required any properties with the Village FLUM designation to maintain its former Rural FLUM density (1 unit per 10 acres).

Due in-part to the influence of planned development within the adjacent Horizon West Town Center, Lake Avalon area residents organized a grass roots effort in 2003 to have the Board of County Commissioners reconsider the establishment of the Lake Avalon Rural Settlement. The Board agreed, and following the completion of a small-area study, approved the Lake Avalon Rural Settlement in 2004.

The Lake Avalon Rural Settlement was given the Future Land Use Map (FLUM) designations of Rural Settlement 1/5 (one unit per five acres), Rural Settlement 1/2 (one unit per two acres), and Rural Settlement 1/1 (one unit per one acre) where the goal for the area was to be predominantly the Future Land Use Map designation of RS 1/5 (1 unit per 5 acres).

Policies specific to the Lake Avalon Rural Settlement were included in the Comprehensive Plan Future Land Use Element starting with Policy 6.3.5 and ending with Policy 6.3.12. The policies allow for application for densities as great as 2 units per acre if certain criteria are met including a person owning more than fifty (50) contiguous acres of property provided that the acreage is situated adjacent to an Orange County municipality's jurisdictional boundary. Additionally, the policies allow for application for limited neighborhood commercial and office uses. If those commercial uses were to be approved, the policies contain reference to the Lake Avalon Rural Settlement Commercial Design Guidelines which are found in Orange County Code Chapter 38, Division 17.

Overview

Through this request, the applicant is seeking a Small-Scale Future Land Use Map Amendment to change the Future Land Use Map designation of the 4.98-acre subject property from Rural Settlement 1/5 (RS 1/5) to Rural Settlement 1/2 (RS 1/2) and to rezone from A-1 (Citrus Rural District) to A-1 Restricted (Citrus Rural District) in order to split the lot and build an additional home. There is a proposed restriction that the minimum lot size shall be no less than two (2) acres. This restriction is proposed in order to achieve

compatibility with the surrounding area. The minimum lot size of the A-1 district without a restriction is half-acre (0.5-acre). Without a restriction, the applicant could split the lot into one lot measuring 0.5-acre and the other lot measuring 4.48 acres. The other lots on Beta Avenue, Cork Street, and Alps Street are mostly two acres in size with no lot measuring less than 1.0-acre.

The property to the south of the subject property is a 67.79 acre Rapid Infiltration Basin parcel owned by the County. To the southwest is a 77.79 acre that is privately owned and accessed from Rex Drive and which has the FLUM designation of RS 1/5. The property to the southeast is a 10.88-acre privately owned parcel and accessed from Avalon Road and which has the FLUM designation of RS 1/5. Beta Avenue right-of-way ends approximately 650 feet to the north of the subject property and then extends further to the north as a private easement. The lots which access the Beta Avenue private easement range in size from 0.74-acre to 4.95 acres.

Staff is recommending approval of the requested RS 1/2 FLUM designation due to the adjacent FLUM designations of RS 1/2 to the west and north, and RS 1/1 (1 unit per acre) designation 370 feet to the north. Along Cork Street, Beta Avenue right-of-way, and Alps Street, there are a total of twenty (20) lots. Four (4) of those lots are approximately one-acre in size, twelve (12) of those lots are approximately two-acres in size, one (1) of those lots is approximately two-and-a-half acres in size, and three (3) of those lots are approximately five-acres in size.

Lot Size Analysis (Cork Street, Beta Avenue right-of-way, Alps Street)	
Approximate Lot Size	Number of Lots
One acre	Four (4)
Two acres	Twelve (12)
Two-and-a-half acres	One (1)
Five acres	Three (3)*

*The subject parcel is one of the approximately 5-acre lots

For the entire Lake Avalon Rural Settlement which measures approximately 2,252 acres in size, 1,803 approximate acres has the FLUM designation of RS 1/5, 227 approximate acres has the FLUM designation of RS 1/2, and 222 approximate acres has the FLUM designation of RS 1/1. There are approximately 198 RS 1/5 parcels, 88 RS 1/2 parcels, and 147 RS 1/1 parcels. These numbers are based on GIS analysis.

Lake Avalon Rural Settlement		
FLUM Designation	# of Parcels*	Cumulative Acreage*
RS 1/1	147	222
RS 1/2	88	227
RS 1/5	198	1,803
Total	433	2,252

*These numbers are approximate based on GIS analysis.

This analysis is provided to support staff's recommendation for approval, consistent with the policies in the Comprehensive Plan including **Policy FLU6.3.5** which states that the predominant designation shall be 1/5 to reflect the existing development pattern. If this request is approved, the predominant designation will still remain as RS 1/5. Additionally, Policy 6.3.5 also states that the permitted densities and intensities of land use within the Rural Settlement shall maintain the rural character of Lake Avalon area as designated on the Future Land Use Map. In order for consistency with the existing rural character which includes two acres lot in the immediate vicinity of the subject parcel, the proposed zoning would be restricted to require minimum two acres in size.

If this request is approved, the applicant will need to apply for a lot split. One of the lots would end up as a flag lot. Both parcels would have driveways that connect to Beta Avenue. The current parcel has frontage of 60 feet along Beta Avenue.

This property is reliant on septic for wastewater treatment.

Existing FLUM

Today the subject property has a Future Land Use Designation (FLUM) of Rural Settlement 1/5 (RS 1/5) which allows for one (1) single-family dwelling unit per 5 acres overall.

Proposed FLUM

The proposed Rural Settlement 1/2 (RS 1/2) FLUM designation allows for one (1) single-family dwelling unit per 5 acres overall. The RS 1/2 FLUM and A-1 Restricted (Citrus Rural District) zoning will allow for the lot to be split into two single-family lots.

Land Use Compatibility

The A-1 Restricted (Citrus Rural District) zoning would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

Site Analysis

Rural Settlement

The subject property is located in the Lake Avalon Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located in a JPA.

Overlay District Ordinance

The subject property is located in the Lake Avalon Rural Settlement.

Airport Noise Zone

The subject property is not located in an Airport Noise Zone.

Code Enforcement

No cases found.

Comprehensive Plan (CP) Consistency

The proposed CP amendment to Rural Settlement 1/2 (RS 1/2) Future Land Use Map (FLUM) designation and the proposed A-1 Restricted (Citrus Rural District) zoning are consistent with the following Comprehensive Plan provisions:

FLU1.4.2 states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

FLU8.1.1 states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU8.2.1 states that land use changes shall be required to be compatible with existing development and development trends in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

FLU6.3.5 which establishes the Lake Avalon Rural Settlement states that the permitted densities and intensities of land use within the Rural Settlement shall maintain the rural character of Lake Avalon area as designated on the Future Land Use Map. The predominant designation shall be 1/5 to reflect the existing development pattern. Densities shall range from 1/1, 1/2, 1/5 to 2/1 provided that a density of 2/1 may be permitted only if it is consistent with FLU6.2.8 (with the restriction that "adjacent political jurisdictions" means municipalities located in Orange County).

All other residential densities of the Lake Avalon Rural Settlement shall be as provided for in FLU6.2.7. In addition, residential densities in the Lake Avalon Rural Settlement shall be consistent with FLU6.2.8. Furthermore, notwithstanding anything to the contrary in FLU6.2.8, a person owning more than fifty (50) contiguous acres of property may apply for a change of 2 DU/1 AC for not more than fifty (50) contiguous acres, provided that such acreage is situated adjacent to an Orange County's municipality's jurisdictional boundaries.

SITE DATA

Existing Use Single-Family Residential

Adjacent	FLUM	Zoning
North	Rural Settlement 1/2 (RS 1/2)	A-1 (Citrus Rural District) (1957)
East	Rural Settlement 1/5 (RS 1/5)	A-1 (Citrus Rural District) (1957)
West	Rural Settlement 1/2 (RS 1/2)	A-1 (Citrus Rural District) (1957)
South	Rural Settlement 1/5 (RS 1/5)	A-R (Agricultural-Residential District) (1985)

Adjacent Land Uses N: Single-Family Residential
 E: Single-Family Residential
 W: Single-Family Residential
 S: County owned Rapid Infiltration Basin site

A-1 (Citrus Rural District) Development Standards

Min. Lot Area: SFR 21,780 (½ acre) (Restriction is proposed for 2.0 acres minimum.)
 Min. Lot Width: 100 ft.
 Max. Height: 35 ft.
 Min. Living Area: 850 sq ft.

Building Setbacks

Front: 35 ft.
 Rear: 50 ft.
 Side: 10 ft.

Min. Lot Area: Mobile home 2 acres
 Min. Lot Width: 100 ft.
 Max. Height: 35 ft.
 Min. Living Area: 850 sq ft.

Building Setbacks

Front: 35 ft.
 Rear: 50 ft.
 Side: 10 ft.

** These regulations may not reflect the actual requirements for all situations; see the Orange County Zoning Code for actual regulations for site requirements for this zoning district.*

Intent, Purpose, and Uses

It is the intent and purpose of the agricultural districts to provide for agricultural and ranching uses, and not for subdivision and platting residential lots.

A use shall be permitted in the A-1 district if the use is identified by the letter "P" in the use table set forth in section 38-77.

SPECIAL INFORMATION

Staff Comments

Environmental

Wekiva Study Area - This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Additional environmental regulations apply, but are not limited to: septic tank criteria, open space, stormwater treatment and conservation, and increased buffer widths. Reference OC Code Chapter 15 Environmental Control, Article XIII Wekiva River Protection.

Potential Soil/Groundwater Contamination - Due to the site's proximity to EDB contamination, there is potential for contamination to be located within the property boundaries. EPD may request a Phase I Environmental Site Assessment (ESA) to be submitted prior to any plan or permit approvals.

Transportation / Access

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed development will result in an increase of two (2) pm peak trips which is considered de minimis.

For the purposes of transportation analysis, a project is considered de minimis if its impacts are less than a total p.m. peak of five (5) peak hour trips on the roadways within the area of influence. When evaluating for school concurrency, any residential development that creates an impact of less than one (1) student shall be considered de minimis. The subject property is located on Beta Avenue, west of Avalon Road.

Schools

Two homes is de minimis.

Parks and Recreation

No comments.

Community Meeting Summary

A community meeting was held on April 2nd, 2024, with approximately 75 residents in attendance. Residents were opposed to the request with concerns that this case could set a precedent for other property owners in the Lake Avalon Rural Settlement to begin creating smaller lots and diminishing the integrity of the Rural Settlement. There were also concerns that this case is not consistent with the Rural Settlement policies in the Comprehensive Plan. Staff's review process was questioned along with the intake of applications. Clarification was needed to establish that staff cannot turn away applications due to community backlash.

Utilities Service Area (Availability of services may vary)

Water: Orange County Utilities

Wastewater: Orange County Utilities

Reclaim Water: Orange County Utilities

Detailed Utility Information:

This property is within Orange County Utilities Water, Wastewater, and Reclaimed Water Service Areas.

Water: There are no watermains in the vicinity of this property. Development on this property will be reliant on wells for potable water.

Wastewater: Wastewater is considered not available. Development on this property will be reliant on septic tanks for wastewater disposal.

Reclaimed water: There are no reclaimed water mains within the vicinity of this property. Reclaimed water is considered not available. Connection is not required.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – April 18, 2024

Future Land Use Map Amendment

Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested Rural Settlement 1/2 (RS 1/2) Future Land Use Map designation.

Rezoning

Make a finding of inconsistency with the Comprehensive Plan and recommend DENIAL of the requested A-1 Restricted (Citrus Rural District) zoning.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend adoption of the requested Rural Settlement 1/2 (RS 1/2) Future Land Use Map designation and make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested A-1 Restricted (Citrus Rural District) zoning. The applicant was present and agreed with the staff recommendation. Six members of the public spoke during public comment of the request. Five were in opposition and one was neutral.

Staff indicated that three hundred sixty-three (363) notices were sent to property owners and residents extending beyond 1,500 feet surrounding the property, and that staff had received zero (0) responses in favor, and twelve (12) responses in opposition of the request.

After discussion involving the comprehensive plan policies for the rural settlement, the surrounding area, and septic tanks, a motion was made by Commissioner Boers and seconded by Commissioner Wiggins to recommend DENIAL of the requested Rural Settlement 1/2 (RS 1/2) Future Land Use and DENIAL of the requested A-1 Restricted (Citrus Rural District) zoning. The motion carried on a 4 to 3 vote.

Motion / Second

David Boers / George Wiggins

Voting in Favor

David Boers, George Wiggins, Eddie Fernandez, and Michael Arrington

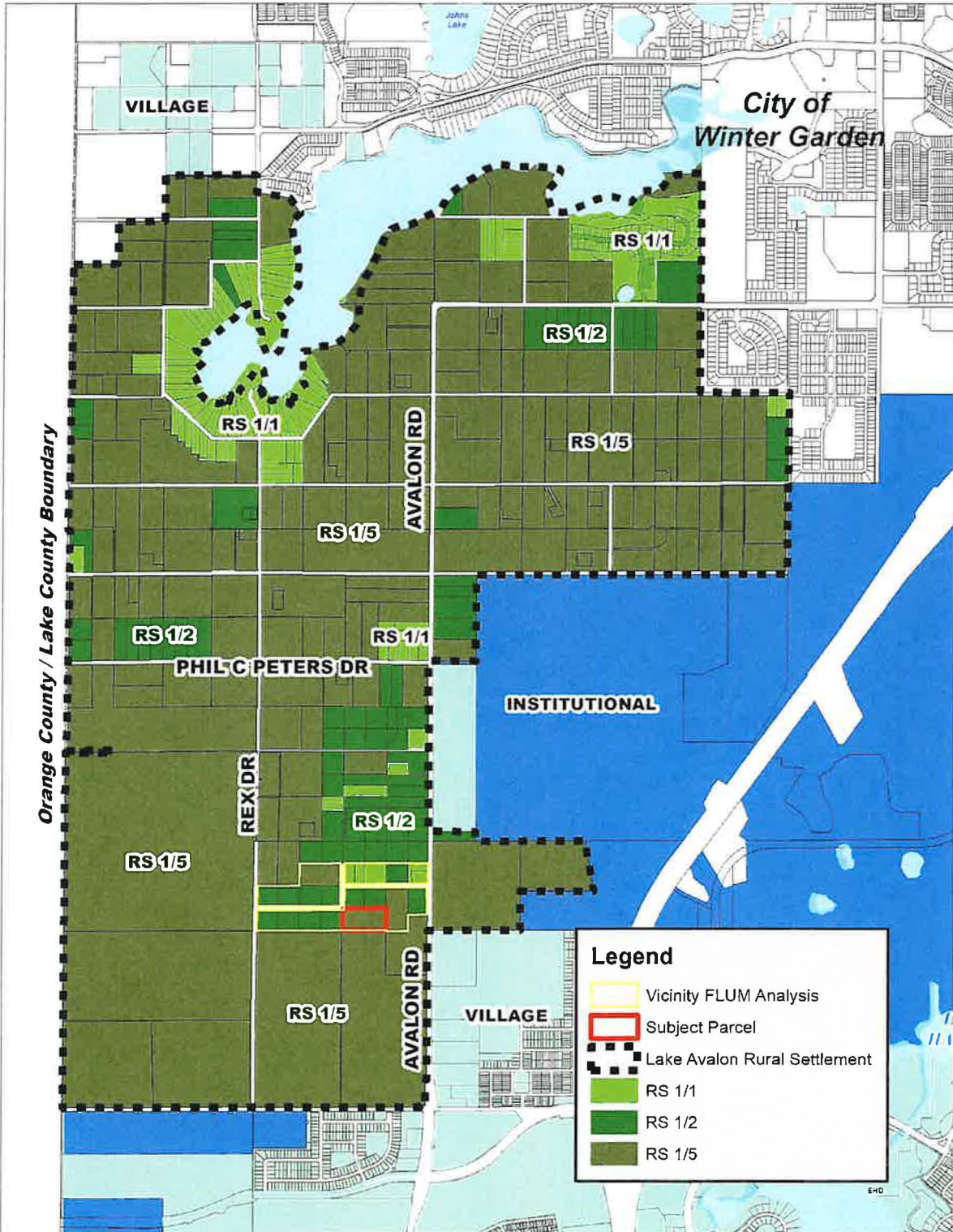
Voting in Opposition

Gordon Spears, Camille Evans, and Evelyn Cardenas

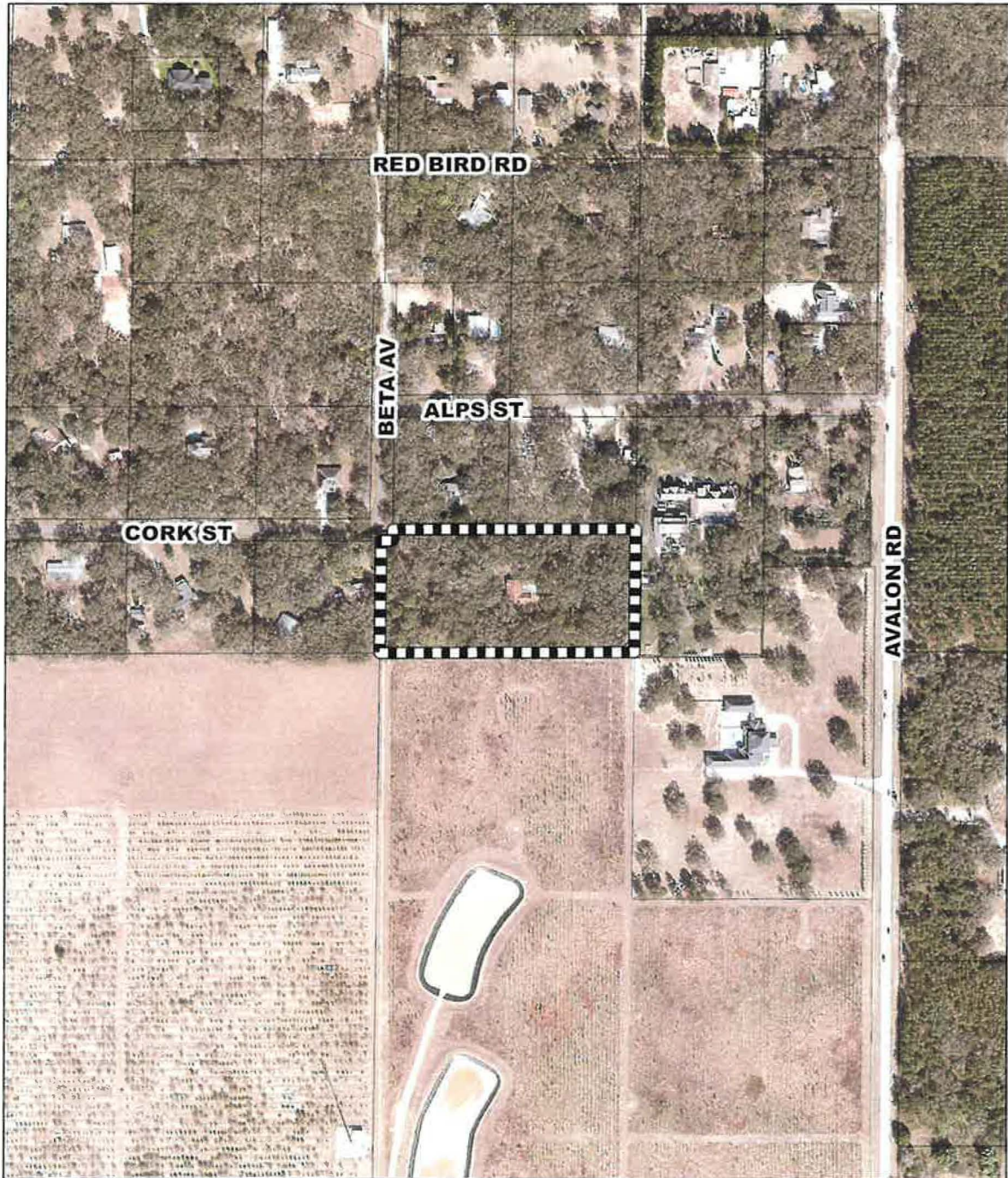
Absent

Nelson Pena and Walter Pavon

The Map reference below supports the FLUM designation of RS 1/2 and demonstrates that the Rural Settlement will retain a predominate designation of RS 1/5 if the RS 1/2 is approved for the subject property.



SS-24-03-002

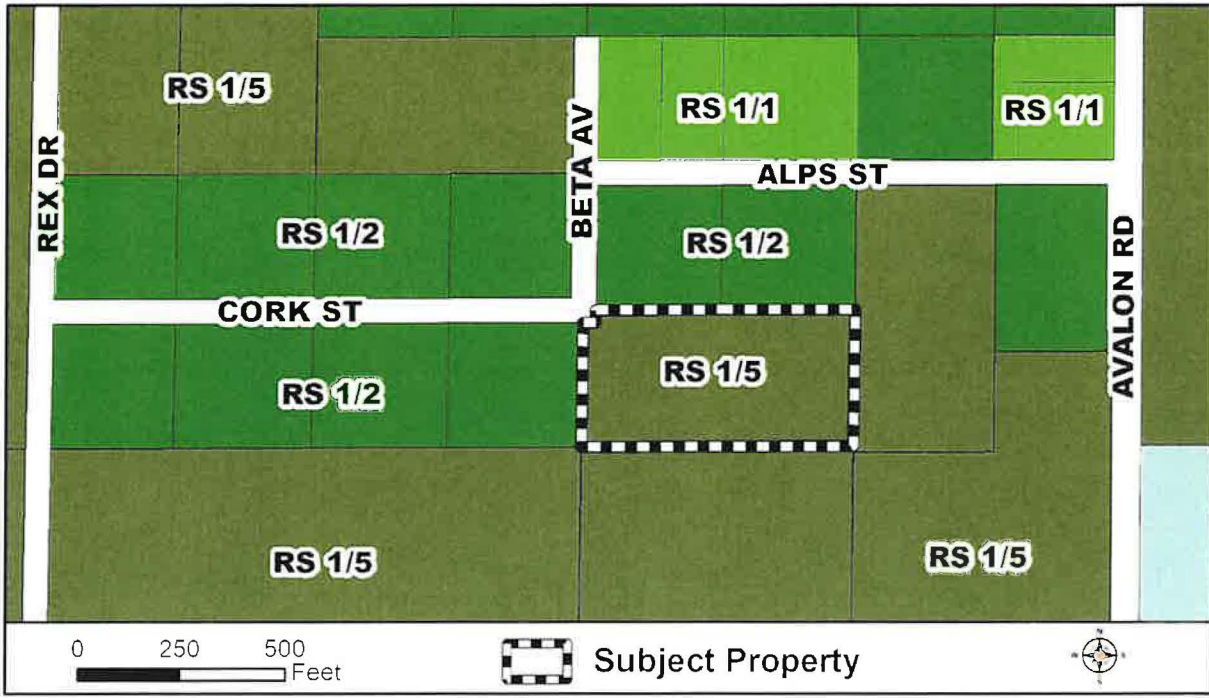


 Subject Property

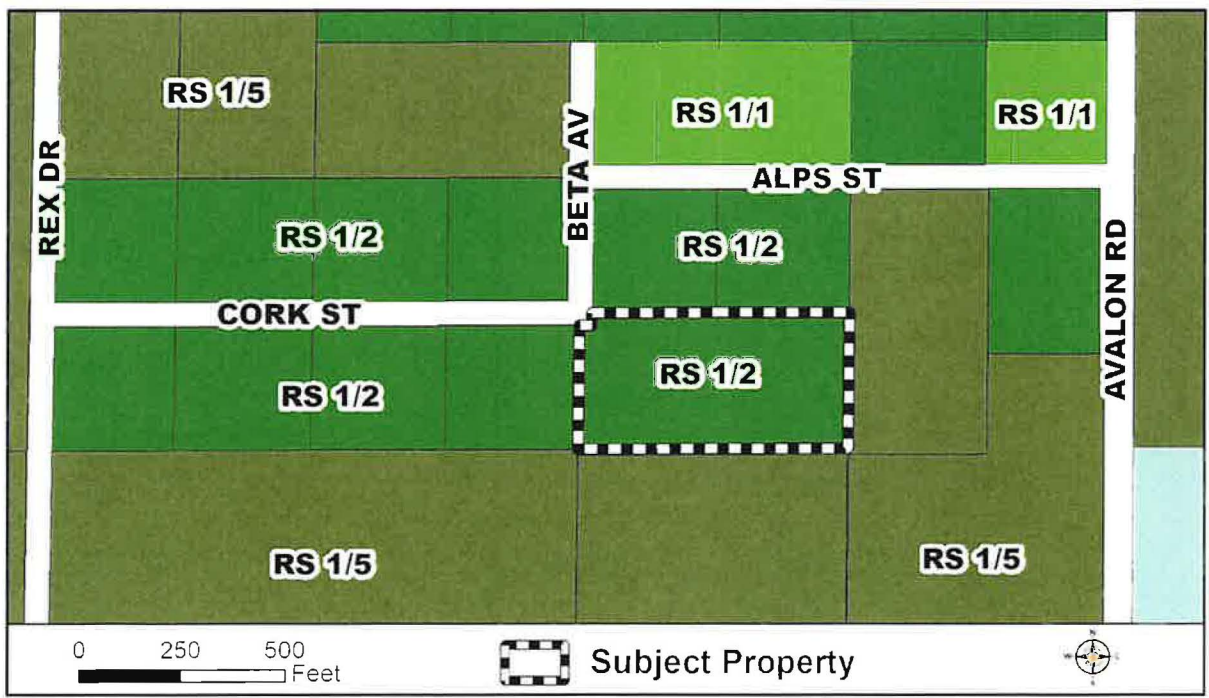


0 200 400 Feet

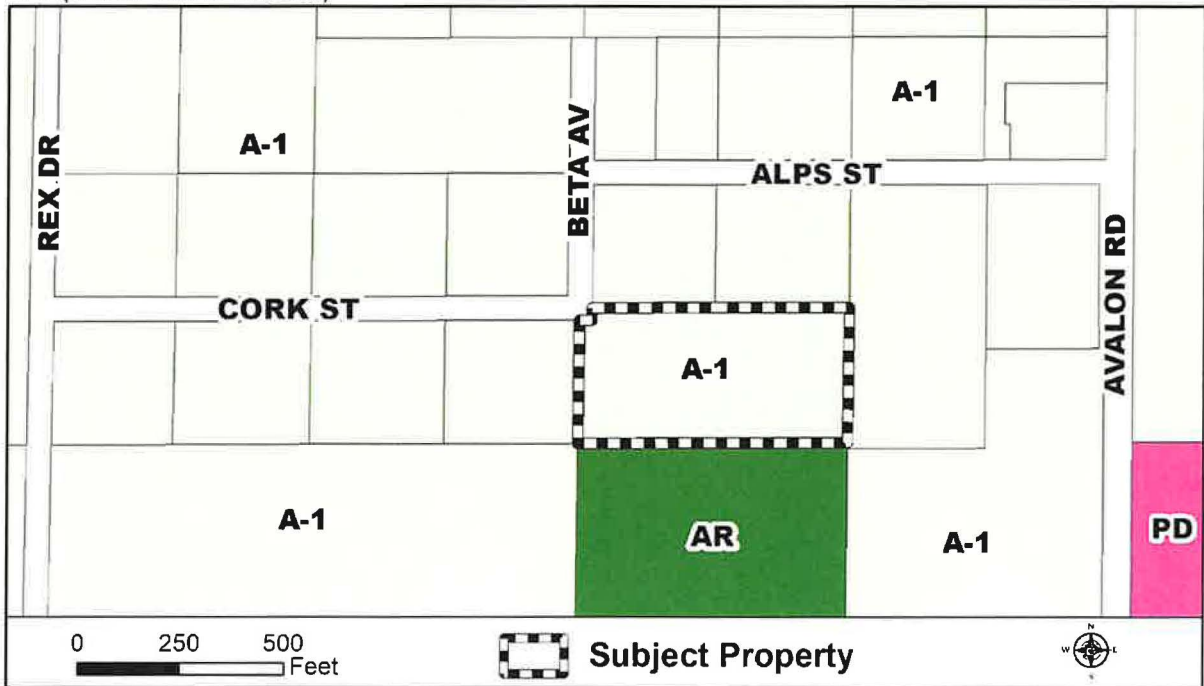
FUTURE LAND USE – CURRENT
Rural Settlement 1/5 (RS 1/5)



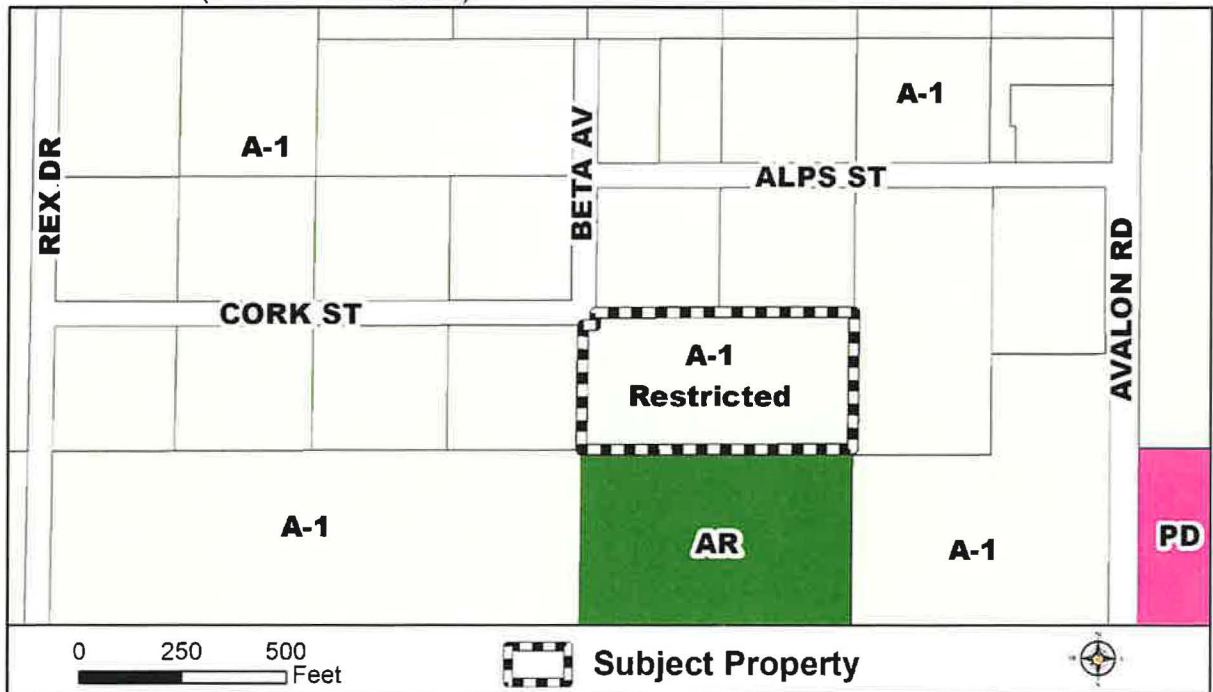
FUTURE LAND USE – PROPOSED
Rural Settlement 1/2 (RS 1/2)



ZONING – CURRENT
A-1 (Citrus Rural District)



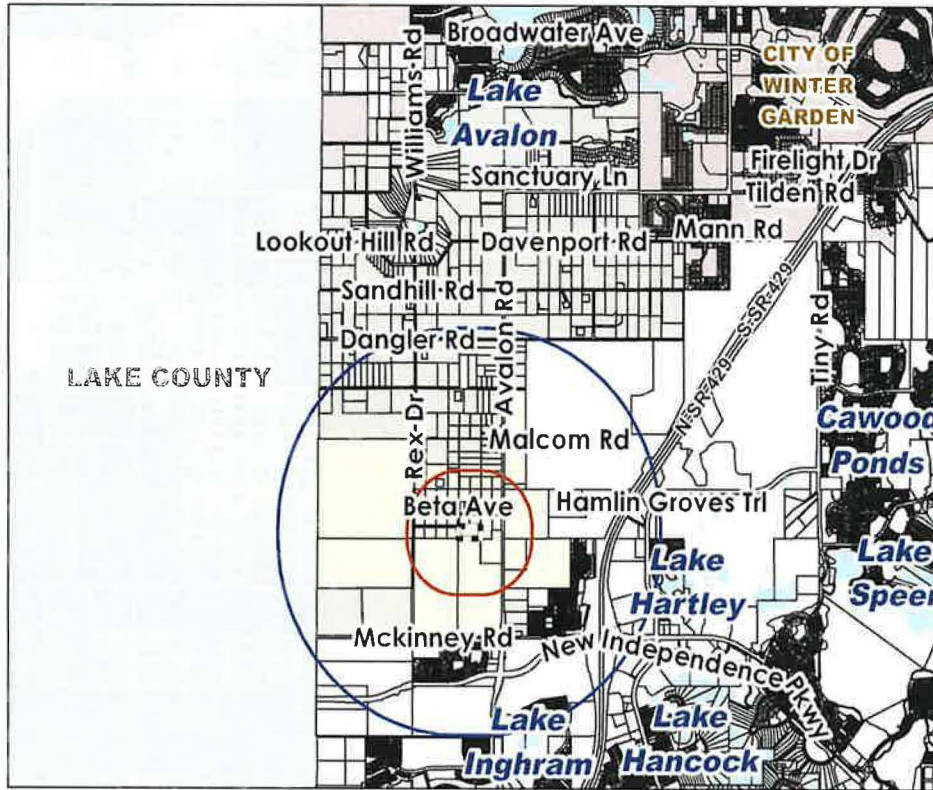
ZONING – PROPOSED
A-1 Restricted (Citrus Rural District)





Public Notification Map

SS-24-03-002



LAKE COUNTY



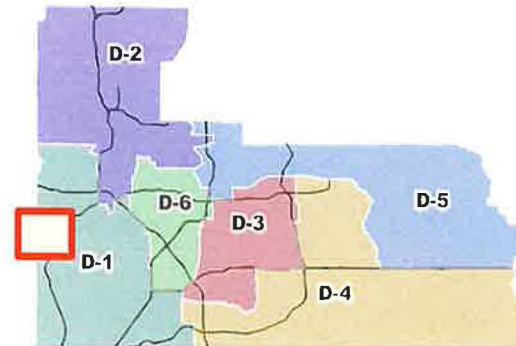
SUBJECT SITE



MAP LEGEND

- SUBJECT SITE
- 1500FT BUFFER
- 1 MILE BUFFER
- PARCELS
- NOTIFIED PARCELS
- COURTESY PARCELS
- HYDROLOGY

BUFFER DISTANCE: 1500
OF NOTICES: 363



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NOTIFICATION MAP

Case # SS-24-03-002
Orange County Planning Division
BCC Hearing Date: June 4, 2024

ORDINANCE NO. 2024-_____

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING A SMALL SCALE DEVELOPMENT AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Legislative Findings, Purpose, and Intent.

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of Part II of Chapter 163, Florida Statutes, for amending Orange County’s 2010-2030 Comprehensive Plan;

c. On June 4, 2024, the Board of County Commissioners held a public hearing on the adoption of the proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to adopt it.

Section 2. Authority. This ordinance is adopted in compliance with and pursuant to Part II of Chapter 163, Florida Statutes.

Section 3. Amendment to Future Land Use Map. The Comprehensive Plan is hereby amended by amending the Future Land Use Map designation as described at **Appendix “A,”**

31 attached hereto and incorporated herein.

32 * * *

33 **Section 4. Effective Dates for Ordinance and Amendment.**

34 (a) This ordinance shall become effective as provided by general law.

35 (b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development
36 amendment adopted in this ordinance may not become effective until 31 days after adoption.
37 However, if an amendment is challenged within 30 days after adoption, the amendment that is
38 challenged may not become effective until the Department of Commerce or the Administration
39 Commission issues a final order determining that the adopted amendment is in compliance.

40 (c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning
41 changes approved by the Board are contingent upon the related Comprehensive Plan amendment
42 becoming effective. Aside from any such concurrent zoning changes, no development orders,
43 development permits, or land uses dependent on this amendment may be issued or commence
44 before the amendment has become effective.

45 ADOPTED THIS 4TH DAY OF JUNE, 2024.

46 **ORANGE COUNTY, FLORIDA**
47 By: Board of County Commissioners

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51 By: _____
52 Jerry L. Demings
53 Orange County Mayor

54
55 ATTEST: Phil Diamond, CPA, County Comptroller
56 As Clerk to the Board of County Commissioners

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60 By: _____
61 Deputy Clerk

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APPENDIX “A”
FUTURE LAND USE MAP AMENDMENT

<i>Appendix A*</i>		
<i>Privately Initiated Future Land Use Map Amendment</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
SS-24-03-002	Rural Settlement 1/5 (RS 1/5)	Rural Settlement 1/2 (RS 1/2)
*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.		

67