

BCC meeting April 5, 2022

H. Ordinance/Comprehensive Plan – Adoption of Out-of-Cycle Regular
Cycle Staff-Initiated Comprehensive Plan Text Amendment and
Ordinance

Today the request is...

- RSLD 2/1 future land use designation to recognize existing development patterns and **rural** and **suburban** lots at 2 DU/AC. The applicant is proposing to increase the total number of units from 98 to 179. (STAFF REPORT)
 - OPPOSITION IS TO THE AMENDMENT OF COUNTYWIDE POLICIES FOR ONE INDIVIDUAL, ONE DEVELOPMENT (81 UNITS), IN ONE RURAL SETTLEMENT
 - All it takes is ONE exception to set a precedent for another exception

There are 22 Rural Settlements in Orange County

- **Objective FLU6.2 and 15 policies** were to preserve rural settlements

POLICIES

FLU6.2.1

The following Rural Settlements shall be designated on the Future Land Use the desire for a rural lifestyle. No new Rural Settlements or expansions to the Rural Settlement boundaries shall occur.

<i>Rural Settlements</i>
Bithlo
Bridle Path (annexed by Apopka)
Christmas
Clarcona
Corner Lake
Gotha
Lake Avalon
Lake Hart/Lake Whippoorwill
Lake Mary Jane
Lake Pickett
North Apopka/Wekiva
North Christmas
Otter Lake
Paradise Heights
Rainbow Ridge
Sunflower Trail/Seaward Plantation
Tangerine
Tildenville
Wedgefield
West Windermere
Zellwood
Zellwood Station



Why would we amend policies & adopt newly proposed countywide policies for:

- **ONE** Individual?
- **ONE** development?
- **ONE** rural settlement?
- For 81 units?
- Piercing the protection of **FLU6.2** and the **15 policies** that were created to protect rural residents and communities is not a fair use of policymaking for the majority of people that trusted the county's policies.
- **Countywide policies** are intended for **ALL** not **ONE**.

Your vote today sets precedent for the future.

- **There is no such thing as an exception for ONE when it comes to precedent.**
- **In fact, all it takes to establish precedent is ONE occurrence.**
- **Precedent cannot be TIME DATED. You cannot limit the amendment to only TODAY.**

Our Comp Plan provides a “Package of Policies” to protect and preserve rural settlements

Rural Settlements provide for a rural residential lifestyle.

Every effort shall be made to preserve the existing character of the Christmas, Clarcona, Gotha, Tangerine, and Zellwood Rural Settlements as part of Orange County's heritage and historic preservation.

The permitted densities and intensities of land use within the Rural Settlements shall maintain their rural character.

Factors to be considered shall include lot size, open space and views, tree canopy, building location and orientation, and compatibility with existing land uses

The Future Land Use Map shall reflect the permitted densities of development within the Rural Settlements. Clustering of units with dedicated open space shall be allowed so long as the overall density does not exceed that specified on the Future Land Use Map.

Amendments to the residential densities of the Rural Settlement shall not allow residential densities greater than one dwelling unit per acre, except for those exemptions listed below:

A. Land designated Low Density and Low-Medium Density Residential at the time of the 1991 Comprehensive Plan adoption;

B. County certified affordable housing projects that are rural in character and meet the Small Scale FLUM criteria and requirements. (Added 6/94, Ord. 94-13; Amended 12/00, Ord. 00-25, Policy 2.1.10)

The spirit of the policies is to protect.

- FLU6.2.10 The future land use, density, and intensity of development adjacent to a Rural Settlement shall not negatively impact the character of the Rural Settlement.
- FLU6.2.11 Neighborhood commercial and office uses shall be allowed in Rural Settlements in areas designated for such on the Future Land Use Map. Only those commercial and office uses that will support existing residential uses shall be permitted in Rural Settlements. The scale and intensity of commercial and office uses must be compatible with the development pattern of the existing Rural Settlement.