

Lake Avalon Preservation District

June 4, 2024 – Board of County Commissioners Hearing



ORANGE COUNTY PLANNING DIVISION

PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT



Proposed Lake Avalon Rural Preservation District

Rural Preservation Districts

Authority to Create such Districts:

- Section 171.044(4), Florida Statutes
 - Allows charter counties to provide exclusive methods for municipal annexation in their charters.
- Section 505 – Orange County Charter (November of 1992)
 - Allows for Preservation Districts in areas not within municipalities and that have existing historical and cohesive residential communities;
 - Sets forth an exclusive procedure for voluntary annexation in certain rural areas;
 - Does not “regulate density of development, intensity of development, or the issuance of development permits” within the District.



Proposed Lake Avalon Rural Preservation District

Proposed Annexation Procedures

- Subsequent Voluntary Annexations would be subject to the following procedures:
 - Approval by a majority of BCC Members at a single public hearing; and
 - Approval by a majority of the registered electors residing within the District.



Proposed Lake Avalon Rural Preservation District

Rural Preservation Districts

The following Rural Preservation Districts have been established to date:

- Gotha – effective March 22, 1995
- Zellwood Station – effective July 1, 1999
- Zellwood – effective July 1, 1999
- Tangerine – effective August 1, 2000

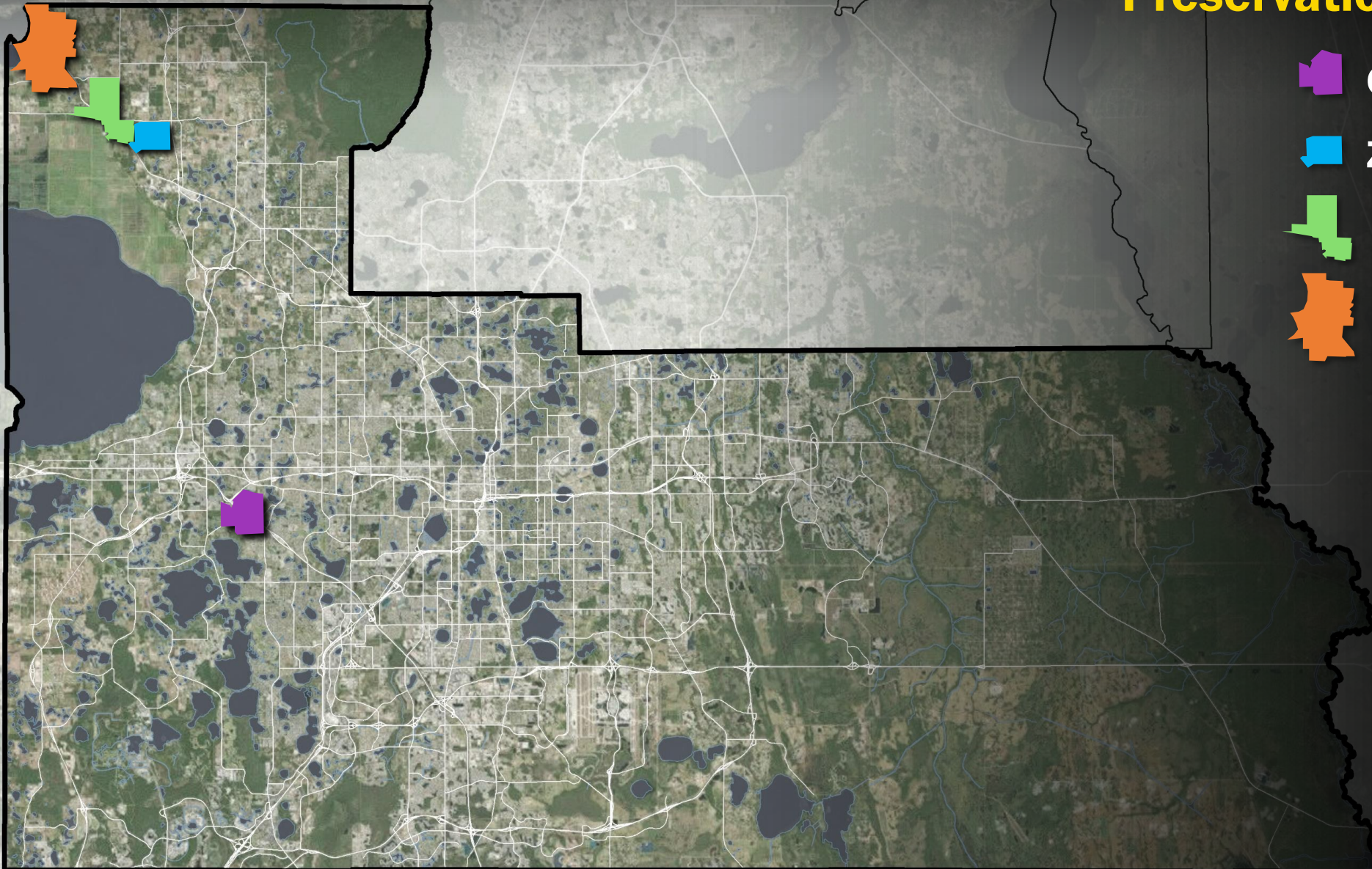


Proposed Lake Avalon Rural Preservation District

Rural - Preservation Districts

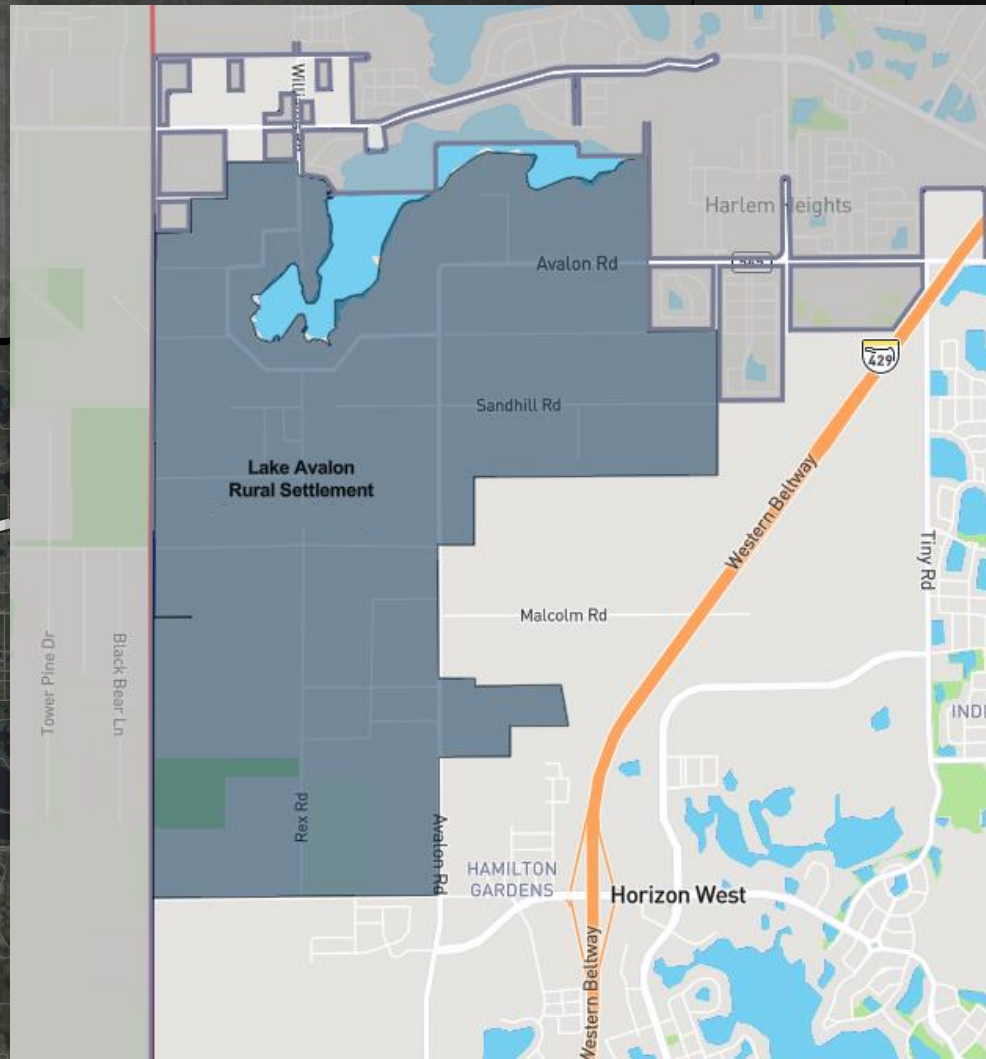
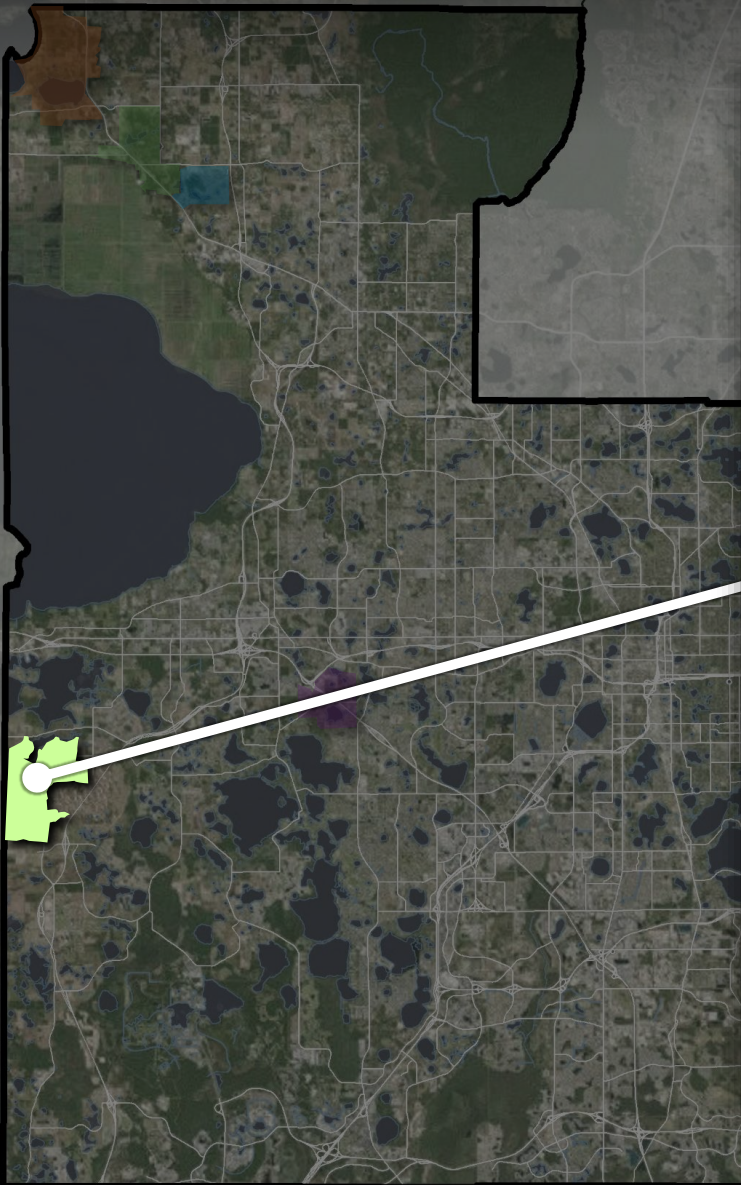
Preservation Districts (Rural):

-  Gotha
-  Zellwood Station
-  Zellwood
-  Tangerine






Proposed Lake Avalon Rural Preservation District

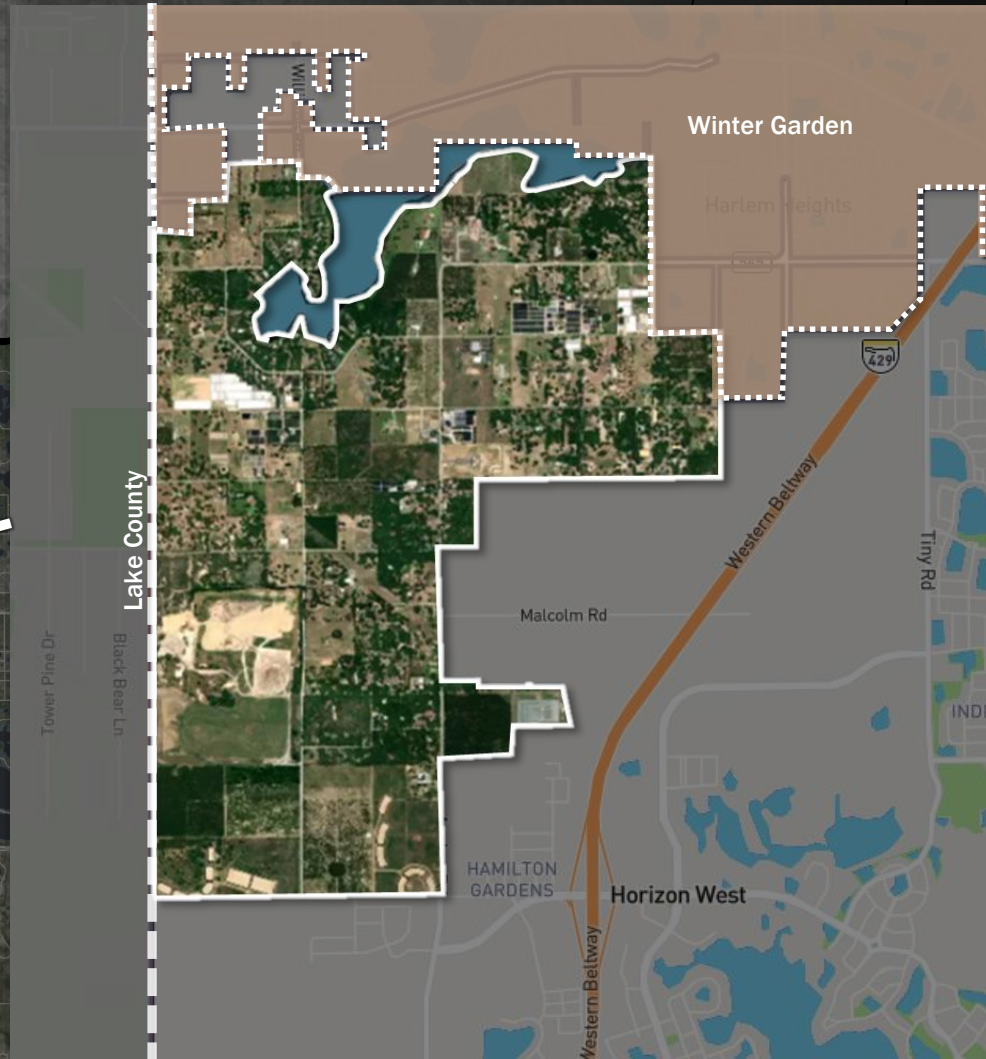
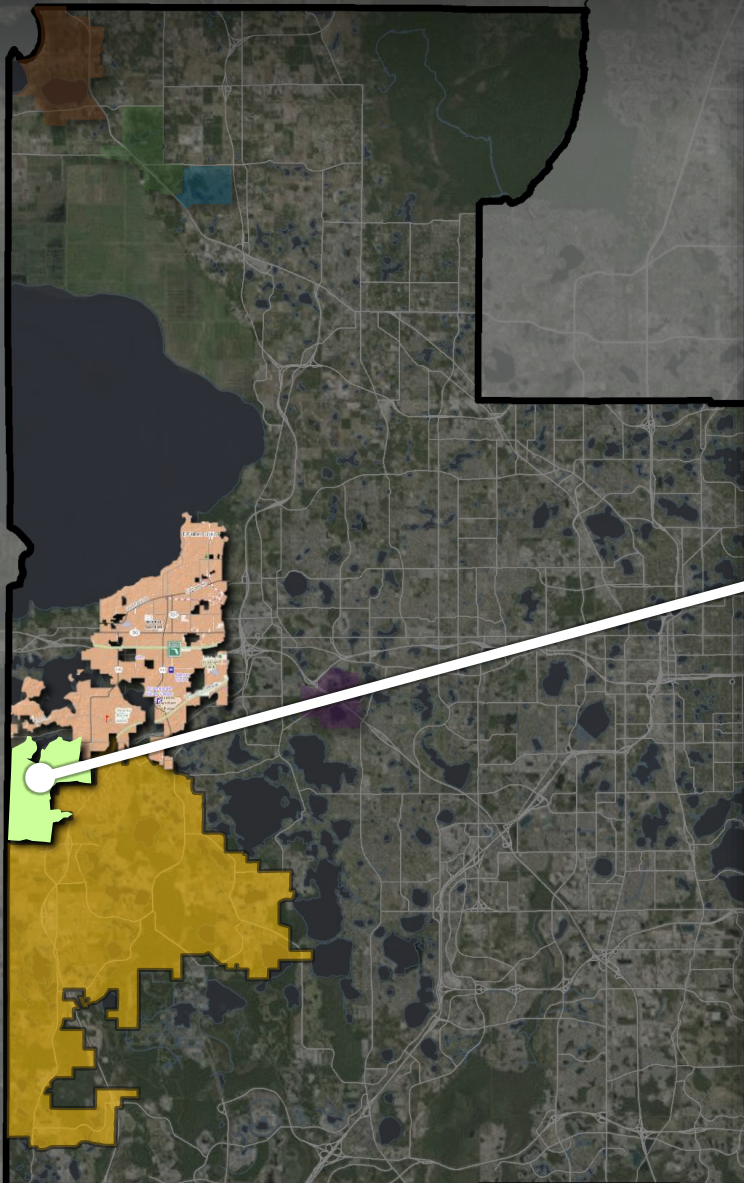


-  Gotha
-  Zellwood Station
-  Zellwood
-  Tangerine

 **Lake Avalon**
2,236 ac. or 3.5 sq. miles



Proposed Lake Avalon Rural Preservation District



-  Gotha
-  Zellwood Station
-  Zellwood
-  Tangerine



- **Most Rural in Density**
- **1 du/5 acres (80%)**
- **Existing Historical Cohesive Character**
- **Abutting Winter Garden**
- **Horizon West to the South**



Proposed Lake Avalon Rural Preservation District

Draft Changes:

- Line 42: Deleted phrase “NOW, THEREFORE”

RECOMMENDATION

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;

and

Authorize Staff to Correct any Non-Substantial Grammatical or Scrivener's Errors.