

LAKE AVALON RURAL SETTLEMENT

COMMISSIONERS REPORT

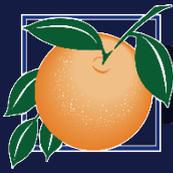
PRESERVATION DISTRICT

April 9, 2024



ORANGE COUNTY

PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT



PRESENTATION OUTLINE

- **BACKGROUND**
- ORDINANCE STRUCTURE
- LAKE AVALON RURAL SETTLEMENT



BACKGROUND

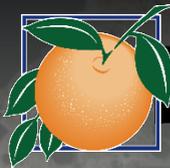
Existing Rural Preservation Districts

Preservation District (Rural)

The Orange County Charter was amended in November of 1992 to add Section 505 which sets forth an exclusive procedure for annexation in areas designated by the County as preservation areas. This provides the Board the ability to designate any areas of Orange County that are not within a municipality and that represent “existing historical and cohesive residential communities” located within certain rural settlements

The following Rural Preservation Districts have been established to date:

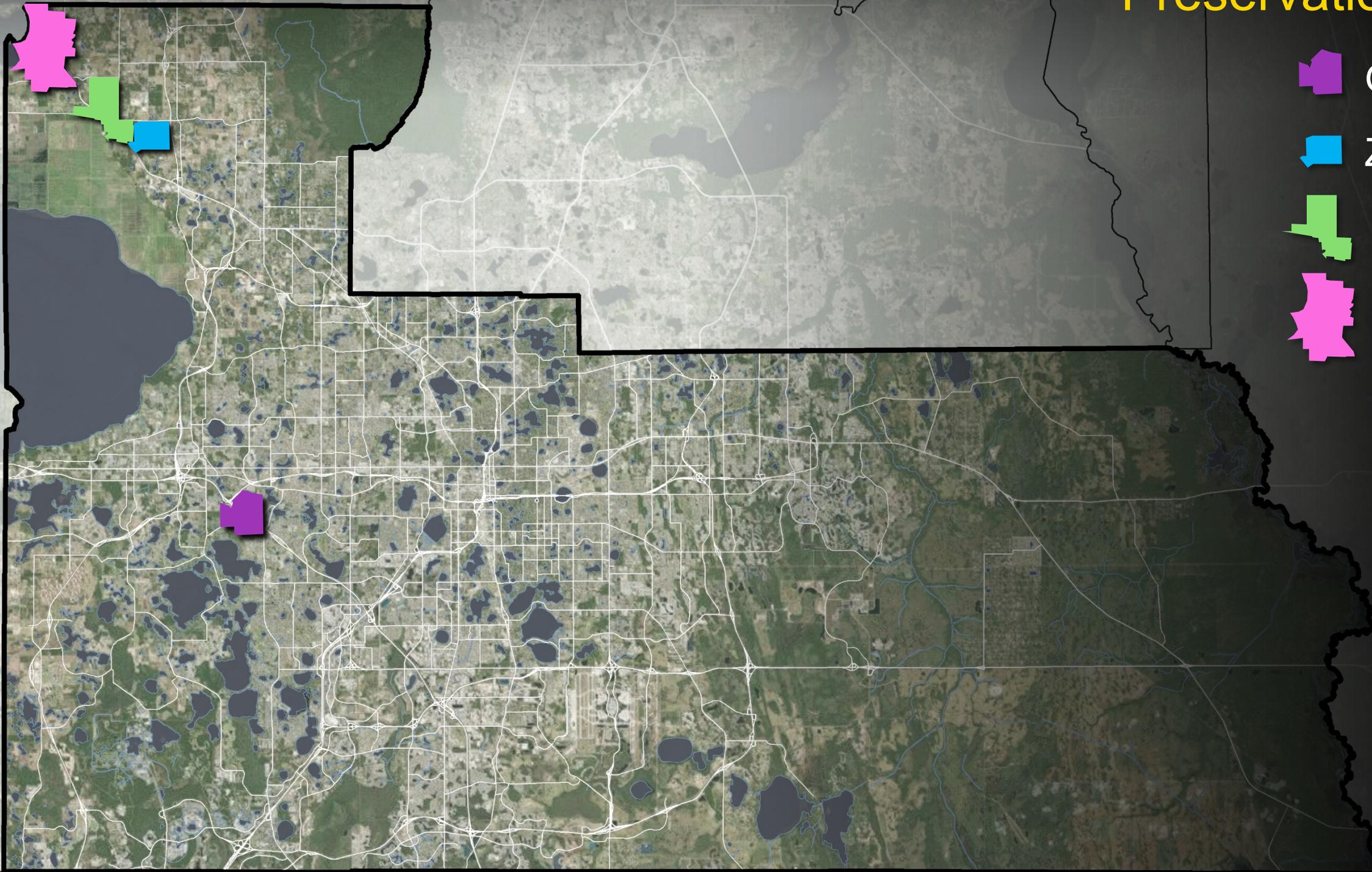
- Gotha – effective March 22, 1995 (Ord No. 95-1)
- Zellwood Station – effective July 1, 1999 (Ord No. 99-13)
- Zellwood – effective July 1, 1999 (Ord No. 99-14)
- Tangerine – effective August 1, 2000 (Ord. No. 2000-15)



PRESERVATION DISTRICT

Rural - Preservation Districts

Preservation Districts (Rural):



-  Gotha
-  Zellwood Station
-  Zellwood
-  Tangerine



PRESERVATION DISTRICT

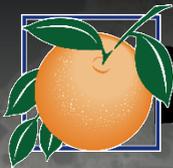
Existing Urban Preservation Districts

Preservation District (Urban)

Due to the annexation pressure around certain urban neighborhoods in unincorporated Orange County where their unique characteristics were threatened, Section 5050 of the Charter was subsequently amended to recognize the creation of Urban Preservation Districts.

The following Urban Preservation Districts have been established to date:

- **Dr. Phillips – Effective March 17, 1998 (Ord. No. 98-08)**
- **Taft – Effective November 7, 2000 (Ord. No. 2000-18)**
- **Pine Castle – effective August 27, 2002 (Ord. No. 2002-11)**



PRESERVATION DISTRICT

Urban - Preservation Districts

Preservation Districts (Urban):



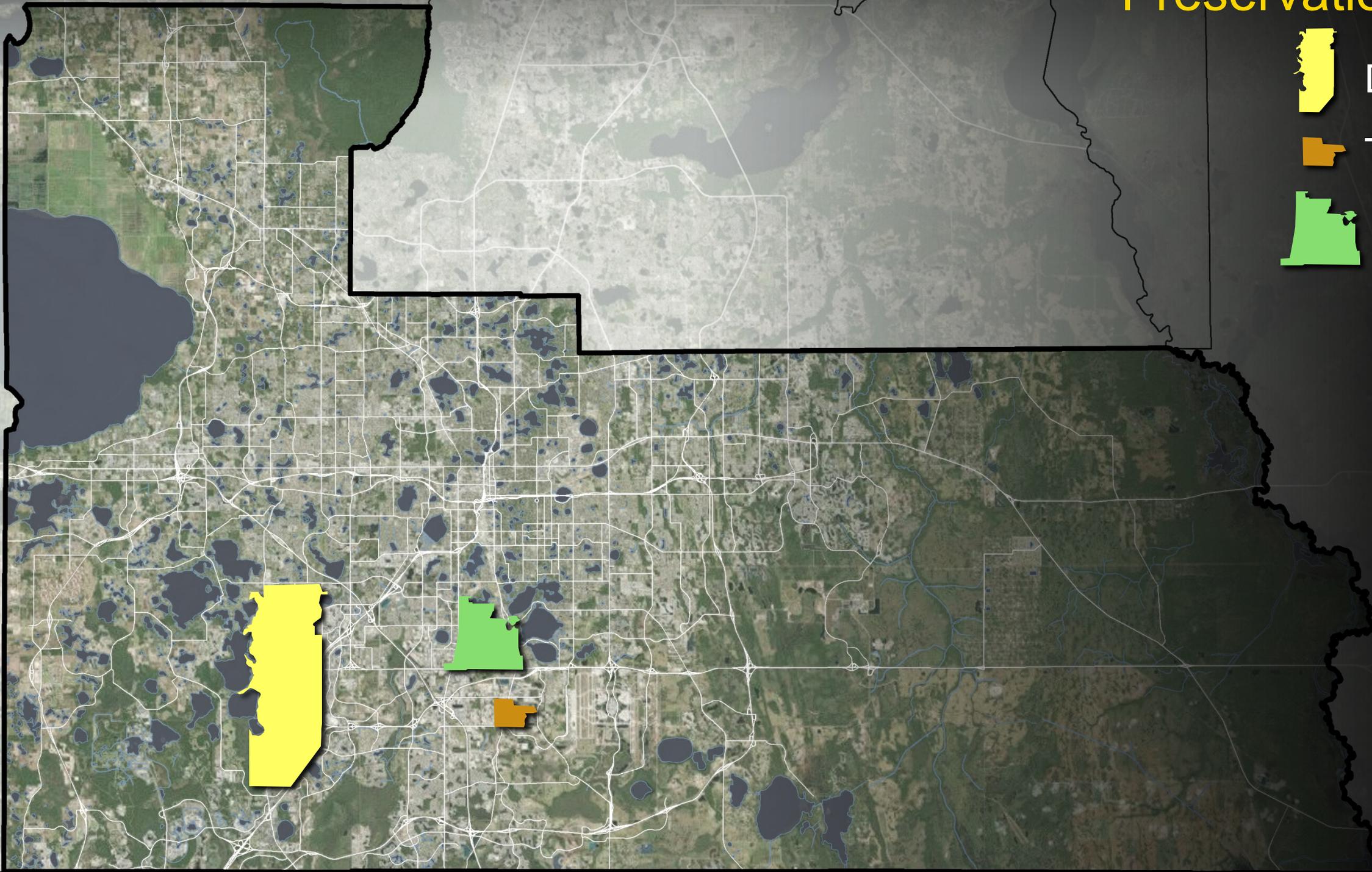
Dr. Phillips



Taft



Pine Castle





PRESENTATION OUTLINE

- BACKGROUND
- **ORDINANCE STRUCTURE**
- LAKE AVALON RURAL SETTLEMENT



PRESERVATION DISTRICT

Ordinance Structure

Preservation District

Chapter 33, Article IX – Preservation District

Sections included in the creation of Preservation District:

1. Sec. xx-xxx. Title: Name of the District
2. Sec. xx-xxx. Recitals
3. Sec. xx-xxx. Definitions
4. Sec. xx-xxx. **Purpose and Intent**
5. Sec. xx-xxx. Designation of District; Boundaries of District
6. Sec. xx-xxx. Procedure For Voluntary Annexation Of Properties Located Within District



PRESERVATION DISTRICT

Preservation District – Codification and Intent

Purpose & Intent

Chapter 33, Article IX – Preservation District

- **The intent of this article is to provide the exclusive method for voluntary annexation in the district in very limited circumstances**
- **It is not the purpose or intent of this article to regulate density of development, intensity of development, or the issuance of development permits on lands located within the district nor is it the intent to create a special district**



PRESERVATION DISTRICT

Preservation District – Procedure Reference (Gotha)

Procedure for Annexation

Chapter 33, Article IX – Preservation District

Sec. 33-306. - Procedure for annexation of properties located within district.

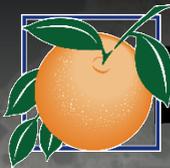
To voluntarily annex properties located within the boundaries of the district into a municipality, the following procedure must be followed:

- (1) The Orange County BCC must approve, by majority vote, such annexation at an advertised public hearing. Such public hearing shall be advertised as an ordinance pertaining to the use of land, pursuant to the requirements of F.S. § 125.66(6), as may be amended and replaced from time to time.**
- (2) After Orange County BCC approval, a majority of the registered electors residing within the boundaries of the district must approve the annexation by a majority vote.**
- (3) The vote by the registered electors residing within the district shall be conducted in accordance with Florida laws pertaining to annexation elections, and more particularly in accordance with those procedures set forth in F.S. § 171.0413, as those sections may be amended and replaced from time to time.**



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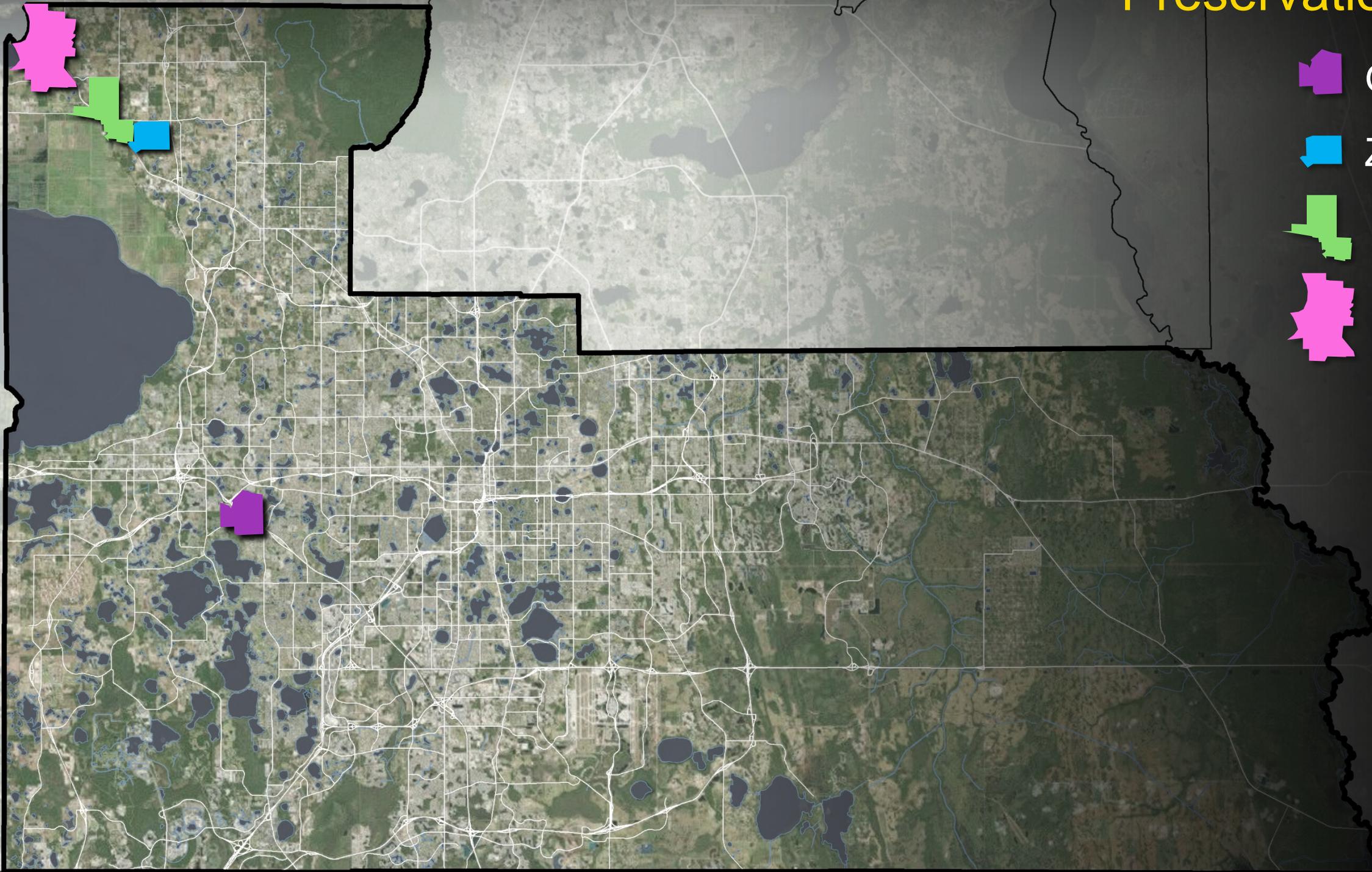
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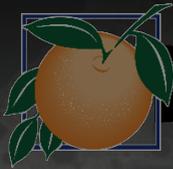
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Rural - Preservation Districts

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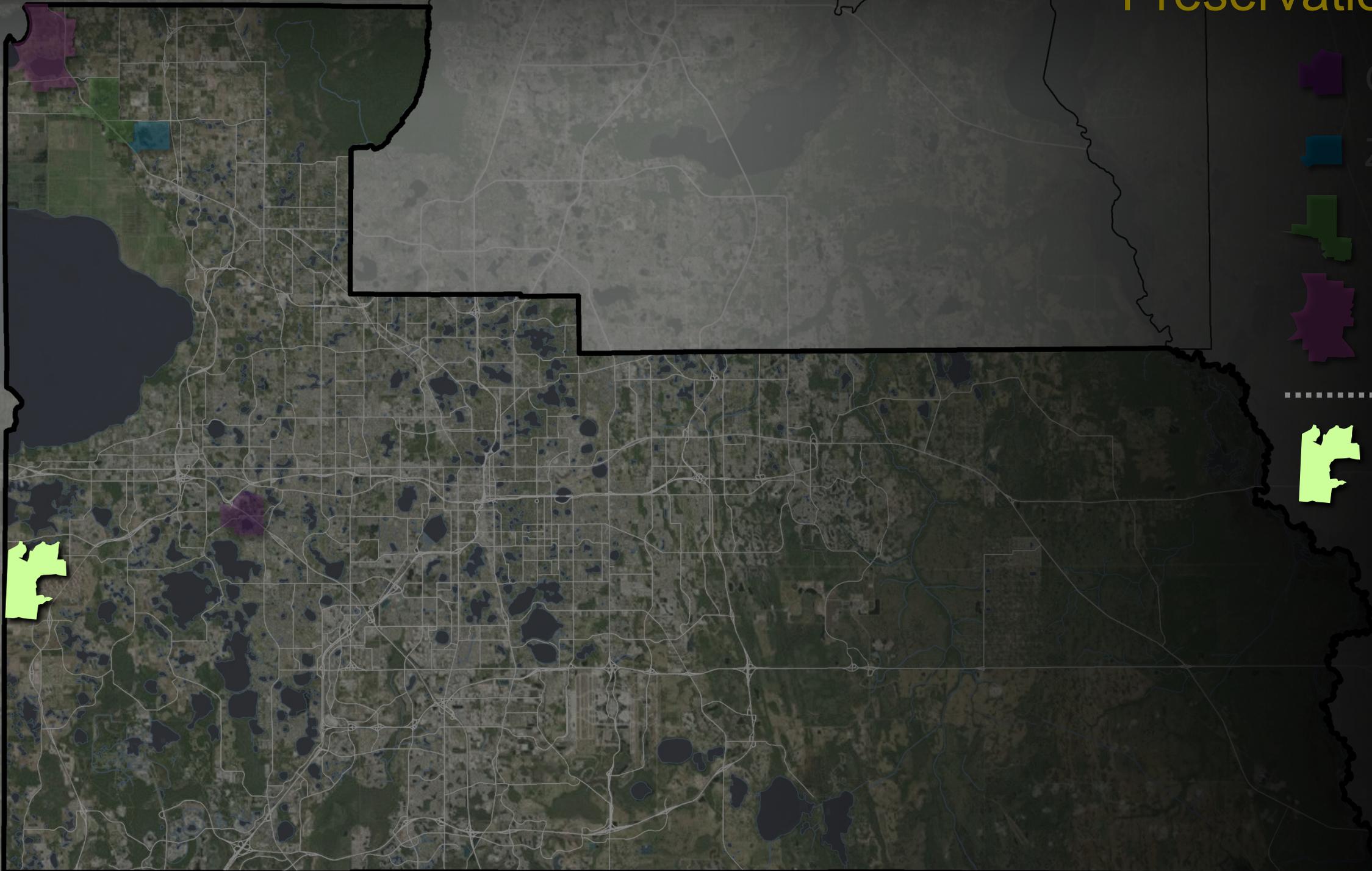
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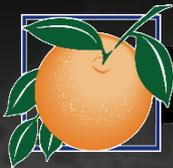
Lake Avalon – Proposed Preservation District

Preservation Districts (Rural):

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 Lake Avalon

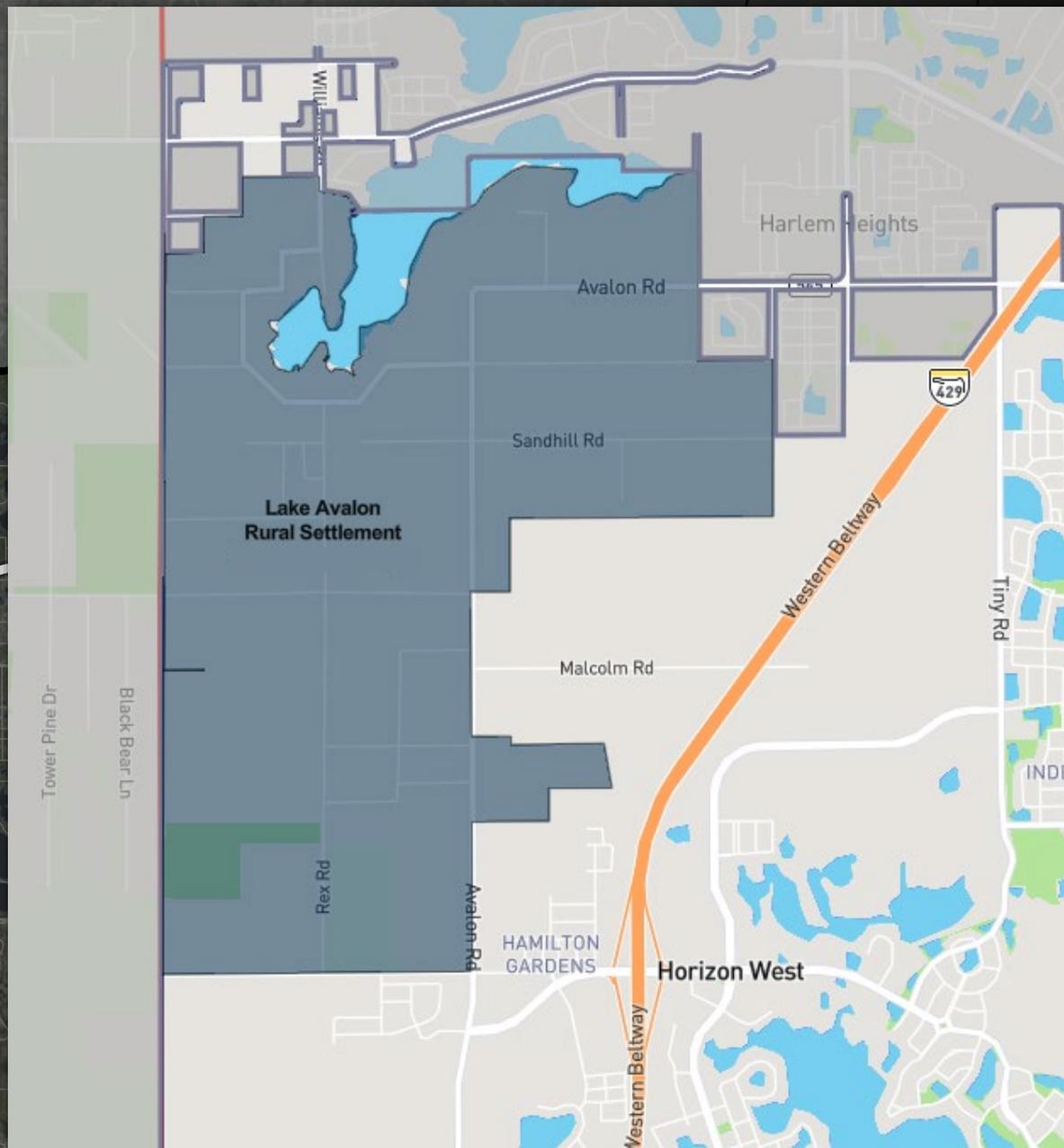
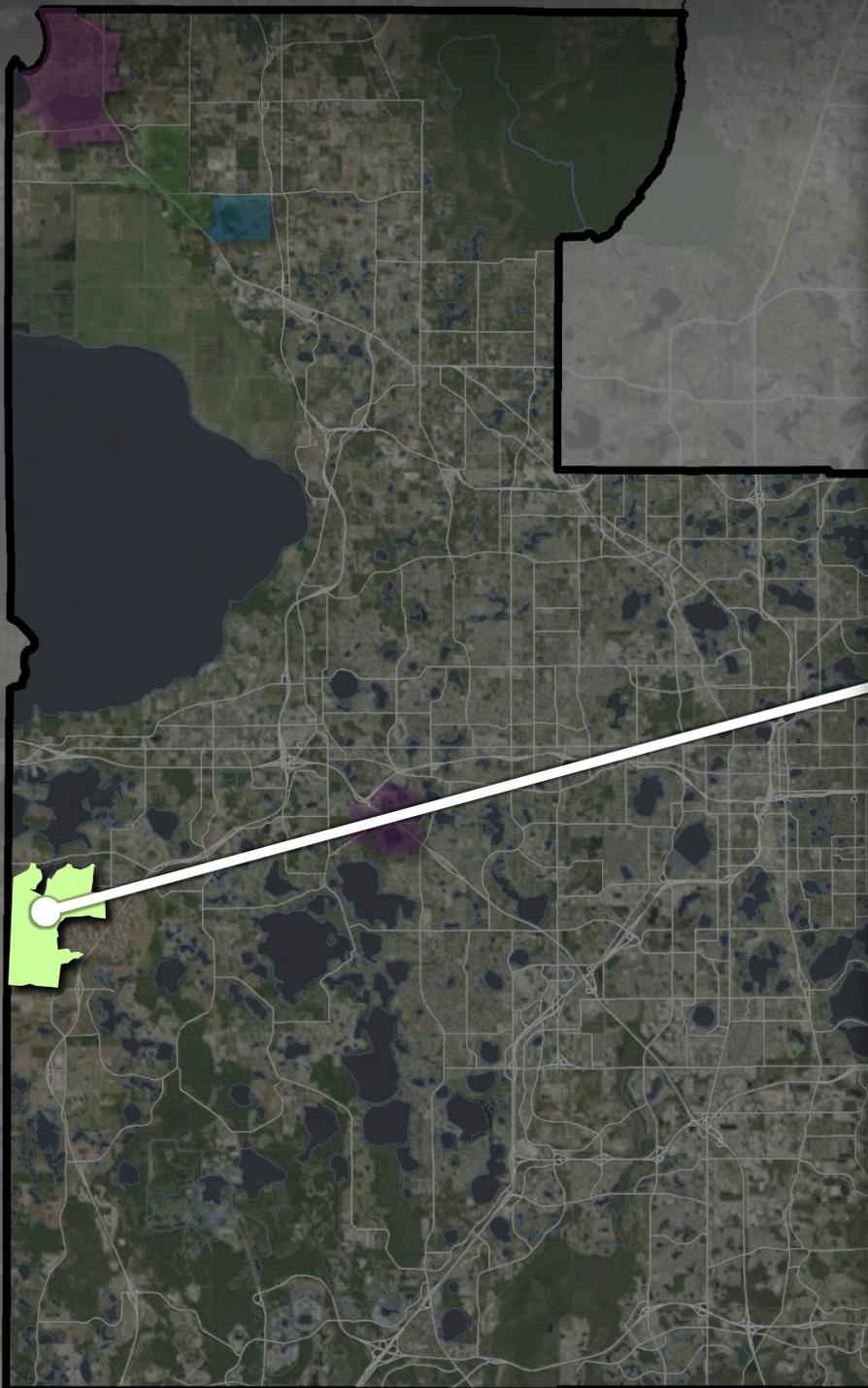




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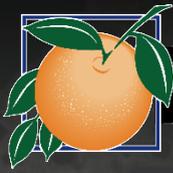
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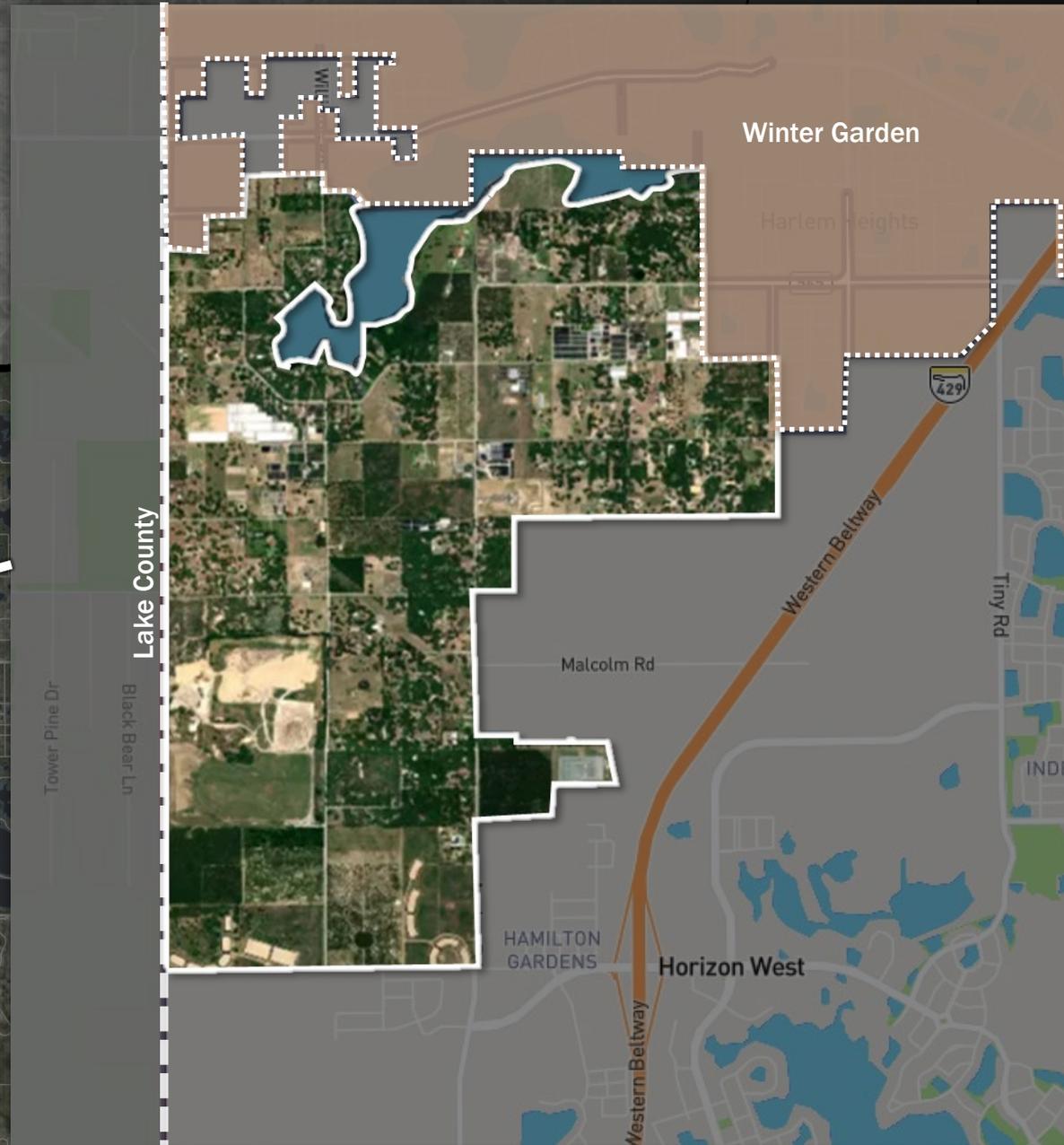
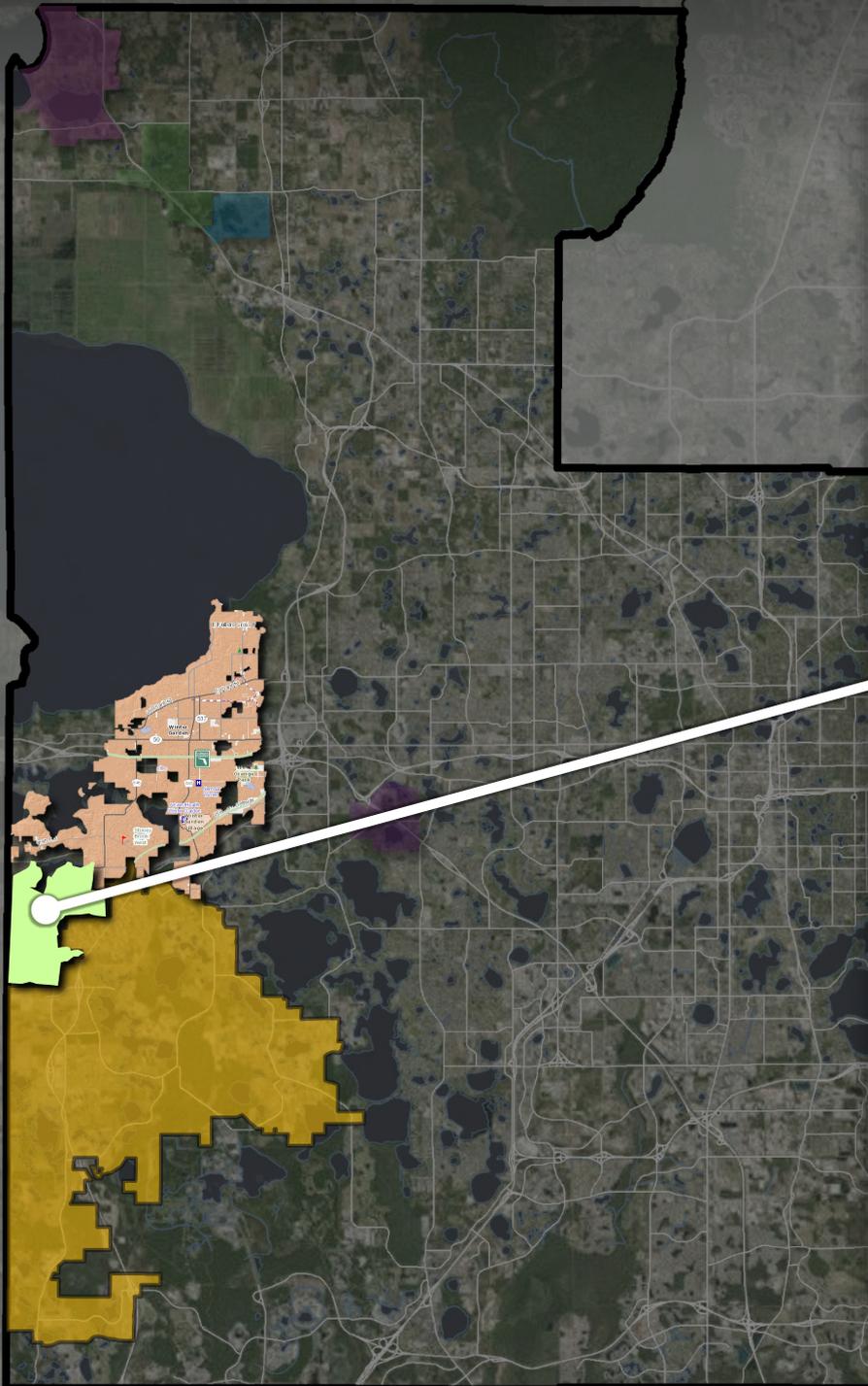
-
-  Lake Avalon
 - 2,236 ac. or 3.5 sq. miles



PRESERVATION DISTRICT

Lake Avalon – Proposed Preservation District

Preservation Districts (Rural):



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Lake Avalon

2,236 ac. or 3.5 sq. miles

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