

**4 Amendment Requests:**  
**Corner Lake Gardens Preliminary  
Subdivision Plan (PSP)**

Case #PSP-22-12-362

Speaker: Tom Narut

August 8, 2023 BCC Meeting

# 6 concerns expressed during P&Z meeting

1. Building more homes on septic tanks in the Econ Basin does not support the county's effort to move from Septic to Sewer or to protect our waterways
2. The taxpayer cost per dwelling unit to convert Septic to Sewer is expensive. This development adds 47 more homes to pay for the future conversion.
3. The lakefront lots have nearly half of the lot buried in the lake, which results in much smaller actual lot sizes.
4. Rural settlement lots shall be one home per one acre. The small .33 acre lots are not acceptable for a rural settlement
5. Assuming that the small lots are due to clustering, the development does not resemble a clustered subdivision
6. The ingress and egress locations

**\* 3 story homes and wells for irrigating lawns were not discussed but appear on the current PSP**

# To be clear – this PSP is located on a Rural Settlement in the rural service area:

- There are 22 rural settlements in Orange County.
- Whatever is approved for development on 1 rural settlement sets a precedent for approval on other rural settlements.
  - We want to ensure that a negative precedent is not set re: violating current staff policy
  - Corner Lake Rural Settlement requires **1 home per 1 acre in a conventional layout**
    - It does allow for smaller lots if using a clustering layout of lots
    - Current PSP is using a “Conventional Layout with wetland preservation”, but wrongfully using smaller lot sizes.
    - Staff policy only allows the smaller lot sizes in a rural settlement when using a “Clustering Layout”.
      - Preserving a wetland area (which is required) does not constitute a clustering layout – which is what this PSP is requesting.

# To be clear – this PSP is located on a Rural Settlement in the rural service area: (page 2)

- Of the **47 lots** in this rural settlement PSP, **only 3 lots** are **1 acre lots** (Lot #'s 1, 12, and 24).
  - The 12 lake front lots have nearly half of the land buried in the lake.
  - **The other 44 lots** range from .33 acre to .72 acre with most lots being .5 acre.
    - The only rural settlement that was to have .5 acre lots in a conventional layout was Zellwood.
      - This was to at the threat of annexation - and that effort required modifying the Comp Plan.
  - Clustering is permissible in rural settlements in an effort to protect open space and/or environmentally sensitive lands - **this PSP does not represent a cluster subdivision.**

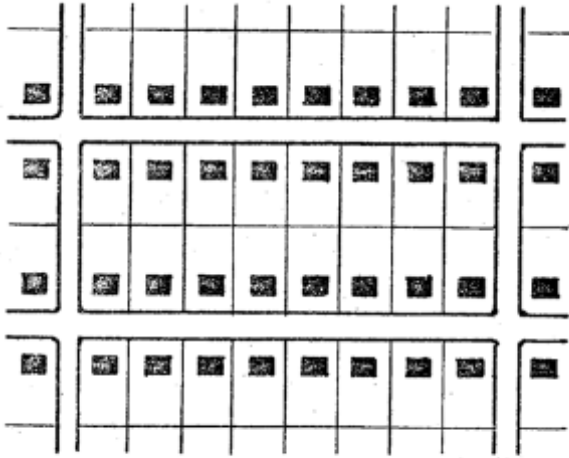


Figure 1a

### Conventional Subdivision

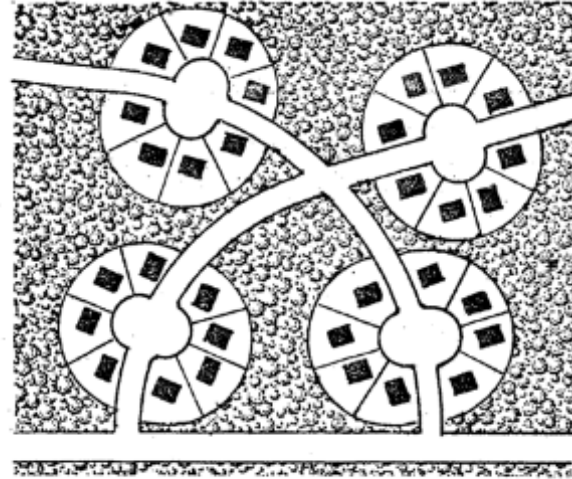


Figure 1b

### Clustering Subdivision

(source: American Planning Association)

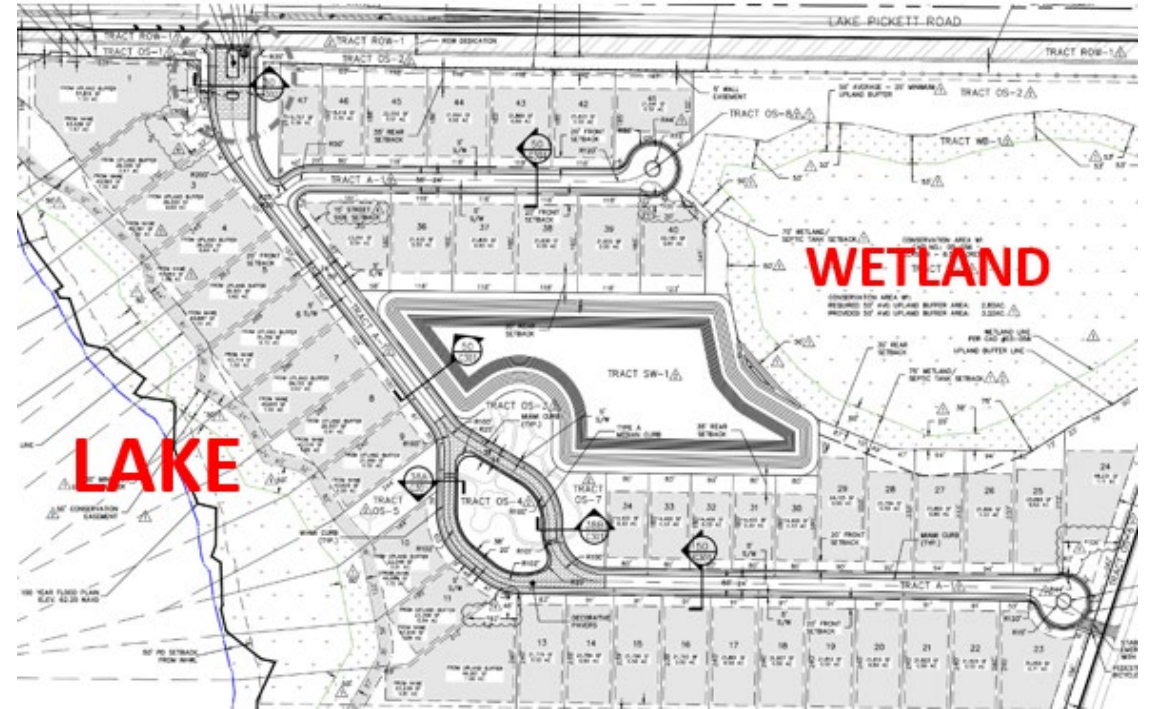


Figure 2 (Current PSP)

- It is NOT a Clustering Subdivision Layout
- It is a Conventional Subdivision Layout

## 3 Condition Requests:

1. **The PSP shall be amended to meet the criteria of a clustered subdivision, which is permitted in rural settlements. After which, the .3 and larger lot sizes work within established staff policy.**
  - 1a. **Or,** expand lot sizes to meet Conventional Subdivision requirements for Rural Settlement per staff policy
  - 1b. **Or,** do as Zellwood did - modify Comp Plan to allow for this PSP's special request
2. **Ensure subdivision will preserve the rural character in the area - CLUP OBJ FLU6.1 is**  
*"...intended to preserve rural character in the rural service area."*
  - 2a. **The maximum home height permitted will be 2 stories**  
(preserve rural character and keep consistency (3 stories violates Rural Settlement comp plan))
  - 2b. **Subdivision wall is in character with rural settlement**