

Why the Lake Pickett text and map amendments should be withdrawn/rescinded

Presentation to Orange County Board of County Commissioners
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LP Text Amendment Broke a Fundamental Correlation in Comprehensive Plan

- B. The following are the maximum residential densities permitted within the Urban Service Area for all new single use residential development or redevelopment. Future Land Use densities for the following categories shall be:

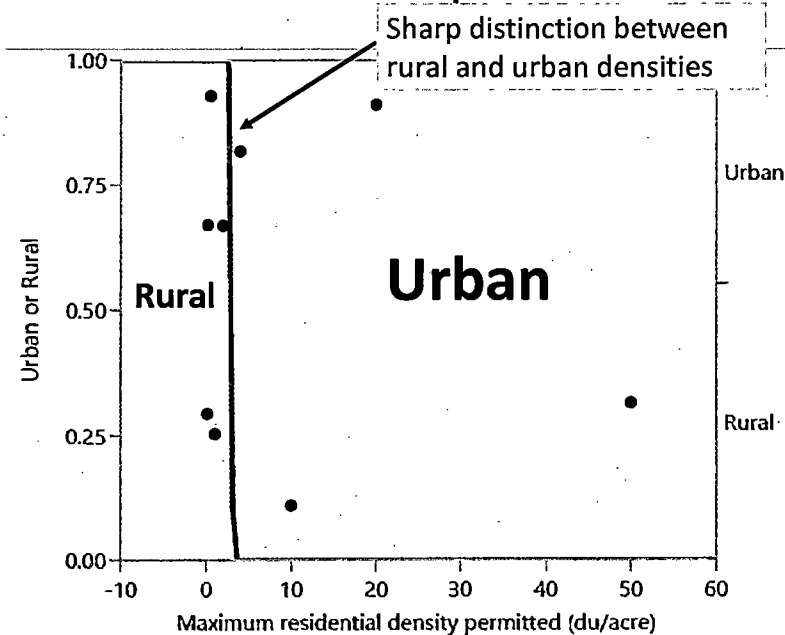
FLUM Designation	General Description	Density
Urban Residential – Urban Service Area		
Low Density Residential (LDR)	Intended for new residential projects within the USA where urban services such as water and wastewater facilities are present or planned. This category generally includes suburban single family to small lot single family development.	0 to 4 du/ac
Low Medium Density Residential (LMDR)	Recognizes low- to medium-density residential development within the USA, including single family and multi-family residential development.	0 to 10 du/ac
Medium Density Residential (MDR)	Recognizes urban-style multifamily residential densities within the USA.	0 to 20 du/ac
High Density Residential (HDR)	Recognizes high-intensity urban-style development within the USA.	0 to 50 du/ac
(Amended 8/92, Ord. 92-24, Policy 1.1.11-r)		

Compare with Rural Settlement Densities

FLUM Designation	General Description	Density/Intensity
Rural – Rural Service Area		
Rural/Agricultural (R)	Rural promotes long-term viability of agricultural uses as an economic asset while allowing single family residential on large lots. Compatible non-residential activity may be related to agribusiness.	1 DU/10 AC
Rural Settlement related		
Rural Settlement (RS 1/5)	RS 1/5 recognizes and preserves existing development patterns, provides for a rural residential lifestyle, and manages the transition of rural areas near the USA.	1 DU/5 AC
Rural Settlement (RS 1/2)	Similar to above but the acreage required is less.	1 DU/2 AC
Rural Settlement (RS 1/1)	Similar to above, but lots once again are smaller size.	1 DU/1 AC
Rural Settlement Low Density (RSLD 2/1)	RSLD is intended to recognize existing development patterns and rural and suburban lots at 2 DU/AC. However, this category may be suited for new residential projects abutting urban development in adjacent municipalities.	2 DU/1 AC

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2010 – 2030 Comprehensive Plan

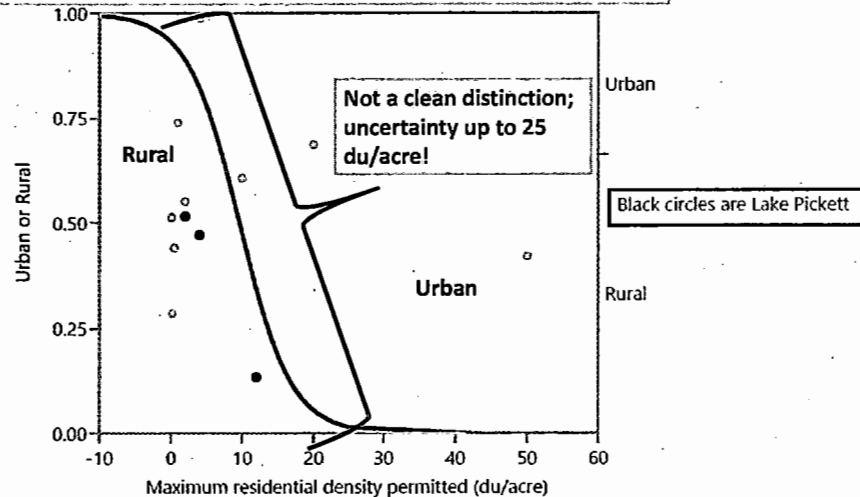


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Add LP Transect Zones – Correlation Broken

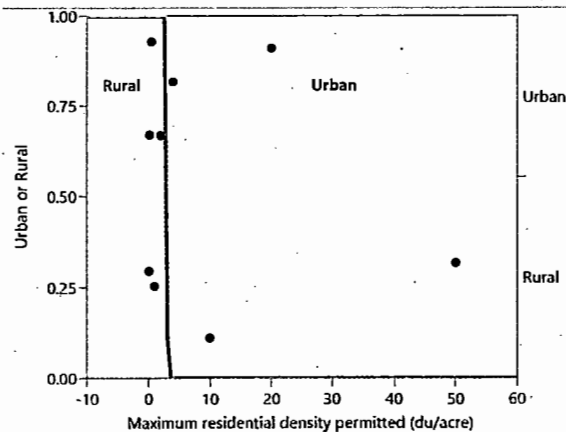
Nominal Logistic Fit for Urban or Rural

Logistic Plot



Converged in Gradient, 6 iterations

What is *Real* Probability that LP Transect Zones are Rural?



T2 = 2 du/ac = 0.999999822 → A rural density

T3 = 4 du/ac = 0.000000000128482 → Not a rural density

T4 = 12 du/ac = 3.4756×10^{-62} → So NOT a rural density! ***This is less than the probability of playing the same Powerball numbers and winning the jackpot six times in a row!***

Judge Van Wyk's Ruling

"285. Based on the foregoing Findings of Fact, Petitioners proved beyond fair debate that the Plan Amendments are internally inconsistent with FLUE Goal 1, Objective 1.1, Policy 1.1.1, Objective 1.2, Policies 1.2.1 and 1.2.2; Goal 2; Goal 6, Objective 6.1, and Policies 6.1.1, 6.1.2, and 6.1.3. The County has established a clear policy of directing urban development to the USA and allowing only low density future residential development in the RSA. The Plan Amendments direct urban development to the RSA, contrary to the County's established desired development pattern. While the County has established exceptions to the policy of limiting future development in the RSA, the Plan Amendments do not meet any of the established exceptions."

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It is Time to Act on Judge Van Wyk's Recommendation

"Based on the foregoing Findings of Fact and Conclusions of Law, it is RECOMMENDED that the Administration Commission enter a final order determining that Orange County Comprehensive Plan Amendments 2015-2-P-FLUE-1 and 2015-2-A-5-1, adopted by Ordinance 2016-17 on July 12, 2016, are not "in compliance," as that term is defined in section 163.3184(1)(b), Florida Statutes."

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- Request the BCC to place an item on its August 29th agenda
- Permit discussion
- Vote to rescind/withdraw the text amendment and map amendment