

# ***Board of County Commissioners***

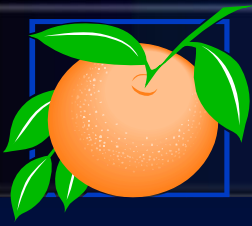
**2021-2-C-FLUE-2 Staff-Initiated Text  
Amendment**

**Agenda VI. G.12.a**

**and**

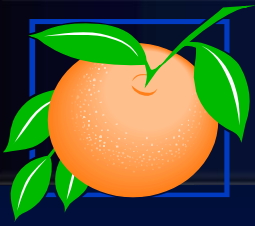
**2021-2-A-2-1 Privately Initiated Map  
Amendment**

**Agenda VI. H.13.a**



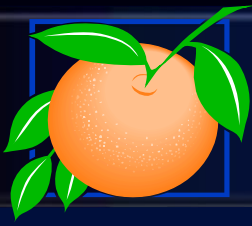
## ***Board of County Commissioners***

**2021-2-C-FLUE-2 Staff-Initiated Text  
Amendment  
Agenda VI. G.12.a**



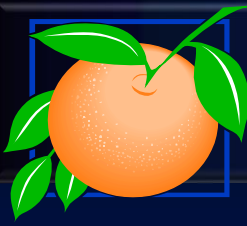
# **2021-2 Out-of-Cycle Amendment Process**

- **Transmittal public hearings**  
**LPA – December 16, 2021**  
**BCC – January 11, 2022**
- **State and regional agency comments**  
**February/March 2022**
- **Adoption public hearings**  
**LPA – March 17, 2022**  
**BCC – April 5, 2022**

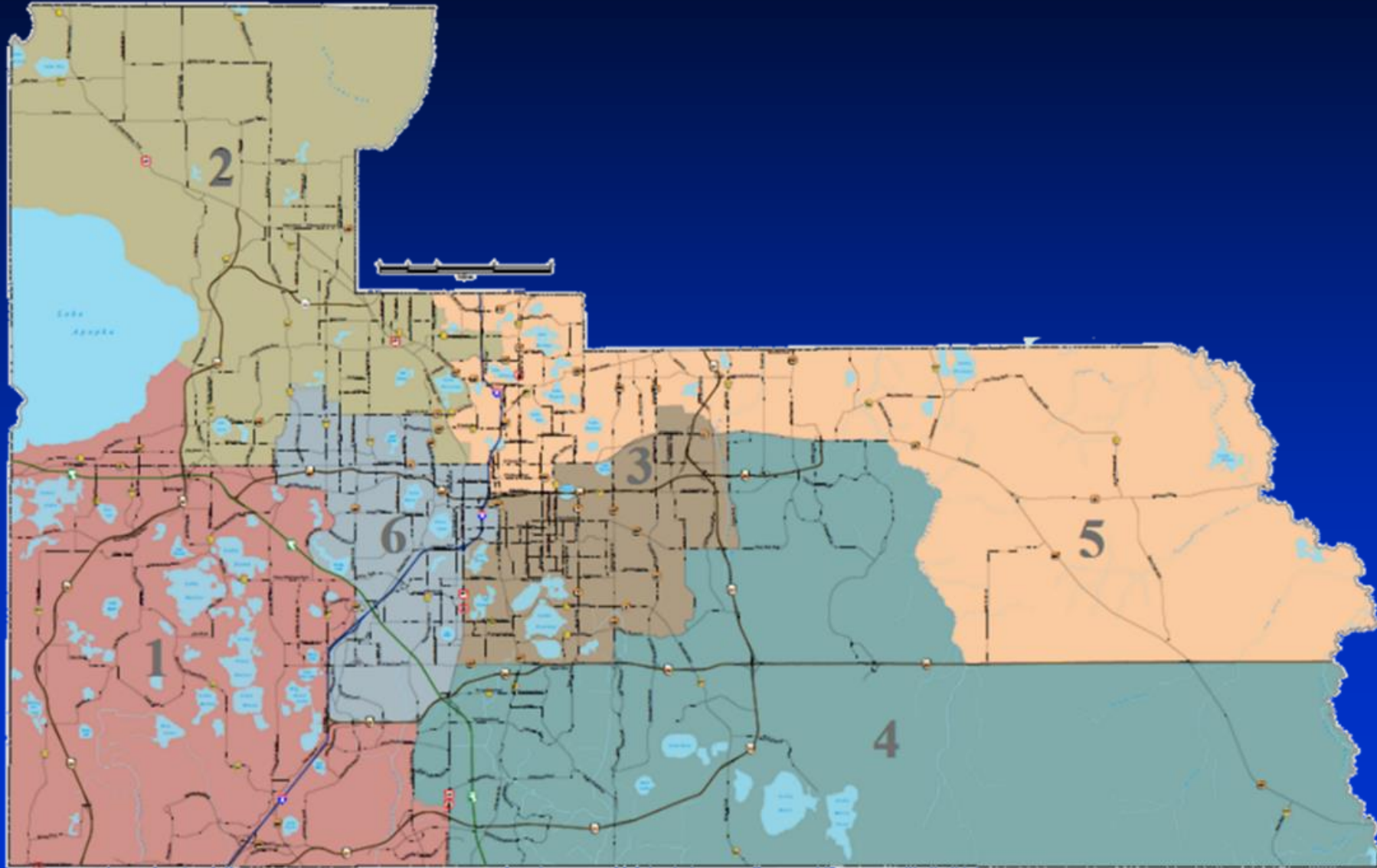


## **Amendment 2021-2-C-FLUE-2**

- Request:** Text Amendment to Future Land Use Element Policies FLU6.2.7 and FLU6.2.8, allowing the owners of certain parcels of over 100 gross acres situated at the perimeter of Rural Settlements and meeting other specific location criteria to request a Future Land Use Map designation of Rural Settlement Low Density (RSLD 2/1)
- District:** Countywide

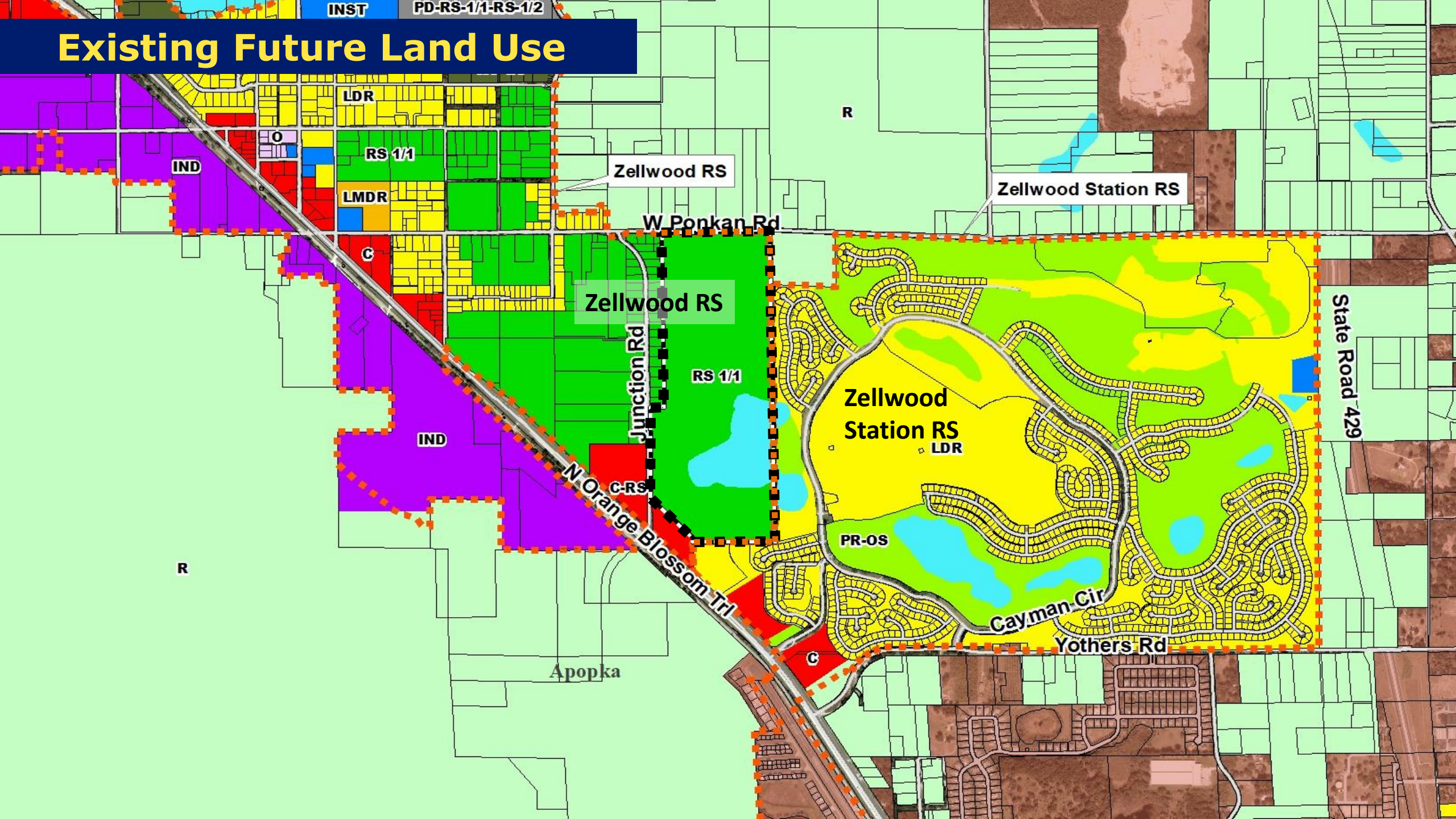


# Location Map



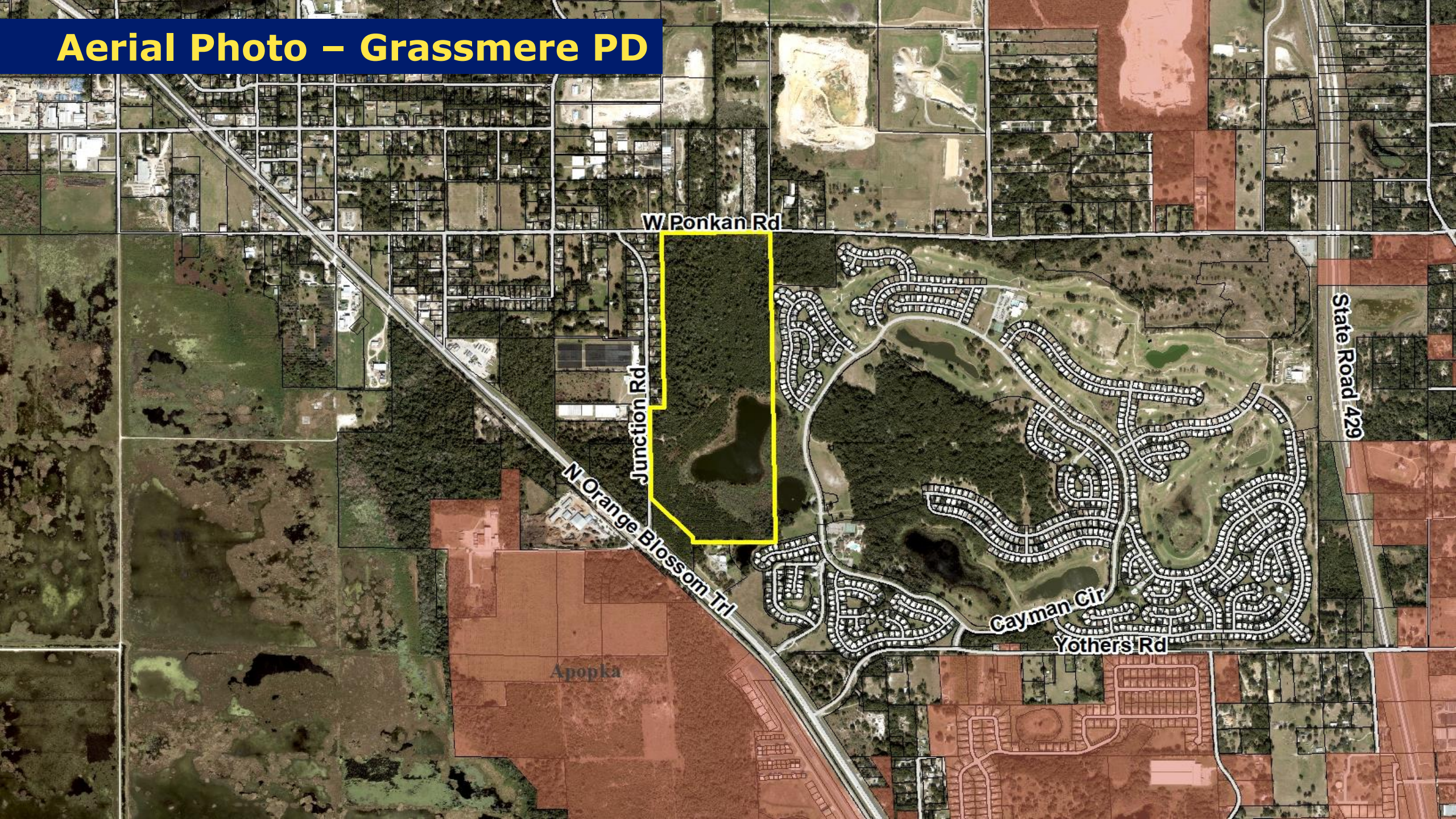


# Existing Future Land Use





# Aerial Photo – Grassmere PD



W. Ponkan Rd

Junction Rd

N Orange Blossom Trl

Apopka

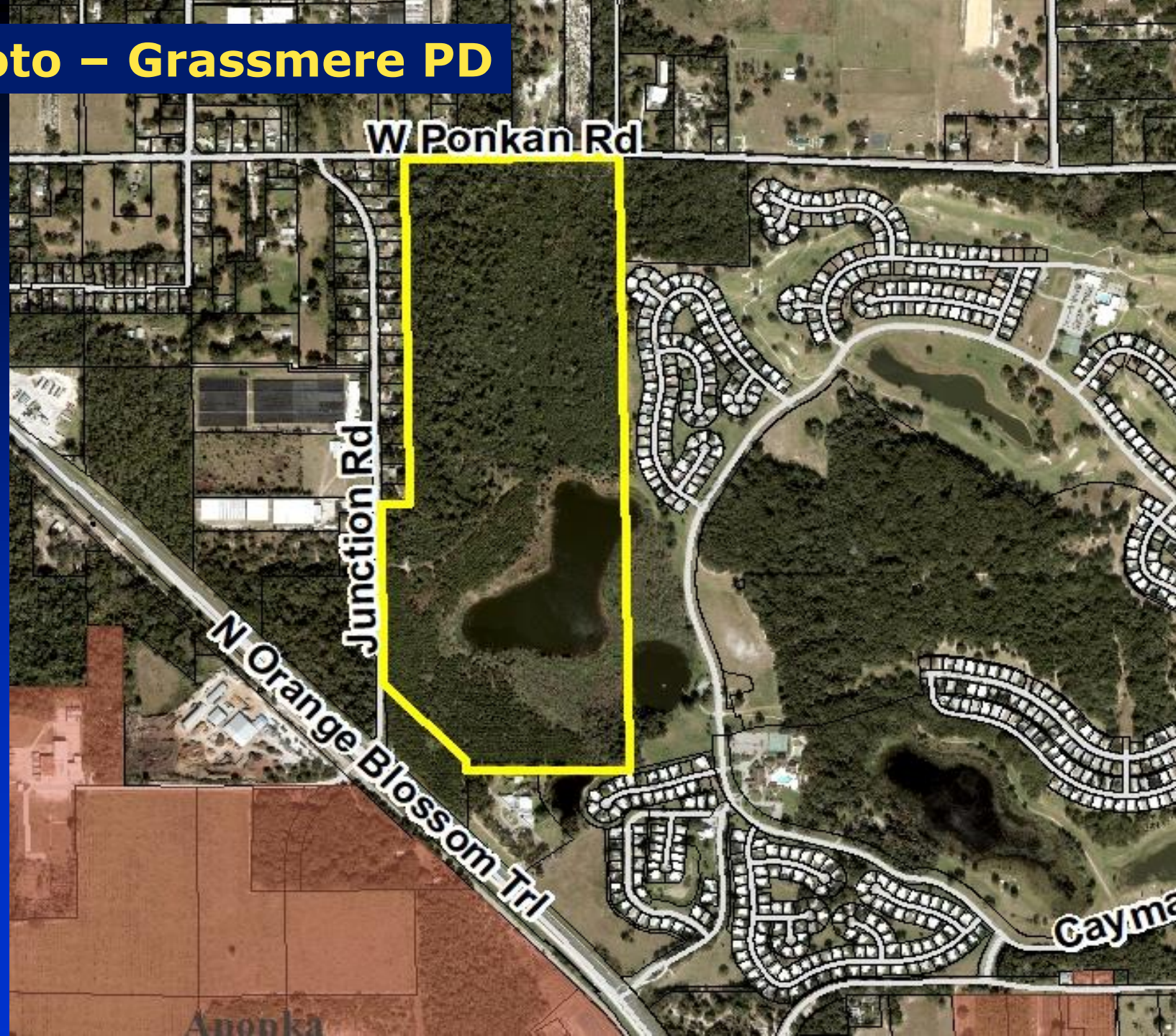
Cayman Cir

Yothers Rd

State Road 429



# Aerial Photo – Grassmere PD





## Summary of Proposed Policy Change

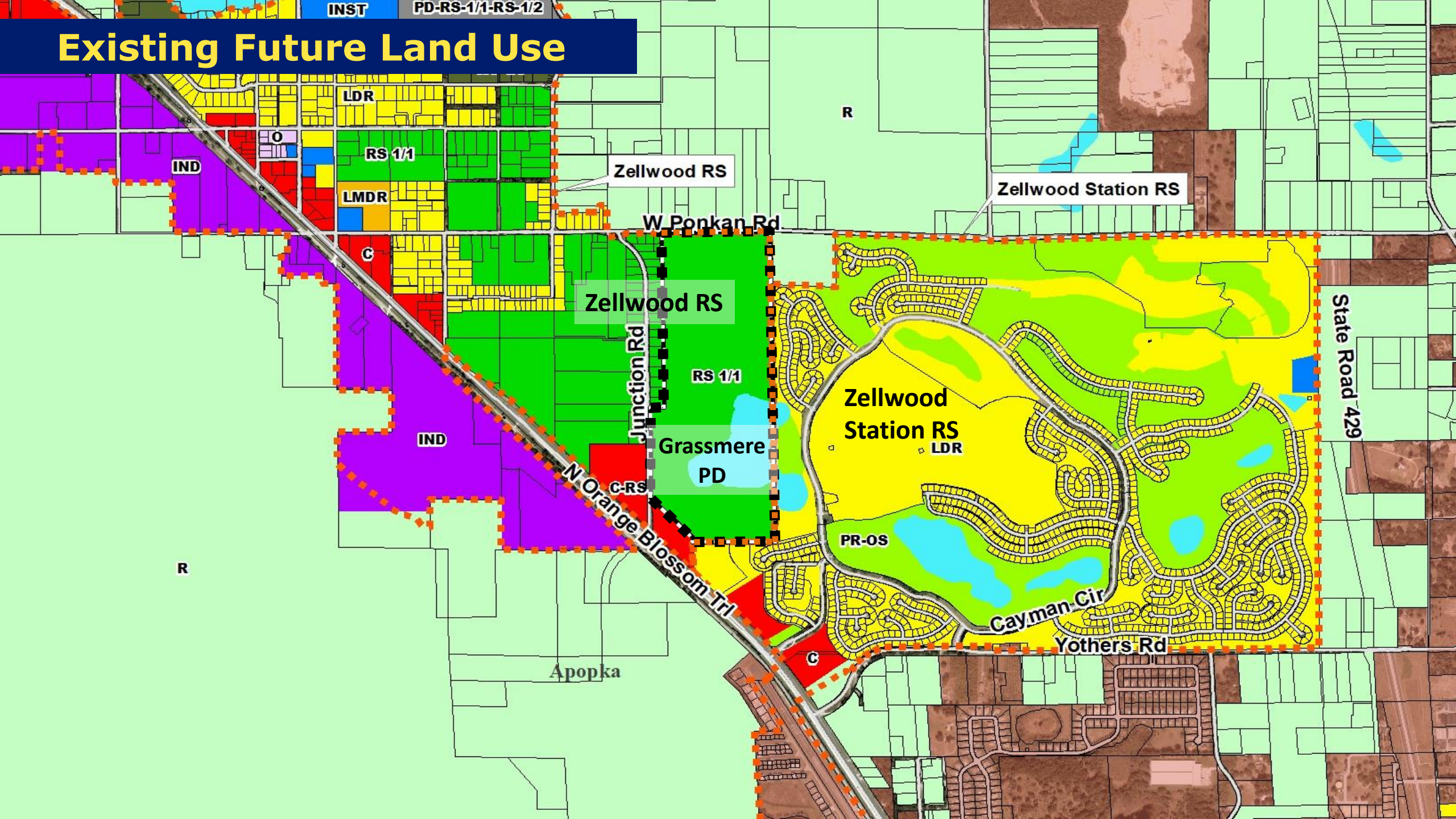
IF:

- A parcel is located on the edge of a Rural Settlement and *adjacent* to unincorporated parcels outside of that Rural Settlement designated LDR (4:1) or LMDR (10:1);
- *Adjacent* means 25% contiguous to LDR or LMDR and not separated by public ROW; and
- Parcel is over 100 gross acres

THEN:

- May request a Future Land Use of RSLD (2 units per acre)

# Existing Future Land Use





FLU6.2.7 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 Residential ~~and/or~~ Low-Medium Density Residential at the time of the July 1, 1991, Comprehensive Plan adoption;
- B. Land meeting the location and/or size criteria established in Policy FLU6.2.8;
- ~~B.C.~~ County-certified affordable housing projects that are rural in character and meet the Small Scale FLUM Future Land Use Map Amendment criteria and requirements. (Added 6/94, Ord. 94-13; Amended 12/00, Ord. 00-25, Policy 2.1.10)

FLU6.2.8 Residential development in a Rural Settlement may be permitted ~~up~~  
~~to~~ at a maximum density of two (2) dwelling units per acre under the Rural  
Settlement Low Density (RSLD 2/1) Future Land Use Map designation in  
~~limited~~ an ~~areas that are~~ adjacent to higher density or intensity urban  
development located in adjacent municipal jurisdictions, or on an individual  
parcel of more than 100 gross acres situated within and along the perimeter  
of a Rural Settlement and adjacent to unincorporated land outside of that  
Rural Settlement and designated Low Density Residential or Low-Medium  
Density Residential on the Future Land Use Map, provided such individual  
parcel is recognized by the Orange County Property Appraiser's official  
records as in existence on [insert the date of adoption of this amendment  
to FLU6.2.8 in 2022, once known].



Land designated RSLD 2/1 is intended to serve as a buffer and transition,  
~~provided~~ with site design standards—including those otherwise required  
pertaining to minimum open space and environmentally-sensitive land—are  
~~provided~~ to ensure compatibility with ~~the~~ surrounding Rural Settlement  
development. ~~This provision is intended to serve as a buffer and transition.~~  
~~The Future Land Use designation of Rural Settlement Low Density Residential~~  
~~shall be restricted to no more than 2 DU/AC.~~ “Adjacent” per this Policy shall  
mean at least 25 percent parcel perimeter contiguity, excluding separation  
by a public right-of-way. An area or P~~parcels~~ greater than 25 A~~acres~~  
benefitting from this Policy must be approved as a PD. ~~Higher density shall~~  
~~only be considered if existing or vested development.~~ ~~Adjacency requires a~~  
~~minimum of 25% contiguity.~~ Such increased density shall not be an impetus  
for the provision of central services elsewhere within the Rural Settlements.



## **Amendment 2021-2-C-FLUE-2**

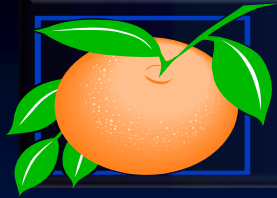
**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

### **Action Requested:**

- **Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; and**
- **Transmit Amendment 2021-2-C-FLUE-2 to the state reviewing agencies.**





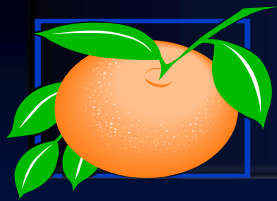
# ***Board of County Commissioners***

**2021-2 Regular Cycle Amendment**

***Transmittal Public Hearing***

**January 11, 2022**

**Agenda H.13.a.  
(Continued from October 12, 2021)**



# **2021-2 Out-of-Cycle Amendment Process**

- **Transmittal public hearings**

  - LPA – August 19, 2021**

  - BCC – September 14, 2021, Continued to:  
October 12, 2021, Continued to:  
January 11, 2022**

- **State and regional agency comments**

  - October 2021**

- **Adoption public hearings**

  - LPA – March 17, 2022**

  - BCC – April 5, 2022**





# **Amendment 2021-2-A-2-1**

**Agent:** Thomas Sullivan, GrayRobinson, P.A.

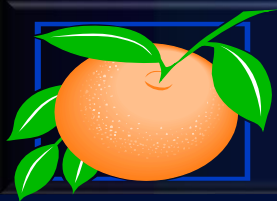
**Owner:** ECP Grassmere, LLC

**From:** Rural Settlement 1/1 (RS 1/1)

**To:** Rural Settlement Low Density (RSLD 2/1)

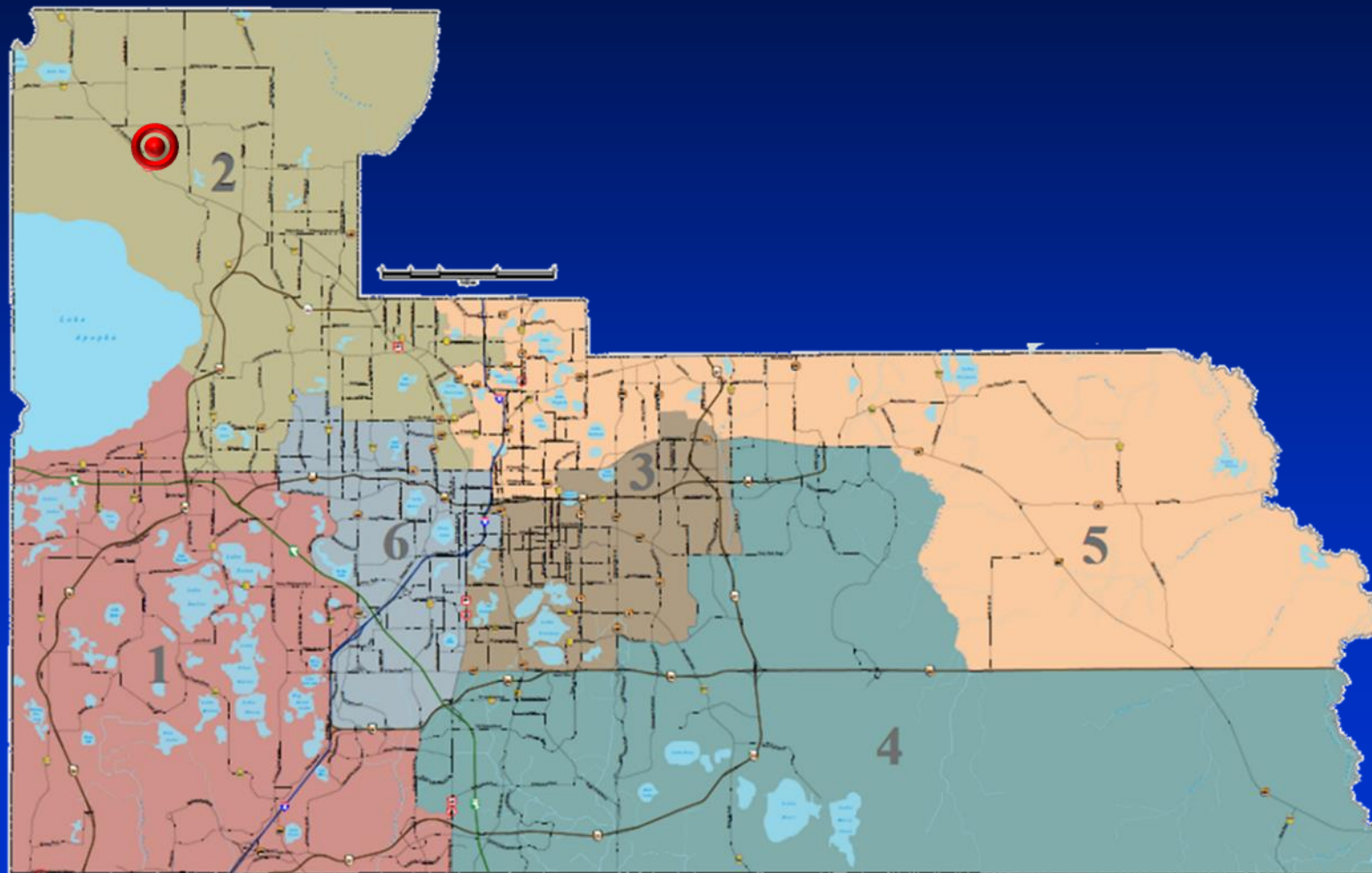
**Acreage:** 124.08 gross acres

**Proposed Use:** 179 single-family detached dwelling units



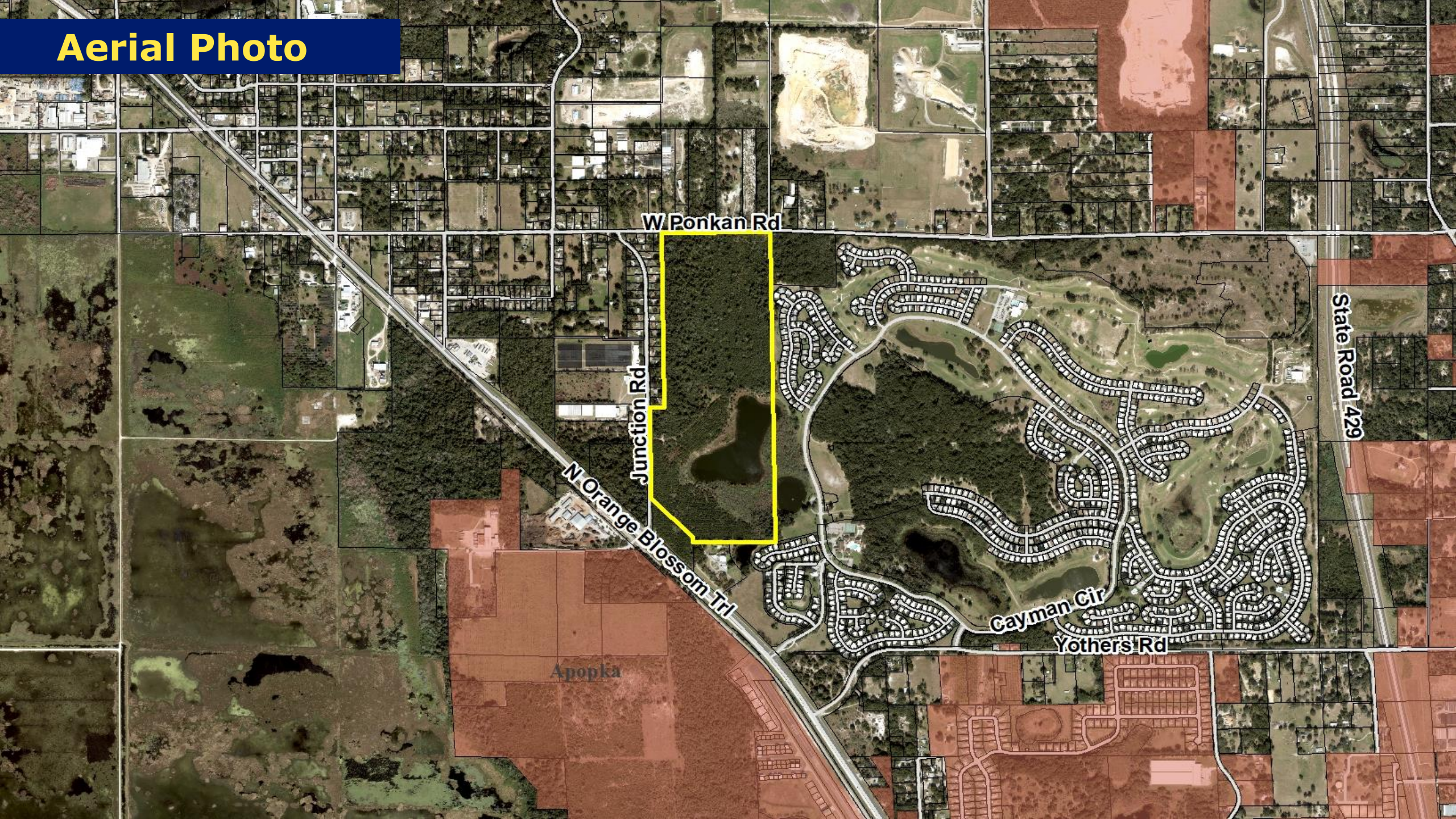
# Amendment 2021-2-A-2-1

## Location





# Aerial Photo



W Ponkan Rd

Junction Rd

N Orange Blossom Trl

Apopka

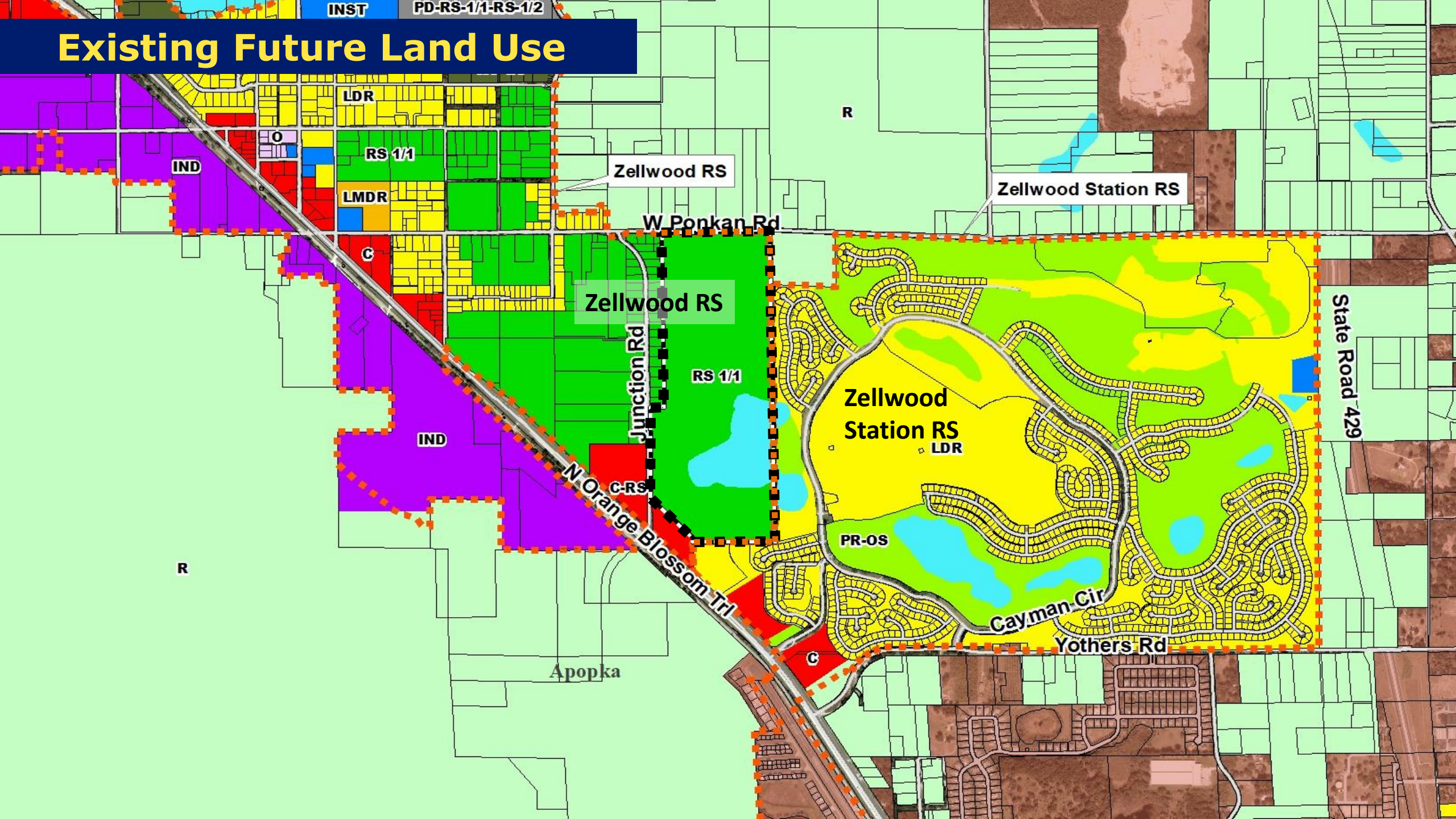
Cayman Cir

Yothers Rd

State Road 429

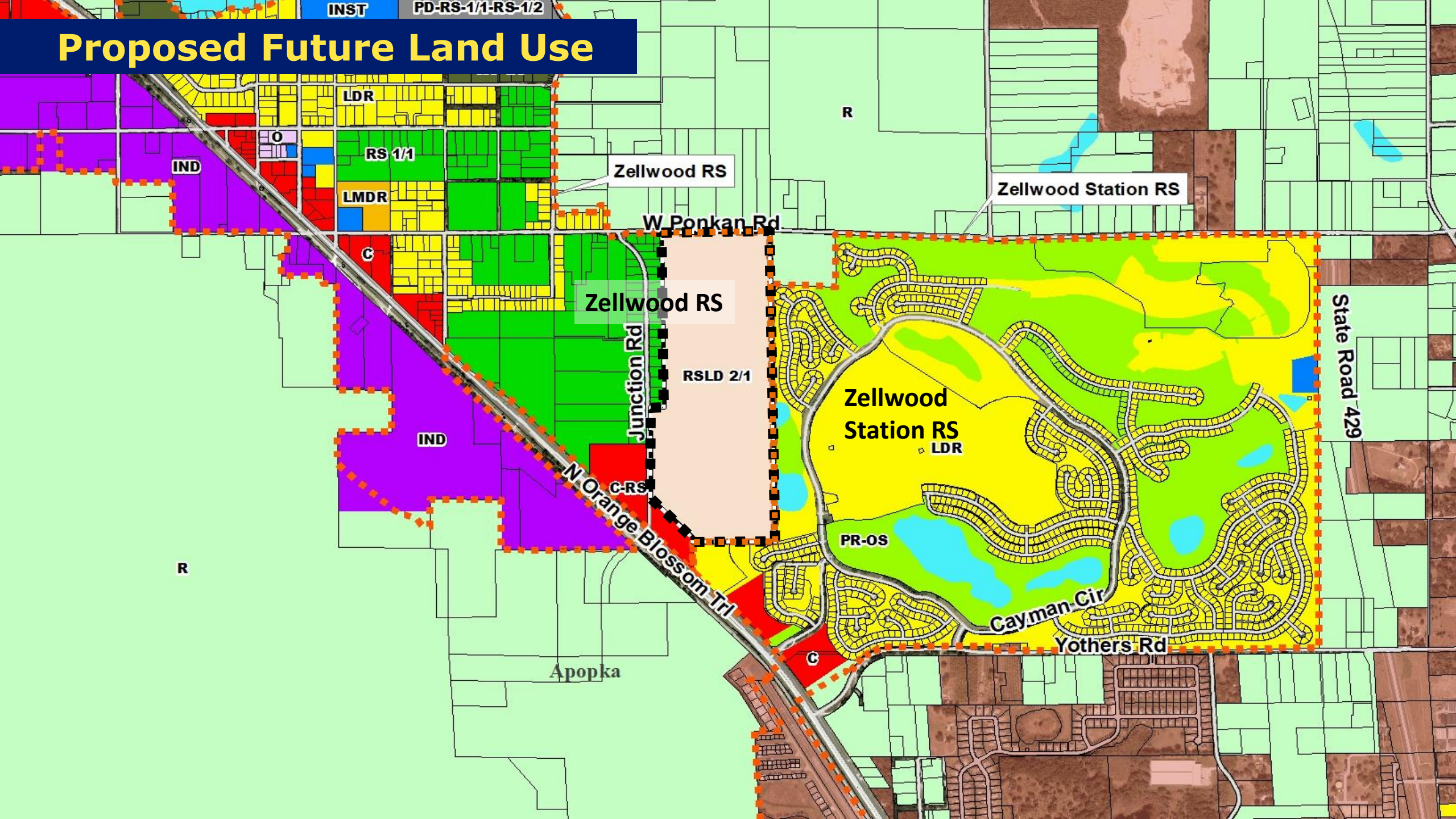


# Existing Future Land Use



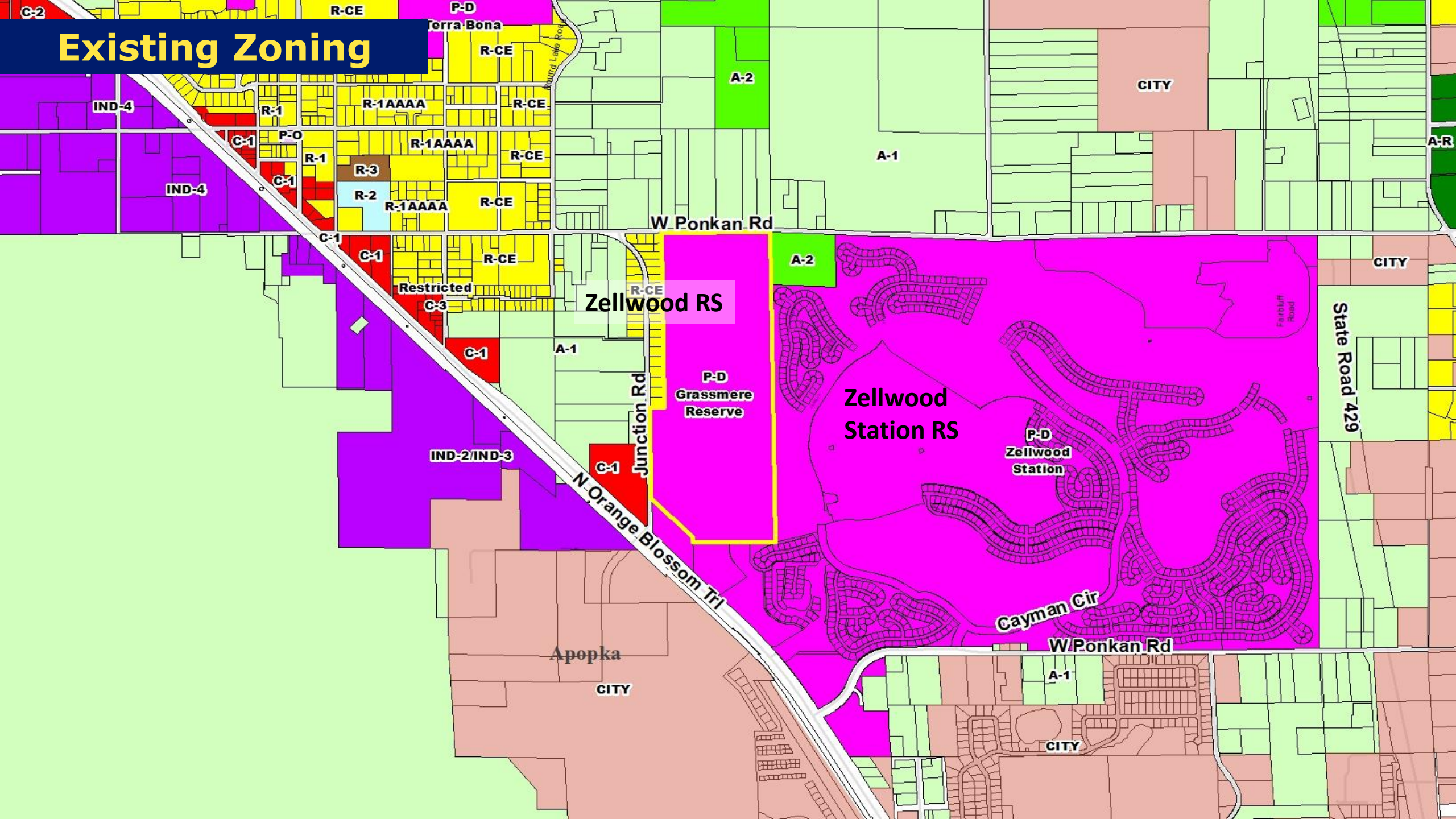


# Proposed Future Land Use



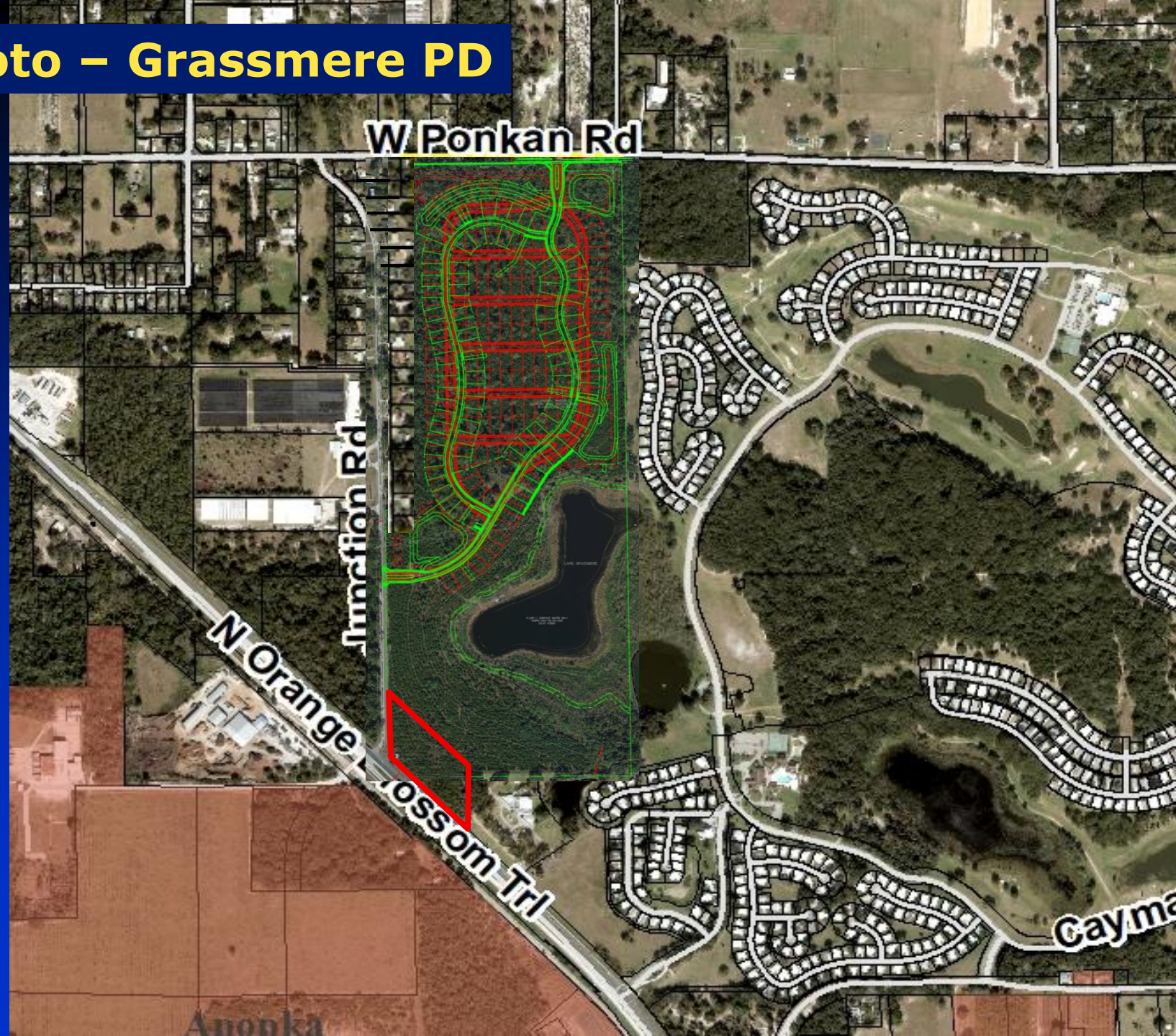


# Existing Zoning





# Aerial Photo – Grassmere PD





## **Amendment 2021-2-C-FLUE-2** *(Text)*

**Staff Recommendation:** **TRANSMIT**

**LPA Recommendation:** **TRANSMIT**

### **Action Requested:**

- **Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; and**
- **Transmit Amendment 2021-2-C-FLUE-2 to the state reviewing agencies.**

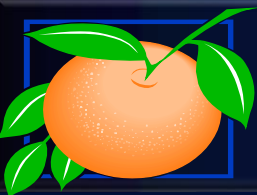




# **Board of County Commissioners**

## **Requested Actions:**

- **Transmit: Amendment 2021-2-C-FLUE-2**



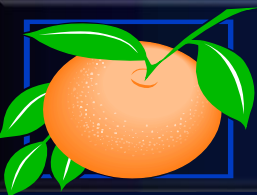
## **Amendment 2021-2-A-2-1 (Map)**

**Staff Recommendation: DO NOT TRANSMIT**

**LPA Recommendation: DO NOT TRANSMIT**

### **Action Requested:**

- Find that the information contained in the application for the proposed amendment is sufficiently complete; and
- TRANSMIT Amendment 2021-2-A-2-1 to the state reviewing agencies.



## **Amendment 2021-2-A-2-1 (Map)**

**Staff Recommendation:**

**TRANSMIT**

**LPA Recommendation:**

**DO NOT TRANSMIT**

**Action Requested:**

- Find that the information contained in the application for the proposed amendment is sufficiently complete; and
- TRANSMIT Amendment 2021-2-A-2-1 to the state reviewing agencies.

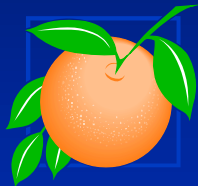




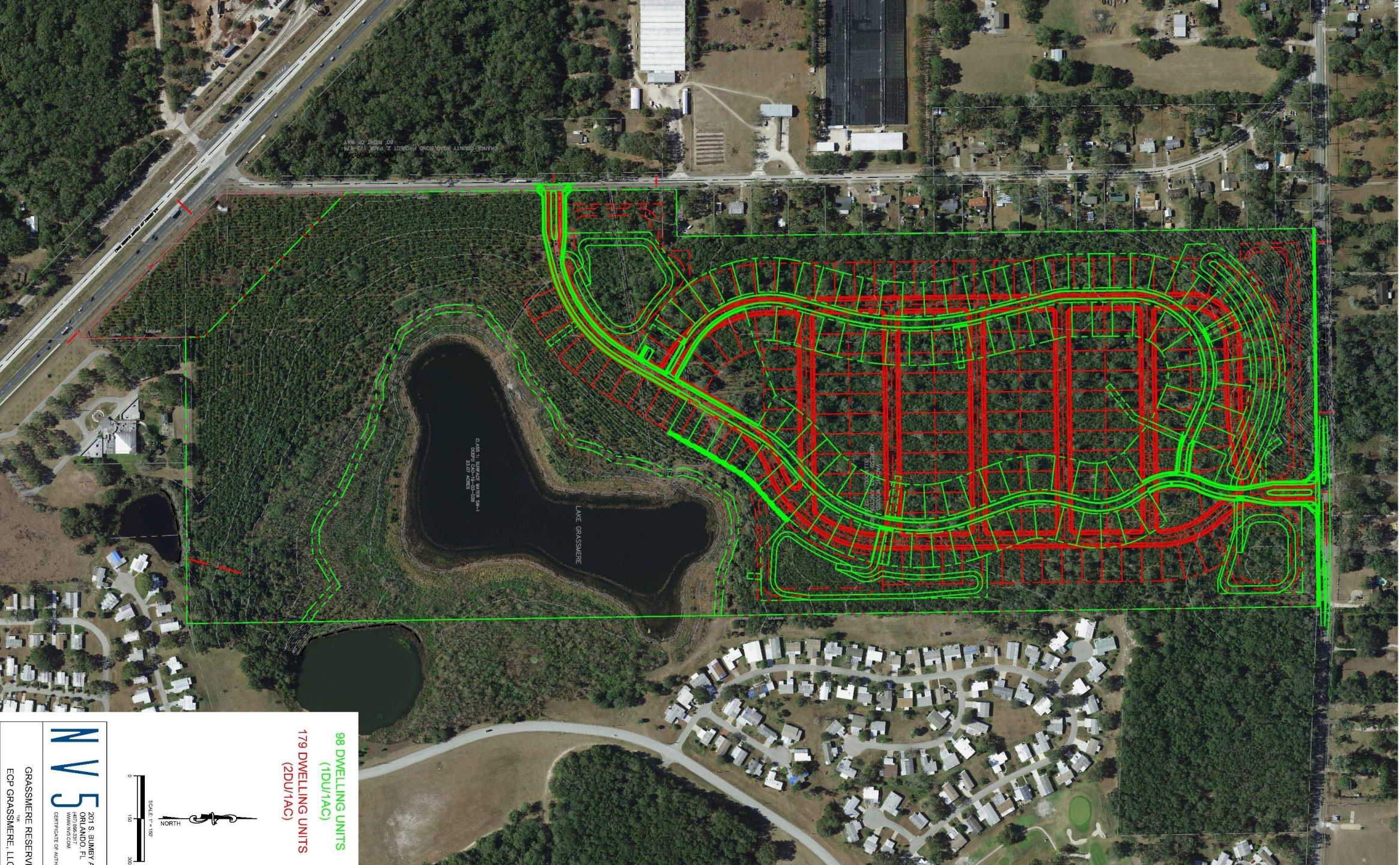
# **Board of County Commissioners**

## **Requested Actions:**

- **Transmit: Amendment 2021-2-A-2-1**







98 DWELLING UNITS  
(1DU/1AC)  
179 DWELLING UNITS  
(2DU/1AC)

