

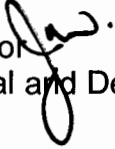


Interoffice Memorandum

AGENDA ITEM

February 20, 2017

TO: Mayor Teresa Jacobs  
—AND—  
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director   
Community, Environmental and Development  
Services Department

CONTACT PERSON: **Alberto A. Vargas, MArch., Manager**  
**Planning Division**  
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SUBJECT: March 7, 2017 — Work Session Item  
Rural Residential Enclaves Small Area Study

The Planning Division is completing a Rural Residential Enclaves Small Area Study that evaluated compatibility concerns within a small number of rural or semi-rural areas of Orange County. These study areas included communities generally known as Rocking Horse in District 5, Berry Dease and Chickasaw South in District 3, and Lake Mabel in District 1. They are all characterized by single-family development, with well-defined boundaries and lower-than-average densities. Except for Lake Mabel, these neighborhoods are located within the Urban Service Area (USA), where infill and redevelopment is actively encouraged through the intensification and diversification of land uses.

The Rural Residential Enclaves Small Area Study will propose a number of comprehensive plan policies and development standards designed to strengthen the implementation of community planning, and guide future development within these rural residential areas. This work session will introduce the study's findings and recommendations to the County Commissioners, and present a timeline for implementation.

The presentation is for informational purposes, and no action is being requested at this time.

JVW/AV