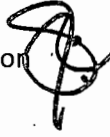




DATE: March 29, 2018

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners (BCC)

FROM: Alberto A. Vargas, MArch., Manager, Planning Division 

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

SUBJECT: 2018-2-C-FLUE-1 Regular Cycle Out-of-Cycle Staff-Initiated Rural Residential
Enclaves Comprehensive Plan Amendment
Board of County Commissioners (BCC) Transmittal Public Hearing

The Rural Residential Enclaves amendment was considered by the Local Planning Agency (LPA) at a transmittal public hearing held on February 15, 2018. This amendment has been scheduled for transmittal public hearing before the BCC on April 10, 2018.

The subject Amendment involves Comprehensive Plan Policy and Map Changes to recognize and establish three (3) Rural Residential Enclaves, Lake Mable which is located in District 1 and Berry Dease and Chickasaw which are located in District 3.

Following the BCC transmittal public hearing, the proposed amendment will be transmitted to the Florida Department of Economic Opportunity (DEO) and other State agencies for review and comment. Staff expects to receive comments from DEO and/or the other State agencies in June 2018. Pursuant to 163.3184, Florida Statutes, the proposed amendments must be adopted within 180 days of receipt of the comment letter. Adoption hearings are tentatively scheduled for the LPA on June 21, 2018 and the BCC in July 2018.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch., Manager, Planning Division at (407) 836-5354 or Alberto.Vargas@ocfl.net; or Gregory Golgowski, AICP, Chief Planner, Comprehensive Planning Section, Planning Division, at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

AAV/sgw

Enc: 2018-2 Regular Cycle Out-of-Cycle Comprehensive Plan Amendment BCC Transmittal Binder

c: Christopher R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, P.E., Director, Community, Environmental and Development Services Department
John Smogor, Planning Administrator, Planning Division
Gregory Golgowski, Chief Planner, Planning Division

PLANNING DIVISION
ALBERTO A. VARGAS, *Planning Manager*
201 South Rosalind Avenue, 2nd Floor ■ Reply To: Post Office Box 1393 ■ Orlando FL 32802-1393
Telephone 407-836-5600 ■ FAX 407-836-5862 ■ orangecountyfl.net



ORANGE COUNTY

PLANNING DIVISION

2018-2-C-FLUE-1

RURAL RESIDENTIAL ENCLAVES

2010 - 2030 COMPREHENSIVE PLAN

**BOARD OF COUNTY
COMMISSIONERS**

**APRIL 10, 2018
TRANSMITTAL PUBLIC HEARING**

PREPARED BY:
ORANGE COUNTY COMMUNITY, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION

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INTRODUCTION

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OUT OF CYCLE AMENDMENT.....Tab 2

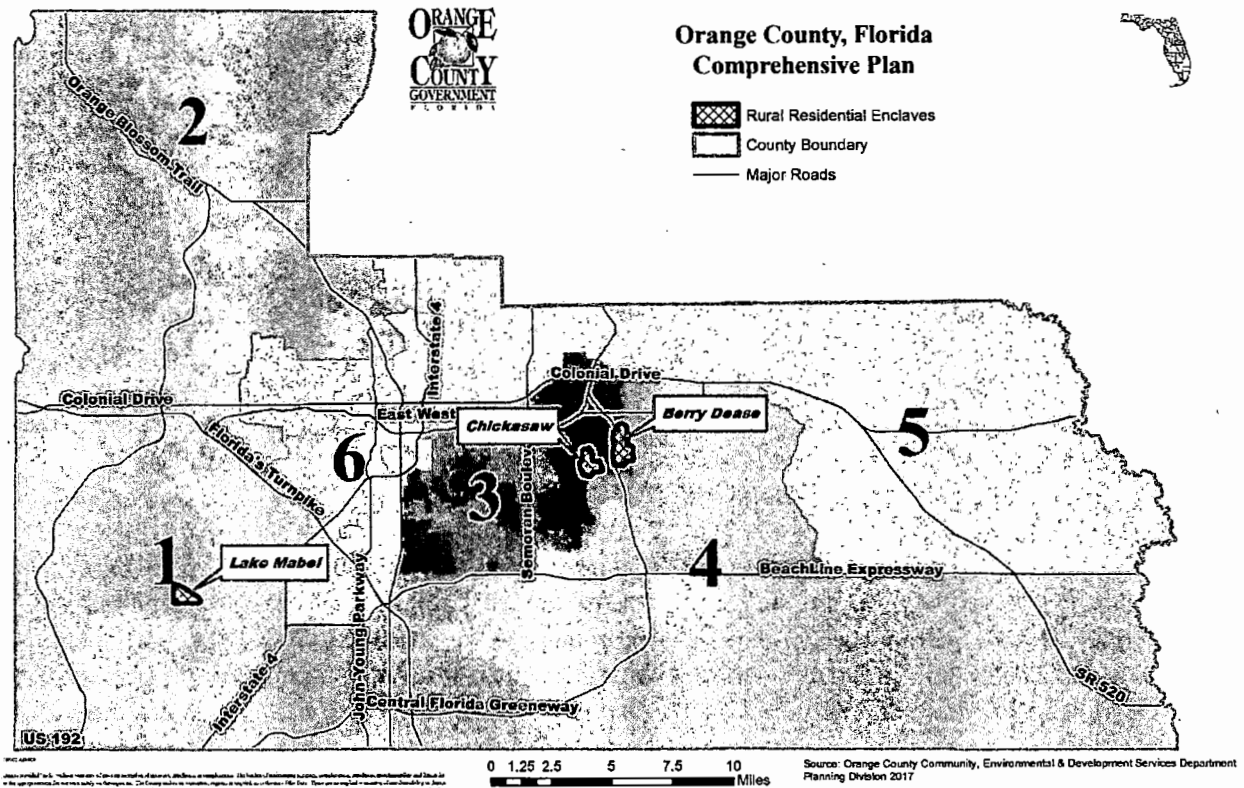
Staff Initiated Out of... Cycle Text Amendment.....Tab 3

Amendment			Page
1.	2018-2-C-FLUE-1 Rural Residential Enclaves	Text and map amendments to adopt Future Land Use Element Policies pertaining to Rural Residential Enclaves; designate boundaries of Rural Residential Enclaves in the Future Land Use Map Series; establish minimum lot sizes and other development guidelines within Rural Residential Enclaves; update the Zoning and Future Land Use Correlation Table; and amend Future Land Use Element policies associated with the Village Future Land Use designation	1

2018-2-C-FLUE-1 Out of Cycle Comprehensive Plan Amendment

Staff Initiated Comprehensive Plan Text and Map Amendment

Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)	Project Planner	Staff Rec	LPA Rec	BCC Rec
2018-2-C-FLUE-1	Planning Division	Text amendments to adopt Future Land Use Element Policies pertaining to Rural Residential Enclaves and map amendments to designate boundaries of Rural Residential Enclaves in the Future Land Use Map Series; establish minimum lot sizes and other development guidelines within Rural Residential Enclaves; update the Zoning and Future Land Use Correlation Table; and amend Future Land Use Element policies associated with the Village Future Land Use designation. For additional information please visit http://bit.ly/ruralenclaves .	Marcos Bastian	Transmit	Transmit (5-0)	
<p>ABBREVIATIONS INDEX:</p> <p>IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; HDR-High Density Residential; PD-Planned Development; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural /Agricultural; RS-Rural Settlement; GC-Growth Center; V-Village; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; RRE-Rural Residential Enclaves; SR-State Road; AC-Acres</p>						



Schedule and outcome of public meetings and hearings:		
Report/Public Hearing	Outcome	
✓ Staff Report	Recommend Transmittal	
✓ LPA Transmittal	02/15/2018	Recommend Transmittal (5-0)
BCC Transmittal	04/10/2018	
State Agency Comments	Date	
LPA Adoption	Date	
BCC Adoption	Date	

Project/Legal Notice Information
Title: Amendment 2018-2-C-FLUE-1
Division: Planning
Request: Text amendments to the Future Land Use Element incorporating the recommendations of the Rural Residential Enclaves Small Area Study
Revisions:
Creation:

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan; determine that the proposed text and map amendments are in compliance, and **TRANSMIT** proposed amendment 2018-2-C-FLUE-1 related to **Rural Residential Enclaves**.

A. Background Information

Orange County is at the center of a highly dynamic region that has become one of the world's leading destinations since the 1970s. Over that period, many rural or semi-rural neighborhoods have transitioned into urban or suburban neighborhoods, while others have maintained their historic rural development patterns.

Some of these rural neighborhoods may today be described as "**Rural Residential Enclaves**". They are characterized as single-family neighborhoods with a homogenous and stable pattern of development, well-defined or fairly defined geographic boundaries, and very low residential densities which are commonly associated with rural settings. In most cases, Rural Residential Enclaves are located within the Urban Service Area (USA), where infill and redevelopment are actively encouraged through intensification and diversification of land uses.

Stable neighborhoods play a critical role in supplying a variety of lifestyles and housing choices that foster rich, diverse and vibrant places. They are at the core of Orange County's enduring desirability. Accordingly, this amendment proposes new Comprehensive Plan Policies that support and preserve the local character of designated Rural Residential Enclaves, while addressing compatibility challenges, and maintaining the necessary consistency with the County's goal of achieving a more compact and efficient urban fabric that promotes a wide range of living environments.

B. Summary of Proposed Change

The purpose of this text amendment is to designate certain areas of unincorporated Orange County as **Rural Residential Enclaves**, and to provide a set of Comprehensive Plan policies that address consistency and compatibility challenges. More specifically, this amendment establishes three Rural Residential Enclaves: **Lake Mabel** (District 1); **Chickasaw** (District 3); and **Berry Dease** (District 3). In total, ten objectives and/or policies within the Future Land Use Element are created or being revised by this amendment (**OBJ FLU2.5; FLU2.5.1 through FLU2.5.7; FLU4.1.9, and FLU8.1.1**).

These provisions establish a definition and intent for Rural Residential Enclaves, providing guidance to elected officials, staff, and residents. They also outline the requirements of the designation and state that the creation of new Rural Residential Enclaves must be initiated by the Board of County Commissioners (BCC), or by County Staff in coordination with the BCC, with notice to and participation from property owners and local residents.

The standard development pattern within Rural Residential Enclaves consists of single-family residential dwelling units with minimum lot sizes as defined in individual neighborhood maps set forth in **Future Land Use Map Series, Maps 25(a) through 25(c)**. Proposed policy language also prohibits the clustering of residential units that could yield smaller lots than prescribed by these policies.

Policy FLU2.5.6 provides clarifying language regarding consistency between the Low-Density Residential Future Land Use Designation (LDR), and uses permitted under the R-CE, A-1, and A-2 Districts.

Policy FLU2.5.7 outlines additional guidance regarding certain critical elements that define “rural character”, including fencing and frontages, local corridors, and compatibility with established agricultural uses or activities. This policy also prohibits the establishment of new gated developments within Rural Residential Enclaves.

Modifications to Policy FLU4.1.9 are proposed to allow R-CE (Rural County Estate) development standards within the Lake Mabel Rural Residential Enclave, as opposed to the one dwelling unit per 10-acre development provisions of areas designated “Village” on the Future Land Use Map (FLUM) and located within the Horizon West Study Area.

Finally, the Zoning and Future Land Use Correlation table of Policy FLU8.1.1 is being amended to establish consistency between existing Rural Residential Enclave zoning districts and underlying Future Land Use Map (FLUM) designations. The proposed Zoning and Future Land Use Correlation Table also directs the reader to the appropriate Maps and Policies for supplemental information.

C. Proposed Policy Amendments

Following are the policy changes proposed by this amendment. These changes are shown in underline/strikethrough format, with asterisks (***) representing unchanged sections of existing policies. Staff recommends transmittal of the amendment.

Future Land Use Element Goals, Objectives and Policies

OBJ FLU2.5 RURAL RESIDENTIAL ENCLAVES play a critical role in supplying a variety of lifestyles and housing choices that foster rich, diverse and vibrant places. The County shall continue to support these neighborhoods by addressing local compatibility challenges while promoting context-sensitive community planning solutions.

FLU2.5.1 Rural Residential Enclaves are generally described as established neighborhoods with a homogeneous and stable low-density residential development pattern; well-defined or fairly defined geographic boundaries; and the presence of historic, physical, environmental, regulatory, or other site-specific constraints. Rural Residential Enclaves may also reflect other rural characteristics, despite being located in the Urban Service Area (USA), or in close proximity to designated urban growth areas.

FLU2.5.2 The following Rural Residential Enclaves are hereby established, with boundaries defined on Maps 25(a) through 25(c) of the Future Land Use Map Series:

- a) Lake Mabel Rural Residential Enclave
- b) Berry Dease Rural Residential Enclave
- c) Chickasaw Rural Residential Enclave

FLU2.5.3 Rural Residential Enclave designations must be initiated by the Board of County Commissioners (BCC), or by County staff, in coordination with the BCC. Comprehensive Plan Amendment(s) shall be required for all new designations, or changes to existing enclaves, with boundaries incorporated into the Future Land Use Map Series.

FLU2.5.4 Properties within Rural Residential Enclaves shall be subject to minimum net developable land area* requirements and corridor guidelines as specified below, and as depicted on Maps 25(a) through 25(c) of the Future Land Use Map Series.

<u>Rural Residential Enclave</u>	<u>Min. Land Area Requirement*</u>	<u>Identified Rural Residential Corridors</u>	<u>FLU Map Reference</u>
<u>Lake Mabel</u>	<u>1.0 Ac. Min.</u>	<u>None</u>	<u>25(a)</u>
<u>Berry Dease</u>	<u>2.0 Ac. Min.</u>	<u>Berry Dease Road</u> <u>Sunderson Road</u> <u>Gregory Road</u>	<u>25(b)</u>
<u>Chickasaw</u>	<u>1.0 Ac. Min.</u>	<u>S. Chickasaw Trail</u> <u>Chickasaw Farms Lane</u>	<u>25(c)</u>

**Minimum Net Developable Land Area as defined by FLU1.1.2(c)*

FLU2.5.5 Clustering of residential units to accommodate smaller lot sizes than as prescribed by Policy FLU2.5.4 shall be prohibited.

FLU2.5.6 Consistent with Policy FLU8.1.1(a), any uses permitted by right or by Special Exception in the respective zoning district of a property within a Rural Residential Enclave may be considered.

FLU2.5.7 To protect and enhance existing rural character, the following requirements and guidelines shall apply to all new development or redevelopment within Rural Residential Enclaves:

- a) Gated subdivisions shall be prohibited within Rural Residential Enclaves, except where those rights have been vested.
- b) Built forms commonly associated with suburban development, such as 'themed' subdivisions, entryway monuments, geometric or layered landscaping forms, or similar design elements shall be prohibited.
- c) Continuous masonry walls shall be prohibited along frontages of Identified Rural Residential Corridors, as specified by Policy FLU2.5.4.
- d) The existing character of Identified Rural Residential Corridors should be preserved and/or enhanced. Examples of character-defining elements include, but are not limited to:

- i. Agriculture, croplands, pastures, rural open spaces, thickets of trees and bushes, hedgerows, natural topography, and other natural elements.
- ii. Rural fencing, such as split-rail, paddock, picket, rustic timber, barbed wire, wire meshes or panels, livestock fences, or similar styles and materials.
- iii. Narrow streets, often containing no more than two vehicular lanes, grass shoulders, and limited or absent lane striping.
- iv. Drainage swales or other open stormwater systems, and the absence of curb-and-gutter systems.
- v. Shared use of Right-of-Way by motorists, pedestrians, cyclists, and horses.
- vi. Single-family residential frontages, often characterized by an organic distribution of homes and auxiliary structures, with large front setbacks, narrow residential driveways, and alternative paving materials.
- vii. Shade trees, continuous street canopy, and scattered clusters of natural landscaping.

FLU4.1.9

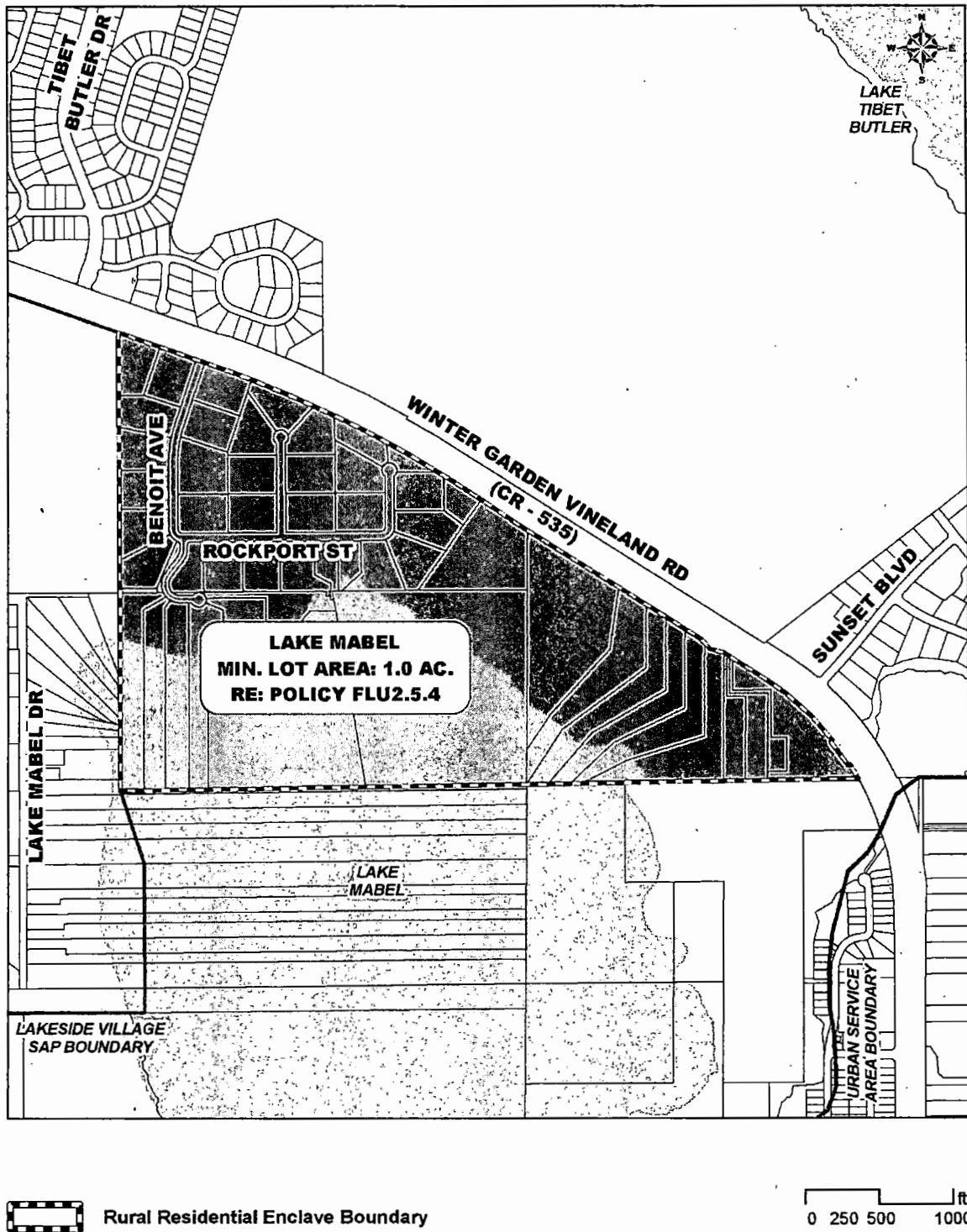
Beyond the approved boundaries of the six Villages, ~~the property in the~~ properties with the Village Land Use Classification shall maintain the future land use designation existing prior to the Village Land Use Classification Amendment (i.e., Rural: 1 dwelling unit per 10 acres, Conservation, Rural Settlement), except for those projects that are vested, or properties within designated Rural Residential Enclaves (FLU2.5.2), where a property's existing zoning district standards may be applied. All applications for development approval (i.e. lot splits, special exceptions, variances, etc.) on any property within the Village Land Use Classification shall be reviewed on a case-by-case basis ~~for~~ to determine the effects of such development approval on adopted Villages.

FLU8.1.1

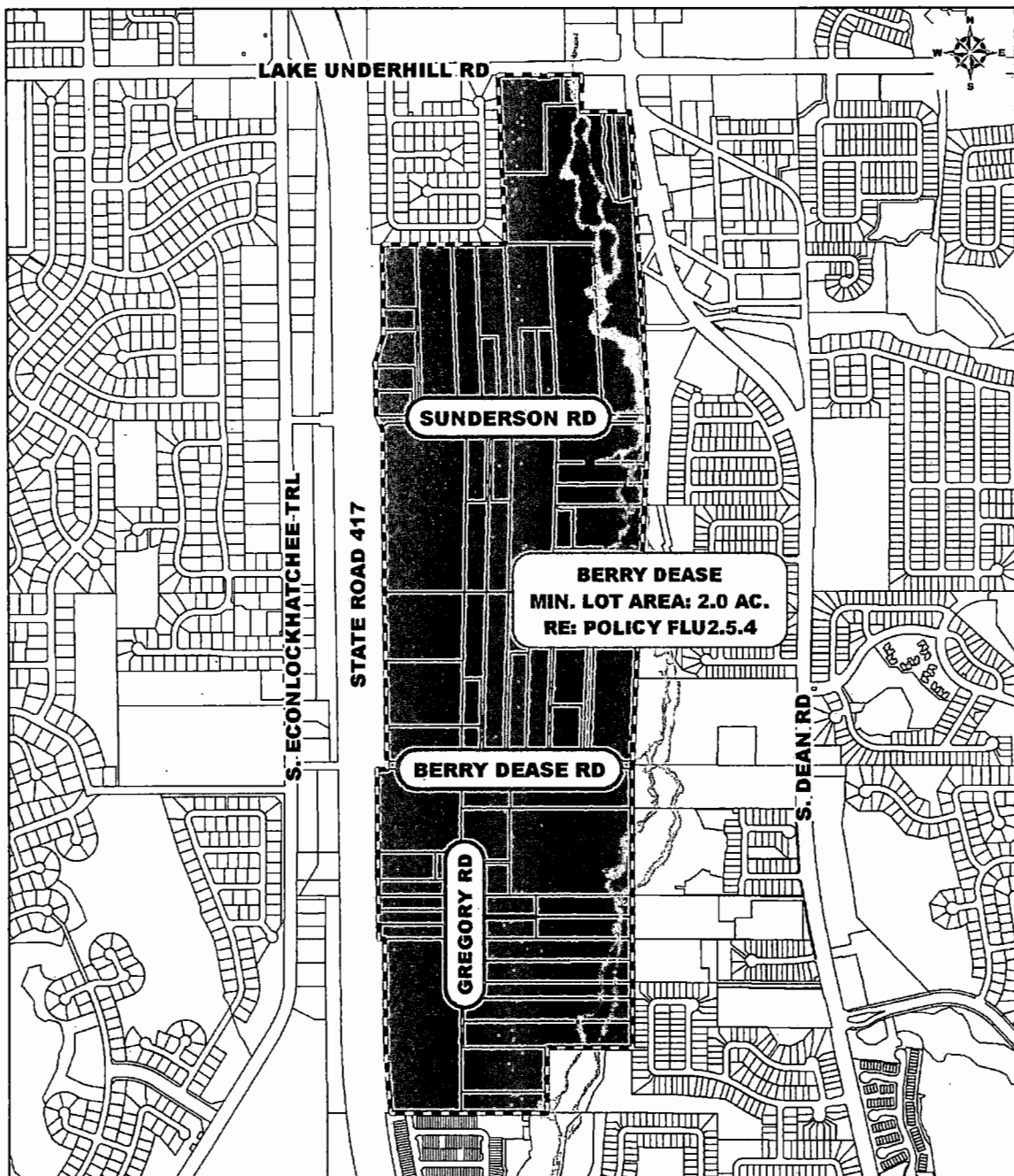
(a) The following zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities; market demand and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). Orange County's **Zoning and Future Land Use Correlation** is referenced herein as follows:

Zoning and Future Land Use Correlation		
<i>FLUM Designation</i>	<i>Density/Intensity</i>	<i>Zoning Districts</i>
Urban Residential		
Low Density Residential (LDR)	(0 to 4 du/ac)	A-1*, A-2*, R-CE*, R-1, R-2**, R-1A, R-1AA, R-1AAA, R-1AAAA, R-T-1, R-T-2, R-L-D, PD, U-V * R-CE is not available as a rezoning request in USA.
***	***	***
Area Specific		
***	***	***
Village Classification (V) (Horizon West)	See: SAP See: Policy FLU4.1.9	PD within adopted <u>Village Boundary</u> or conventional zoning districts within a Rural Residential Enclave. (See below) Specific Area Plan (SAP) Densities and Intensities determined at PD based on the adopted SAP.
***	***	***
Rural Residential Enclave (FLUM designation varies)	See Objective OBJ2.5, related sub-policies, and Maps 25(a) through 25(c) of the Future Land Use Map Series	PD, R-CE, A-1, A-2, A-R, R-1A, R-1AA (see: Maps 25(a) through 25(c) of the Future Land Use Map Series for minimum area requirements and location of Identified Rural Residential Corridors)
***	***	***
Rural		
***	***	***
<p>* Rural Settlement only.</p> <p>* (1) R-CE districts are consistent with the LDR designation only when located in a Rural Settlement or Rural Residential Enclave. (2) A-1 and A-2 districts are also consistent with the LDR designation only when located in a Rural Residential Enclave. (3) Within the Urban Service Area (USA), rezoning requests to R-CE, A-1, and A-2 shall only be allowed for properties located in a Rural Residential Enclave.</p> <p>** Limited to 4 dwelling units per acre.</p> <p>*** Consistent with FLU6.2.3.</p> <p>General Notes:</p> <p>a) Note: As of adoption of the 2030 update, the CVC FLUM designation no longer will be available as a FLUM request. Existing CVC-designated properties shall not be considered inconsistent as a result of this change. See FLU8.5.8.</p> <p>b) Note: Please see Refer to FLU8.2.5, FLU8.2.5.1, and FLU8.2.5.2 to determine whether a rezoning is required prior to a special exception, or to determine whether a rezoning is required in specific cases of inconsistent zoning and future land use.</p> <p>c) Note: Consistency of A-1, A-2 and A-R zoning districts with a Rural Settlement FLUM designation is limited to: residential uses permitted by right or by special exception approval; and, non-residential uses requiring approval by special exception and which are common to all zoning districts consistent with a Rural Settlement FLUM designation. A use that is not common to all listed districts is not consistent with a Rural Settlement designation.</p> <p>d) Note: Uses that may be permitted in a Planned Development zoning district are limited to those uses permitted by right or by special exception approval for districts consistent with the specific FLUM designation.</p>		

Map 25(a) of Future Land Use Map Series
Lake Mabel Rural Residential Enclave

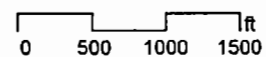


Map 25(b) of Future Land Use Map Series
Berry Dease Rural Residential Enclave

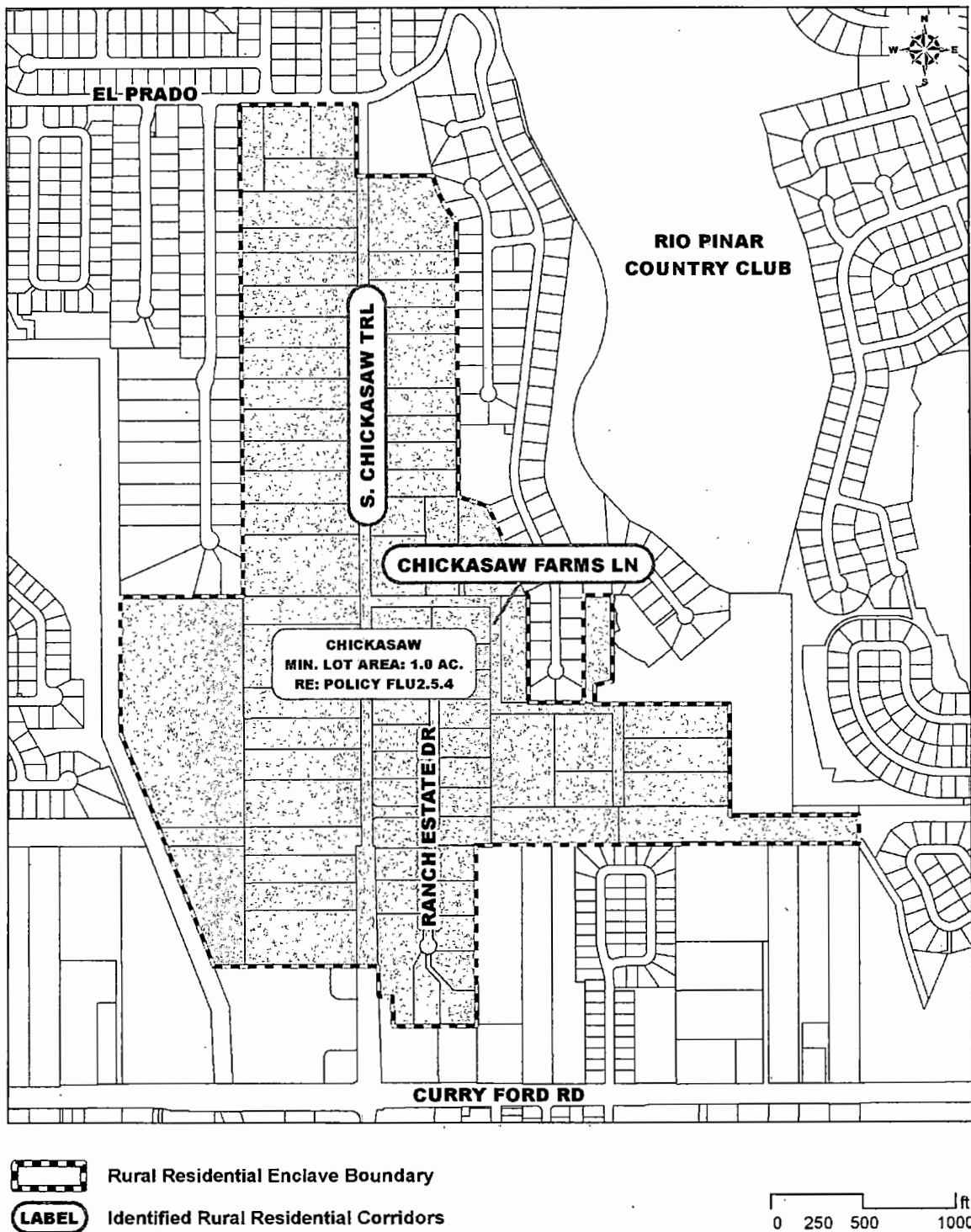


Rural Residential Enclave Boundary

Identified Rural Residential Corridors



Map 25(c) of Future Land Use Map Series
Chickasaw Rural Residential Enclave





Community Meeting Memorandum

DATE: December 21, 2017
TO: Alberto A. Vargas, MArch., Planning Manager
FROM: Marcos Bastian, AICP, Chief Planner
SUBJECT: Rural Residential Enclaves – Rocking Horse Community Meeting
CC: Project File

Project Location The area of study is generally located west of Rouse Road, between University Boulevard and McCulloch Road, comprised of approximately 49 parcels.

Meeting Date Monday, December 18 - 6:30 PM – Riverdale Elementary School Cafeteria 11301 Lokanotosa Trail, Orlando, Florida 32817

Meeting Attendance:

District Commissioner District 5 Commissioner Emily Bonilla;
Zoé Colón, Aide to Commissioner Bonilla

Orange County Staff Marcos Bastian, Olan Hill, Stephen Conschafter, Sharon DeAndrade, Steven Thorpe - Planning Division

Attendees Approximately 40 attendees

Overview of Project:

Orange County is at the center of a highly dynamic region that has become one of the world's leading destinations since the 1970s. Over that period, many rural or semi-rural neighborhoods have transitioned into urban or suburban neighborhoods, while others have maintained their historic rural development patterns.

Some of these neighborhoods have been characterized as "Rural Residential Enclaves." More specifically: Rural Residential Enclaves are single-family neighborhoods with a homogenous and stable pattern of development, well-defined geographic boundaries, and very low residential densities characteristic of rural settings. In most cases, rural enclaves are located within the USA, where infill and redevelopment is actively encouraged through intensification and diversification of land uses.

Stable neighborhoods play a critical role in supplying a variety of lifestyles and housing choices that foster rich, diverse and vibrant places. They are at the core of Orange County's enduring desirability.

This study will recommend new Comprehensive Plan Policies that support and preserve the local character of designated Rural Residential Enclaves, while addressing compatibility challenges, and maintaining the necessary consistency with the County's goal of a more compact and efficient urban fabric that promotes a wide range of living environments.



Meeting Summary:

Marcos Bastian opened the meeting, introducing the public officials and staff in attendance. Staff provided a brief explanation about the current zoning entitlements, followed by a summary of the amendments establishing four Rural Residential Enclaves in Orange County: Rocking Horse, Berry Dease, Chickasaw South, and Lake Mabel. After reviewing the proposed amendments, staff provided an overview of the current process and presented an implementation timeline to bring this project to completion in mid-2018.

Stakeholder questions focused on the effects of the Rural Residential Enclaves designations on future development in the study area, and on additional details regarding the Rural Enclave designation and its impacts on the community, such as the allowable densities proposed, varying from of 1 home per 1-Acre to 1 home per 2-Acres.

There were additional questions and discussions regarding properties that were removed from the study area and the type of development proposed for these parcels. Commissioner Bonilla emphasized that she was opposed to the removal of the parcels from the study area and that she has advocated for 1 home per 2-acres as a minimum throughout the entire study area.

Attendees generally expressed support to the study. Commissioner Bonilla requested a 2-acre minimum lot requirement for the entire study are, the prohibition of development clustering, and a change to the enclave boundaries with the inclusion of parcels previously removed from the study area.

The meeting was adjourned approximately at 8:00 p.m.



Community Meeting Memorandum

DATE: December 14, 2017
TO: Alberto A. Vargas, MArch., Planning Manager
FROM: Marcos Bastian, AICP, Chief Planner
SUBJECT: Rural Residential Enclaves – Chickasaw Community Meeting
CC: Project File

Project Location The area of study is generally described as the properties directly east and west of S Chickasaw Trail, bound by Curry Ford Rd to the south and El Prado to the north.

Meeting Date Wednesday, December 13 - 6:30 PM – Andover Elementary School
3100 Sanctuary Point Blvd, Orlando, FL 32825

Attendance:

District Commissioner Mercedes Fonseca, Senior Aide to Commissioner Pete Clarke
Marya Labrador, Aide to Commissioner Pete Clarke

Orange County Staff Marcos Bastian, Stephen Conschafter, Sharon DeAndrade -
Planning Division
Pedro Medina, Public Works

Attendees Approximately 30 attendees

Overview of Project:

Orange County is at the center of a highly dynamic region that has become one of the world's leading destinations since the 1970s. Over that period, many rural or semi-rural neighborhoods have transitioned into urban or suburban neighborhoods, while others have maintained their historic rural development patterns.

Some of these neighborhoods have been characterized as "Rural Residential Enclaves." More specifically: Rural Residential Enclaves are single-family neighborhoods with a homogenous and stable pattern of development, well-defined geographic boundaries, and very low residential densities characteristic of rural settings. In most cases, rural enclaves are located within the USA, where infill and redevelopment is actively encouraged through intensification and diversification of land uses.

Stable neighborhoods play a critical role in supplying a variety of lifestyles and housing choices that foster rich, diverse and vibrant places. They are at the core of Orange County's enduring desirability.

This study will recommend new Comprehensive Plan Policies that support and preserve the



local character of designated Rural Residential Enclaves, while addressing compatibility challenges, and maintaining the necessary consistency with the County's goal of a more compact and efficient urban fabric that promotes a wide range of living environments.

Meeting Summary:

Marcos Bastian opened the meeting, introducing the public officials and staff in attendance. Staff provided a brief explanation about the current zoning entitlements, followed by a summary of the amendments establishing four Rural Residential Enclaves in Orange County: Rocking Horse, Berry Dease, Chickasaw South, and Lake Mabel. After reviewing the proposed amendments, staff provided an overview of the current process and presented an implementation timeline to bring this project to completion in mid-2018.

A Q&A session focused on the effects of the Rural Residential Enclaves designations on future development in the study area, and on additional details regarding the Rural Enclave designation and its impacts on the community. The Community also voiced concerns about traffic in the area, which was acknowledged as an issue but is beyond the scope of this study.

Attendees expressed support for the study, with no opposition to the recommendations presented by staff.

The meeting was adjourned approximately at 8:00 p.m.



Community Meeting Memorandum

DATE: December 7, 2017
TO: Alberto A. Vargas, MArch., Planning Manager
FROM: Marcos Bastian, AICP, Chief Planner
SUBJECT: Rural Residential Enclaves – Berry Dease Community Meeting
CC: Project File

Project Location The study area is generally located between Curry Ford Road, Lake Underhill Road, SR 417 (West), and the Little Econlockhatchee River (East).

Meeting Date Wednesday, December 6, 2017 - 6:30 PM - Deerwood Elementary School. 10401 Cypress Springs Parkway, Orlando, FL 32825

Meeting Attendance:

District Commissioner District 3 Commissioner Pete Clarke
Mercedes Fonseca, Senior Aide to Commissioner Clarke;
Marya Labrador, Aide to Commissioner Clarke

PZC Commissioner Tina Demostene

Orange County Staff Alberto Vargas, Olan Hill, Marcos Bastian, Stephen Conschafter,
Sharon DeAndrade - Planning Division

Attendees Approximately 43 attendees

Overview of Project:

Orange County is at the center of a highly dynamic region that has become one of the world's leading destinations since the 1970s. Over that period, many rural or semi-rural neighborhoods have transitioned into urban or suburban neighborhoods, while others have maintained their historic rural development patterns.

Some of these neighborhoods have been characterized as "Rural Residential Enclaves." More specifically: Rural Residential Enclaves are single-family neighborhoods with a homogenous and stable pattern of development, well-defined geographic boundaries, and very low residential densities characteristic of rural settings. In most cases, rural enclaves are located within the USA, where infill and redevelopment is actively encouraged through intensification and diversification of land uses.



Stable neighborhoods play a critical role in supplying a variety of lifestyles and housing choices that foster rich, diverse and vibrant places. They are at the core of Orange County's enduring desirability.

This study will recommend new Comprehensive Plan Policies that support and preserve the local character of designated Rural Residential Enclaves, while addressing compatibility challenges, and maintaining the necessary consistency with the County's goal of a more compact and efficient urban fabric that promotes a wide range of living environments.

Meeting Summary:

Marcos Bastian opened the meeting, introducing the public officials and staff in attendance. Staff provided an overview of existing conditions and entitlements in the area, followed by a review of the proposed amendments to designate a Rural Residential Enclave in the study area. After reviewing the proposed recommendations, the staff provided an overview of the implementation process and presented a timeline to bring this project to completion in 2018.

Comments from attendees were generally positive and appreciative of the County's work incorporating the community's input into the study. Many of the comments from the community revolved around minor clarifications of how the proposed changes would affect development options within the study area. Staff encouraged attendees to participate in future public meetings and hearings as the project proceeds towards adoption in mid-2018.

Overall, attendees expressed support to staff's recommendations, and there was positive feedback regarding future development opportunities.

The meeting was adjourned approximately at 8:00 p.m.



Community Meeting Memorandum

DATE: December 7, 2017
TO: Alberto A. Vargas, MArch., Planning Manager
FROM: Marcos Bastian, AICP, Chief Planner
SUBJECT: Rural Residential Enclaves – Lake Mabel Community Meeting
CC: Project File

Project Location The area of study is generally described as the properties between Winter Garden Vineland Rd. (SR 535) and Lake Mabel, bound by First Baptist Church Windermere to the west.

Meeting Date Tuesday, December 5 - 6:30 PM – Sunset Park Elementary School
12050 Overstreet Road, Windermere, Florida 34786

Meeting Attendance:

District Commissioner District 1 Commissioner Betsy VanderLey
Diana Dethlefs, Aide to Commissioner VanderLey

Orange County Staff Marcos Bastian, Stephen Conschafter, Sharon DeAndrade -
Planning Division

Attendees Approximately 48 attendees

Overview of Project:

Orange County is at the center of a highly dynamic region that has become one of the world's leading destinations since the 1970s. Over that period, many rural or semi-rural neighborhoods have transitioned into urban or suburban neighborhoods, while others have maintained their historic rural development patterns.

Some of these neighborhoods have been characterized as "Rural Residential Enclaves." More specifically: Rural Residential Enclaves are single-family neighborhoods with a homogenous and stable pattern of development, well-defined geographic boundaries, and very low residential densities characteristic of rural settings. In most cases, rural enclaves are located within the USA, where infill and redevelopment is actively encouraged through intensification and diversification of land uses.

Stable neighborhoods play a critical role in supplying a variety of lifestyles and housing choices that foster rich, diverse and vibrant places. They are at the core of Orange County's enduring desirability.

This study will recommend new Comprehensive Plan Policies that support and preserve the local character of designated Rural Residential Enclaves, while addressing compatibility



challenges, and maintaining the necessary consistency with the County's goal of a more compact and efficient urban fabric that promotes a wide range of living environments.

Meeting Summary:

Marcos Bastian opened the meeting, introducing the public officials and staff in attendance, followed by the Commissioner providing an overview of the process. Staff provided a brief explanation about the current zoning entitlements, followed by a summary of the amendments establishing four Rural Residential Enclaves in Orange County: Rocking Horse, Berry Dease, Chickasaw South, and Lake Mabel. After reviewing the proposed amendments, staff provided an overview of the current process and presented an implementation timeline to bring this project to completion in mid-2018.

Questions from the public focused on the effects of the Rural Residential Enclaves designations on future development in the study area, and on additional details regarding the Rural Enclave designation, its impacts on the community, and also the project implementation process.

Overall, attendees expressed support to staff's recommendations, with a minority voicing concern about the impact of any proposed policies on their development rights.

The meeting was adjourned approximately at 8:00 p.m.

Egipciaco, Lisette

From: No_Reply@ocfl.net
Sent: Monday, April 02, 2018 1:36 PM
To: glenp@certusmgmt.com
Cc: Krivan, Aimee; Bradbury, Amy; Durbal-Mohammed, Anganie; Snyder, Bari; Merkel, Carol A; Schultz, Carolyn R; DRC Notifications; Golgowski, Gregory F; Root, Jason; Sorensen, Jason H; Geiger, John; Sims, Julee; Rodreick, Kristina; Tatro, Laura A; Molina, Marla L; Barq, Mirna; Mills, Misty D; Thomas, Neal; Thalmueller, Nicolas M; Vatel, Sapho; Bernier, Sarah; Given, Sarah A; Thorp, Steven T; Mercado, Arnaldo; Windom, Bob; Moffett, Cedric; Czapka, Damian; Kilponen, Daniel; Almodovar, Diana; Raasch Jr., Eric P; Villar, Francisco; Brownlie, Heather; Cummings, Jennifer; Dubois, Jennifer; Smogor, John; Egipciaco, Lisette; Johnson, Liz; Hill, Olan D; Romeo, Patsy; Medina, Pedro; Goff, Robert; Enage, Romy; Bailey, Sean J; Watson, Sue; McCune, Susan; Chami, Tammilea; Hull, Tim M
Subject: LUP-17-08-247 - DRC Revised Plans Approved

Name - Certus Senior Living Land Use Plan Ref No. - LUP-17-08-247

The revised plan date stamped "Received: Mar 19, 2018" has now been approved by staff. This item will be placed on the next available DRC Agenda for recommendation.

A request to rezone two (2) parcels containing 5.41 gross acres from R-CE (Country Estate District) to PD (Planned Development District), in order to allow for consideration of a 64-bed senior living facility.

DISTRICT 1

IN ORDER FOR STAFF TO REQUEST A PUBLIC HEARING FOR:

Land Use Plans (LUP), Land Use Plan Amendments (LUPA), and Substantial Changes to PD's, the following documents shall be submitted electronically, directly to Eric P. Raasch Jr (Planning Division) at Eric.raasch@ocfl.net:

1~ 8 1/2 x 11- legal description

1~ 8 1/2 x 11- location map

If you do not want to schedule a Public Hearing at this time please notify the appropriate office in writing.

Thank you,

PLEASE NOTE: Florida has a very broad public records law (F. S. 119).

All e-mails to and from County Officials are kept as a public record.

Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

Egipciaco, Lisette

From: No_Reply@ocfl.net
Sent: Monday, April 02, 2018 1:40 PM
To: abdula@harriscivilengineers.com
Cc: Krivan, Aimee; Bradbury, Amy; Durbal-Mohammed, Anganie; Snyder, Bari; Merkel, Carol A; Schultz, Carolyn R; DRC Notifications; Golgowski, Gregory F; Root, Jason; Sorensen, Jason H; Geiger, John; Sims, Julee; Rodreick, Kristina; Tatro, Laura A; Molina, Marla L; Barq, Mirna; Mills, Misty D; Thomas, Neal; Thalmueller, Nicolas M; Vatel, Sapho; Bernier, Sarah; Given, Sarah A; Thorp, Steven T; Mercado, Arnaldo; Windom, Bob; Moffett, Cedric; Czapka, Damian; Kilponen, Daniel; Almodovar, Diana; Raasch Jr., Eric P; Villar, Francisco; Brownlie, Heather; Cummings, Jennifer; Dubois, Jennifer; Smogor, John; Egipciaco, Lisette; Johnson, Liz; Hill, Olan D; Romeo, Patsy; Medina, Pedro; Goff, Robert; Enage, Romy; Bailey, Sean J; Watson, Sue; McCune, Susan; Chami, Tammilea; Hull, Tim M; Egipciaco, Lisette; Vatel, Sapho
Subject: CDR-18-01-035 - DRC Revised Plans Approved

Name - Vineland Pointe PD
Ref No. - CDR-18-01-035

The revised plan date stamped "Received: Mar 28, 2018" has now been approved by staff. This item will be placed on the next available DRC Agenda for approval.

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