#### ORANGE COUNTY COMPREHENSIVE PLAN

#### NORTHWEST ORANGE COUNTY TRANSITION POLICY

#### FLU7.4.3

To ensure managed growth consistent with the rural characteristics and environmentally sensitive areas around the Northwest Growth Center, development within the Growth Center must provide a transition in land use density and intensity. In providing this internal transition, the Foothills of Mount Dora Planned Development (PD); and described herein, the area defined as "Parcel S-1" and "Parcel S-2" on the Foothills of Mount Dora PD/ Land Use Plan approved by the Board of County Commissioners on December 17, 2002, shall be limited to a net residential density of 1 dwelling unit per acre as required by the PD conditions. In addition, the Northwest Growth Center boundary, as adopted, shall not be expanded unless amendments to the Future Land Use Map and all applicable policies, including FLU7.4.3 are adopted. Furthermore, the Joint Planning Area between Orange County and the City of Mount Dora shall not be expanded.

(Added 10/03, Ord. 03/15; Amended 6/10, Ord. 10-07, Policy 1.2.2.1)

#### **ATTACHMENT #5**

B. This Agreement is executed pursuant to the provisions of Chapters 125, 163, and 166, Florida Statutes.

#### ARTICLE 3

# APPROVAL OF CONCEPTUAL PLAN AND DEVELOPMENT REQUIREMENTS

- A. County and City are respectively required by the provisions of Chapter 163, Florida Statutes, to prepare comprehensive plans for lands located within their respective jurisdictions.
- B. The Conceptual Plan sets forth the following uses and intensities with respect to the Joint Planning Area:

| LAND USE                          | ACREAGE | SQ. FT. | UNITS | DENSITY  |
|-----------------------------------|---------|---------|-------|----------|
| Low Density<br>Residential        | 1,070   |         | 2,461 | 2.3DU/AC |
| Low/Medium Density<br>Residential | 90      |         | 450   | 5.0DU/AC |
| Existing Commercial               | 9       | 90,000  |       |          |
| Additional Comm.                  | 18      | 180,000 |       |          |
| Office                            | 10      | 100,000 |       |          |
| Elementary School                 | 15      |         |       |          |
| Park                              | 10      |         |       |          |
| Conservation/Wetlands             | 43      |         | -     |          |
| TOTALS                            | 1,265   | 370,000 | 2,911 |          |

C. The development activity contemplated to occur within the Joint Planning Area will have a material effect upon lands located within the City. Consequently, with respect to the Joint Planning Area, City is and shall be materially affected by the development of the Joint Planning

## 19 APPROVED DEVELOPMENTS IN TANGERINE

### **SINCE 2001**

| Development                | Location                           | Units | Acres  | Date Approved |
|----------------------------|------------------------------------|-------|--------|---------------|
|                            |                                    |       |        |               |
| Bar Grove                  | East side Hwy 441(Terrell & South) | 300+  | 196    | 5/4/2005      |
| Beauclaire Estates I       | Beauclaire Avenue                  | 9     | 16.4   | 7/13/2004     |
| Beauclaire Estates II      | Beauclaire Avenue                  | 14    | 34     | 11/11/2004    |
| Chesterhill Phase IV       | Old Hwy 441                        | 25    | 33     | 9/18/2003     |
| Evergreen                  | Allen Street                       | 20    | 22     | 2/24/2005     |
| Foothills of Mount Dora    | Hwy 441                            | 230   | 296    | 2/7/2007      |
| Foothills/Stoneybrook I    | Hwy 441                            | 999   | 968    | 12/1/2001     |
| Stoneybrook Phase III      | Hwy 441                            | 229   | 371    | 12/21/2005    |
| Greer/Sadler (Lake Bessie) | Sadler Avenue                      | 130   | 239.3  | 5/11/2004     |
| Medical Center             | Old Hwy 441 N side – (commercial)  | 1     | 4.77   | 7/20/2005     |
| Lake Carlton               | Lake Carlton Rd                    | 54    | 66.75  | 6/29/2005     |
| Lake Ola Estates (Heights) | Lake Ola to Earlwood               | 11    | 13.83  | 8/2/2006      |
| Martin's Preserve          | Earlwood & Hwy 441                 | 20    | 26.3   | 12/15/2004    |
| New Song                   | Allen Street                       | 33    | 41     | 12/7/2005     |
| Oak Hammock                | Old Hwy 441                        | 10    | 12.46  | 12/15/2004    |
|                            |                                    |       |        |               |
| Tangerine Reserve          | Lake & Dudley                      | 24    | 24.67  | 8/25/2003     |
| Tangerine Woods            | Earlwood & Franklin                | 7     | 12     | 8/9/2007      |
| Terry Property             | Hwy 441 & Sadler (commercial)      | 1     | 1.5    | 3/11/2004     |
| Trimble Park               | Dora & Earlwood                    | 77    | 106.07 | 6/29/2005     |
|                            |                                    |       |        |               |

**TOTAL** 

2,192 DWELLING UNITS

**2,485** Acresi

