

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:

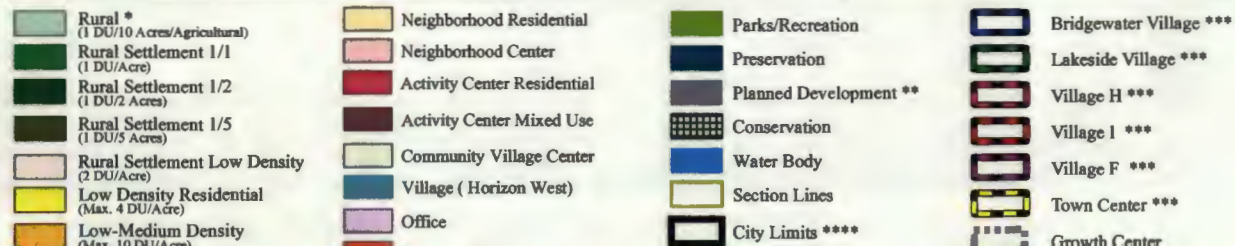
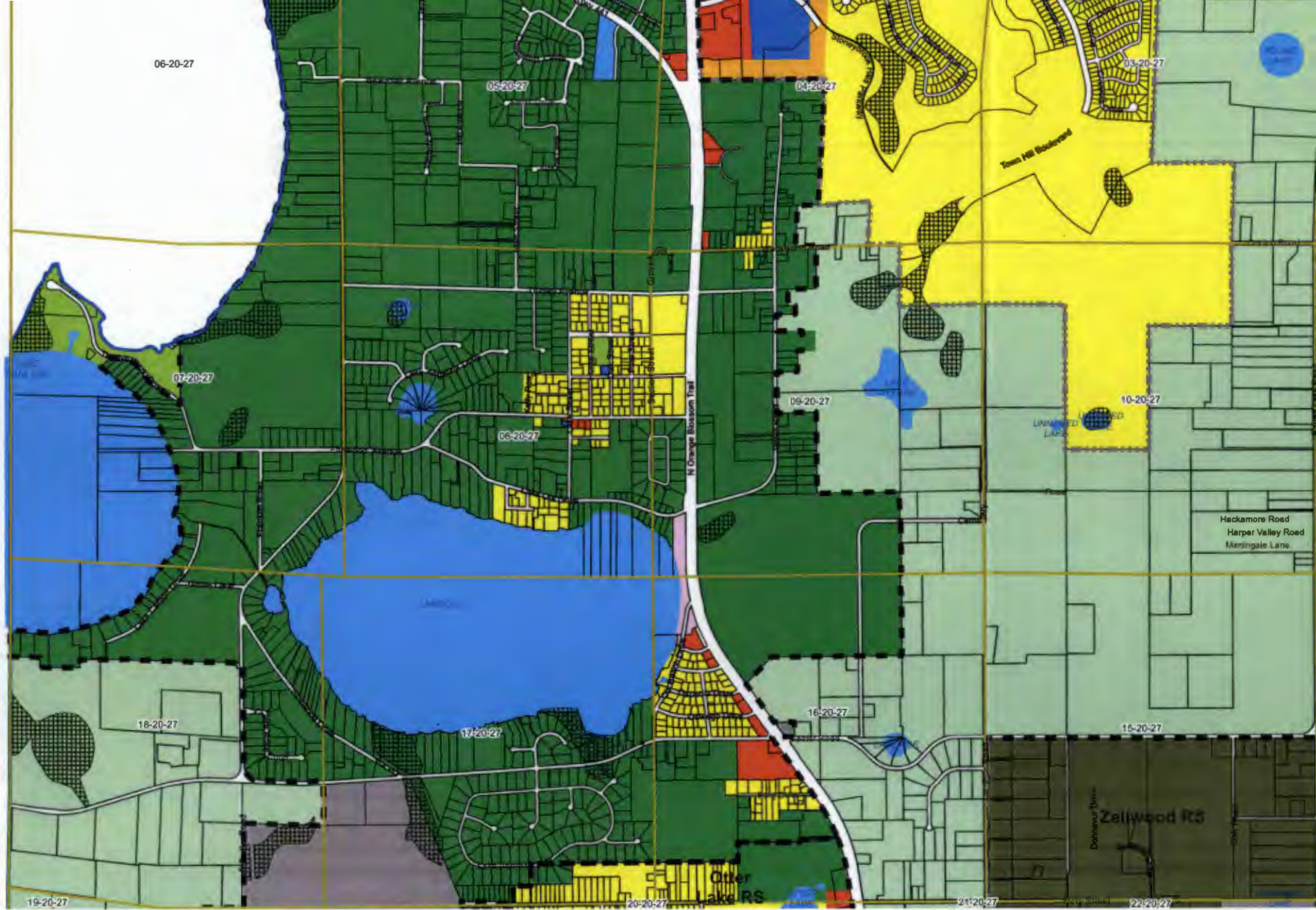
LAND USE	ACREAGE	SQ. FT.	UNITS	DENSITY
Low Density Residential	1,070		2,461	2.3DU/AC
Low/Medium Density Residential	90		450	5.0DU/AC
Existing Commercial	9	90,000		
Additional Comm.	18	180,000		
Office	10	100,000		
Elementary School	15			
Park	10			
Conservation/Wetlands	43			
TOTALS	1,265	370,000	2,911	

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 Acres	



*The Rural land use designation denoted as R on the Future Land Use Map is synonymous with the Rural/Agricultural FLU4.1.1.

**For properties designated Planned Development (PD), specific land uses, densities, and intensities allowed can be determined by the Board of County Commissioners and Geographic Information Systems label field lists the allowable land uses approved by the Board of County Commissioners prior to development or redevelopment. The Zoning Division should be consulted to determine actual conditions of approval.

***For properties located in an approved Horizon West Specific Area Plan (SAP) the adopted SAP should be consulted to determine actual conditions of approval.

****City boundaries are subject to change and do not necessarily reflect annexations which have occurred.

Disclaimer:

Data is provided "as is" without warranty of any representation of accuracy, timeliness or completeness. The burden of determining accuracy, completeness, and reliability of the data is on the user.

The map only depicts properties as of the date, but may include properties that have since been annexed. These maps are for display purposes only.