



Community Meeting Memorandum

DATE: February 1, 2015

TO: Alberto A. Vargas, MArch., Planning Manager

FROM: Marcos Bastian, AICP, Chief Planner

SUBJECT: Rural Residential Enclaves – Rocking Horse Community Meeting 1 Synopsis

CC: Project File

Location of Project: The area of study is generally described as the properties east of Rouse Road, bound by University Boulevard and the Seminole County line.

Meeting: Tuesday, January 27 - 6:30 PM – Riverdale Elementary School
11301 Lokanotosa Trail, Orlando, FL 32817

Attendance:

District Commissioner Lynette Rummel - District 5 Commissioner Aide

Orange County Staff Marcos Bastian, David Ausherman, Photenie Burnett - Planning Division

Residents Approximately 65 residents in attendance.

Overview of Project:

Recent applications for development in two East Market Area neighborhoods, Berry Dease and Rocking Horse, prompted consideration of places in Orange County that have maintained a large lot/rural style development pattern over the past 25 years, including zoning designations inconsistent with the Future Land Use Element. The purpose of the study is to receive input from residents in these areas in order to develop policies and regulations as needed to maintain the unique character of these areas.

The parcels within the heart of the Rocking Horse study area have a future land use (FLUM) designation of Low Density Residential (LDR) with a maximum density of 4 dwelling units per acre, and Agricultural Zoning designations (A-2; A-R) which has a minimum lot requirement of 1 acre. Agricultural zoning districts are not consistent with the FLUM designation. A zoning of R-CE would be consistent with the FLU; however, policy does not allow a rezone to R-CE within



the Urban Service Area. These large lot parcels are bound by a wetland to the west and Rouse Road to the east. The rural character extends northward into Seminole County; the southern boundary has commercial and multifamily parcels facing University Boulevard. Vacant land is present within the study area. Two recent applications for development have been approved by the DRC (one of which was also approved by the BCC on the date of the community meeting).

Meeting Summary:

The Meeting was opened by Marcos Bastian, with introduction of staff and public officials in attendance. Citizens were concerned that yet another development was being proposed, particularly the large vacant parcel west of Koi Road. A presentation provided information about the unique characteristics of the Rocking Horse neighborhood, and the reason for a new approach to planning. Mr. Bastian also explained the workshop exercises.

- Show us where you live
- Geographically show the challenges and opportunities in the area
- Write concerns on post it notes
- Survey exercise
- Table mapping exercise to determine desired boundaries of protection

The majority of information was gathered at the table exercise, where residents expressed extreme suspicion about the lack of pending approvals. Residents were extremely concerned about flooding, saying the area already is very wet and more development would just make it worse. There was a lot of confusion about flood plain maps and the county's role in addressing the problem.

The initial tone of the meeting was combative, but it changed to curious thanks to the help of some neighbors who appreciated the new approach. The meeting was adjourned approximately at 8:20 p.m.