

# MOVE THAT SCHOOL ALLIANCE

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On behalf of:  
Doug and Cindy Lauenders, 20416 Ortega Street  
and the neighborhood coalition

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## ORANGE COUNTY ZONING CURRENTLY PROHIBITS ANY SCHOOL AT THIS LOCATION:

### *No schools are allowed in the A-2 Zoning District!*

Today OCPS does not request just a middle or an elementary  
school, with a single building, single parking lot, on 25  
acres...

but rather a combined middle and elementary school with 4  
buildings, 2 parking lots, athletic fields, across  
52 acres!

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## THIS IS THE WRONG LOCATION FOR A K-8 CAMPUS:

- ★ Zoning of A-2 establishes low density, rural development *without schools!*
- ★ The Wedgefield Restrictive Covenants mandate residential development, prohibit buses and signs, and emphasis that this area should be low density, rural residential.
- ★ OCPS obtained EDU land use from the County by presenting its application as a simple middle school. Yet the current rezoning requests an experimental combined elementary/middle school over 52 acre campus.
- ★ The County Code does not yet even have standards for a combined elementary/middle school!
- ★ By combining the schools, and failing to install adequate transportation facilities, the School Board is creating a "hazardous walking condition" and hazardous traffic situation for student pedestrian and bicyclists, as well as the drivers.
- ★ Several Comprehensive Plan policies would be violated by this proposed development.
- ★ The P&Z strongly advised this body not to approve the current application for this K-8 campus.

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### 2010 OCSB Request for FLU Amendment from R (Rural) to EDU:

- "Relief" Middle School (6-8 grades)
- Clearly regulated by County Code (sec. 1755)
- 1,215 Student capacity
- Separate from an elementary school which was to be located further north on Bancroft

### Current Request for Rezoning of A-2 to PD:

- Less regulated K-8 campus
- 4 Buildings
- 2 parking lots
- "Future Portables" field
- Unknown student capacity (1,030-1,500 student)
- All vehicular access is to/from rural Paddock and Ortega streets
- Buildings concentrated near residential

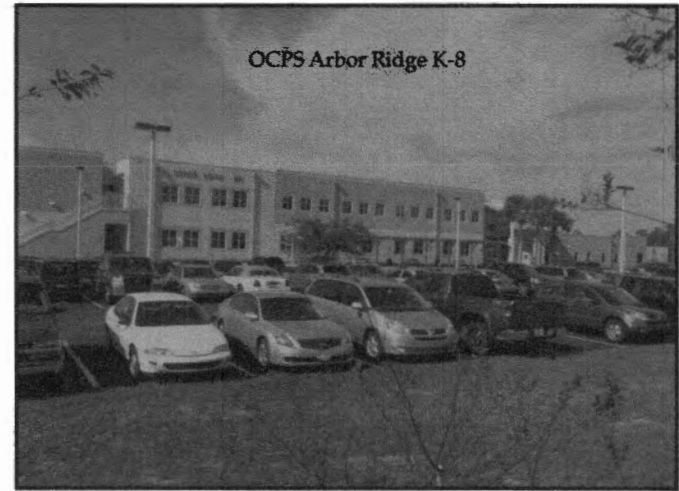
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**RURAL  
COMMUNITY  
SINCE 1960**



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**OCSB WOULD CONVERT 52 ACRES OF BEAUTIFUL  
RURAL COUNTRY TO THIS "PROTOTYPE" FACILITY:**



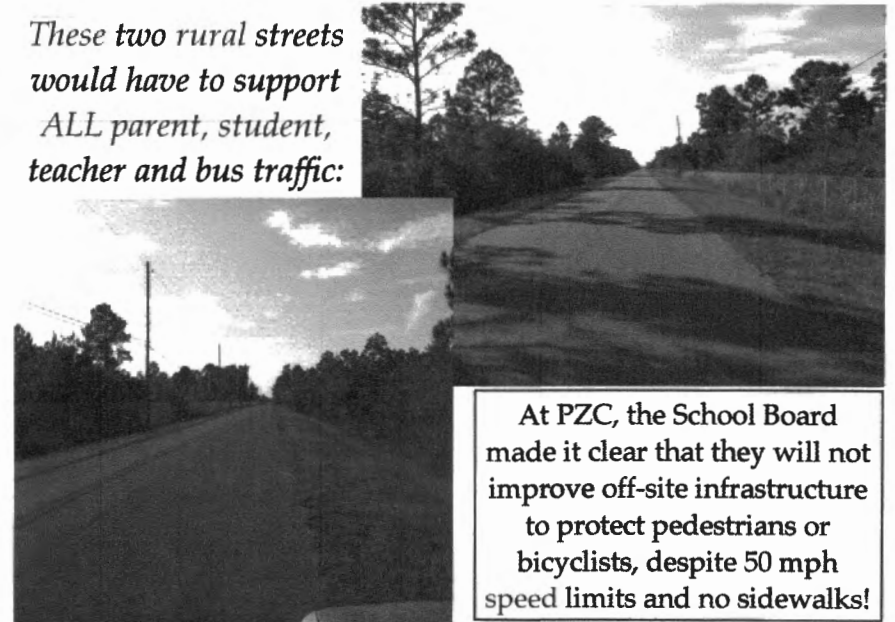
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**NO OTHER DEVELOPER WOULD BE ABLE TO DESTROY  
THE LOW DENSITY RESIDENTIAL COMMUNITY :**

- ♦ DEED RESTRICTIONS FOR THE WEDGEFIELD ESTATES MANDATE THAT ONLY RESIDENTIAL DEVELOPMENT BE ALLOWED.
- ♦ THESE SAME RESTRICTIONS PROHIBIT ANY PROPERTY OWNER FROM ERECTING PERMANENT SIGNS AND PARKING BUSES.
- ♦ WHILE THE SCHOOL BOARD MAY AVOID LIABILITY TO THE RESIDENTS FOR VIOLATING THESE COVENANTS, THE COVENANTS DEMONSTRATE THE DECADES-LONG INTENT FOR DEVELOPMENT IN THIS AREA:  
**QUIET, RURAL, LOW-DENSITY RESIDENTIAL.**

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*These two rural streets  
would have to support  
ALL parent, student,  
teacher and bus traffic:*



At PZC, the School Board made it clear that they will not improve off-site infrastructure to protect pedestrians or bicyclists, despite 50 mph speed limits and no sidewalks!

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A K-8 facility will render these roads impassible and dangerous during drop off and pick up times:



Sunset Park Elementary

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At least Bancroft is a striped road with a designated bike lane.  
**BUT BANCROFT THAT IS NOT THE ROAD OCPS PROPOSED TO USE FOR INGRESS AND EGRESS!**



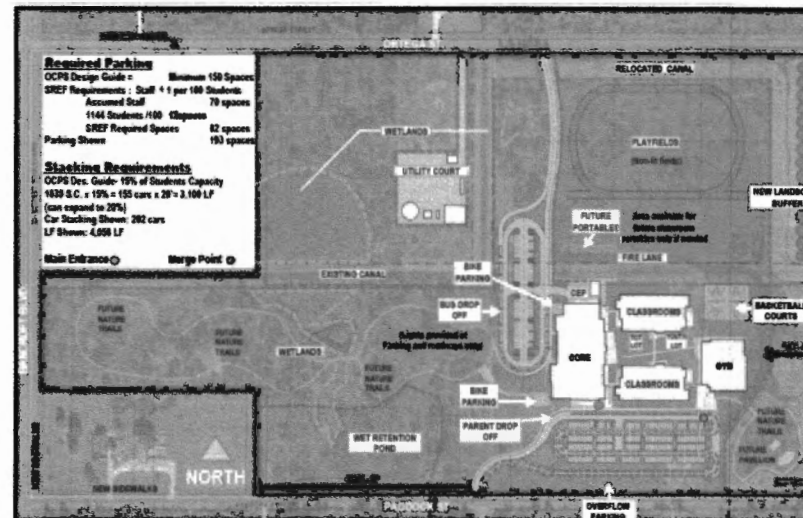
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OCPS Would Create Infrastructure Problems and leave for

- ♦ Lack of adequate roadways for heavy buses and high volume traffic during drop off and pick up
- ♦ Lack of sidewalks leading to the site so children can walk and bike safely
- ♦ Lack of adequate water pipes

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The very location of a school in this low-density, quiet, rural neighborhood is inappropriate.  
***YET THE INTENSITY OF THIS CAMPUS AND LOCATION OF BUILDINGS MAKES IT EVEN WORSE!***



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COMPREHENSIVE PLAN SPECIFICALLY PROTECTS THE WEDGEFIELD COMMUNITY FROM THIS TYPE OF INCOMPATIBLE DEVELOPMENT:

- ♦ FUTURE LAND USE 6.3.14: Identifies the Wedgefield Rural Service Area as "unique and distinguishable from other areas in the Rural Service Area"
- ♦ FUTURE LAND USE 6.3.14: Limits density to only 1 unit pre 2 acres
- ♦ FUTURE LAND USE Objective 8.2 and Policies 8.2.1 & 8.2.10: Requires that all new development must be compatible with existing development
- ♦ FUTURE LAND USE 8.1.3: Specifically requires PD zoning applications to be reviewed to "ensure adjacent land use compatibility and efficient physical integration with existing infrastructure."

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**The County Code Prohibits Schools in A-2 and Lacks Express Regulations for a combined K-8 Campus**

- ♦ The A-2 zoning category does not allow schools by right or by special exception. OCPS purchased the property knowing that a school would not be allowed in this zoning category.
- ♦ Yet, now OCPS seeks the lenient PD zoning category which would allow them to locate a large K-8 school without any further Orange County oversight.
- ♦ Section 1755 of the County Code sets standards for Elementary, Middle and High Schools *but not* for a combined K-8 campus as proposed by OCPS.
- ♦ Any PD zoning for such school should be written in such a manner that all development concerns are expressly regulated.

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WHAT HAPPENED TO OCPS'S 2010 PROPOSAL TO CONSTRUCT THE ELEMENTARY AND MIDDLE AT SEPARATE SITES TO DILUTE THE TRAFFIC AFFECTS, TRAFFIC HAZARDS, AND REDUCE THE ADVERSE IMPACT OF A LARGE SCHOOL CAMPUS ON THIS RURAL COMMUNITY?



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**THIS APPLICATION VIOLATES THE SCHOOL SITING REQUIREMENTS OF SECTION 38-1753:**

- (A) Schools should be located to minimize average home-to-school travel distances based on both current and projected student enrollments.
- (B) Elementary School sites should be located on local streets or on residential collector streets entirely within residential neighborhoods and as close as practical to existing or planned residential neighborhoods.

Both current and projected student enrollments demonstrate the need for this school is to the north of the Wedgefield Estates in the much more dense Wedgefield Village and Reserve areas. Yet, although the School Board has a site to the north with EDU designation, it seeks to construct this campus further to the south and farther from student enrollment.

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*YOUR PLANNING AND ZONING COMMISSION  
UNANIMOUSLY AND STRENUOUSLY RECOMMENDED  
DENIAL OF THIS REZONING:*

- ♦ "This is the worst spot for a school, maybe that I've ever seen" p.2
- ♦ "A way of life that these people out here have had for so long is just going to be gone forever." p.3
- ♦ "I don't see how this is compatible at all." p.4
- ♦ "I find it frustrating that the schools continue to try to locate in areas that are just not well suited." p.5
- ♦ "I agree and I'm concerned about the compatibility issues and the lack of infrastructure...I think [OCPS] made a very feeble attempt to address the compatibility issues." p.5
- ♦ "It's a joke to assume that a PUD with 25 or 30 foot buffers in a rural area would even be reasonably appropriate to have brought forward." p.5
- ♦ "I'm sick and tired of the school board not working with the communities." pg.6
- ♦ "I don't like this tactic on the part of the school board. They had plenty of time to try to find a place. They certainly have the resources to find an alternate location...I see that on all sides of this single family houses, vacant land. And it's zoned...A-2 and you're going to plop of school for over a thousand kids right in the middle of this."p.8
- ♦ "This is one great big square peg in a round hole. I have a major compatibility issue here and I cannot support it." p.9

Before any rezonings to allow K-8 campus, it may be time to holistically review these large facilities in a legislative manner.

- ❖ CREATE CODES FOR SUCH LARGE CAMPUS-STYLE DEVELOPMENTS, SIMILAR TO THE CODES WHICH REGULATE ELEMENTARY, MIDDLE AND HIGH SCHOOLS.
- ❖ ADDRESS TRANSPORTATION SAFETY AND OTHER INFRASTRUCTURE NEEDS, EVEN OFF-SITE WHERE THE IMPACT OF THE CAMPUS WILL CREATE OFF-SITE INFRASTRUCTURE BURDENS ON THE COUNTY.
- ❖ REGULATE BUILDING DIMENSIONS AND PARKING FACILITIES.
- ❖ DETERMINE THE APPROPRIATE ZONING CATEGORIES FOR THESE LARGE FACILITIES.