



NOAH'S NOTES

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ORANGE COUNTY COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

Goal FLU4

HORIZON WEST. It is Orange County's **goal to ensure sustainable, quality development** in Southwest Orange County to allow a transition from rural to urban uses **while protecting environmental quality**. (Added 5/97, Ord.97-07)

OBJ FLU4.5

FLU4.5.1

ENVIRONMENT. **Development standards shall be adopted and implemented that ensure protection of the natural and built environmental through the provision of greenbelts, transfer of development rights, storm water management, water-wise development standards and preservation of ecosystems through the creation of open space linkages.** (Added 11/13, Ord. 2013-22)

LAKESIDE VILLAGE GENERAL VILLAGE PRINCIPLES

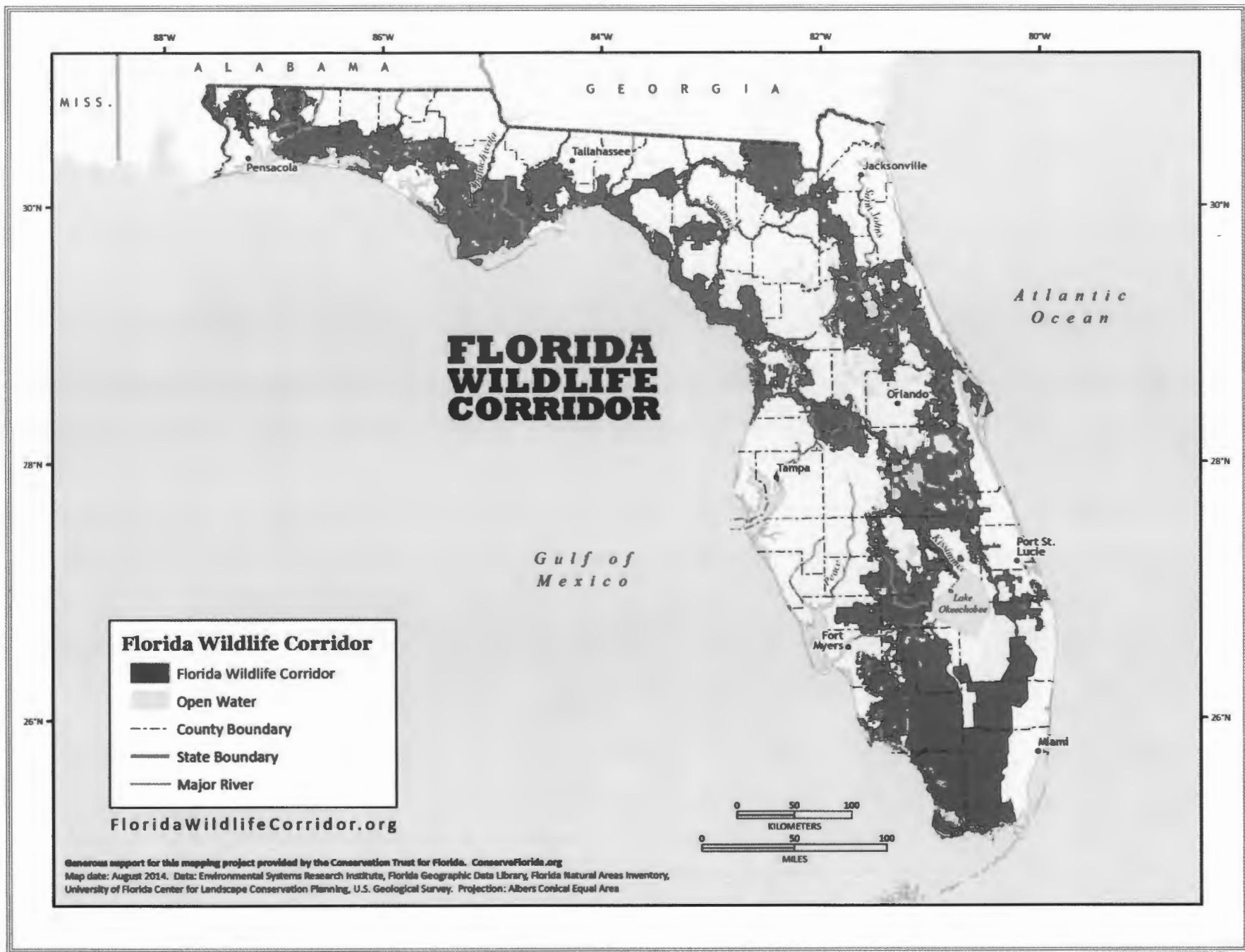
FLU4.1.1 General Village Principles. Each Village Specific Area Plan (SAP) **shall be designed based** on an urban development pattern, which encourages the formation of a suburban village while **ensuring the** provision of adequate public facilities and services concurrent with development and **protection of environmental quality.**

F. The Village **shall contain an ample supply of specialized open space in the form of squares, greens and parks** whose frequent use is encouraged through placement and design.

G. Each Village **shall have a well-defined edge, such as greenbelts or wildlife corridors permanently protected from development.**

I. **Wherever possible, the natural terrain, drainage and vegetation of the area shall be preserved with superior examples contained within parks or greenbelts.**



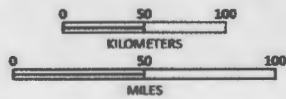


FLORIDA WILDLIFE CORRIDOR

Florida Wildlife Corridor

- Florida Wildlife Corridor
- Open Water
- County Boundary
- State Boundary
- Major River

FloridaWildlifeCorridor.org

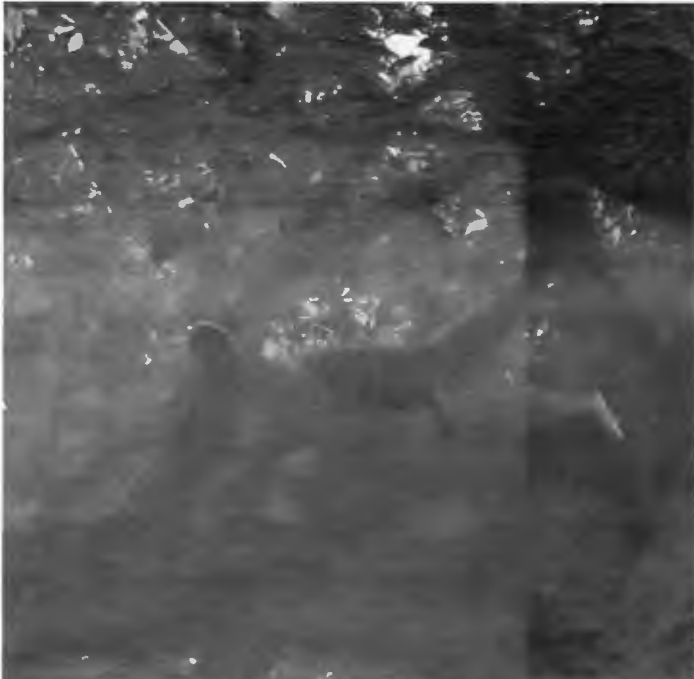


Generous support for this mapping project provided by the Conservation Trust for Florida. ConserveFlorida.org
 Map date: August 2014. Data: Environmental Systems Research Institute, Florida Geographic Data Library, Florida Natural Areas Inventory, University of Florida Center for Landscape Conservation Planning, U.S. Geological Survey. Projection: Albers Conical Equal Area



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Reject Orange County, Florida, Land Use Map Amendment #2015-2-A-1-4 and Place Land in Permanent Conservation Preserve

Petition by Noah's Notes

To be delivered to **Mayor Teresa Jacobs, Mayor, Orange County, Florida, Commissioner Edwards, Commissioner, Orange County, Florida, Commissioner Thompson, Commissioner, Orange County, Florida, Commissioner Siplin, Commissioner, Orange County, Florida, Commissioner Clarke, Commissioner, Orange County, Florida** and 12 other targets ([click here to see more](#))

We urge you to reject this land use map amendment and protect this undisturbed natural land as a permanent conservation preserve by way of public or private acquisition and placement into the Orange County Green Place program or private land conservation trust.

1,264 signatures

APPROVAL CONDITIONS

1.All development is restricted to 40 residential dwelling units on 20 acres on the northwest side of the parcel immediately adjacent to Fiquette Road.

1.All development is required to meet low impact design and native plant landscape criteria to limit impervious surfaces and protect water quality.

1.Upland and wetland buffers are a minimum of 150 feet to protect the riparian corridor.

1.Land use designation for the area immediately west of Abbotsbury Drive be permanently changed to Green Belt/Conservation in the Horizons West/Lakeside Village SAP.

1.County and State conservation easements be placed on the remaining parcel to prohibit future development.

“MAN DID NOT WEAVE
THE WEB OF LIFE,
HE IS MERELY A STRAND IN IT.
WHATEVER HE DOES
TO THE WEB,
HE DOES TO HIMSELF.”

- Chief Seattle, Suquamish Chief

I've lived in West Orange County since 1982. Horizon West was envisioned and planned with my input in the early 1990's. As it stands today, no single developer has taken the existing Horizon West planning model and code at face value and provided a development. Each and every developer has applied for and been granted some level of change to its zoning, mainly related to increases in density. If I could change one thing in Horizon West today, it would be to force each and every new development to live with, and develop to, the existing SAP without requesting changes that ultimately will make Horizon West just like every other in all of Orange County and beyond.

(An online survey response from a resident)

EXECUTIVE SUMMARY

The Horizon West Retrospective examines the successes and challenges of implementing the Horizon West sector plan over the past 15 years. As the state's first sector plan, Horizon West was seen as an innovative planning alternative to the urban sprawl and the piecemeal development pattern formerly experienced in southwest Orange County.

The original plan called for the development of mixed-use villages surrounded by open space areas and anchored by a Town Center. Planners then created a series of implementation tools, or mechanisms, to help facilitate the plan. Implementation tools included the Specific Area Plans (SAPs) for each of the villages and Town Center that were supported by a sustainable land use pattern; an Adequate Public Facilities (APF) ordinance to facilitate development of public infrastructure, such as schools, roads, and trails; and a Transfer of Development Rights (TDR) ordinance to ensure preservation of natural areas. While these mechanisms were innovative, they had not been tested previously in Orange County.

Now, fifteen years later, public officials and developers remain challenged with applying the land use concept and design standards, funding needed infrastructure, and effectively implementing the APF and TDR ordinances to make them more responsive to the current needs of the community.

To understand Horizon West, staff delved into a variety of data sources including the original Horizon West Study Report (1995), the Village SAP documents, ordinances, and Property Appraiser records. The project methodology also used an extensive outreach strategy that included site visits, interviews with Orange County staff and other public officials, a Developers Forum with private and public sector representatives, a Town Hall meeting with area residents and property owners, and an online survey of residents.

Based on the information collected through the outreach process, staff organized the Horizon West project implementation challenges into four main categories: concept, land use and design standards; Town Center

development; infrastructure development and financing; and administrative monitoring. To summarize, some of the project's land use and design principles were difficult to implement while accommodating the needs of suburban commercial planning techniques. As a result, current developments in Horizon West are not much different from development anywhere else in the County, and the overall design fails to foster a unique sense of community among area residents. While currently undeveloped, the Horizon West Town Center already faces strong competition from commercial and medical developments located in nearby communities. Moreover, time-sensitive funding mechanisms that ensure the construction of necessary infrastructure in Horizon West remain absent. In addition, the effectiveness of the APF and TDR ordinances needs to be evaluated.

There are several "take away for practice" suggestions for planners, developers, and elected officials who might consider taking on the process of sector planning.

First, it is important to keep in mind that Horizon West represents a long

-term buildout plan for the area. Therefore, it should reflect a built-in flexibility to account for changing market conditions. It is also highly recommended that proponents do an evaluation of the regional context for the project as a part of the vision development process. Second, unless there is a master developer, it is essential that property owners understand and accept the Horizon West vision. Such buy-in should be secured early in the development process. By the same token, the presence of multiple property owners can significantly complicate the development and implementation of the sector plan. Finally, the scale and complexity of the sector plan process requires a corresponding commitment to project compliance monitoring, and a clear implementation strategy should be developed and enforced throughout the planning and development of specific projects.

Now that sector planning has become the state's new planning model, Horizon West can serve as a case study for other jurisdictions that are trying to create or implement their own sector plans.

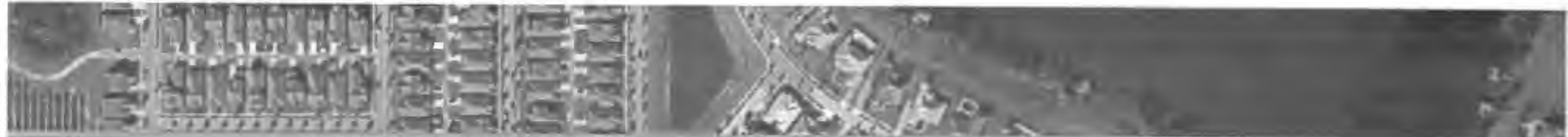


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(An online survey response from a resident).



Horizon West today



THE **HORIZON WEST RETROSPECTIVE**
An Assessment of Florida's First Sector Plan

April 2012



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