

MEETING SUMMARY
August 09, 2023
Narcoossee Community Center

West of Boggy Creek Road (CFX/Orange County side):

- There are property owners who are interested in maintaining their lifestyle and want to know what protections they have from potential neighboring development
 - A Future Land Use change does not require a property owner to rezone or change unless and until they are ready to
 - The County would pursue criteria to ensure public involvement through the approval process to provide the potential for restrictions and protections
 - Such criteria could include aggregation requirements, overlay standards, or required Planned Developments
- Property owners along Boggy Creek Road want to have commercial and multifamily development
- Property owners in the Industrial area do not think industrial uses are marketable/feasible/desirable
 - Recommendations are preliminary and subject to further review and refinement before being brought to the County Board of Commissioners for direction
 - Refinements will be based on the additional feedback received and an analysis of needs and conditions
 - Ultimately, recommendations will be based on data and analysis to accommodate growth projections and provide a diverse economy, as well as other criteria in [Florida Statue §163.3177](#)

Lake side of Boggy Creek Road:

- Property owners with 1 acre or smaller lots were the least supportive of change in this area; and wanted to maintain the overall character of the neighborhood
 - A Future Land Use change does not require a property to rezone
 - The existing development already has preceding zoning districts and lot sizes that are not consistent with code
 - A Future Land Use change would not impact that
 - A Future Land Use change for these properties would allow for actions such as lot splits and may potentially facilitate desirable changes that do not meet the standard of new development to an existing property
 - There was interest in limiting the scale of new development to ½ acre to 1 acre lots
- Property owners with larger parcels were not in support of limitations to lot size within Low Density Residential (LDR); some property owners were interested in greater density and intensity
 - Staff is not proposing changes to code for LDR at this time
 - Recommendations are preliminary and subject to further review and refinement before being brought to the County Board of Commissioners for direction
 - Refinements will be based on the additional feedback received and an analysis of needs and conditions