



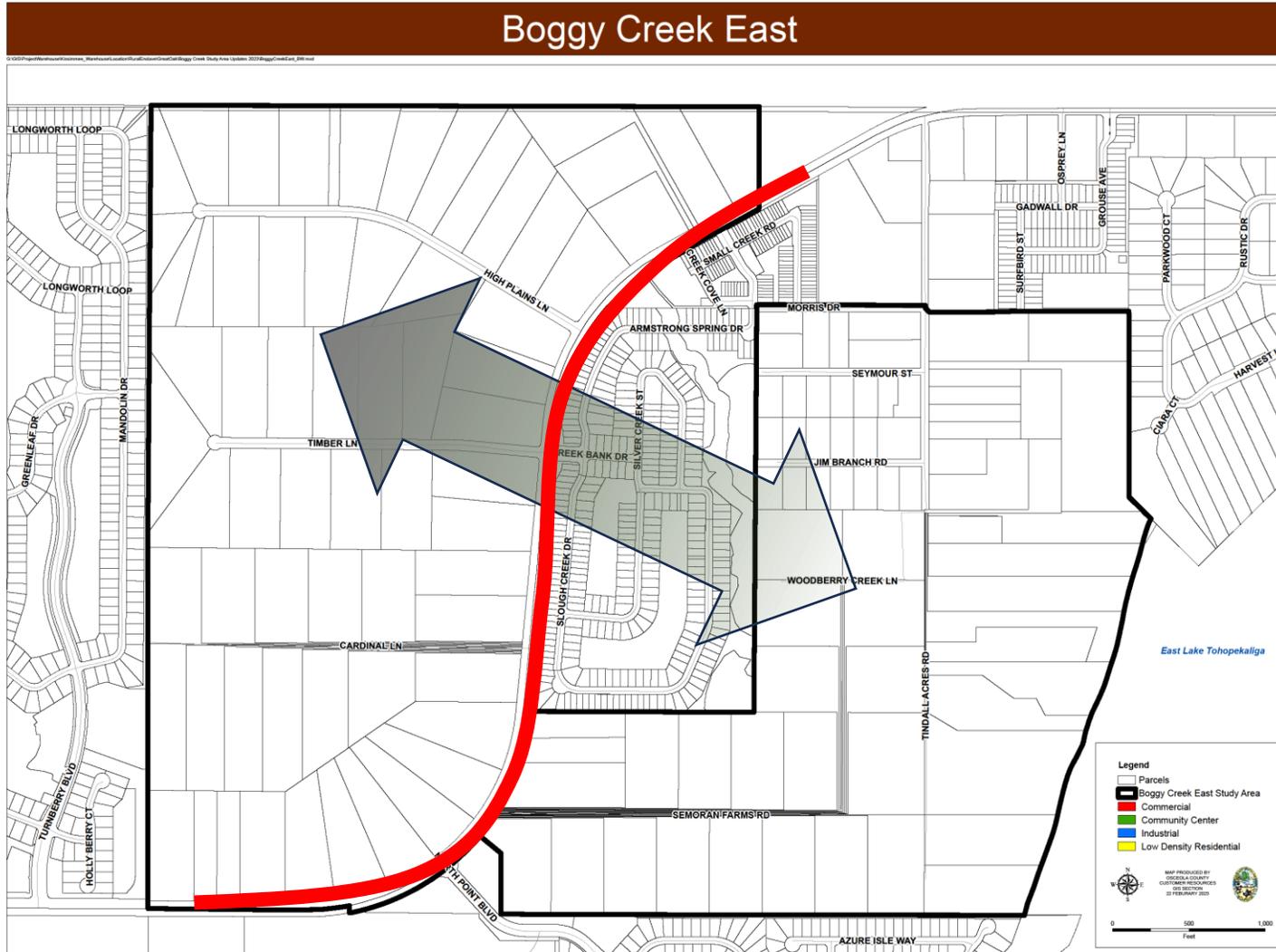
Boggy Creek East Land Use Study

**Community Meeting
August 8, 2023**



Summary of Findings

General – General acceptance of Boggy Creek Frontage





Summary of Findings

Acceptable Uses

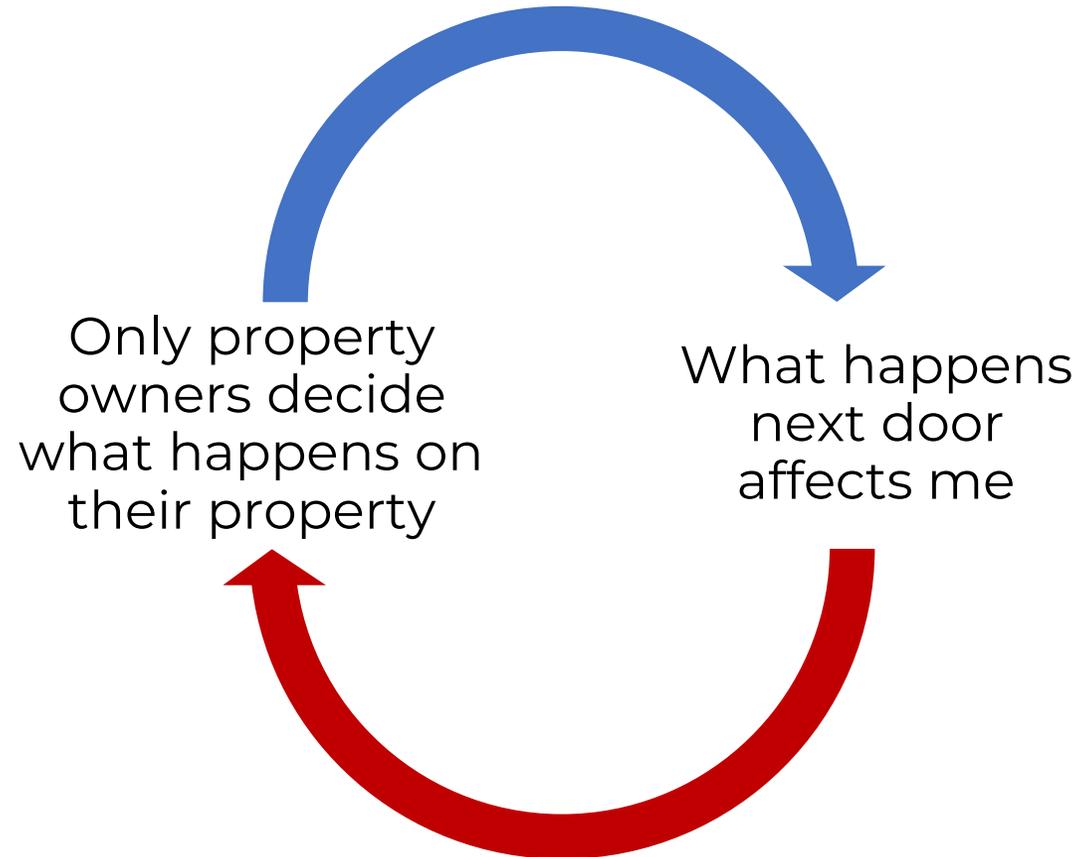
- Very few uses identified
 - Warehouse/distribution
 - Parks and Playgrounds
 - Need for truck/RV parking recognized but generally not supported
- Strongest opposition to new development tied to flooding and character concerns particularly along lake front



Summary of Findings

Other notable concerns

- Trucks/Traffic
- Fairness
- Property value





Summary of Findings

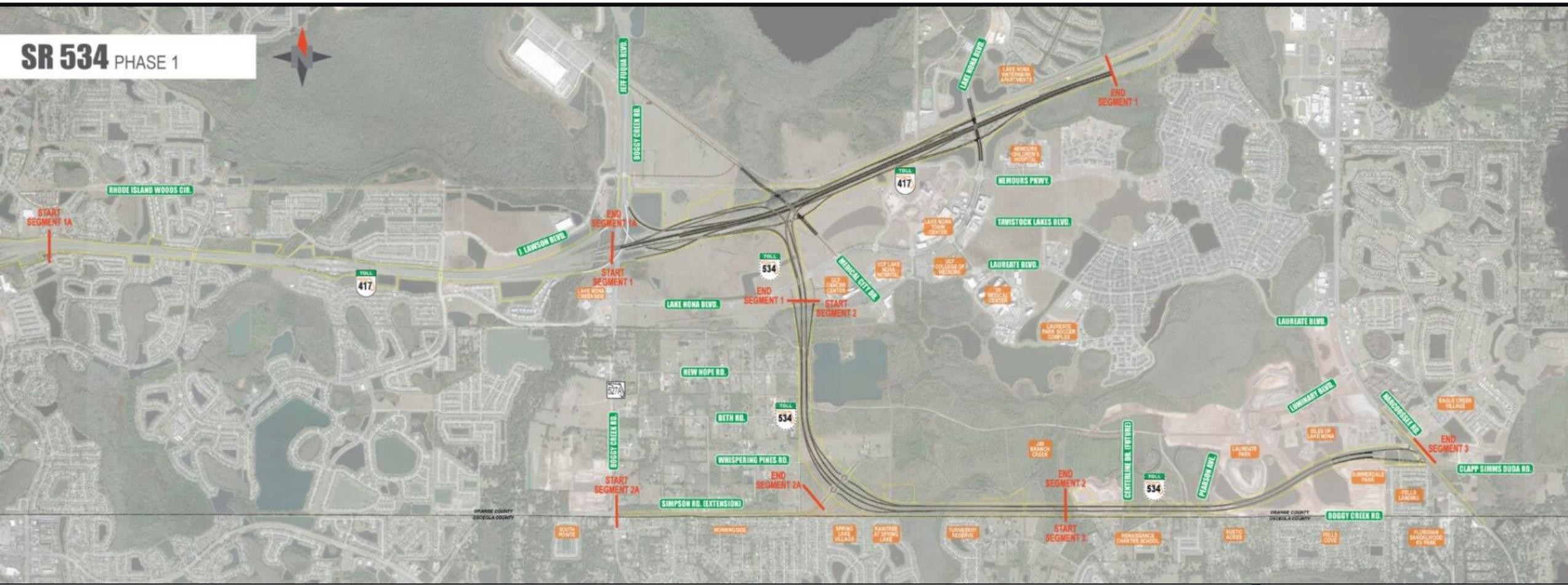
Transportation

- Orange County side more appropriate for higher intensity
- CFX construction plans moving forward, changes character
- Full access/spacing for signals appropriate
 - North Point Boulevard
 - Timber Lane
 - Renaissance School (Centerline Road)/Osprey Lane have CFX overpass
- Trucks will have to use Boggy Creek



Summary of Findings

Transportation





Summary of Findings

Transportation





Preliminary Recommendations

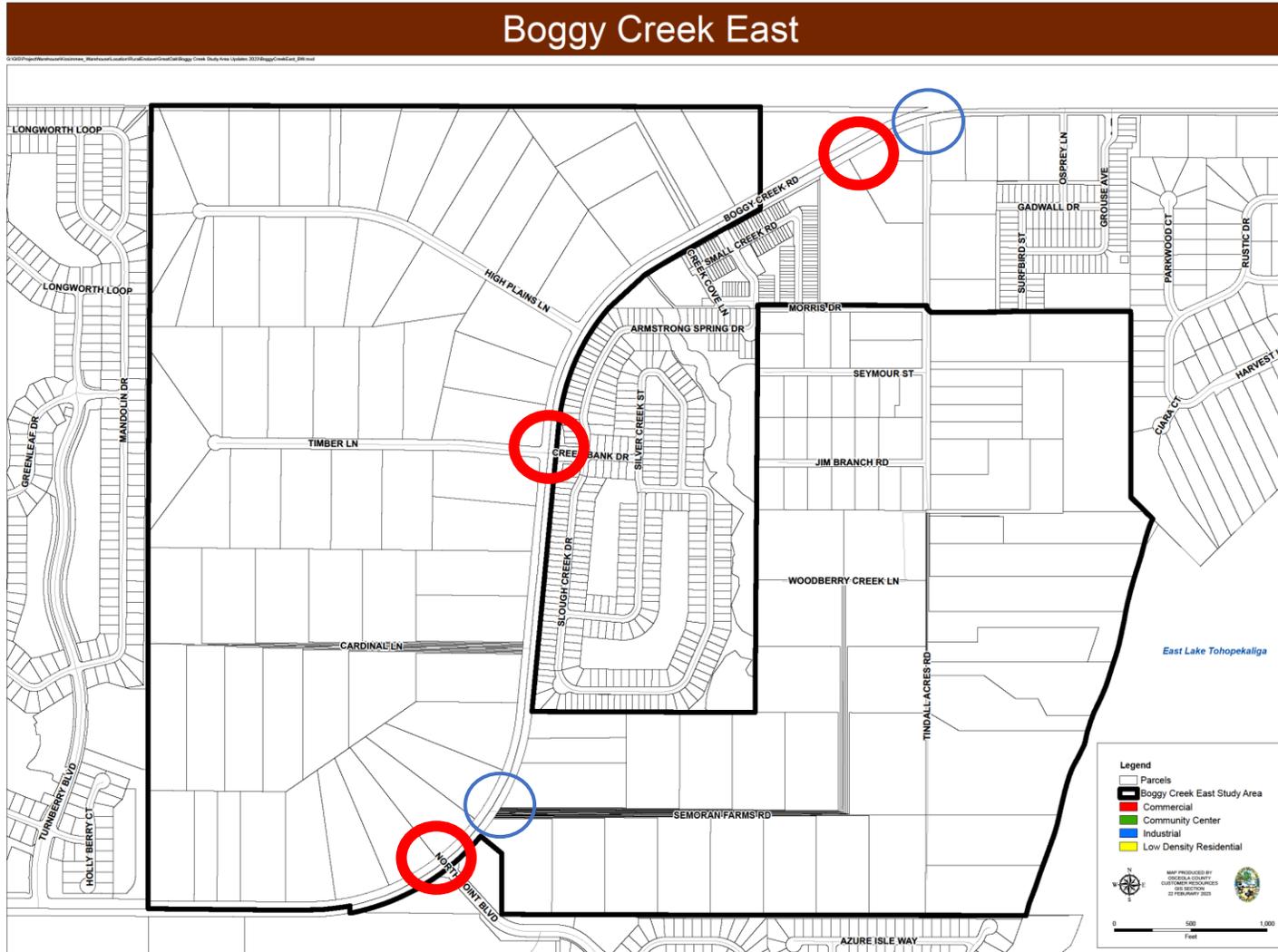
Approach

- Process Matters
 - Predictable Conditions to temper piecemeal development
 - Input required
- Roadways and Lake inform basic framework



Preliminary Recommendations

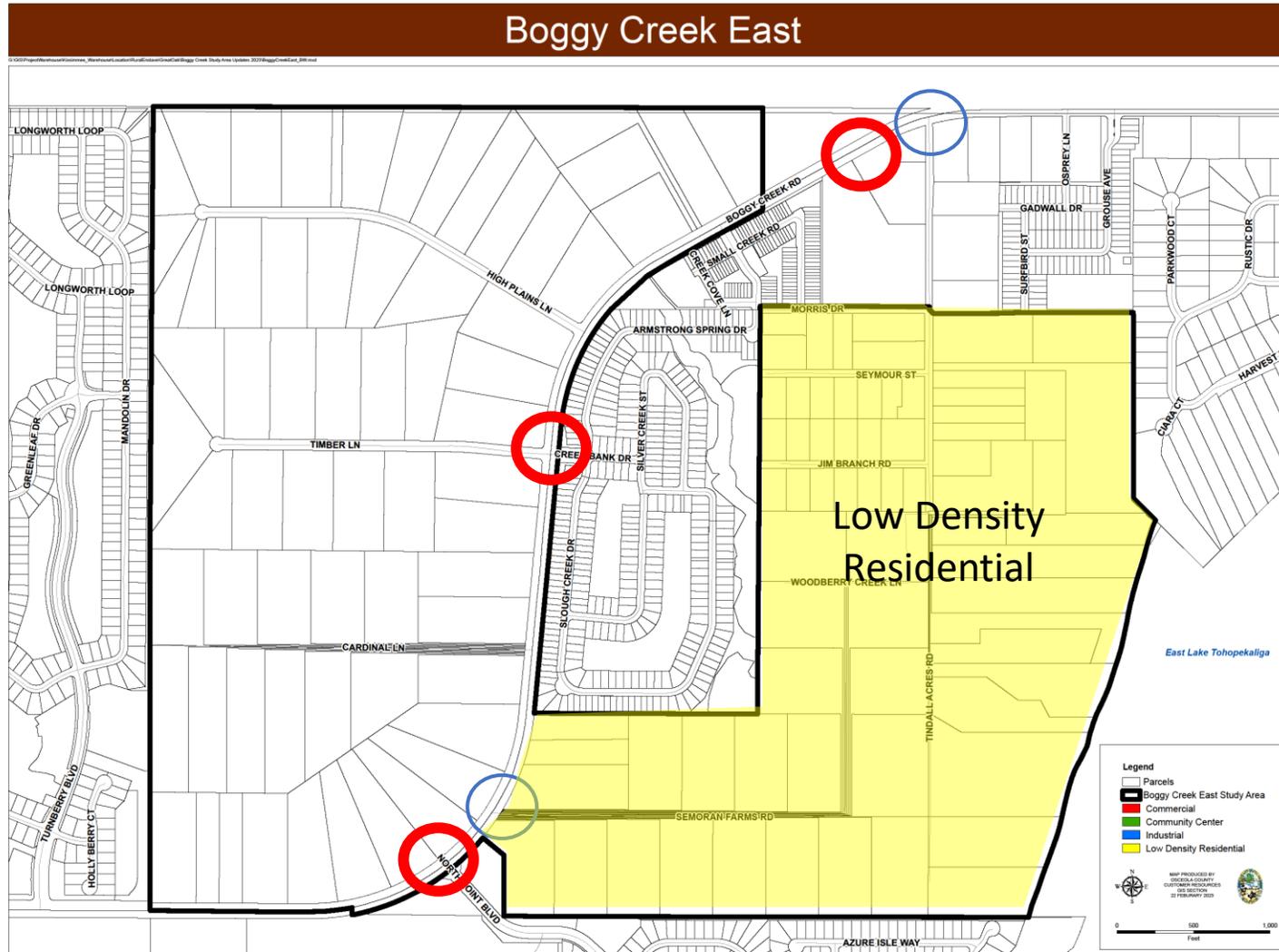
Approach





Preliminary Recommendations

Approach





Preliminary Recommendations

Approach

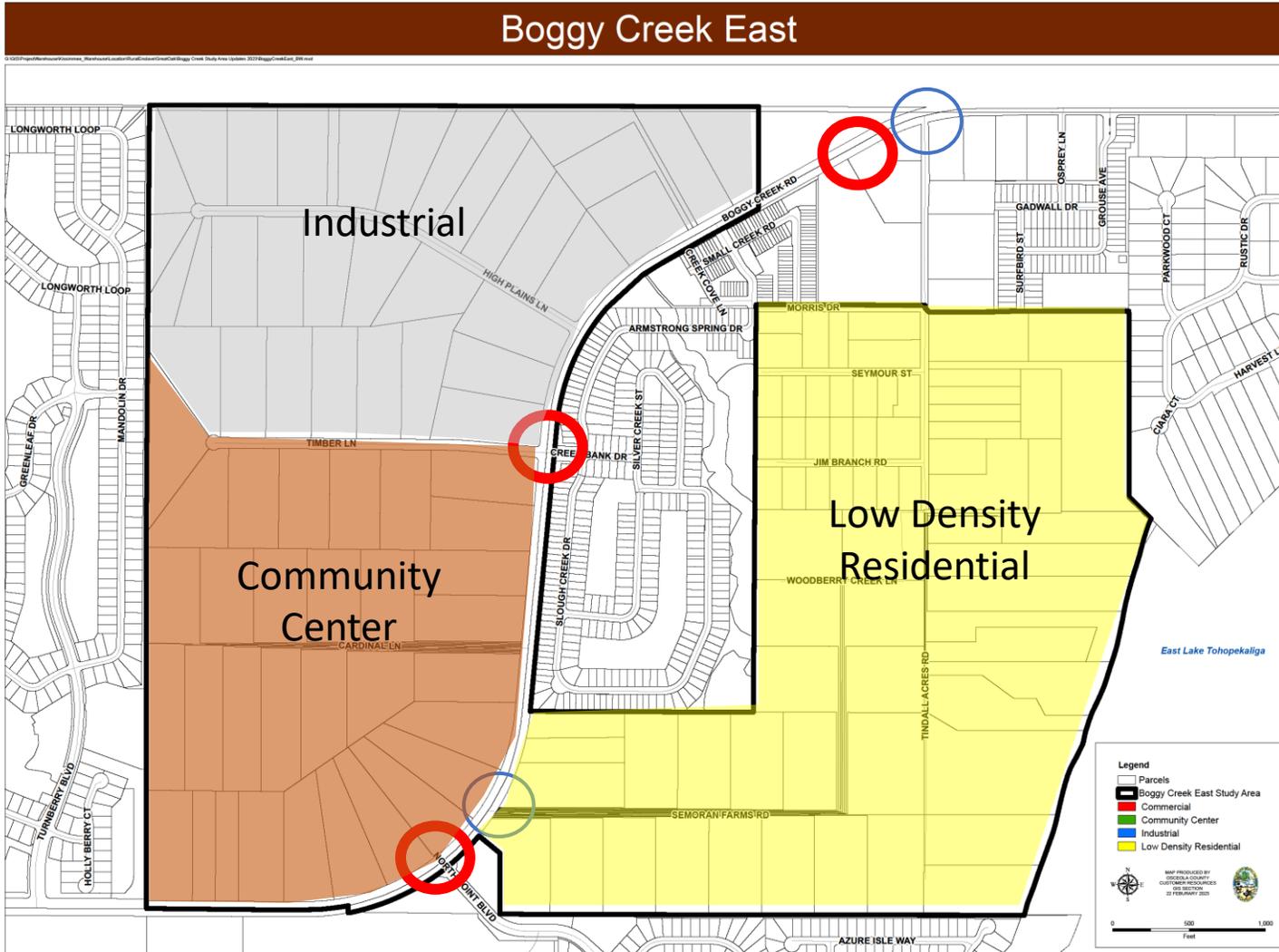
- Current policies and codes provide
 - Aggregation requirements
 - Transitional requirements
 - Opportunities for less than three (3) dwelling units per acre

Detailed information at our workstation



Preliminary Recommendations

Approach





Preliminary Recommendations

Approach – Community Center





Preliminary Recommendations

Community Center

Non-residential (Minimum requirements in Core)

- Accommodate 160,000 square feet of retail/restaurant/offices
- Two (2) – Five (5) stories permitted in Core
- One (1) – Three (3) stories permitted in Perimeter

Residential (permitted not required)

- 18 – 40 dwelling units per acre in the Core
- 8 – 18 dwelling units in the Perimeter



Preliminary Recommendations

Approach

- RECOMMENDED PROCESS REQUIREMENTS-INDUSTRIAL
 - Aggregation (15, 20, 25 acres)
 - Planned Development required
 - No open storage along Boggy Creek
- RECOMMENDED PROCESS REQUIREMENTS-COMMUNITY CENTER
 - Aggregation (None, 10, 15, 20 acres)
 - Notification of changes to approved PS or SDP/Other public process



Next steps

Board of County Commissioners

- PRESENTATION OF FINDINGS AND RECOMMENDATIONS
 - Staff will present findings to BOCC to receive additional direction
 - Changes to land use (if accepted) will be transmitted in July 2024
 - Code changes will be presented with transmittal
 - Effective dates could take up to six months after transmittal



THANK YOU