

TANGERINE IMPROVEMENT SOCIETY

POSITION STATEMENT FOR NEW OR EXPANDED DEVELOPMENTS

WHEREAS THE TANGERINE IMPROVEMENT SOCIETY has been formed for the purpose of protecting the interests of the residents of Tangerine, Florida; and

WHEREAS THE TANGERINE IMPROVEMENT SOCIETY desires to maintain the rural character of the area for current and future generations; and

WHEREAS THE TANGERINE IMPROVEMENT SOCIETY desires to protect natural and native habitats of all wildlife in the area; and

WHEREAS THE TANGERINE IMPROVEMENT SOCIETY desires to protect the environmental resources of the region including the existing spring shed for the replenishment and recharge of the water supply provide by the Floridan Aquifer; and

WHEREAS THE TANGERINE IMPROVEMENT SOCIETY shall actively participate in the process of guiding development patterns to enhance the Tangerine community;

THEREFORE BE IT RESOLVED THAT THE TANGERINE IMPROVEMENT SOCIETY shall actively support the following positions with regard to new development in or near the Tangerine area of unincorporated Orange County:

1. The rural land use designations, as determined under the Orange County Comprehensive Growth Management Plan, which are currently in place shall remain in place in order to benefit the community and prevent suburban and urban sprawl due to commercial development or dense residential development in the vicinity of Tangerine.
2. The agricultural or other less dense zoning designations currently in place under the Orange County Land Development Code shall remain in place in order to protect the rural character of the area and to prevent development patterns that create suburban or urban sprawl.
3. Developments currently zoned "Planned Development" (PD), Rural Country Estate (RCE) or similar zoning districts undergoing the process of final site layout and development shall adhere to patterns of development and environmental conservation which will benefit the rural character of the area and will: (1) minimize the loss of tree canopy, and (2) minimize or avoid the location of new streets which will adversely impact traffic patterns in existing residential areas.
4. No past inappropriate commercial or residential development shall be used as basis to justify approval of new high-density planned developments.
5. Residential traffic patterns shall be maintained so as to prevent the infill of new arterial roadways which destroy the character of residential areas.
6. Recommendations made by the Wekiva Basin Task Force to Gov. Jeb Bush in January 2003 and the resultant Wekiva Study Area Comprehensive Plan requirements for new development are supported by Tangerine residents as those recommendations refer to sector planning of development, the protection of the Wekiva River Basin, the spring shed area with open space requirements and the bird sanctuary area in Tangerine.

Enacted 1 April 2017