

CASE: Lake Pickett North

Commission District: 5

GENERAL INFORMATION

APPLICANT: Lake Pickett North, LLC

AGENT: Gregory Lee, Baker Hostetler, LLP

OWNERS: Mary Rybolt Lamar,
Rolling R. Ranch, Ltd.
Lake Pickett North, LLC*
**Lake Pickett North, LLC is the controlling entity*

HEARING TYPE: Agricultural Enclave Certification

LOCATION: North of Lake Pickett Road, east of the Econlockhatchee River,
west of Chuluota Road, south of the Orange / Seminole County
boundary.

PARCEL ID NUMBERS: 08-22-32-0000-00-018, 05-22-32-0000-00-001,
05-22-32-0000-00-002, 05-22-32-0000-00-006,
05-22-32-0000-00-007, 05-22-32-0000-00-011,
05-22-32-0000-00-012, 05-22-32-0000-00-013,
05-22-32-0000-00-014, and 07-22-32-0000-00-001

SIZE / ACREAGE: 1,317- gross acres

COMMUNITY MEETING: A community meeting was not required for this request.

PROPOSED USE: A development program is not required or provided at this time.

ACTION FOR CONSIDERATION

Planning Division and County Attorney's Office

Deny the request to certify the parcels generally known as Lake Pickett North as an agricultural enclave pursuant to Florida Statutes Section 163.3162(4).

SUBJECT PROPERTY ANALYSIS

Overview

On July 1, 2026, staff was in receipt of a letter requesting certification of certain property generally known as **Lake Pickett North** as an agricultural enclave pursuant to Section 163.3162(4), Florida Statutes.

The application identifies ten parent parcels totaling **1,317 acres** and requests certification of a reduced and undefined **1,258 acres** as an agricultural enclave. Section 163.3162(4)(a), Florida Statutes, authorizes the owner of a parcel or parcels of land, or the

owner's authorized agent or controlling entity, to apply to the governing body of the local government for certification of the parcel or parcels as an agricultural enclave, as defined in Section 163.3164(4), Florida Statutes. The maximum set forth therein is **1,280 acres** unless other criteria are met.

Agricultural enclave certification is a threshold determination concerning whether the parcel or parcels satisfy the criteria established by state law. The request does not include a specific development plan, subdivision plan, rezoning, or Comprehensive Plan amendment. It is a determination of whether the request meets the criteria as outlined in Florida law.

Statutory Review Process

Orange County received the application on **July 1, 2026**.

Section 163.3162(4)(b), Florida Statutes, requires the local government, within 30 days after receiving an application, to provide the applicant with a written report detailing whether the application complies with the requirements of section 163.3162(4)(a), Florida Statutes. Orange County provided the required written report to the applicant on **July 27, 2026**. The report is attached for reference.

Section 163.3162(4)(c), Florida Statutes, requires the local government to hold a public hearing to approve or deny certification within 30 days after providing the written report. Accordingly, based on the July 27, 2026 report date, the public hearing must be held no later than August 27, 2026. The statute further provides that if the County does not approve or deny certification within 90 days after receiving the application, the parcel or parcels must be certified as an agricultural enclave.

Analysis and Administrative Review Determination

The application identifies ten parent parcels whose complete parcel descriptions total approximately **1,317 acres**. The applicant is not seeking certification of all ten parent parcels in their entirety. Instead, the applicant identifies an approximately **1,258-acre** certification area by excluding portions of three of the parent parcels associated with utility easements. The maximum set forth in Florida law is **1,280 acres** unless other criteria are met.

For this reason, Orange County's July 27, 2026, written report determined that the application, as submitted, does not comply with the requirements of section 163.3162(4)(a), Florida Statutes.

Lake Pickett Study Area

One of the criterion defining an "Agricultural Enclave" per Florida Statutes is the location of a parcel or parcels within a rural study area, as of January 1, 2025. The ten parent parcels identified in the application were located within the Lake Pickett Study Area as of January 1, 2025. The Board of County Commissioners subsequently voted to remove the Lake Pickett North area from the Lake Pickett Study Area on May 6, 2025 (Amendment 2024-2-B-CP-2) and adopted the implementing Ordinance on May 20, 2025 (Ordinance 2025-12).

Nature and Scope of the Board's Review

A community meeting was not held because the current request is limited to agricultural enclave certification under the expedited statutory process and does not include a specific

development proposal. The noticed Board public hearing provides the opportunity for the applicant and interested members of the public to present testimony and evidence concerning the certification request.

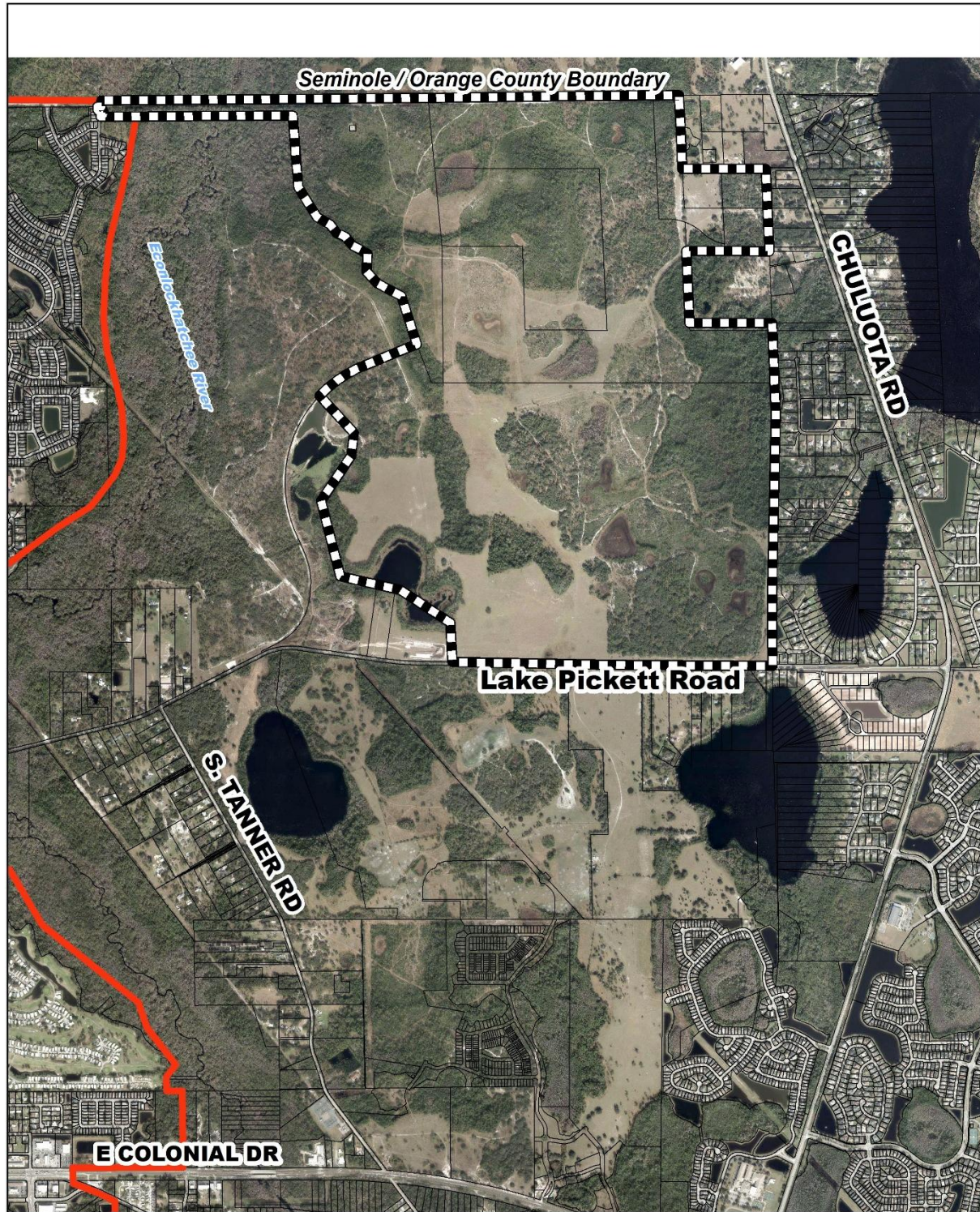
This proceeding is not a Comprehensive Plan amendment, rezoning, or approval of a particular development plan. Accordingly, the Board is not being asked at this hearing to conduct the type of project-specific compatibility or Comprehensive Plan consistency review ordinarily associated with those applications. The Board's determination is limited to whether the parcels qualify for certification under sections 163.3162(4) and 163.3164(4), Florida Statutes.

At the conclusion of the public hearing, the Board must approve or deny the certification request. If the request is denied, section 163.3162(4)(d), Florida Statutes, requires the Board to issue a written decision containing detailed findings of fact and conclusions of law.

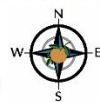
Development Program

The request does not include a specific development program. If certification is approved, the owner may subsequently submit development plans for single-family residential housing consistent with the applicable land-use requirements or future land-use designations of one or more adjacent parcels or an adjacent development. The statute provides that such development must be treated as a conforming use notwithstanding the County's Comprehensive Plan, Future Land Use Map designation, or zoning.

AERIAL



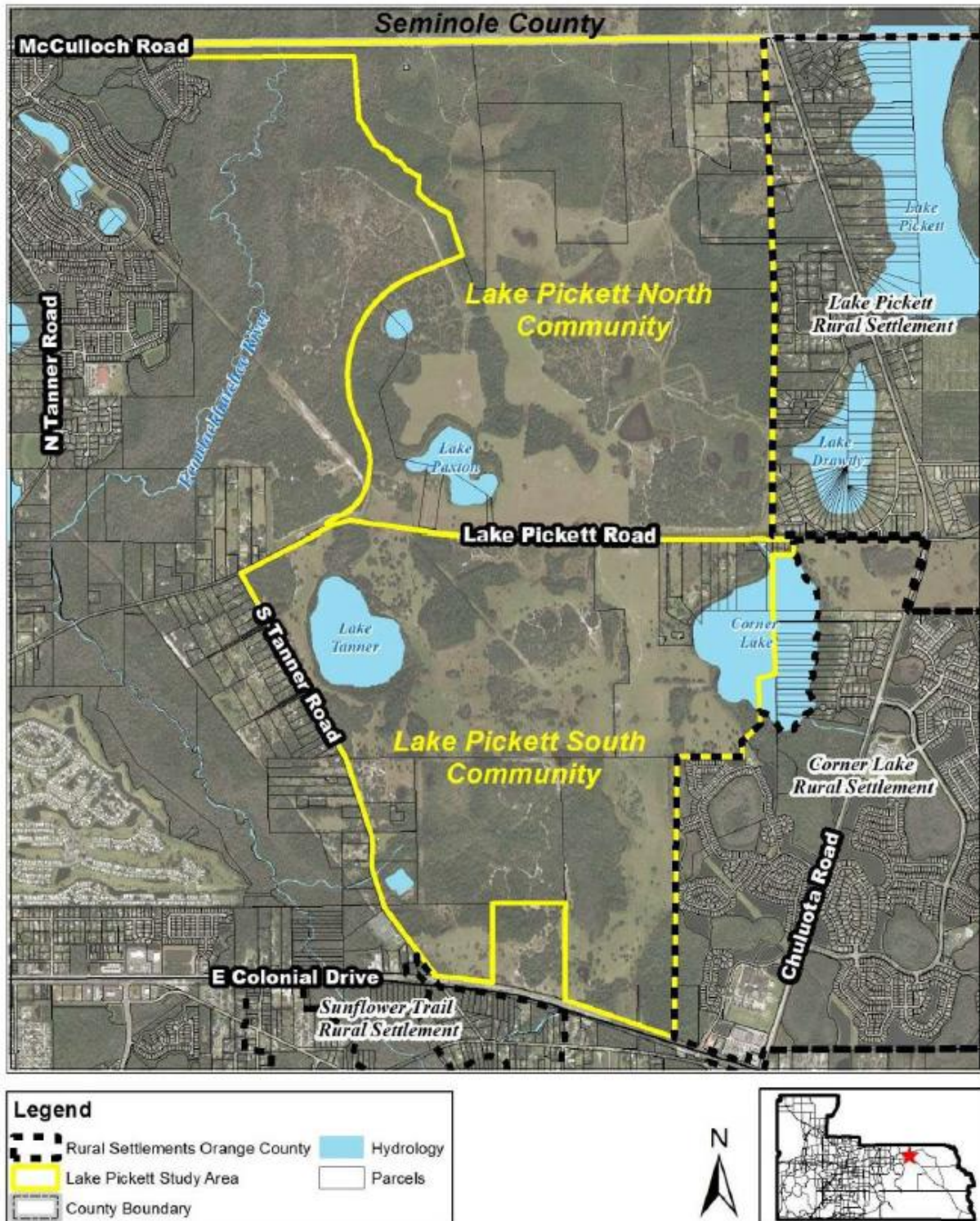
-  Subject Parcels Boundary
-  Urban Service Area Boundary



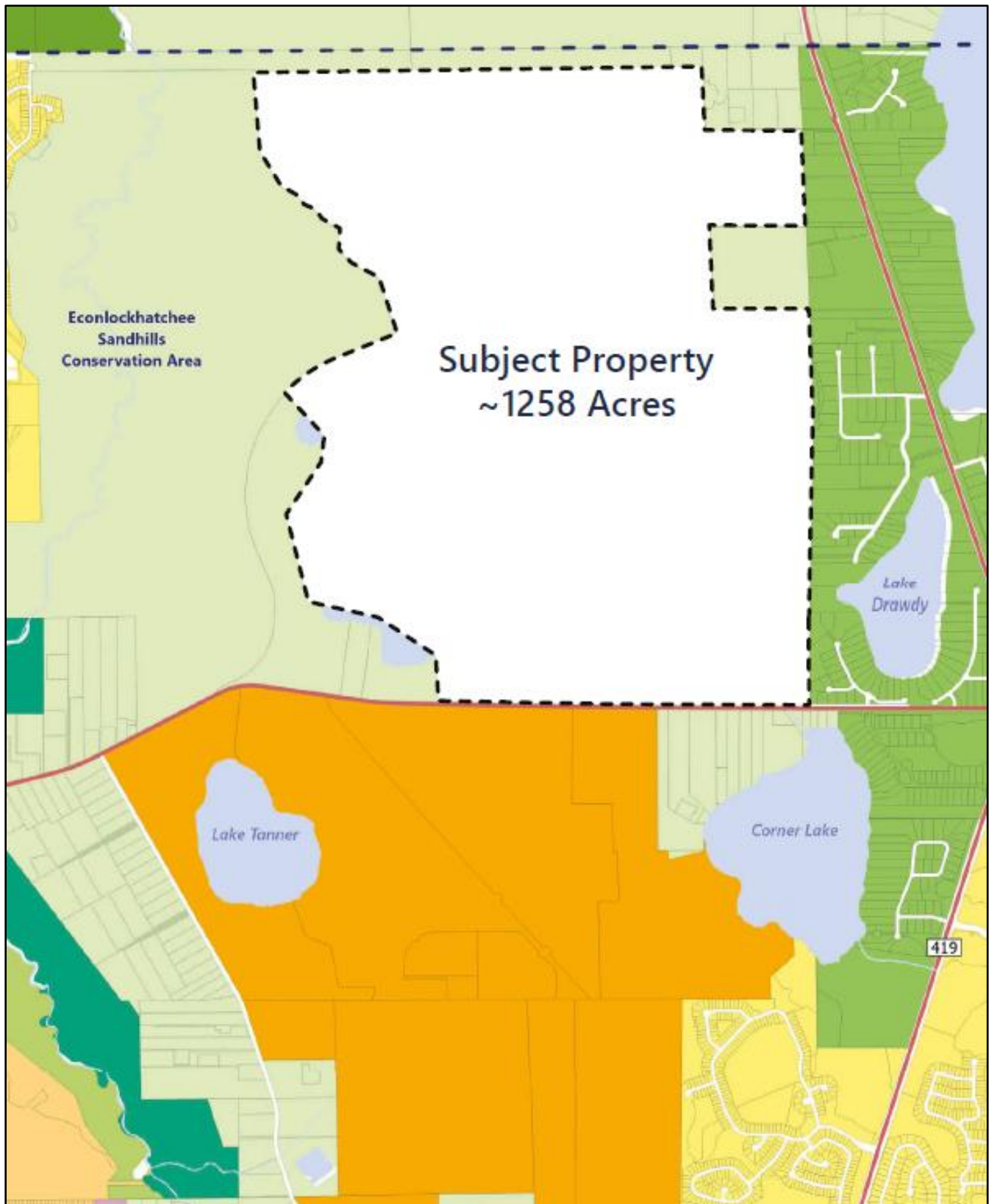
0 2,500 5,000
Feet

LAKE PICKETT STUDY AREA (AS OF JANUARY 1, 2025)

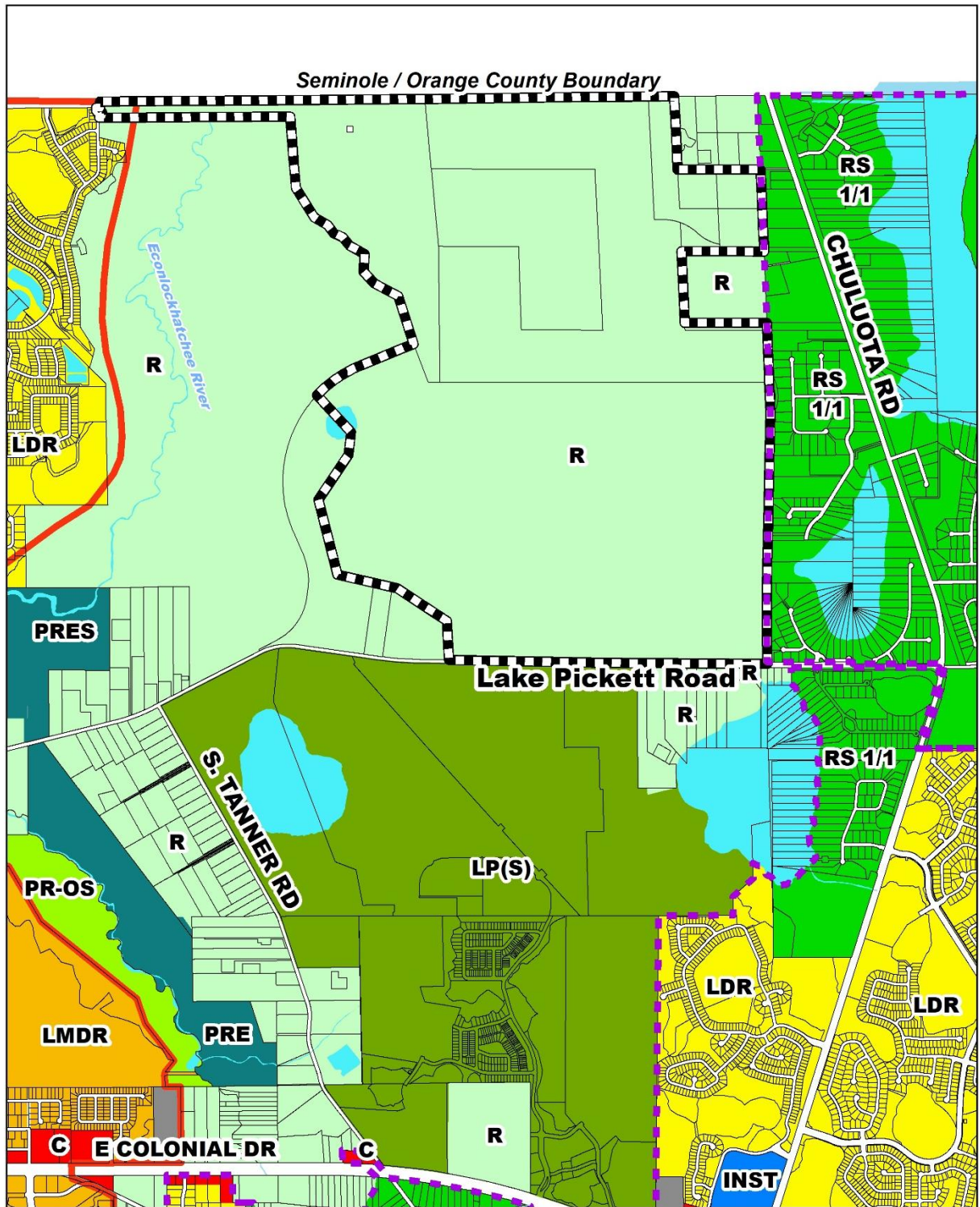
Map 22 Lake Pickett Study Area and Communities



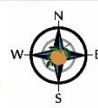
APPLICANT'S SUBMITTAL OF SUBJECT PROPERTY BOUNDARY



FUTURE LAND USE MAP



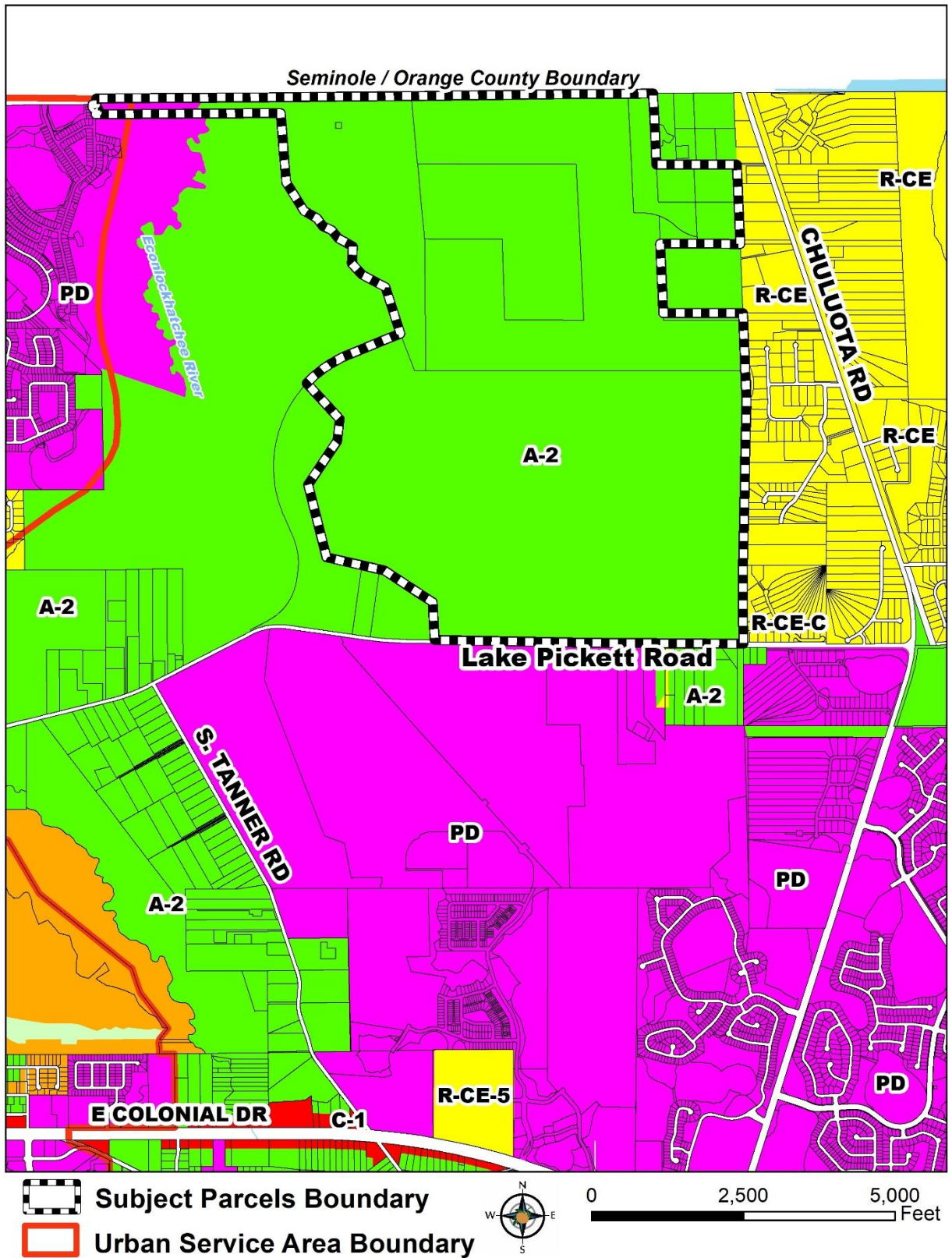
 Subject Parcels Boundary
 Urban Service Area Boundary



0 2,500 5,000 Feet

 Rural Settlements

ZONING



STAFF'S 'DOES NOT COMPLY' LETTER TO APPLICANT



July 27, 2026

Gregory D. Lee
200 South Orange Avenue
Suite 2300
Orlando, FL 32801

Re: Lake Pickett North Agricultural Enclave Certification

Dear Mr. Lee:

Orange County has completed its review of your Request for Agricultural Enclave Certification under section 163.3162(4), Florida Statutes.

The application identifies ten parcels totaling approximately 1,317 acres, and after excluding the land area within two parcels due to a utility easement, the subject property area is reduced to approximately 1,258 acres.

After reviewing section 163.3162(4), the term parcel or parcels indicates that portions of parcels cannot form the subject property. As such, the application was reviewed using the whole parcels for the acreage calculation.

For this reason, Orange County has determined that the application does not comply with the requirements of section 163.3162(4)(a), Florida Statutes, and more specifically, the acreage maximum of 1,280 acres in section 163.3164(4)(e), Florida Statutes, that the application has made a basis for certification.

This letter constitutes the written report required by section 163.3162(4)(b), Florida Statutes. It is not a final approval or denial of the certification request; the request will be considered by the Board of County Commissioners in accordance with section 163.3162(4)(c), Florida Statutes.

If you have any questions regarding this determination, please contact the Orange County Planning Division at 407-836-5602 or Jason.Sorensen@ocfl.net.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alberto Vargas".

Alberto Vargas, March
Orange County Planning Division
Alberto.Vargas@ocfl.net
407-836-5354