

October 22, 2024

Rural Enclaves Study: BCC Work Session #1



Next steps of

**Envision
Seminole**



Anticipated Project Timeline

Sept - Oct 2024

Community Meetings (Series One)

Oct - Nov 2024

LPA/BCC Work Sessions

Apr – May 2025

Community Meetings (Series Two)

Summer 2025

LPA/BCC Work Sessions

Fall 2025

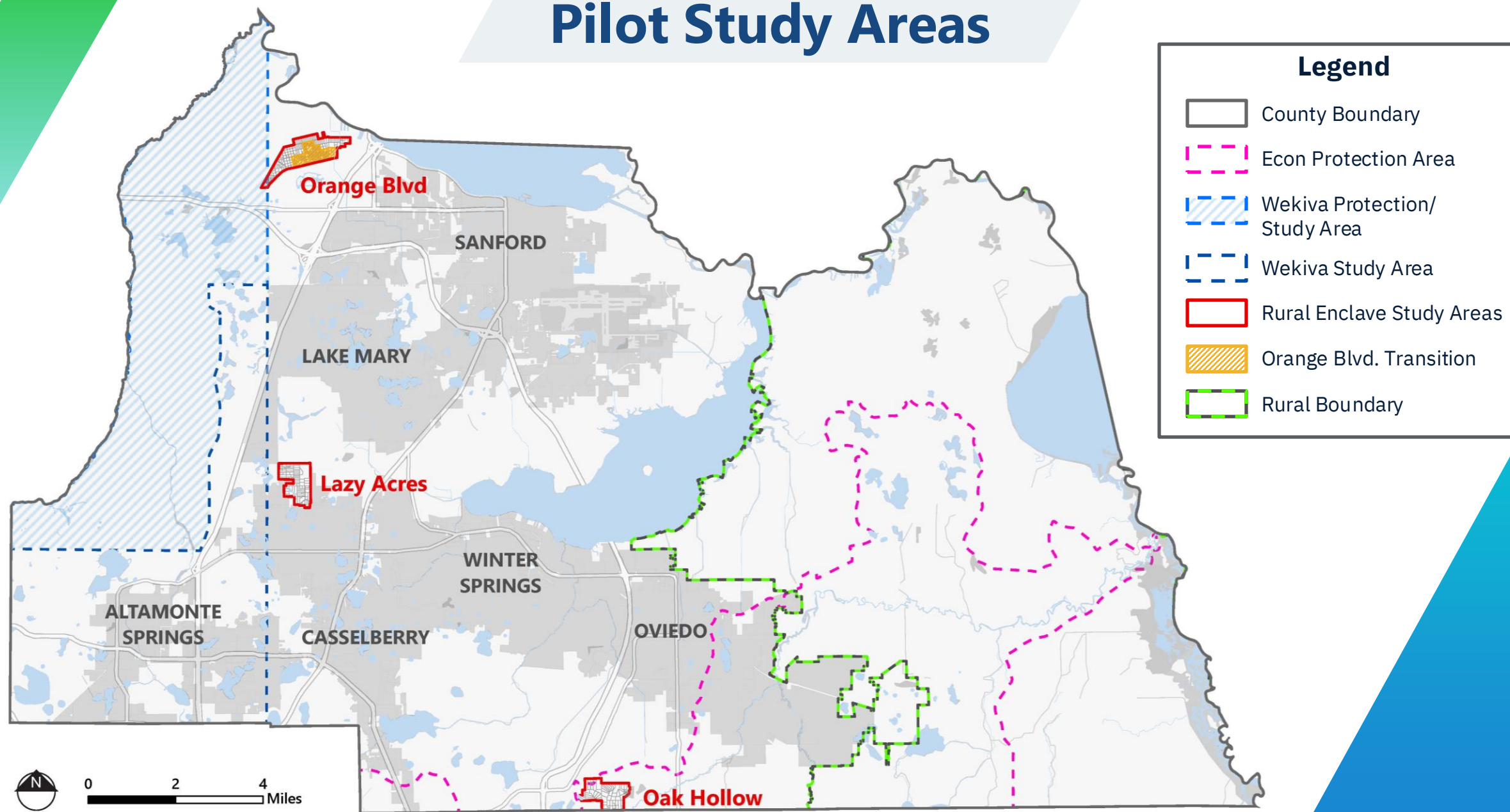
LPA/BCC Adoption Hearings

Introduction

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Pilot Study Areas



Background:

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■ Rural Strategy 3: Preserve Rural Enclaves

Goal

Maintain
Lifestyles Preferences
of Current Residents

Limit
Need for Expansion of
Urban Services

Key Points

Preserve:

1. Large Lots
2. Community Identity
3. Natural Buffers

Process of Establishing a Rural Enclaves Program



- Step 1: Establish the purpose of the program
- Step 2: Establish criteria for identifying eligible areas
- Step 3: Develop standards for each designated Rural Enclave

Comprehensive Plan

Policy FLU 3.1.3: Recognition of Rural Enclaves

■ Designation Criteria - *several must be met*

1. Large residential lots with Ag zoning within the Urban Service Area
2. Contiguous, identifiable community
3. Majority of properties are owner-occupied
4. Majority of property owners are in favor of rural enclave designation
5. Limit of public infrastructure such as paved roads or sewer access
6. Borders a conservation area

Community Feedback

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Series 1 – Community Workshops

September 17

Lazy Acres

September 19











Orange Boulevard

October 1

Oak Hollow

Orange Blvd.

Legend

-  Study Area - Core
 -  Study Area - Transition
 -  Wekiva Protection/ Study Area
 -  Parcels
 -  Wetlands
- Road Maintenance**
-  Private
 -  County
 -  Emergency
 -  County (Not Maintained)
 -  Unknown



Orange Boulevard – Poll Results

Now that you know more, do you support the idea of establishing a Rural Enclave in this area of Seminole County?

92%

11 Votes



Support

8%

1 Vote



Oppose

0%

Undecided

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Character of the Area



■ Median Parcel Size

- Core – 2.02 Ac
- Transition – 0.2 Ac

■ Average Parcel Size

- Core – 1.8 Ac
- Transition – 0.42 Ac

Character of the Area



Orange Blvd. – Community Feedback

Rural characteristics to be preserved

- Wildlife
- Large lots
- Well and septic systems
- Mature trees
- Fresh air, natural beauty



Orange Blvd. – Community Feedback

- Majority support for rural enclave designation
- Vegetative buffer from existing development
- Preserve existing rural density cap – 1 DU/acre max.
- Stop further development on Orange Blvd.
- Oppose high-density development and subdivisions
 - Prevent development that worsens flooding
- Require a super-majority BCC vote for changes

Orange Blvd. – Community Feedback

- Minimize property development restrictions
 - Not interested in regulations for fences, lighting, or dark skies
- Need better stormwater management
- No bright street lights
- Need bike paths



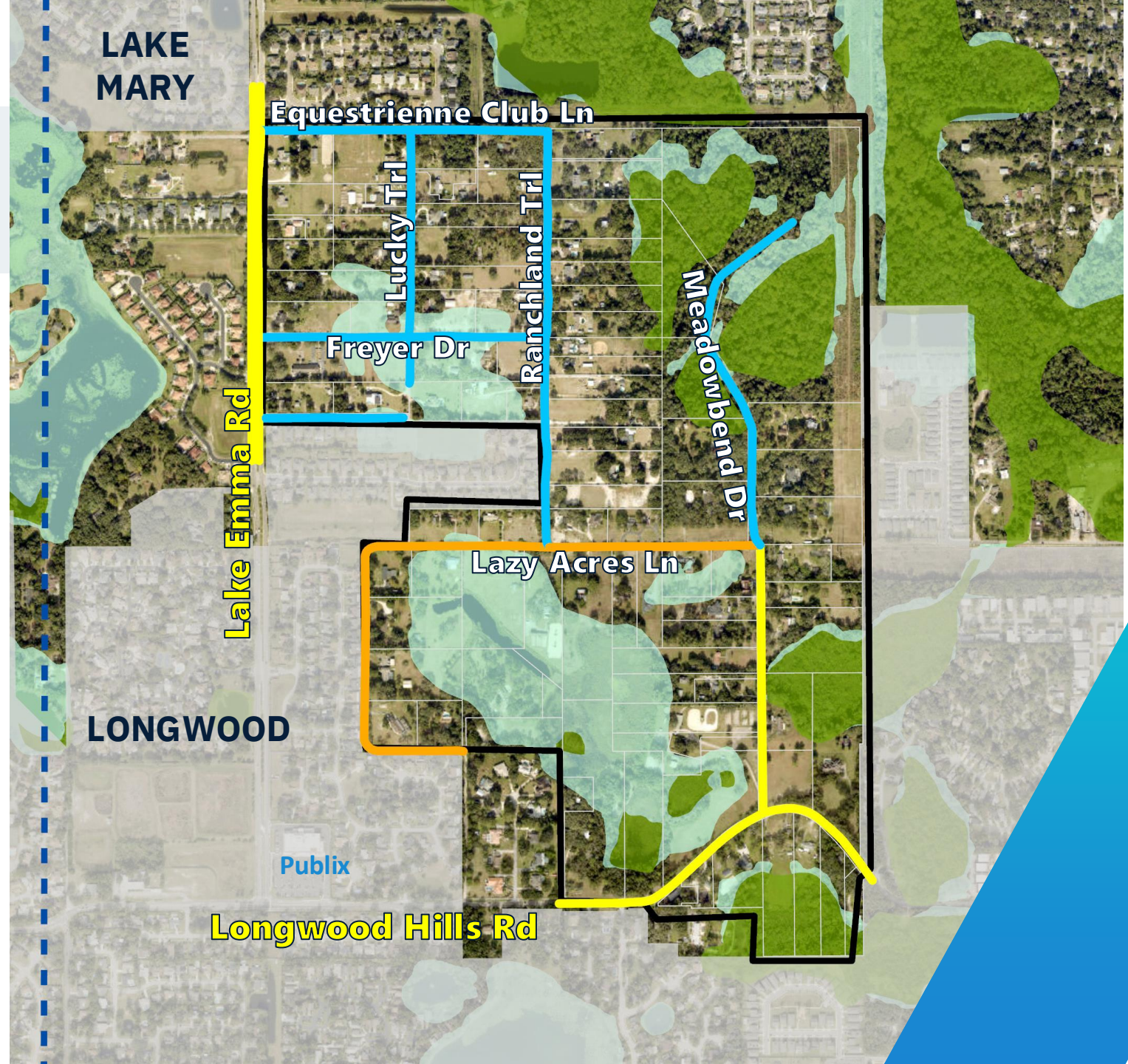
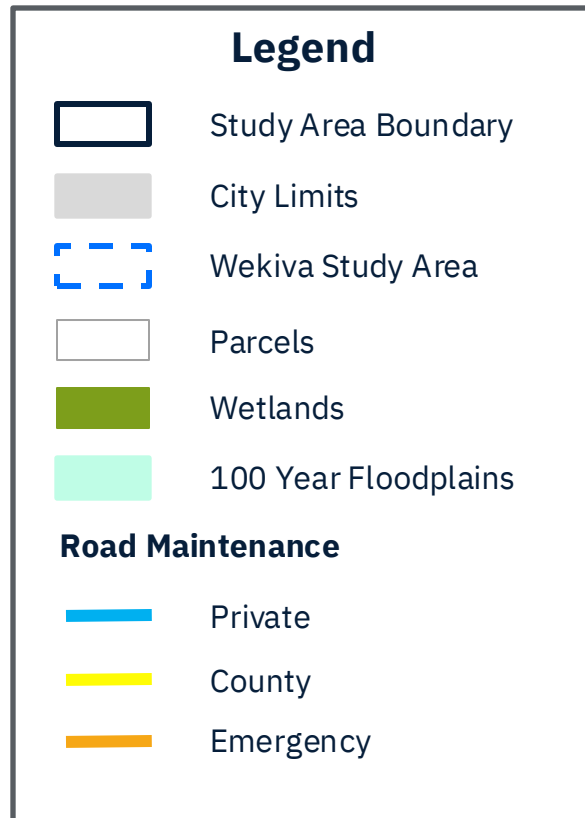
Orange Blvd. – Community Feedback

■ Potential adjustments:

- One large lot owner in the transition area seeks inclusion in the core rural enclave, suggesting neighbors may have similar interests.
- One owner requested to be moved from core to transition
- One owner requested to opt-out



Lazy Acres



Lazy Acres – Poll Results

Now that you know more, do you support the idea of establishing a Rural Enclave in this area of Seminole County?

95%



Support

0%

Oppose

5%

Undecided

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Character of the Area



- Median Parcel Size – 2.36 Ac
- Average Parcel Size – 2.94 Ac

Character of the Area



Character of the Area



Lazy Acres – Community Feedback

Rural characteristics to be preserved

- Large lots and open space
- Wetlands and wildlife
- Wells/septic, barns, and no restrictive regulations
- No HOA
- Slow traffic
- No concrete walls

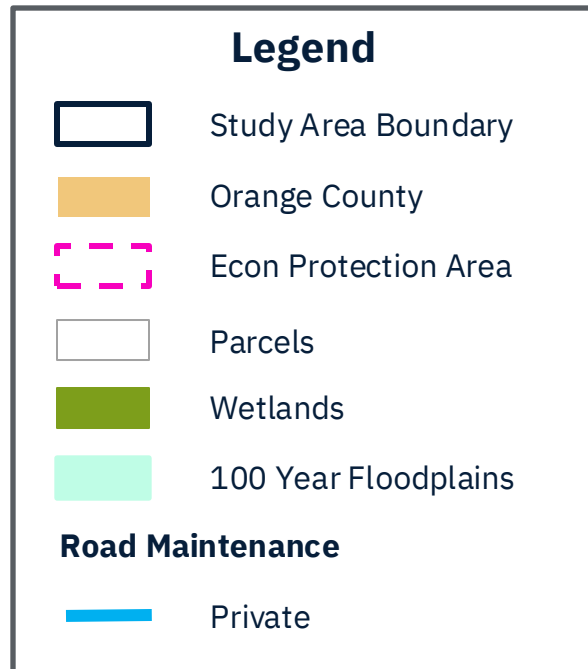


Lazy Acres – Community Feedback

- Favor low-density: 1 unit per 2 acres.
- Support larger lots (min. 2.5 acres).
- Oppose annexation and developer involvement.
- Want Suburban Estates in the Comp Plan with strict policies.
- Value peace, privacy, and no need to extend urban utilities
- Preserve 50-55 acres of wetlands – contributes to wildlife corridors

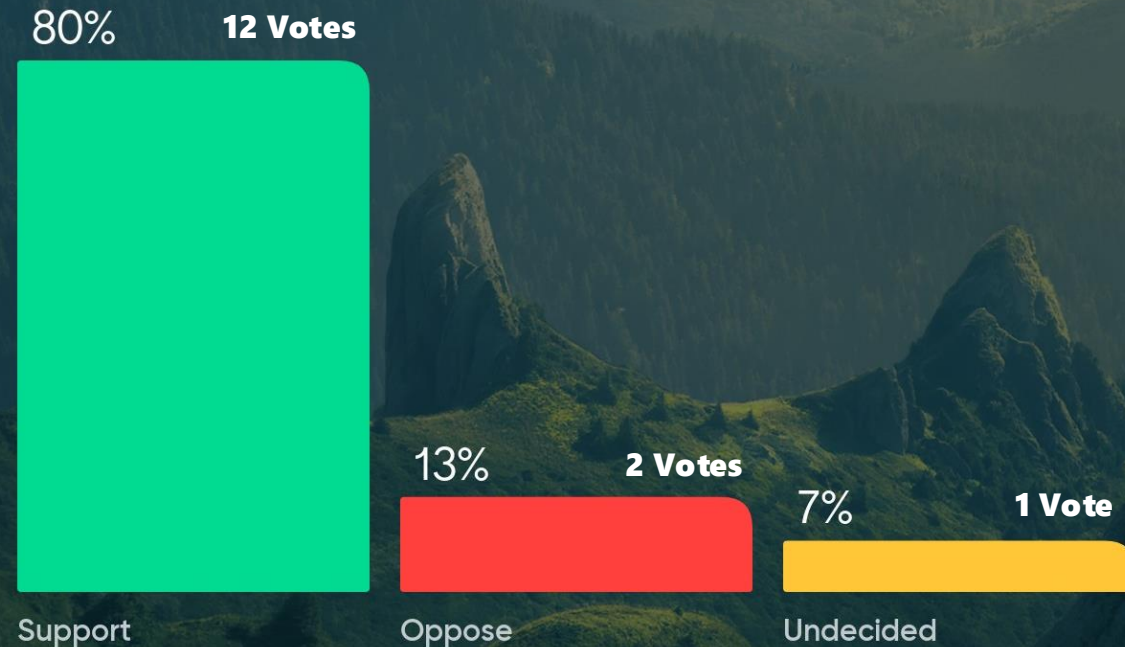


Oak Hollow



Oak Hollow – Poll Results

Now that you know more . . Do you support the idea of establishing a Rural Enclave in this area of Seminole County?



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Character of the Area



- Median Parcel Size – 4.01 Ac
- Average Parcel Size – 3.88 Ac

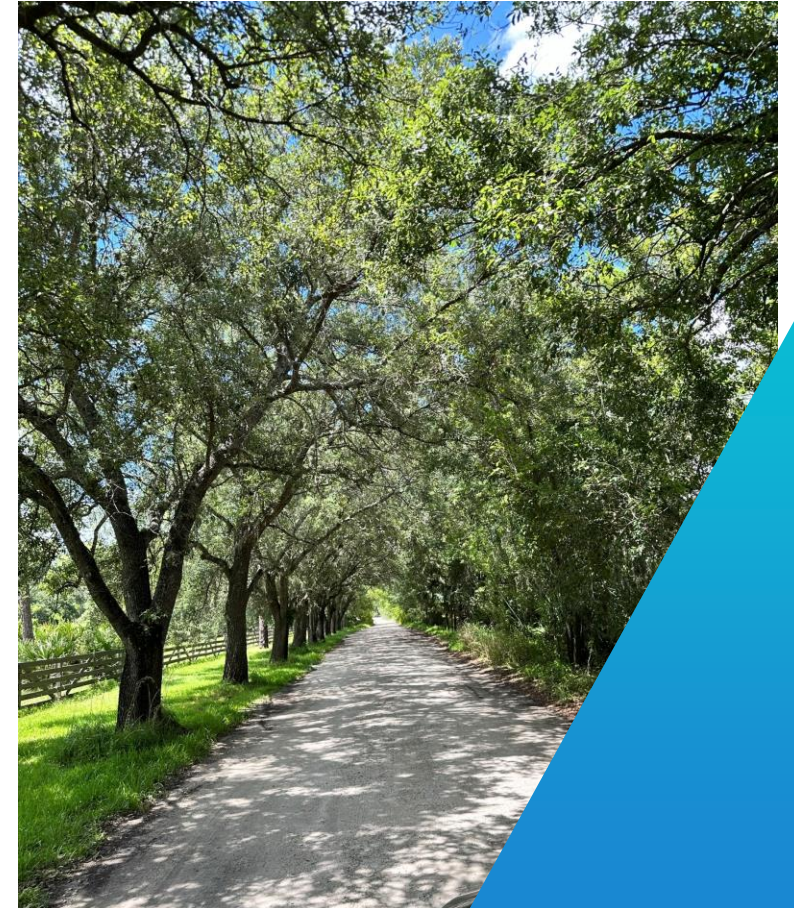
Character of the Area



Oak Hollow– Community Feedback

Rural characteristics to be preserved

- Friendly, close-knit neighbors who value country life with horses and livestock.
- Wildlife (deer, turkey, hawks) and natural landscaping
- Large lots, quiet/ natural feel
- Dirt/Gravel roads
- Split rail fencing
- No public roads or utilities to avoid triggering development
- No commercial enterprises or assisted living establishments



Oak Hollow– Community Feedback

- Majority support for Rural Enclave concept
- Minimum 5 acre lots
- Require large setbacks
- Require retention ponds on each lot
- Need dark skies lighting – consider regulating buffer areas
- 4 owners requested to opt out of the rural enclave
 - Need paved roads, water/sewer, and underground powerlines

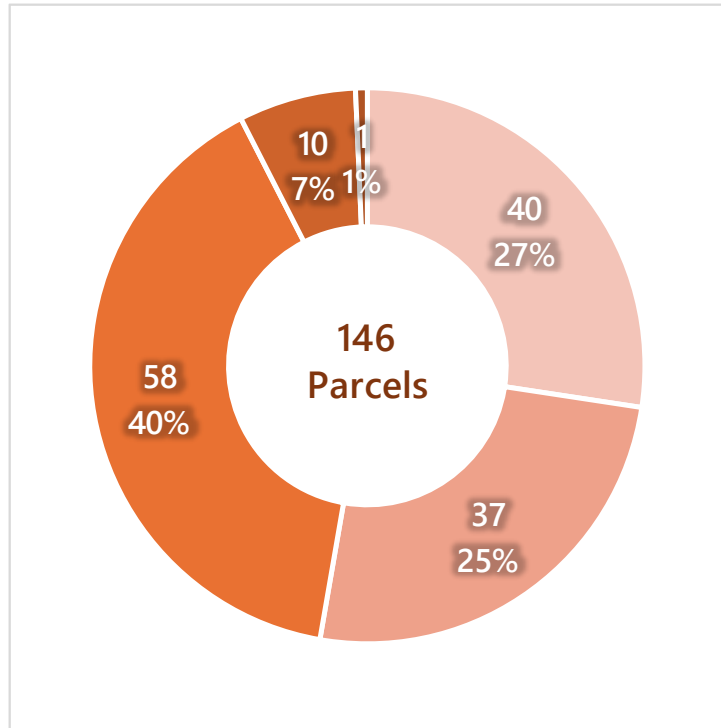


Opportunities & Constraints

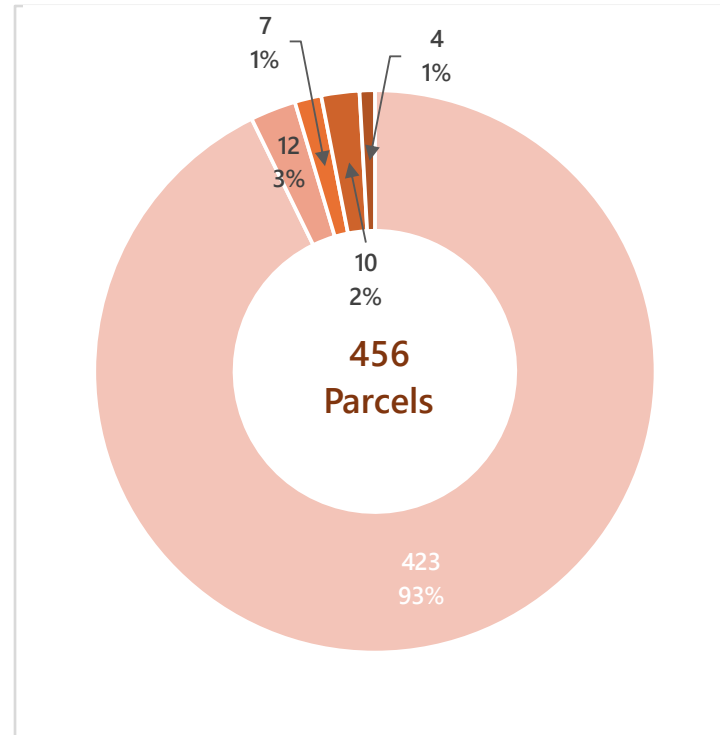
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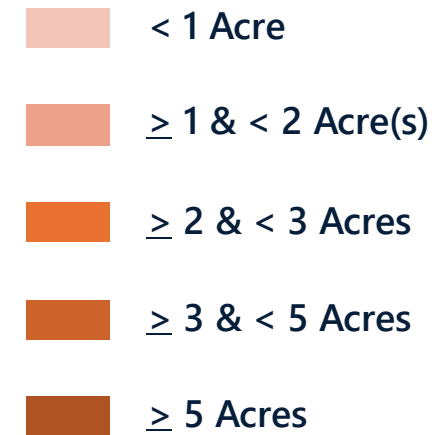
Parcel Size Distribution Analysis



Orange Boulevard - Core

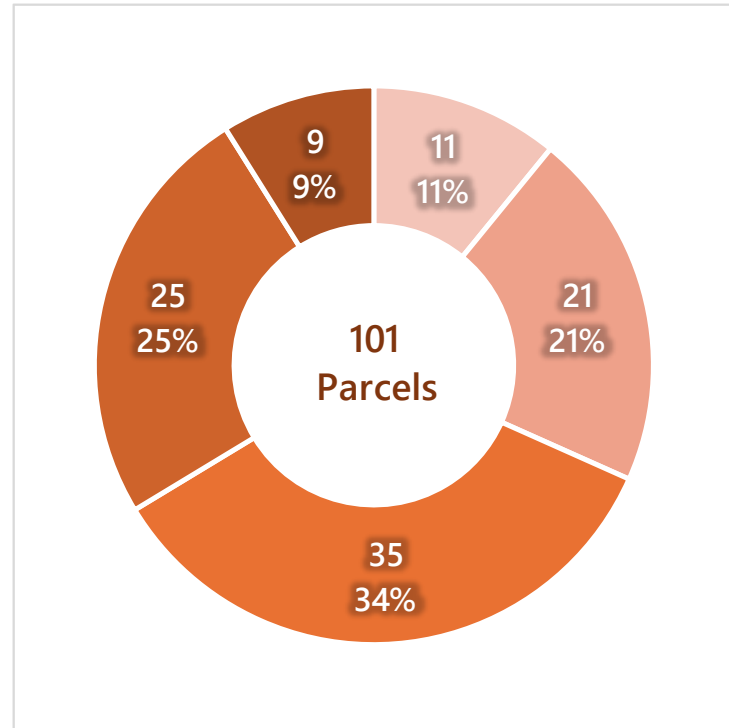


Orange Boulevard – Transition

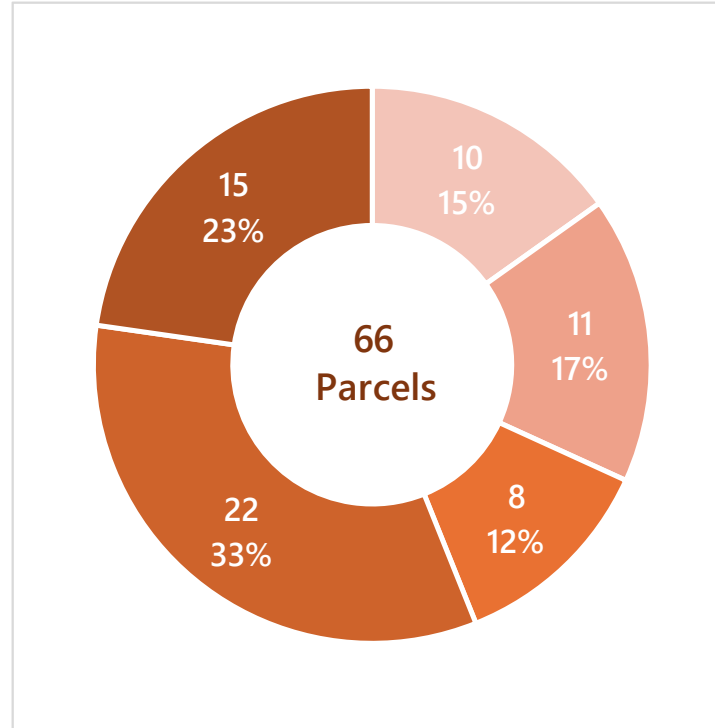


Note: Analysis is based on Upland Acres

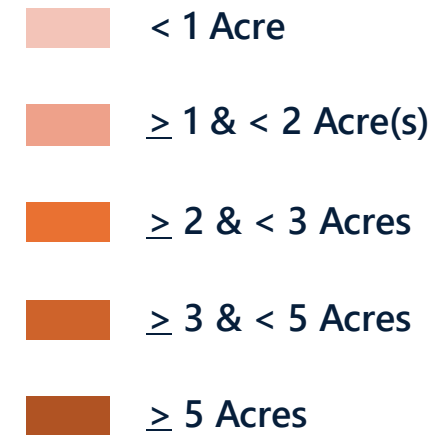
Parcel Size Distribution Analysis



Lazy Acres



Oak Hollow



Note: Analysis is based on Upland Acres

Opportunities

All Study Areas

- Strong rural character
- Large lots
- Community Support
- Low ratio of existing development compared to holding capacity
- Urban infrastructure is available but not present within the study boundary

Opportunities

All Study Areas

- Majority are homestead parcels
- A-1 Zoning (other than PDs in Orange Blvd. Transition)
- Proximity to protection areas (Wekiva, Econ)
- Oak Hollow – Proximity to Rocking Horse Rural Enclave (Orange Co.)

Constraints

■ Property rights concerns



Constraints

Orange Boulevard

- Already at 1 DU/acre but history of FLUM changes
- Proximity to PUD's
- Flood risk based on Lake Monroe Basin study scenarios
- Traffic and infrastructure strain

Constraints

Lazy Acres

- Potential annexation by Longwood or Lake Mary
 - Longwood Resolution 23-1624 to limit Lazy Acres to “Country Estates” zoning (2 acre lots) if annexed
- Majority are private roads
- Large wetlands/floodplain areas

Constraints

Oak Hollow

- Only private roads internal to study area

Holding Capacity Analysis

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Overlay – 1 DU/acre scenario

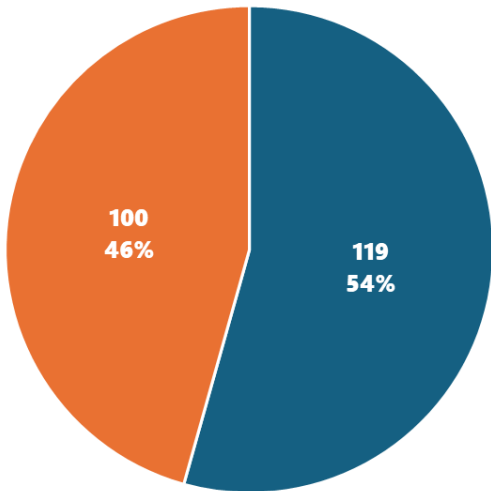


Existing # Dwelling Units



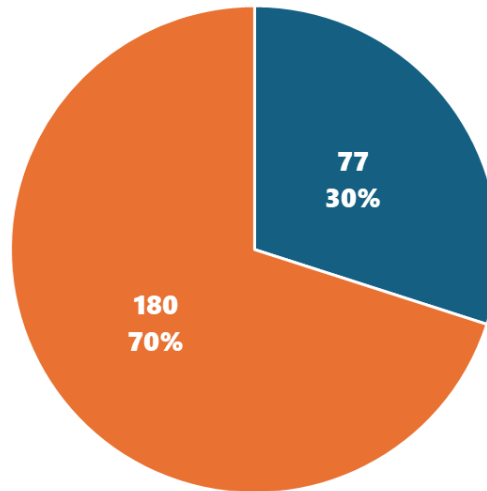
Remaining Capacity (DU)

Orange Boulevard - Core



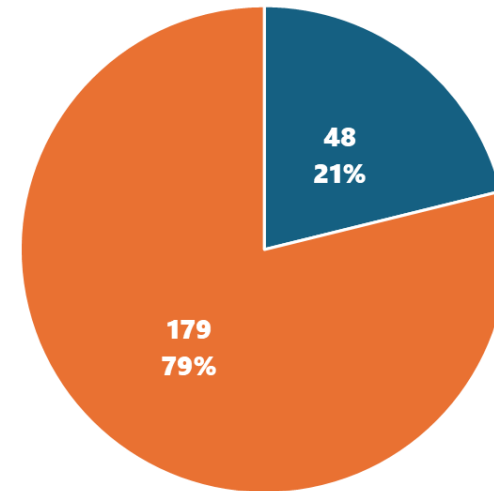
Parcels: 146

Lazy Acres



Parcels: 101

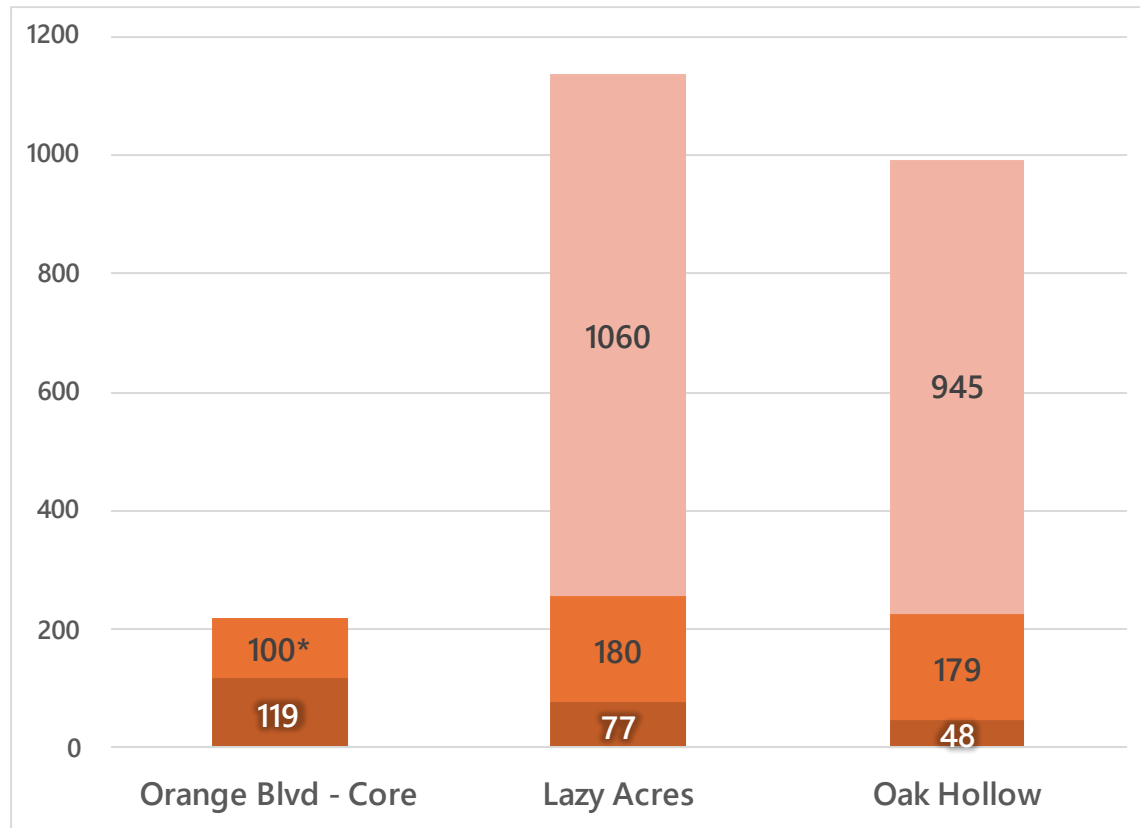
Oak Hollow



Parcels: 66

Note: Analysis based on split/subdivision of existing lots without parcel assembly

Overlay vs. Existing Capacity



- Remaining Capacity – Existing FLU
- Remaining Capacity – 1 DU/Ac. Scenario
- Existing DU

*No change between Existing & Overlay scenarios

Upland Acreage:

249

297

256

Orange Blvd. Transition – 2 DU/acre



- Remaining Capacity – Existing FLU
- Remaining Capacity – 2 DU/Ac. Scenario
- Existing DU

Specific Policy Options

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Overlay Standards for Rural Enclaves

- Standards will align with the stated purposes for and character of each rural community.
- Will not regulate architectural styles for residential
- Different standards may apply for transitional areas / edges vs. core enclaves as informed by property-owner preferences
- Key factors to consider:
 - Density / lot size
 - Design and siting
 - Infrastructure Impacts

What could this effort change?

Potential New Standards (could vary by study area):

- Consider requiring a super majority vote to change enclave boundaries, change FLUM, or rezone
- Minimum Lot Size
 - 1 to 5 net buildable acres per lot (consider excluding floodplain) depending on area.
- Maximum Density
 - Change LDR to SE (Lazy Acres, Oak Hollow)
 - Or: special density limit within Overlay
 - May be redundant if lot sizes are enforced.

What could this effort change?

Potential Standards:

- For individual homes vs. new subdivisions
- Rural fencing (some requirements already existing in A-1)
- Rural signage for new subdivisions
- Stronger stormwater or wetland protections
 - Prohibit wetlands impacts
 - Require stormwater on SF lots
- Limitations on A-1 Uses:
 - Prohibit elementary school?



Permitted Uses in A-1

- Single Family
- ADU
- Guest Cottage
- Home Office/Occupation
- Family Day Care Home
- Subdivision Recreational Facilities
- Elementary School
- Produce Stand
- Solar (Roof/Ground/Integrated)
- Agricultural Uses
- Poultry/Hatchery/Horse keeping
- Greenhouses and Plant Nurseries (wholesale only)

What could this effort change?

■ Dark Skies standards

- Oak Hollow: Attendee support including regulating boundary areas
- Lazy Acres: Generally averse to regulating existing private residences
- Orange Boulevard:
 - Mixed responses to regulating existing private residences
 - Potential policy purpose given proximity to Black Bear Wilderness Preserve
 - Concerns about dark skies relative to public street lighting esp. Orange Blvd redesign

What could this effort change?

Orange Boulevard Transition Area:

- Should a transition density be established (e.g. 2 units per acre), should properties be held to SE density, or should existing PD densities be continued?
- Enhanced buffers for new subdivisions if they occur

Lazy Acres:

- Establish joint planning agreements with Longwood and Lake Mary

What could this effort change?

Potential transition area standards:

- Enhanced landscaping / buffers
- Prohibition on masonry walls
- Transitional densities
- Enhanced setbacks
- Require water/sewer connection if increasing density
- Dark skies lighting fixtures
- Rural Signage

Should standards differ for parcels with access to a public road and/or utilities? E.g. Lake Emma Road (Lazy Acres)

What could this effort change?

Community Feedback to Consider:

- Should the enclave be permanent, be revisited periodically, or have an orderly opt-out provision?
- Orange Blvd Stormwater Infrastructure
 - Enhance stormwater requirements based on new basin study prior to additional development
 - Moratorium until stormwater capacity improvements are in place
- Treat property owner support for Rural Enclaves in the core and transition areas separately

Thank You

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