

September 19, 2024

Rural Enclaves Study: Orange Boulevard Community Workshop #1



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Introductions

- County Staff
- Consultant Team

Quick Poll

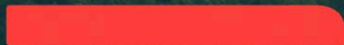
Do you support the idea of establishing a Rural Enclave in this area of Seminole County?

70% 14 Votes



Support

5% 1 Vote



Oppose

25% 5 Votes



Undecided

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20 Respondents



Anticipated Project Timeline

Sept - Oct 2024

Community Meetings (Series One)

Nov 2024

LPA/BCC Work Sessions

Apr – May 2025

Community Meetings (Series Two)

Summer 2025

LPA/BCC Work Sessions

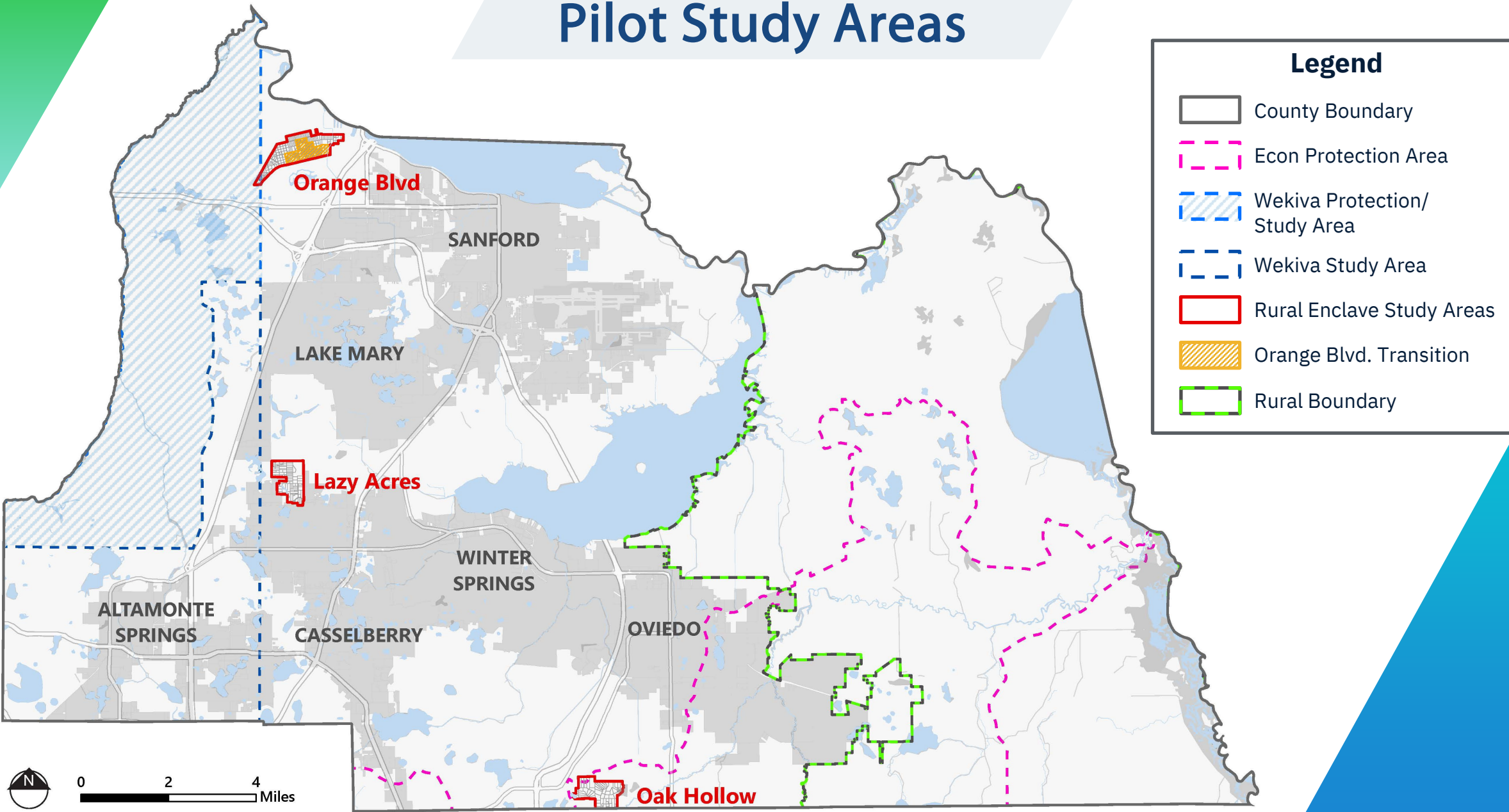
Fall 2025

LPA/BCC Adoption Hearings

Purpose of this meeting

- Share information about prior work and adopted policies regarding rural enclaves
- Share analysis of the Orange Boulevard Study Area
- Understand the community's level of interest in establishing a rural enclave in this location
- Understand what the community views as key attributes of “rural” places

Pilot Study Areas



Study Background

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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**

Bold indicates known applicability to Orange Boulevard study area.

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



Orange Boulevard Existing Conditions

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Study Area

Legend

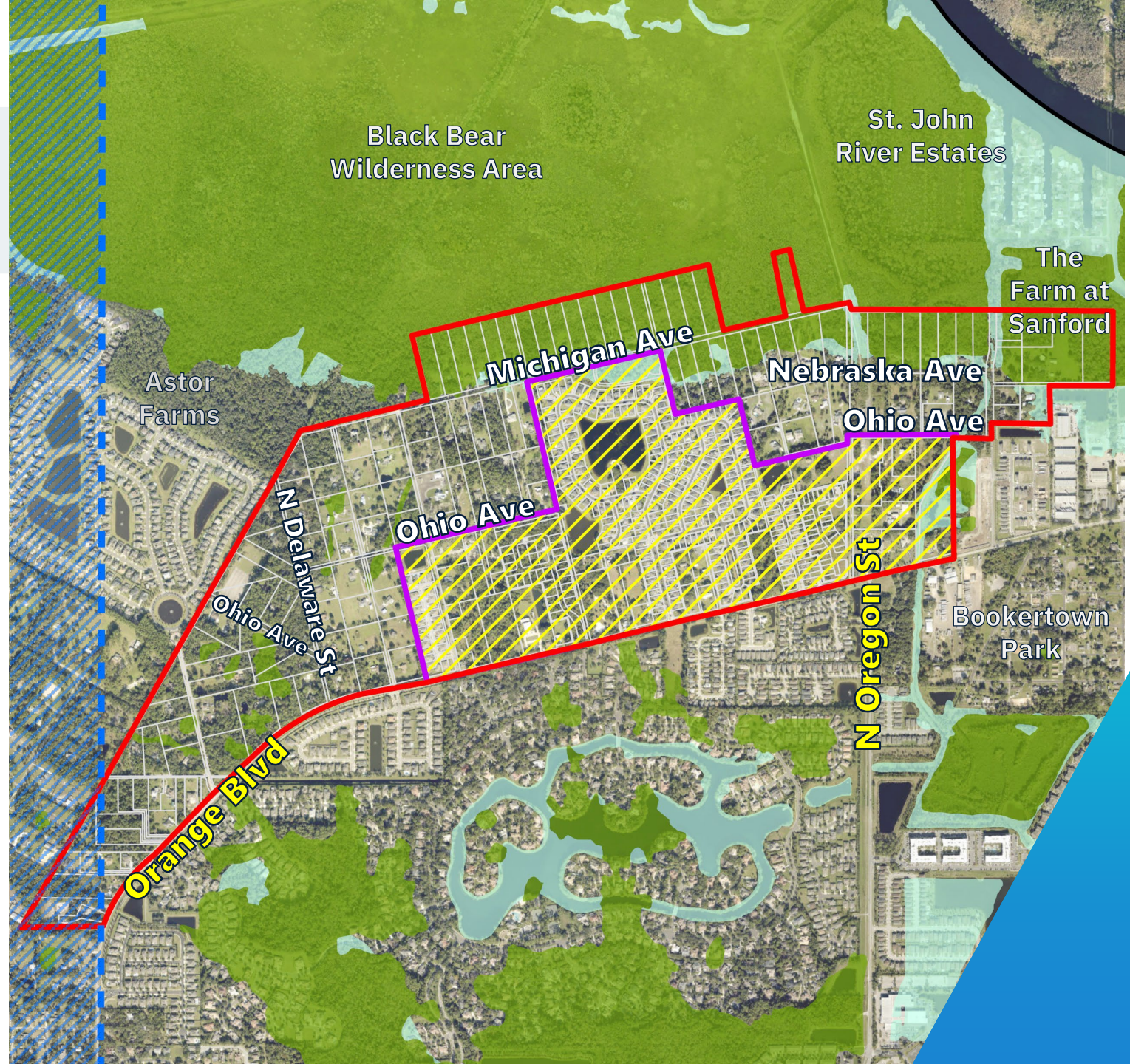
-  Orange Blvd - Core
-  Orange Blvd - Transition

Environmentally Sensitive Lands

-  100 Year Floodplain
-  Wetlands

Protection Areas

-  Wekiva Protection Area



Basin Study

Legend

- Orange Blvd - Core
- Orange Blvd - Transition

Environmentally Sensitive Lands

- 100 Year Floodplain
- Wetlands

Protection Areas

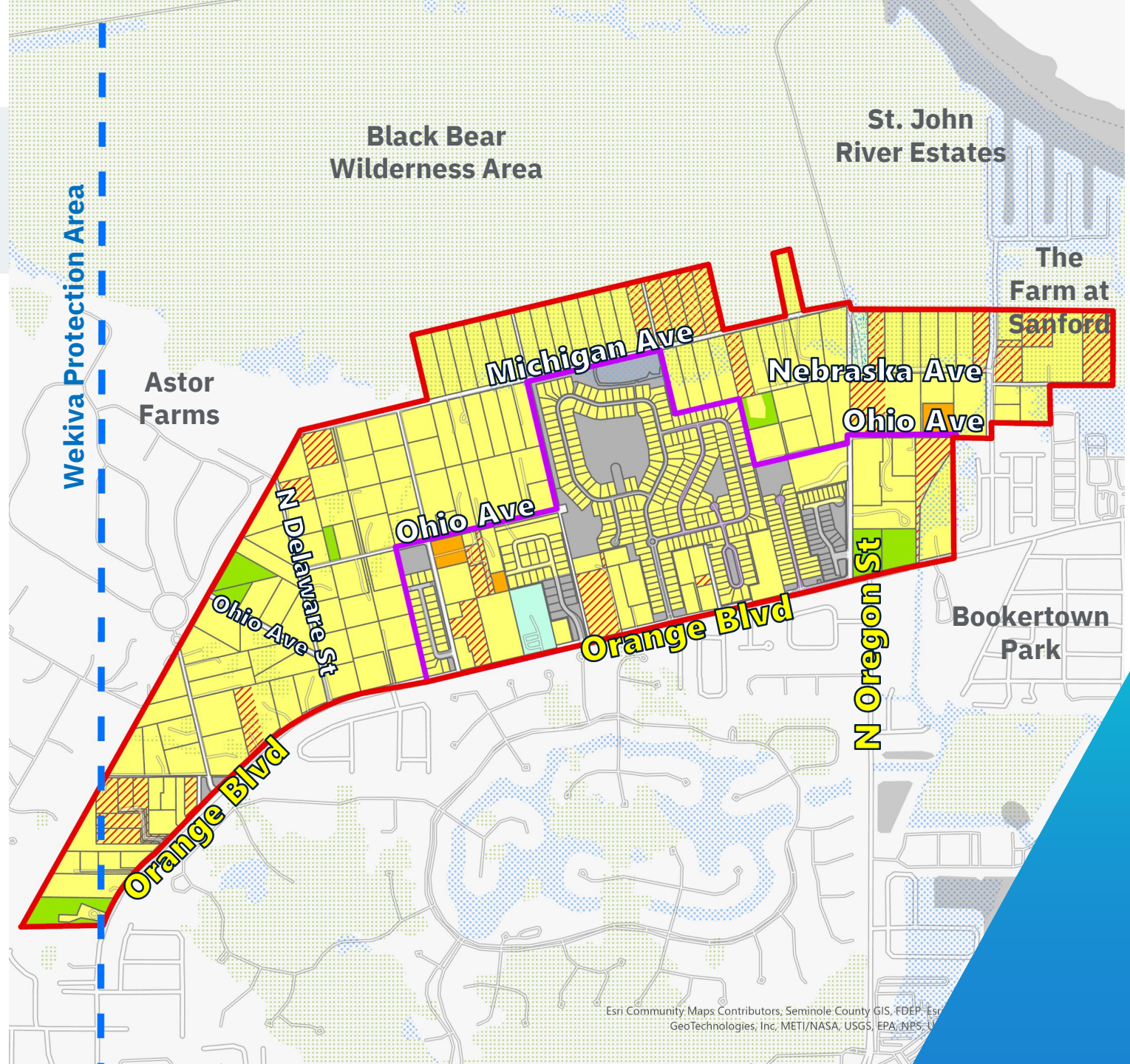
- Wekiva Protection Area



Existing Land Uses

Legend

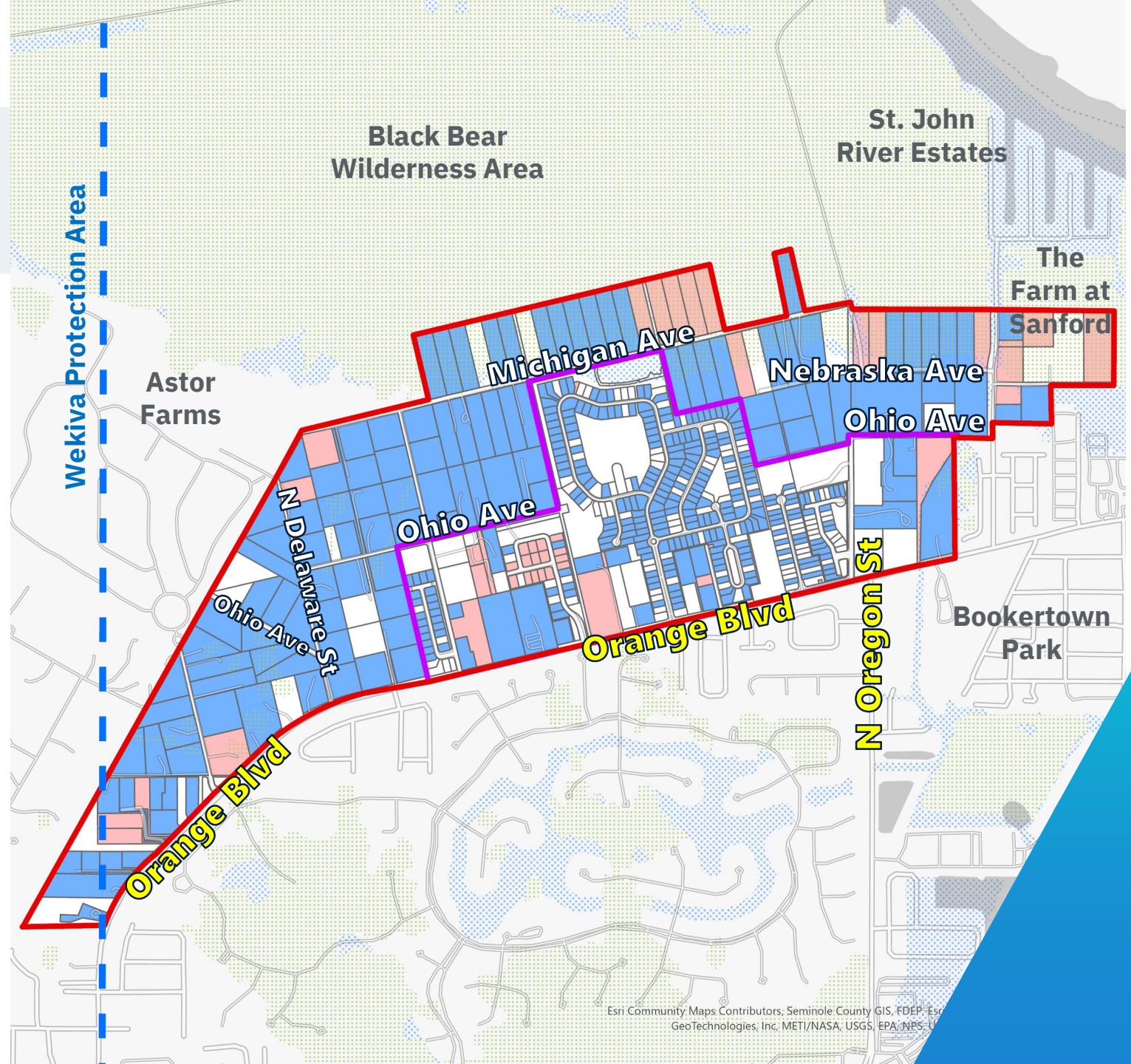
- Orange Blvd - Core
- Orange Blvd - Transition
- Wetlands
- 100 Year Floodplains
- Existing Land Use**
- Residential – Single Family
- Residential – Mobile Homes
- Agriculture
- Institutional
- Public - Other
- Residential – Vacant
- Vacant - Other
- Managed Env. Lands



Homestead and Vacant Parcels

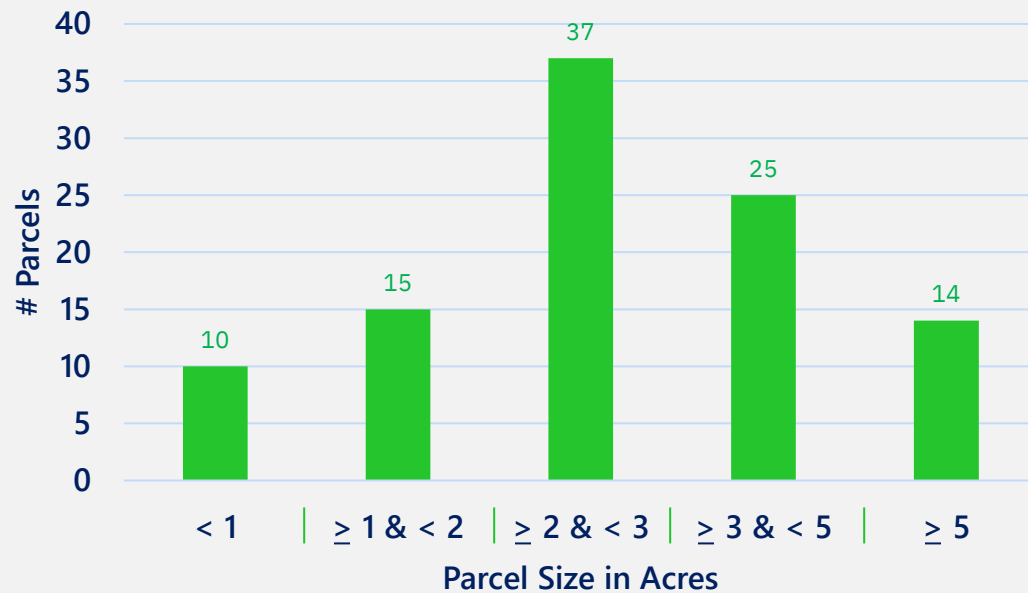
Legend

- Homestead Parcels
- Non-Homestead Parcels
- Vacant Parcels
- Orange Blvd - Core
- Orange Blvd - Transition
- Wetlands
- 100 Year Floodplains



Lot Sizes






Orange Boulevard Study Area - Core
Parcel Size & Distribution








- 373 Acres (Core) + 219 Acres (Transition)
- 146 Parcels (Core) + 456 Parcels (Transition)
- Largest Parcel – 9.7 Acres (Core)
- Smallest Occupied Parcel – 0.23 Acres (Core)
- 90%+ of parcels in the Transition Area are less than 1 Acre

Roads

Legend

-  Orange Blvd - Core
-  Orange Blvd - Transition
-  Wekiva Protection/ Study Area
-  Parcels
-  Wetlands

Road Maintenance

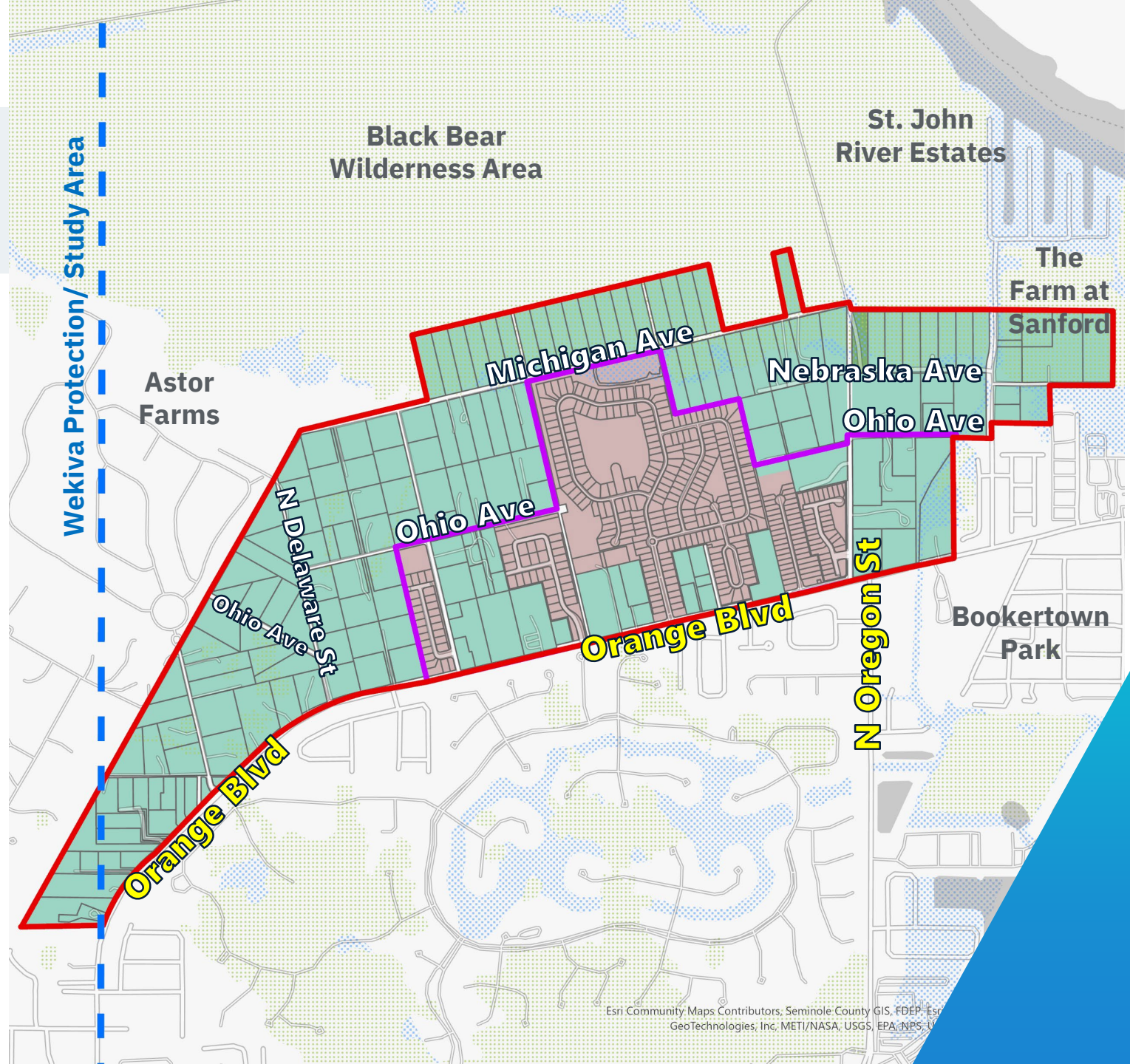
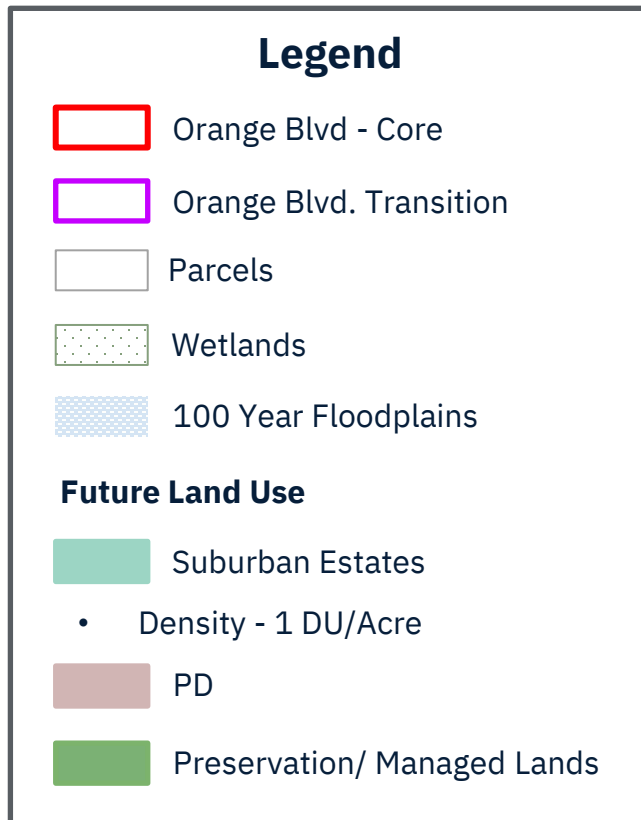
-  Private
-  County
-  Emergency
-  County (Not Maintained)
-  Unknown



Sewer Access

- County sewer access is available primarily from Orange Boulevard.
- County sewer access is available in the Transition Area (existing PDs)
- No known sewer lines within the core area
- Assume most properties are served by septic within the core

Future Land Use



Zoning

Legend

 Orange Blvd. Rural Enclave

 Orange Blvd. Transition

 Parcels

 Wetlands

 100 Year Floodplains

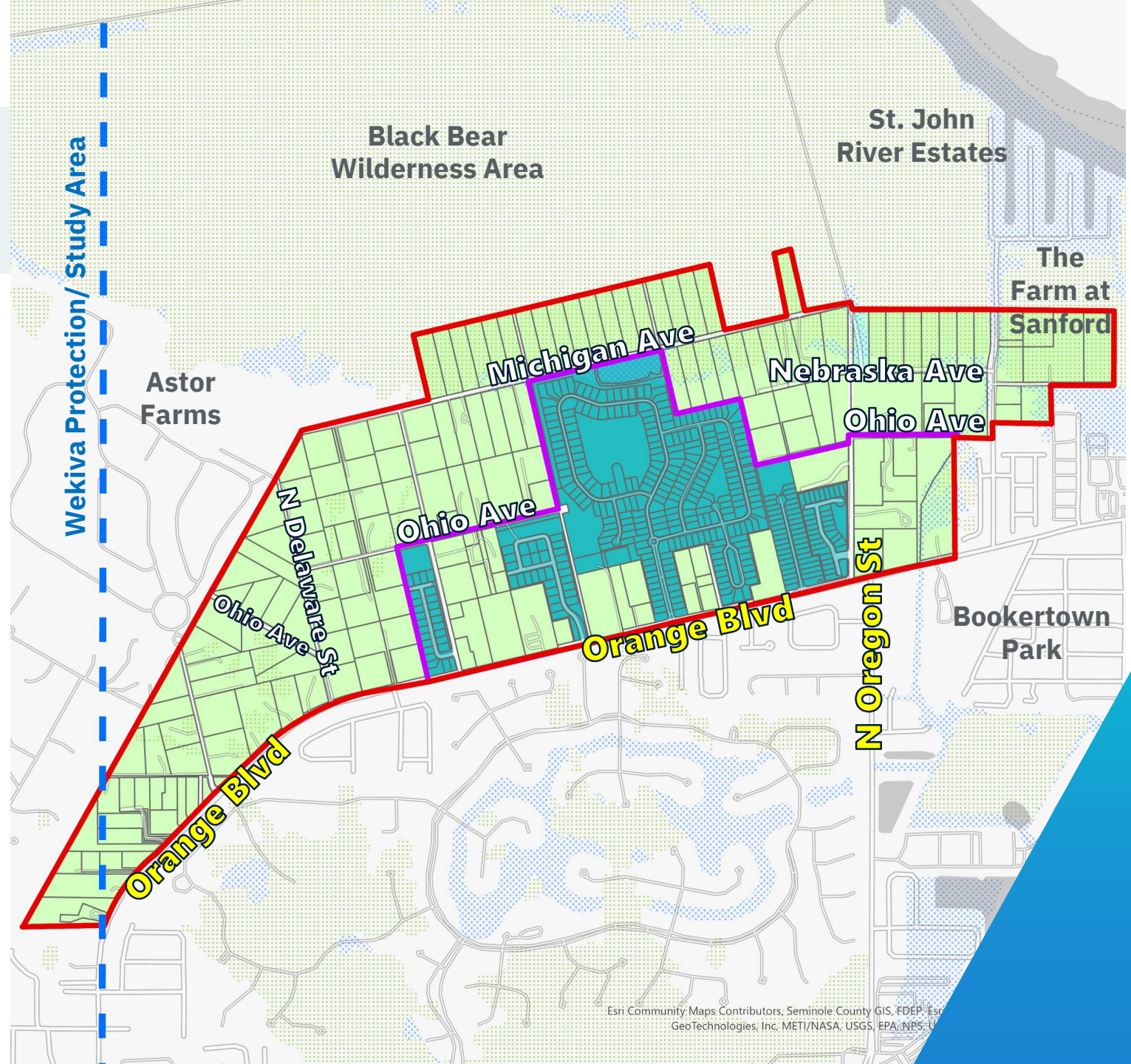
Zoning

 A-1

- Min. Lot Size – 1 Acre
- Min. Width – 150 ft
- Min. Setbacks – 50(F), 30(R), 10(S)
- Max. Height – 35 ft

 PD

 Public Lands and Institution



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)

Summary of Existing Conditions

■ Current Allowed Density

- SE (Suburban Estates) - 1 unit per Acre
- PD – Varies (Transition Area)

■ Minimum Lot Size

- A-1 – 1 Acre
- PD – Varies (Transition Area)

■ Agricultural and Single-Family residential uses permitted

■ Primarily County Roads serving the Core & private roads serving the Transition Area

■ Predominantly Septic Users within the Core

Potential Elements of Rural Character

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Rural Character: Sample Design Guidelines

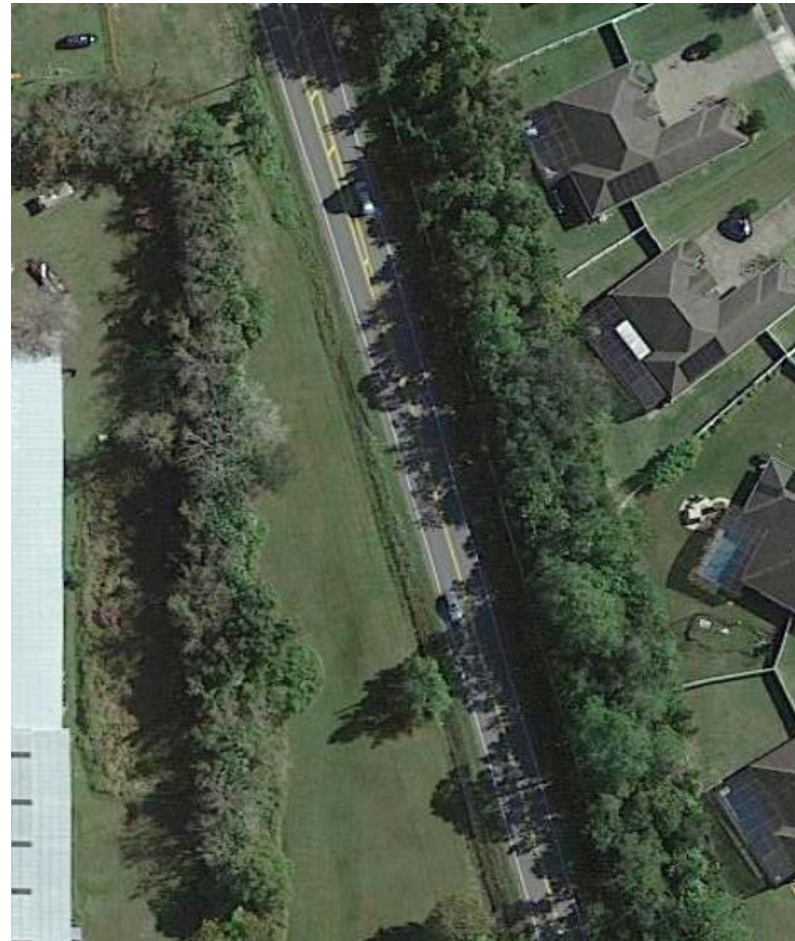
- Rural signage
- Avoid masonry walls :
 - Inconsistent with rural character
 - Block water and small wildlife
- Dark skies lighting fixtures



Images: Woodland Manufacturing

Rural Character: Overlay Transition Standards

- Vegetative buffering from existing residents and entry roads
- Manage transition areas



Envision Seminole 2045

■ Rural Strategy 2: Enhance Design Guidelines

Goal

Preserve
Rural Character
through
Thoughtful Design

Key Points

- Limit Density
- Buffer Suburban Areas
- Wildlife-friendly lighting and minimal infrastructure
- Encourage:
 1. Natural materials
 2. Native landscaping
 3. Open vistas.

What could this effort change?

Elements of a Potential Overlay:

- Larger minimum lot sizes
- Standards for expanding urban services (sewer, potable water & roadway improvements)
- Design and siting standards for new construction

Other options:

- Potential to consider changes to Future Land Use

Overview of Feedback Exercises

■ Quick Poll #2

■ General Comments

- What are the key elements of Rural Character?

■ Map-Based Comments

- What should we know about the Orange Boulevard Area?

Questions?

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Quick Poll – Take 2

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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12 Respondents

