

# COMMISSIONER'S REPORT: RURAL ENCLAVE FOR KILGORE RD NEIGHBORHOODS

*Vision 2050 & Orange Code Update*

*August 13, 2024*



**ORANGE COUNTY PLANNING DIVISION**

PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT



# CR: Request to Establish a Rural Enclave

## Agenda

- **Background**
- **Overview of Vision 2050/Orange Code Update**
- **Resident Concerns**
- **Requested Action**



## **CR: Request to Establish a Rural Enclave**

### **Background:**

**Early July, the Planning Division and I received a petition signed by over 197 homeowners in the Kilgore Road, Darlene Drive, and Charles E Limpus Road neighborhoods, requesting to preserve their R-CE zoning designation. Overall, we saw a misunderstanding in the process by residents. As a result of these concerns, a Vision 2050 community meeting was held on July 25, 2024 to review the proposed zoning changes.**

**This process made residents aware of the potential risks lot splits pose to the rural/suburban lifestyle residents currently enjoy. After hearing resident concerns about preserving the rural nature of the community, we want to establish permanent protections that will supersede whatever comprehensive plan changes may come in the future.**



**Olan Hill, Assistant Manager  
Orange County, FL – Planning Division**

### **How is the Kilgore Road Neighborhood Affected?**

- **All permitted Agricultural & Livestock-related uses are being retained**
- **Proposed lot standards are similar or equal to existing standards**
  - **Considerations of up to 6 homes per acre**
- **No change in neighborhood character is anticipated or encouraged**





**Current  
Future  
Land Use**



**Proposed  
Future  
Land Use**







# Current Zoning



# Proposed Zoning





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### **WHAT ARE THE CONCERNS?**

**Residents identified the risk of lot splits and lowered minimum lot sizes as a primary challenge, which could lead to higher density development that threatens the rural homogeneous lifestyle and the areas infrastructure.**

**Currently, we do not see anything near 4 homes per acre, nor do we encourage such development. However, the area is located within the USA and proximity to designated urban growth areas.**

**\*This concern was heightened by the future comprehensive plan changes.\***





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### **How would a Rural Residential Enclave benefit residents?**

- **Rural Residential Enclaves add a layer of protection to safeguard and maintain the unique nature of the community even as growth continues to encroach upon the Dr. Phillips area.**
- **Could be accomplished by setting new, higher minimum lot standards as well as adjusting the maximum dwelling unit per acre in the comprehensive plan guidelines.**
- **Would make the R-CE district consistent with the LDR designation should we hit a wall with Vision 2050.**





## **CR: Request to Establish a Rural Enclave**

### **REQUESTED ACTION:**

**Direct staff to work towards creating a rural enclave for the Kilgore Road, Darlene Drive, and Charles E Limpus Road neighborhoods.**

**THANK YOU!**

**Questions?**