



ORANGE COUNTY PLANNING DIVISION BOGGY CREEK SMALL AREA STUDY WORK SESSION

Board of County Commissioners

August 30, 2022



ORANGE COUNTY PLANNING DIVISION

PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

STUDY AREA LOCATION

I. Study Area Location

- Future Land Use and Urban Service Area
- Development Activity
- Infrastructure Improvements
- Orlando-Kissimmee Farms Community



BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

STUDY AREA LOCATION

II. Public Engagement

- Community Meetings and Survey

III. Development Guiding Standards

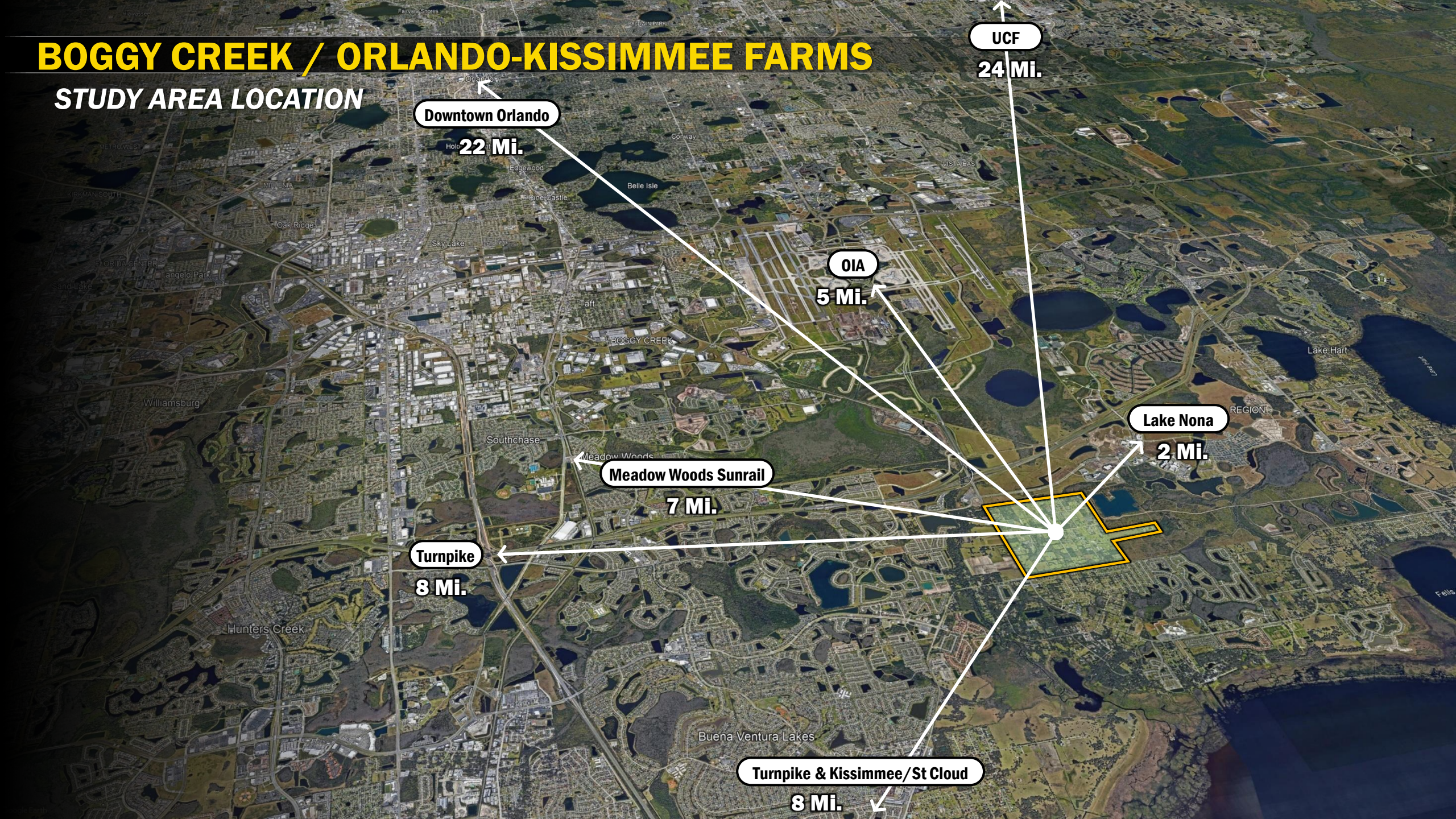
- Corridor Framework
- Kissimmee Farms Rural Residential Enclave

IV. Next Steps



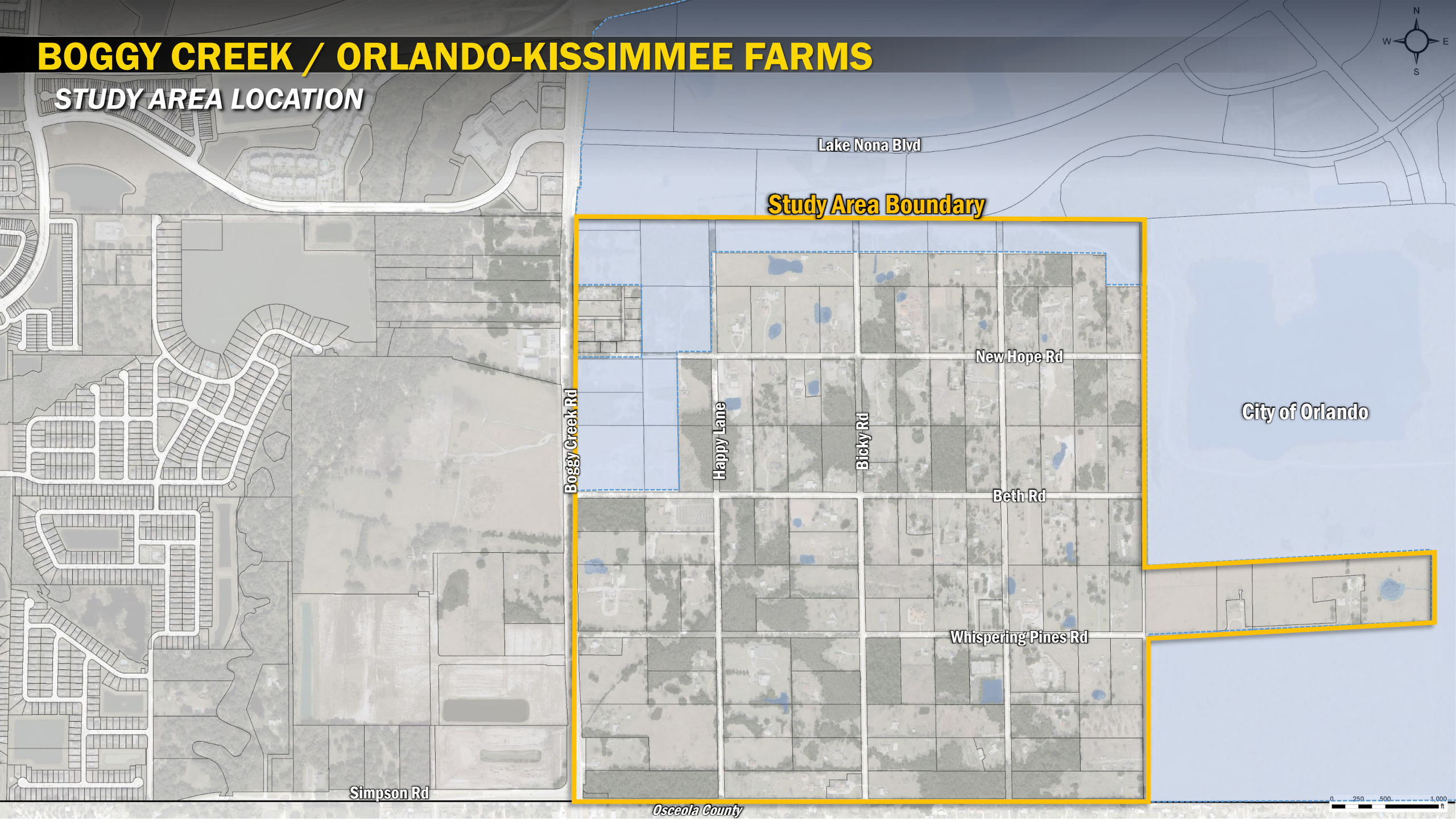
BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

STUDY AREA LOCATION



BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

STUDY AREA LOCATION



Study Area Boundary

Lake Nona Blvd

City of Orlando

New Hope Rd

Beth Rd

Whispering Pines Rd

Happy Lane

Bicky Rd

Buggy Creek Rd

Simpson Rd

Osceola County

0 250 500 1,000 ft

Lake Nona Blvd.

New Hope Road

Beth Road

Whispering Pines Road

Bicky Lane

Happy Lane

Boysen Creek Road

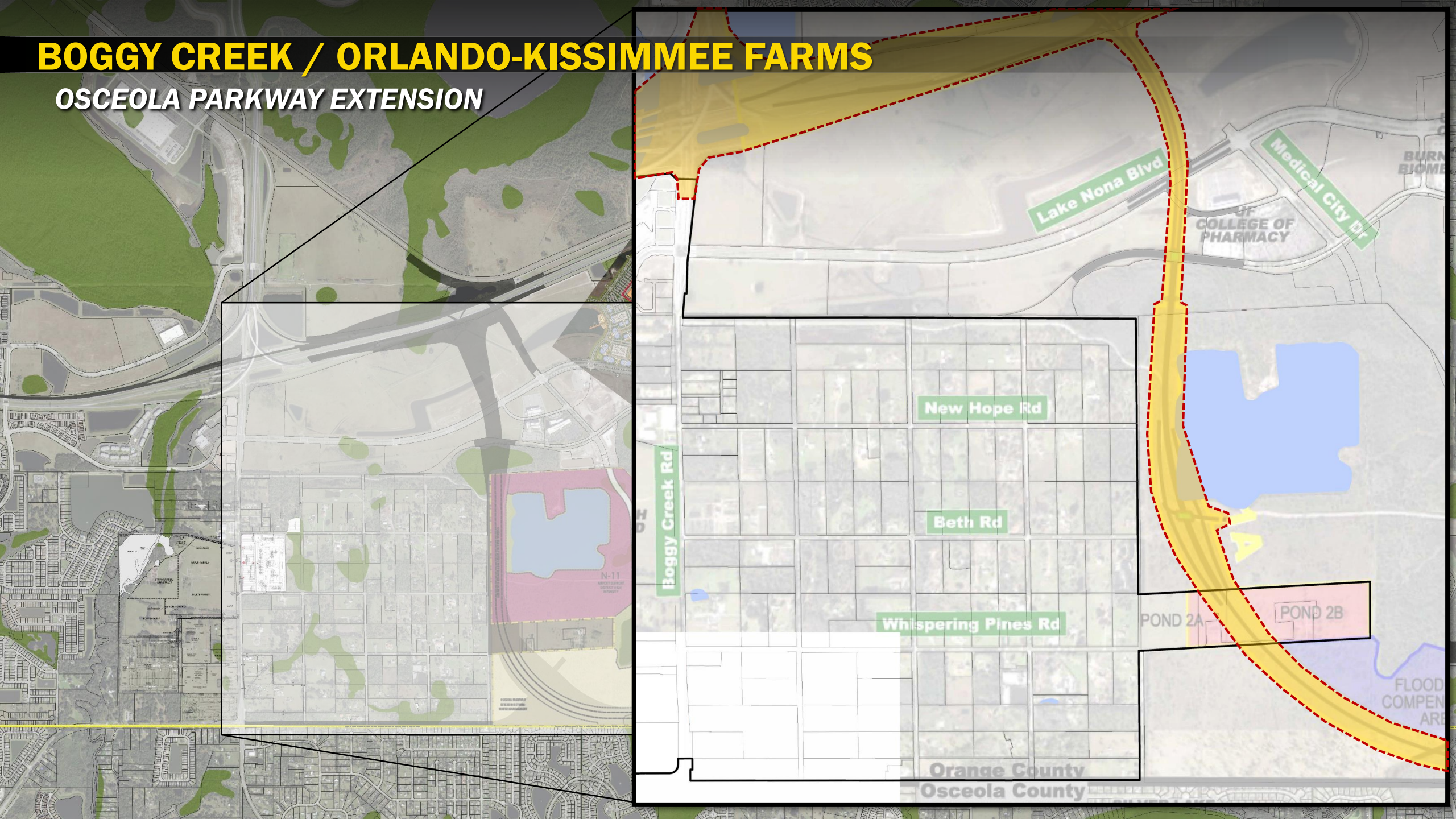
BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

RECENT PROJECTS



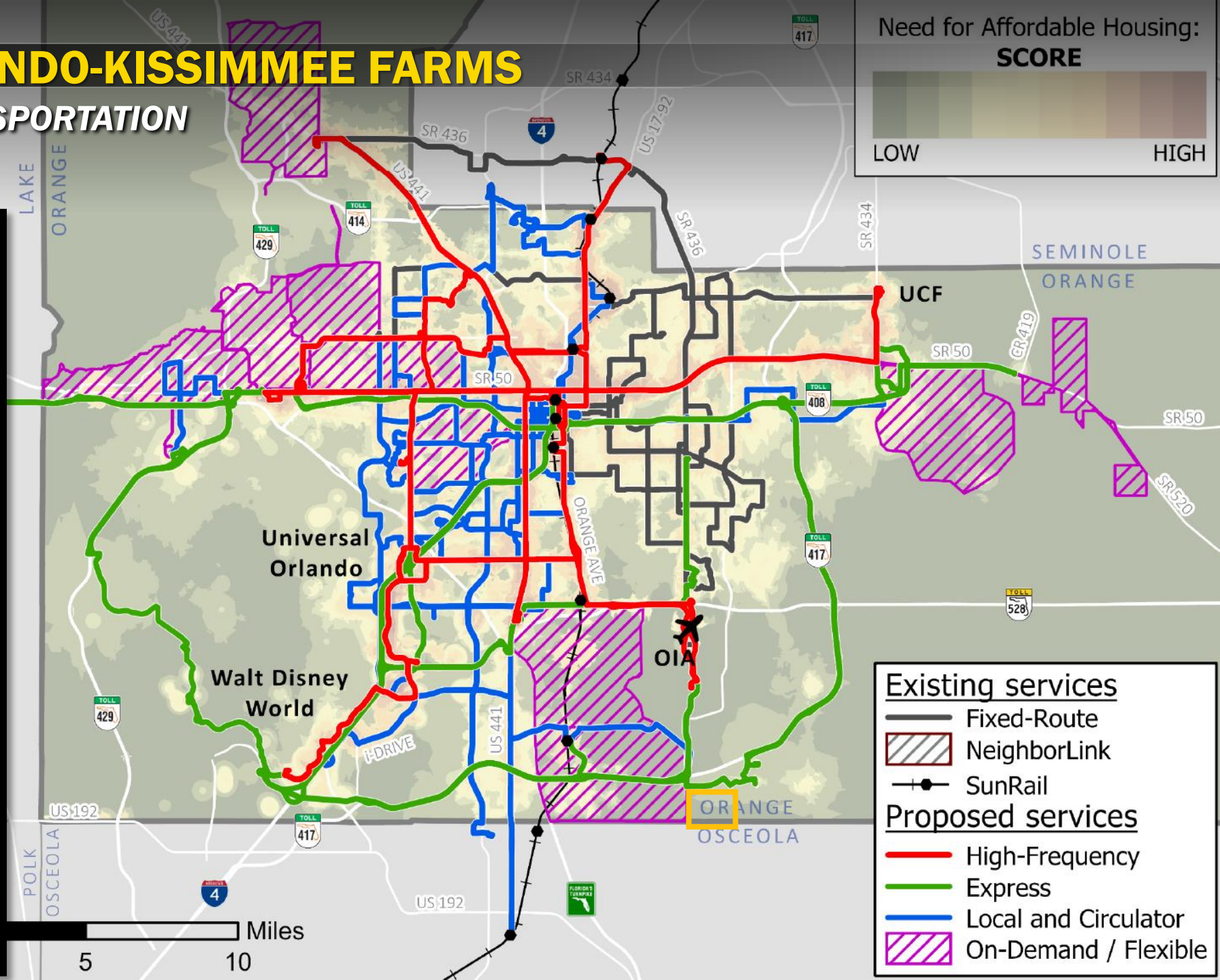
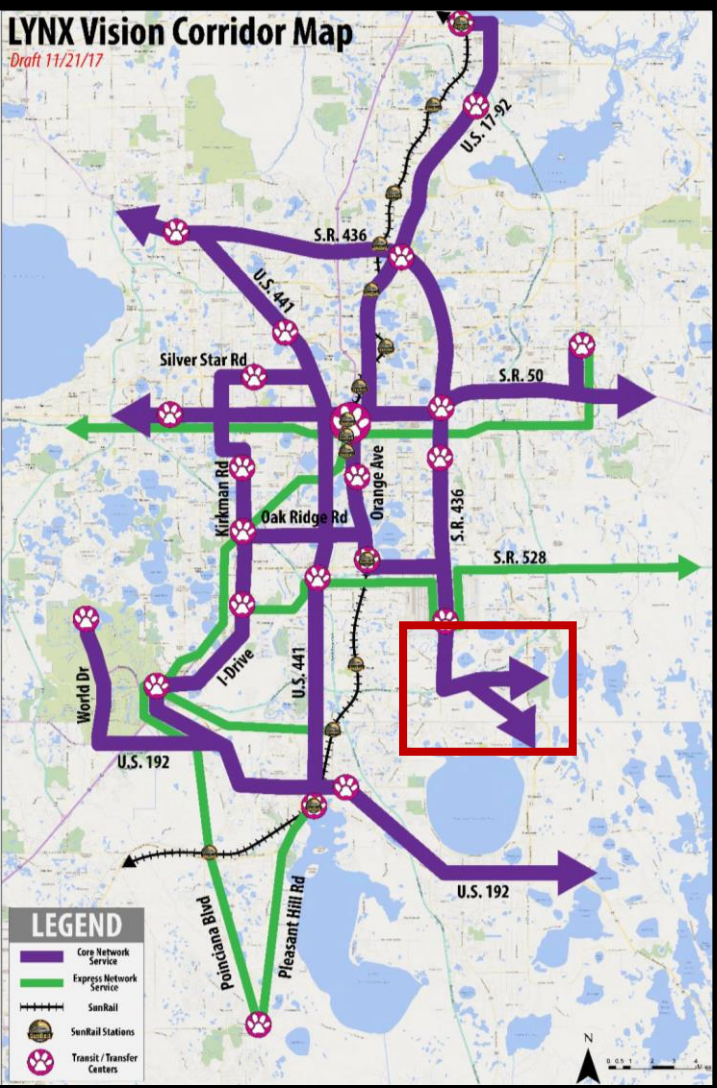
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OSCEOLA PARKWAY EXTENSION



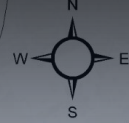
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REGIONAL TRANSIT & TRANSPORTATION



BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

CURRENT URBAN SERVICE AREA (USA)



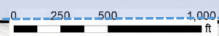
Current Urban Service Area Boundary

URBAN
(PD)

RURAL

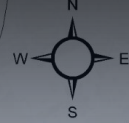
City of Orlando

URBAN

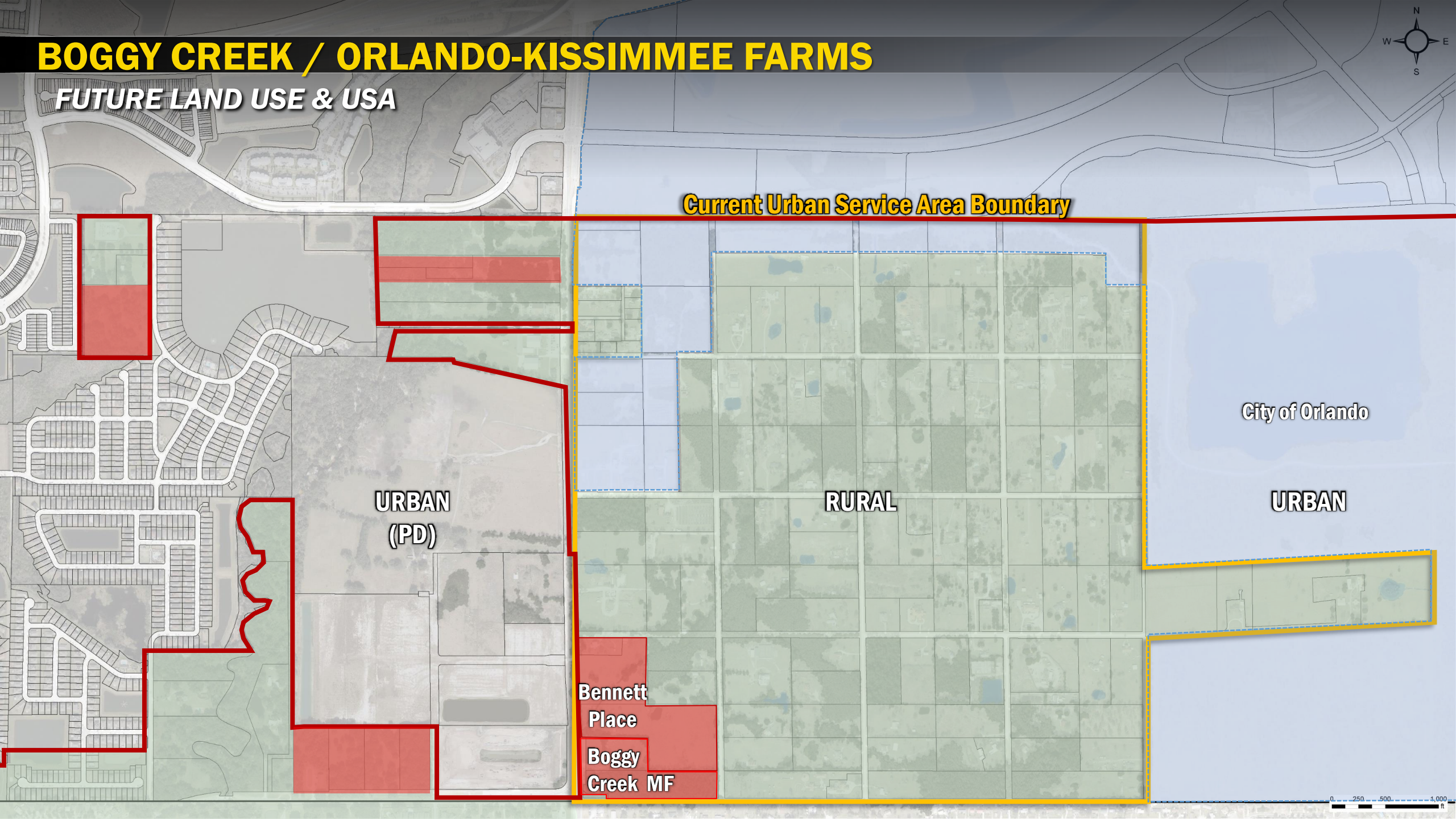


BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

FUTURE LAND USE & USA

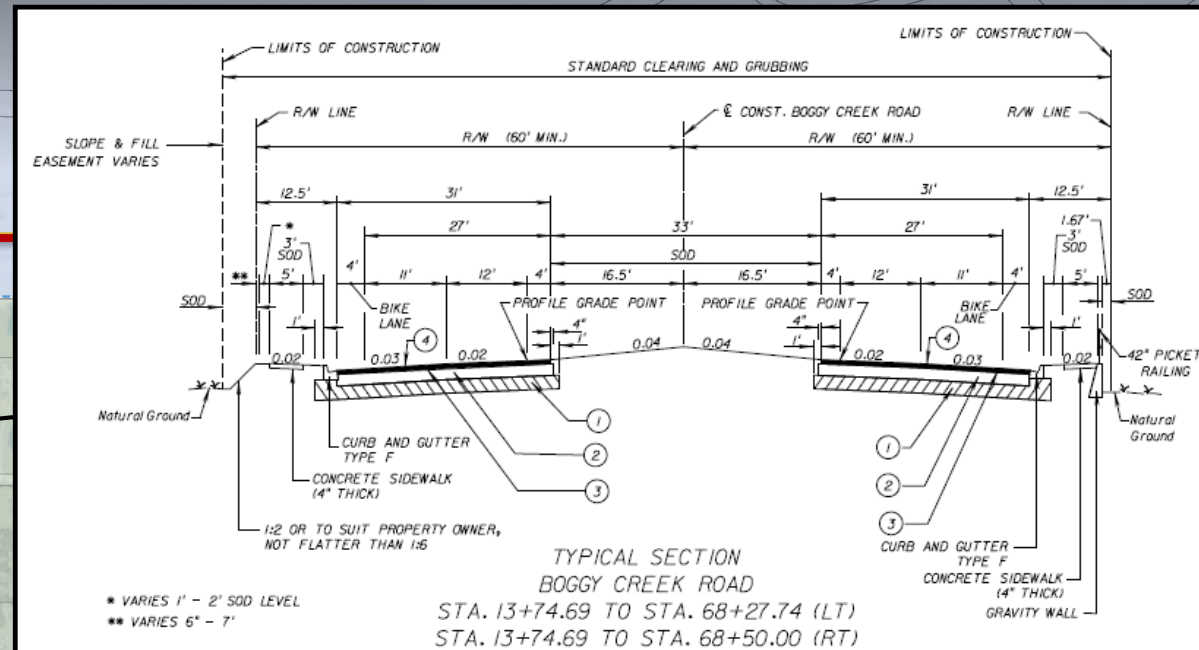


Current Urban Service Area Boundary



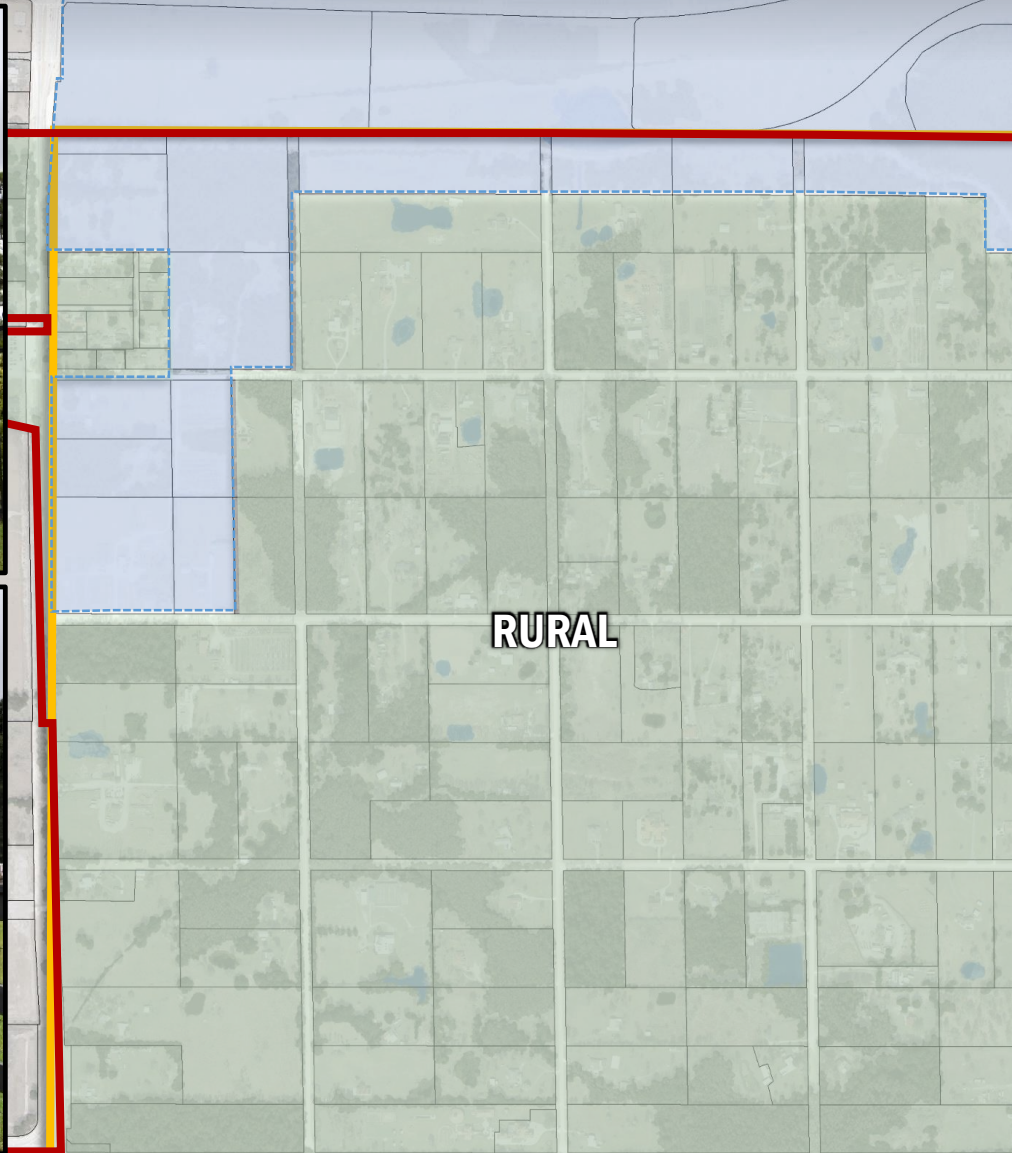
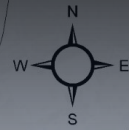
DEVELOPMENT CHARACTER

URBAN (PD)



BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT CHARACTER



BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

PUBLIC ENGAGEMENT

Community Meetings

- Jun. 9, 2021 Virtual
- Jun. 10, 2021 Virtual
- Jul. 27, 2021 In-Person
- Oct. 2021 Landowner Survey
- May 12, 2022 In-Person

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

PUBLIC ENGAGEMENT

LPA & BCC Presentations

- **Jan. 21, 2021**
- **Feb. 9, 2021**
- **Aug. 30, 2022**
- **Sep. 15, 2022**
- **Oct. 11, 2022**
- **Dec. 15, 2022**
- **Jan. 10, 2023**

LPA Bennett Case & Introduction
BCC Bennett Case & Introduction
BCC Work Session
LPA Work Session &
Transmittal Hearing
BCC Transmittal Hearing
LPA Adoption Hearing
BCC Adoption Hearing

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

LAND OWNER SURVEY RESULTS

18 Make No Changes – No USA expansion.

No changes east of Boggy Creek Road.

8 Allow Limited Growth – The USA and more intensive development can include the corridor between Boggy Creek Rd and Happy Lane.

No other changes east of Boggy Creek Road.

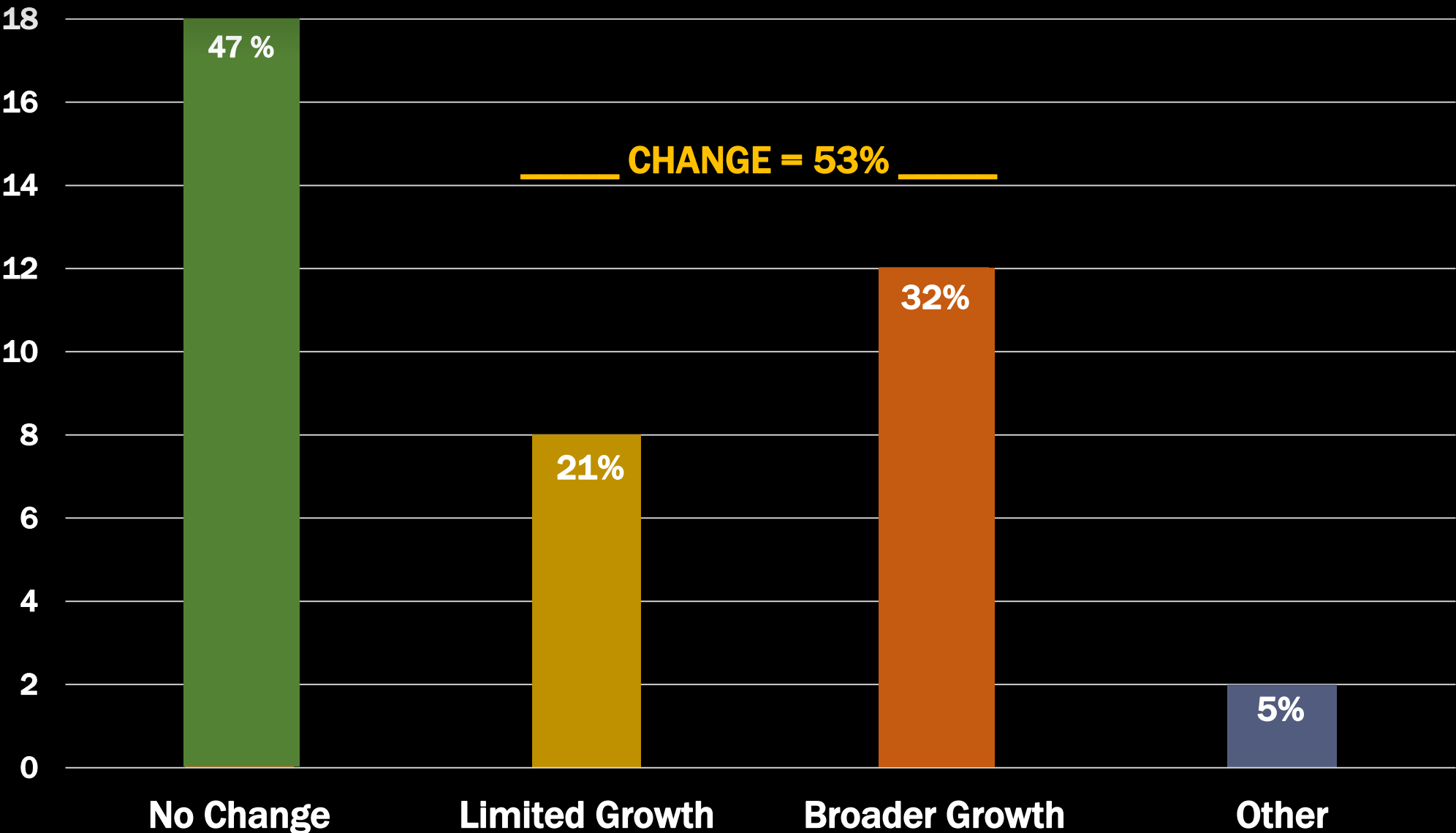
12 Allow Broader Growth – The USA and more intensive development can include the corridor between Boggy Creek Rd and Happy Lane.

The rest of Kissimmee Farms could have increased densities to create walkable neighborhoods and protect significant amounts of open space.

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

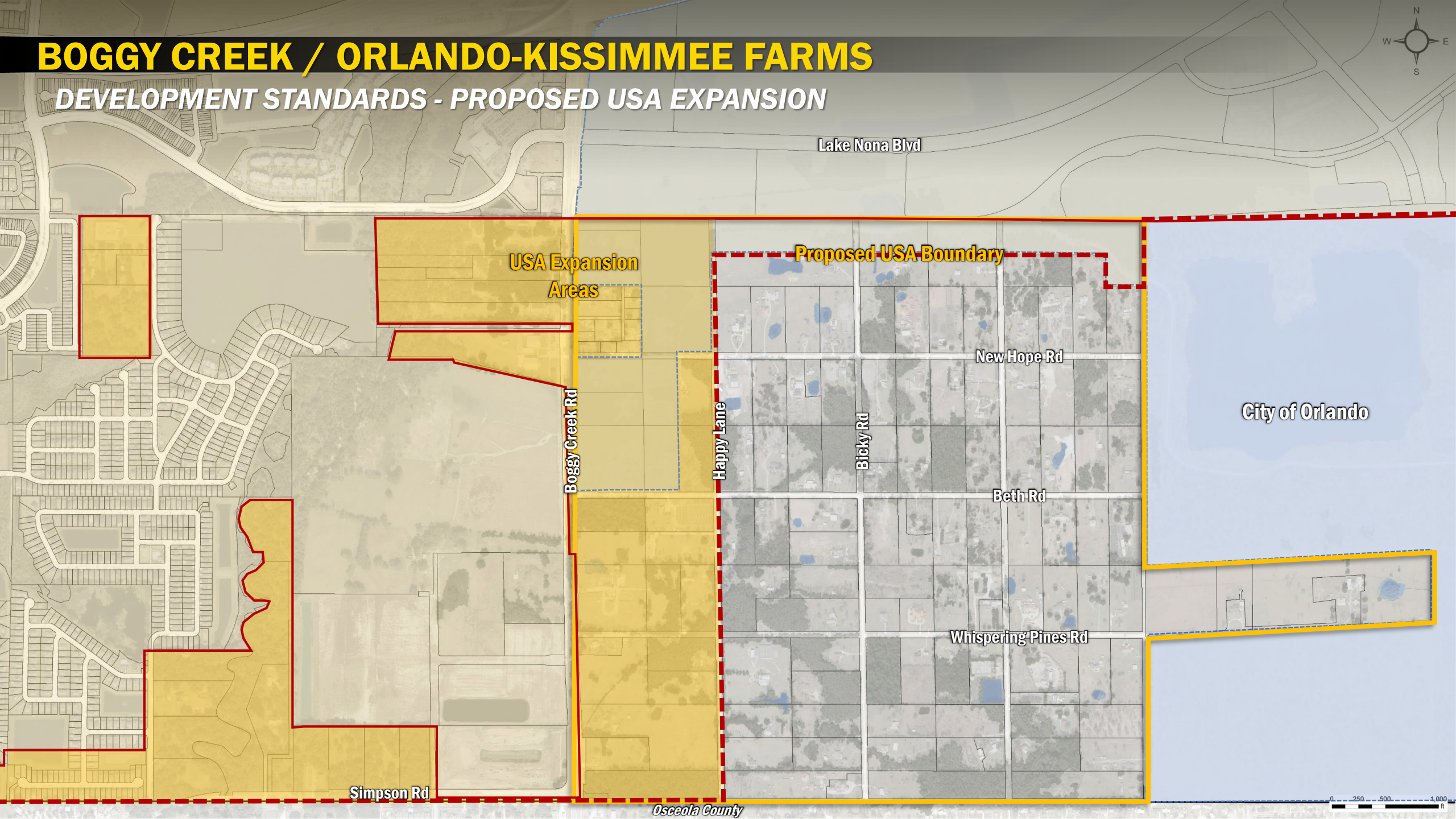
LAND OWNER SURVEY RESULTS

Growth Options



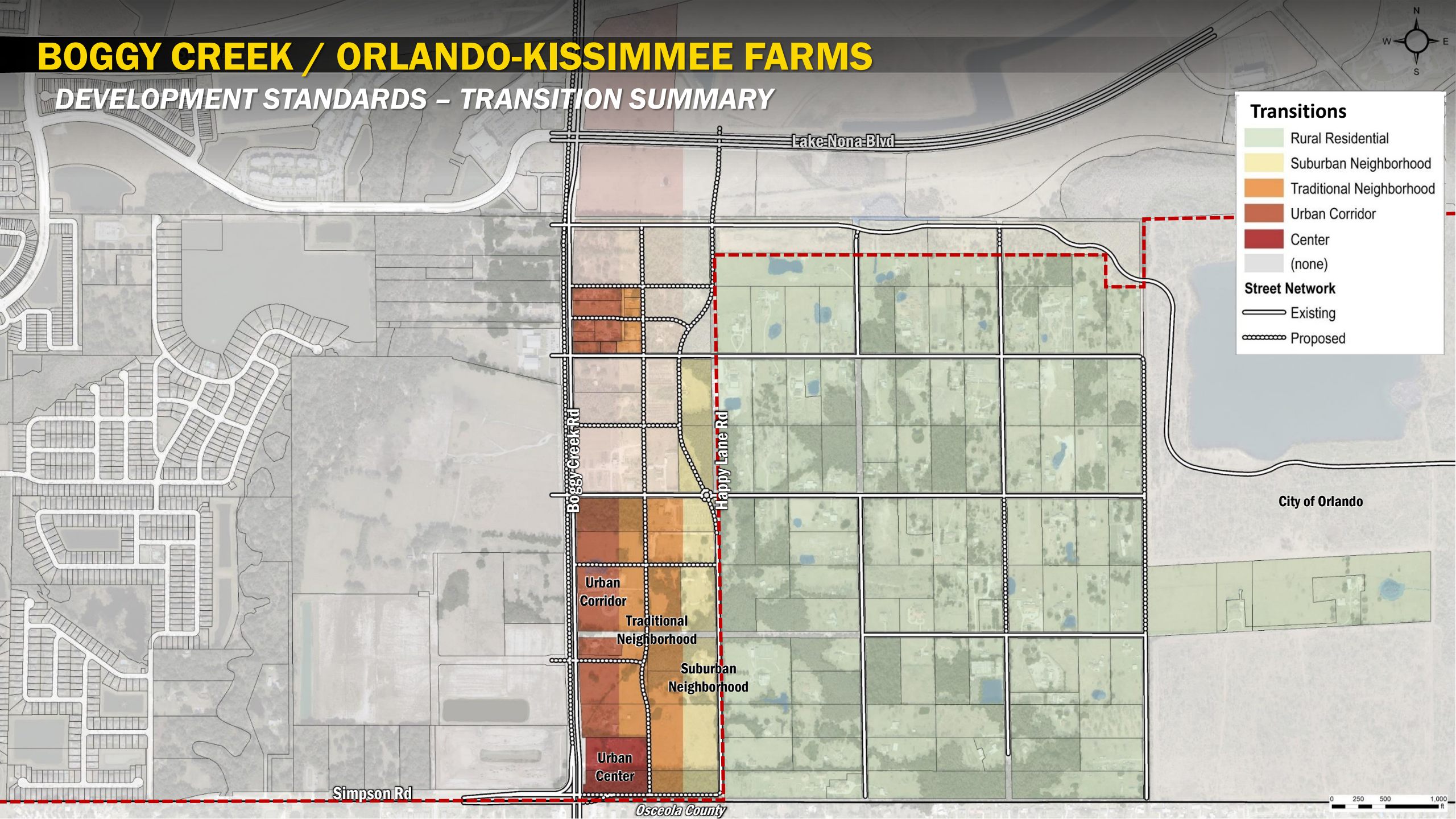
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DEVELOPMENT STANDARDS - PROPOSED USA EXPANSION



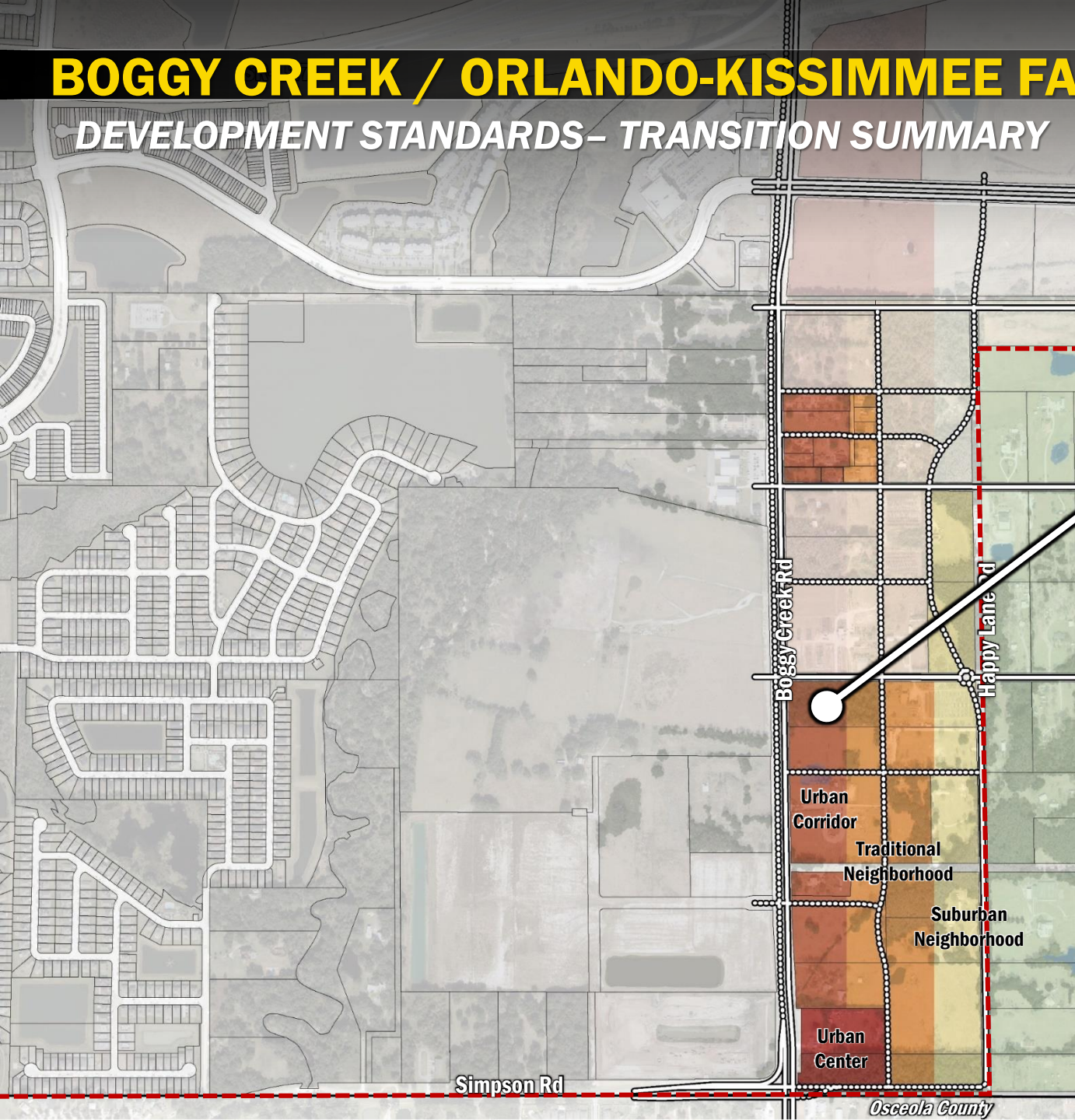
BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS – TRANSITION SUMMARY



BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS – TRANSITION SUMMARY



URBAN CORRIDOR/CENTER

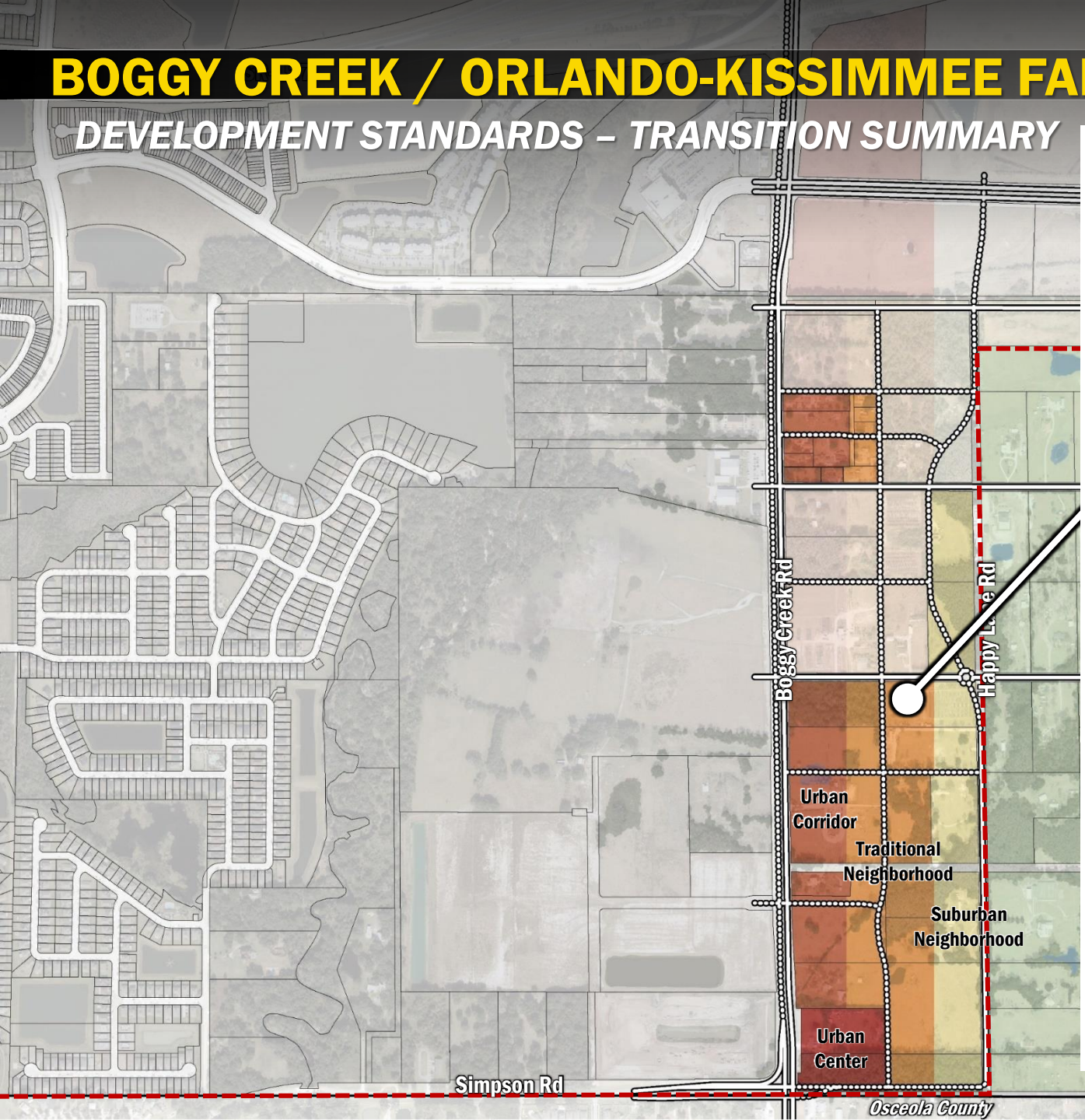


Description	
Urban Corridors reflect the location of major transit routes, stations or transfer points that support high density residential and intense mixed-use development activity.	
Land Uses	
Mid to high rise vertical mixed use, retail, office, and compatible light industrial uses oriented around transit with high to medium-high density residential.	
Development Density	35 du/Ac
Building Height	5 stories max.



BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS – TRANSITION SUMMARY



TRADITIONAL NEIGHBORHOOD



Description

Traditional Neighborhoods are existing or new residential areas that replicate historic development patterns of American cities, typically consisting of a limited mix of land uses within an interconnected network of streets and small-to-medium block sizes.

Land Uses

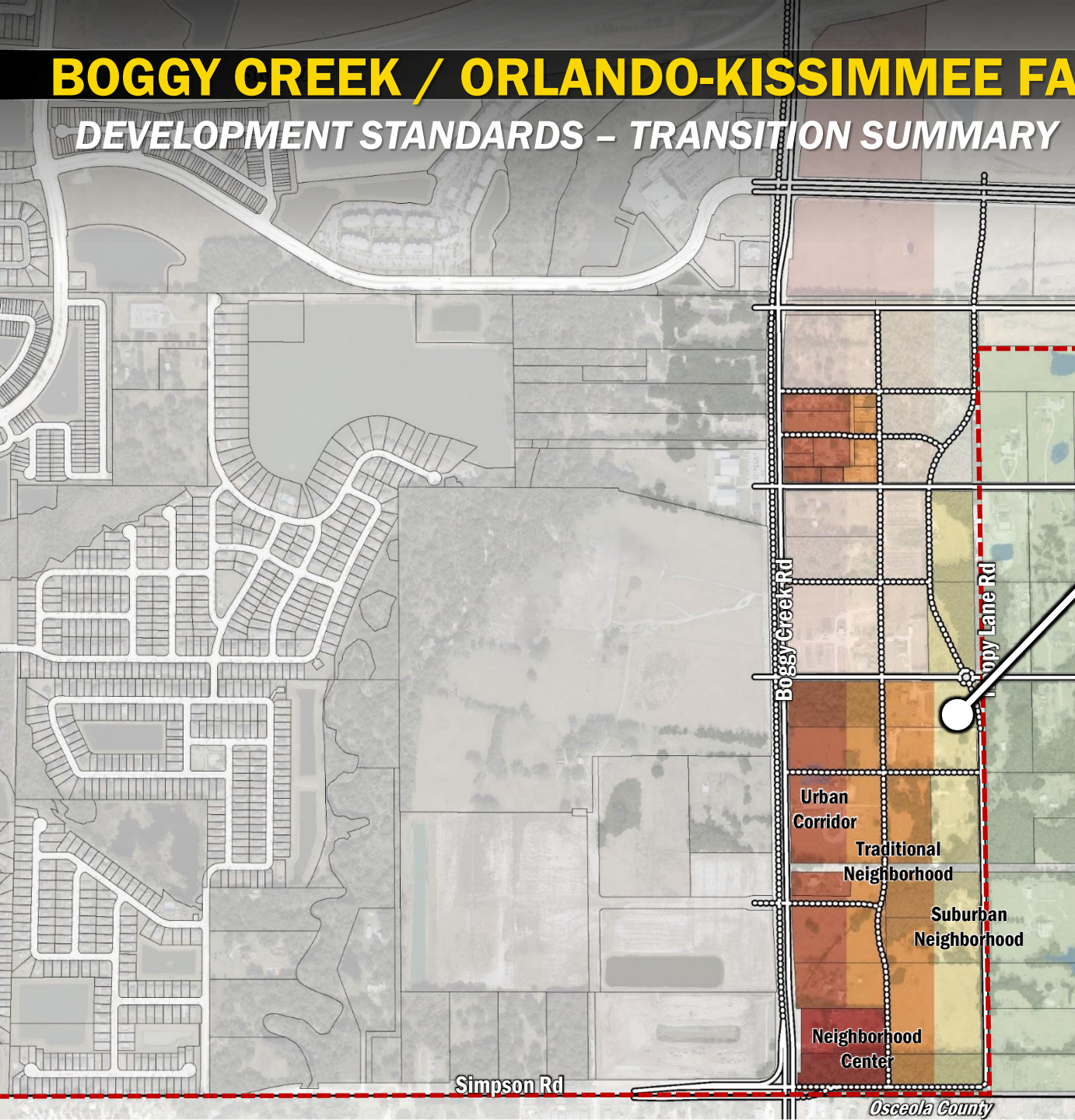
Medium to low-medium density residential near walkable Urban Centers with access to transit, an interconnected street network and residential scale stores, offices and workplaces.

Development Density	20 du/Ac
Building Height	1 - 4 stories

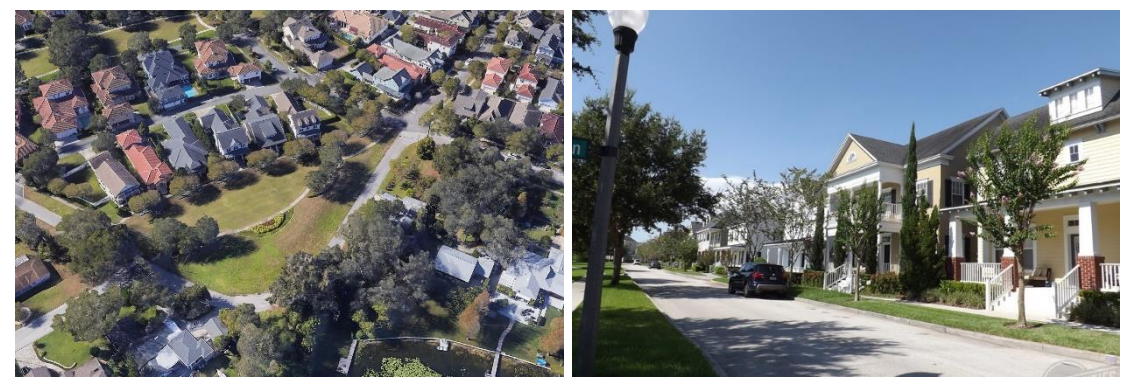


BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS – TRANSITION SUMMARY



SUBURBAN NEIGHBORHOOD



Description

Areas that primarily consist of single family detached and attached single-family residential subdivisions, and where public infrastructure is available or planned. These areas may also accommodate residential infill and ‘missing-middle’ development.

Land Uses

Residential blocks of single-family detached units and accessory dwellings.

Development Density	6 du/Ac
Building Height	1 - 2 stories



BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS – CORRIDOR FRAMEWORK

Standards	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Land Use <i>Development shall include a mixture of integrated urban land uses that support a broad range of mobility options along the corridor</i>	Medium to High Density Residential, retail, office, and limited light industrial uses within multi-story buildings oriented around transit, and with a vertical mix encouraged	Low-Medium to Medium Density Residential and complimentary mix of neighborhood serving retail and services	Low Density Single Family (attached and detached) Residential
Block Configuration <i>A combination of square and elongated blocks shall be formed by an interconnected street network</i>	Smaller blocks formed between interconnected mixed-use corridors and primary streets	Blocks formed between interconnected primary and secondary streets	Larger blocks formed between primary and secondary streets
Density / Intensity <i>A transition from higher to lower densities and intensities shall occur from the corridor outward</i>	Max. 35 du/ac & 3.0 FAR	Max. 20 du/ac & 1.5 FAR	Max. 6 du/ac* *Areas within a 150' linear depth along the western edge of Happy Lane shall be limited to min. 150' lot widths
Open & Civic Space <i>Functional public open space sized in the context of its surroundings (including civic uses and structures) shall be located along pedestrian pathways or adjacent to meaningful destinations</i>	Min. 15% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 20% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 30% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]
Building Placement <i>Primary façades shall be oriented towards the corridor or primary street with setbacks or build-to-lines that result in a more predictable setting</i>	Building facades placed adjacent to sidewalk (subject to applicable setbacks)	Building facades placed generally close to sidewalks, but subject to applicable setbacks	Residential structures moderately setback from primary street (per Code), with some accessory dwelling units or garages recessed from rear lot line or alley
Building Frontage <i>Building frontage types vary by use and transition zone, but shall be designed to activate and shape the desired public realm</i>	70% min. frontage occupation, with use of terraces, stoops, common entries, arcades/colonnades, and galleries	60% min. frontage occupation, with use of porches, stoops, common entries, arcades/colonnades, and galleries	No min. frontage occupation. Use of porches and stoops
Building Height <i>Buildings shall transition in height from multi-story structures along the corridor to primarily one or two-story structures in single family residential areas</i>	5 stories Max.	3 - 4 stories Max.* *3 story maximum building height within 550' of the Happy Lane Right-of-Way	2 stories Max.
Access & Connectivity <i>Strong vehicular, bicycle, and pedestrian access and connectivity shall be provided within and between development projects, with an emphasis on safe and convenient pedestrian access to corridor transit stops</i>	Full, controlled, or emergency-only vehicular access to adjacent primary and secondary streets, and alleys, along with an integrated bicycle and pedestrian network	Direct and/or emergency-only vehicular access to adjacent primary and secondary streets, and alleys, along with an integrated bicycle and pedestrian network	Direct and/or emergency-only vehicular access to adjacent primary and secondary streets, and public sidewalks
Parking <i>Vehicular parking areas shall be located on the street, located behind or between buildings, or in parking structures with "liner" units or buildings at street level</i>	Any combination of on-street angled and/or parallel parking, surface parking, and structured parking	Any combination of on-street angled and/or parallel parking, surface parking, and structured parking	Primarily on-site / parcel parking enhanced with on-street angled or parallel parking

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS – CORRIDOR FRAMEWORK

Standards		Standards			
Land Use	Urban C (Transitio	Land Use			
<i>Development shall include a mixture of integrated urban land uses that support a broad range of mobility options along the corridor</i>	Medium to High Dens office, and limited light multi-story buildings or and with a vertica	<i>Development shall include a mixture of integrated urban land uses that support a broad range of mobility options along the corridor</i>			
Block Configuration	Smaller blocks fo interconnected mixe primary	Block Configuration			
<i>A combination of square and elongated blocks shall be formed by an interconnected street network</i>		<i>A combination of square and elongated blocks shall be formed by an interconnected street network</i>			
Density / Intensity	Max. 35 du/t	Density / Intensity			
<i>A transition from higher to lower densities and intensities shall occur from the corridor outward</i>		<i>A transition from higher to lower densities and intensities shall occur from the corridor outward</i>			
Open & Civic Space	Min. 1 [Subject to the q space requiremen 1234, except for	Open & Civic Space			
<i>Functional public open space sized in the context of its surroundings (including civic uses and structures) shall be located along pedestrian pathways or adjacent to meaningful destinations</i>		<i>Functional public open space sized in the context of its surroundings (including civic uses and structures) shall be located along pedestrian pathways or adjacent to meaningful destinations</i>			
Building Placement	Building facades place (subject to appli	Building Placement			
<i>Primary façades shall be oriented towards the corridor or primary street with setbacks or build-to-lines that result in a more predictable setting</i>		<i>Primary façades shall be oriented towards the corridor or primary street with setbacks or build-to-lines that result in a more predictable setting</i>			
Building Frontage	70% min. frontage oc terraces, stoops, i arcades/colonnad	Open & Civic Space			
<i>Building frontage types vary by use and transition zone, but shall be designed to activate and shape the desired public realm</i>		<i>Functional public open space sized in the context of its surroundings (including civic uses and structures) shall be located along pedestrian pathways or adjacent to meaningful destinations</i>			
Building Height	5 stories	Building Placement			
<i>Buildings shall transition in height from multi-story structures along the corridor to primarily one or two-story structures in single family residential areas</i>		<i>Primary façades shall be oriented towards the corridor or primary street with setbacks or build-to-lines that result in a more predictable setting</i>			
Access & Connectivity	Full, controlled, or em access to adjacent pri streets, and alleys, alo bicycle and ped				
<i>Strong vehicular, bicycle, and pedestrian access and connectivity shall be provided within and between development projects, with an emphasis on safe and convenient pedestrian access to corridor transit stops</i>					
Parking	Any combination of on parallel parking, surfa structured parking				
<i>Vehicular parking areas shall be located on the street, located behind or between buildings, or in parking structures with "liner" units or buildings at street level</i>					

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS – CORRIDOR FRAMEWORK

Standards	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Land Use <i>Development shall include a mixture of integrated urban land uses that support a broad range of mobility options along the corridor</i>	Medium to High Density Residential, retail, office, and limited light industrial uses within multi-story buildings oriented around transit, and with a vertical mix encouraged	Low-Medium to Medium Density Residential and complimentary mix of neighborhood serving retail and services	Low Density Single Family (attached and detached) Residential
Block Configuration <i>A combination of square and elongated blocks shall be formed by an interconnected street network</i>	Smaller blocks formed between interconnected, mixed primary		
Density / Intensity <i>A transition from higher to lower densities and intensities shall occur from the corridor outward</i>	Max. 35 du/acre		
Open & Civic Space <i>Functional public open space sized in the context of its surroundings (including civic uses and structures) shall be located along pedestrian pathways or adjacent to meaningful destinations</i>	Min. 10% [Subject to the open space requirements of 1234, except for		
Building Placement <i>Primary façades shall be oriented towards the corridor or primary street with setbacks or build-to-lines that result in a more predictable setting</i>	Building facades placed (subject to applicable		
Building Frontage <i>Building frontage types vary by use and transition zone, but shall be designed to activate and shape the desired public realm</i>	70% min. frontage of terraces, stoops, and arcades/colonnades		
Building Height <i>Buildings shall transition in height from multi-story structures along the corridor to primarily one or two-story structures in single family residential areas</i>	5 stories		
Access & Connectivity <i>Strong vehicular, bicycle, and pedestrian access and connectivity shall be provided within and between development projects, with an emphasis on safe and convenient pedestrian access to corridor transit stops</i>	Full, controlled, or emergency access to adjacent private streets, and alleys, along with bicycle and pedestrian		
Parking <i>Vehicular parking areas shall be located on the street, located behind or between buildings, or in parking structures with “liner” units or buildings at street level</i>	Any combination of on-street parallel parking, surface parking, and structured parking	any or parallel parking, surface parking, and structured parking	with on-street angled or parallel parking

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS – CORRIDOR FRAMEWORK

Standards	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Land Use <i>Development shall include a mixture of integrated urban land uses that support a broad range of mobility options along the corridor.</i>	Medium to High Density Residential, retail, office, and limited light industrial uses within multi-story buildings oriented around transit, and with a vertical mix encouraged.	Low-Medium to Medium Density Residential and complimentary mix of neighborhood serving retail and services	Low Density Single Family (attached and detached) Residential
Block Configuration <i>A combination of square and elongated blocks with interconnected streets.</i>	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Density <i>A transition from higher to lower density along the corridor.</i>	Medium to High Density Residential, retail, office, and limited light industrial uses within multi-story buildings oriented around transit, and with a vertical mix encouraged	Low-Medium to Medium Density Residential and complimentary mix of neighborhood serving retail and services	Low Density Single Family (attached and detached) Residential
Open Space <i>Functional public open space sized to support civic uses and structures) shall be located along the corridor to meaningfully activate the corridor.</i>	Smaller blocks formed between interconnected mixed-use corridors and primary streets	Blocks formed between interconnected primary and secondary streets	Larger blocks formed between primary and secondary streets
Building Form <i>Primary façades shall be oriented toward the street with setbacks or build-to-lines that activate the street.</i>	Max. 35 du/ac & 3.0 FAR	Max. 20 du/ac & 1.5 FAR	Max. 6 du/ac* *Areas within a 150' linear depth along the western edge of Happy Lane shall be limited to min. 150' lot widths
Building Height <i>Buildings shall transition in height from the corridor to primarily one or two-story structures.</i>	Min. 15% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 20% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 30% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]
Access & Circulation <i>Strong vehicular, bicycle, and pedestrian circulation within and between development parcels and convenient pedestrian access to transit.</i>			
Parking <i>Vehicular parking areas shall be located adjacent to buildings, or in parking structures within the development.</i>			

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS – CORRIDOR FRAMEWORK

Standards	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Land Use <i>Development shall include a mixture of integrated urban land uses that support a broad range of mobility options along the corridor.</i>	Medium to High Density Residential, retail, office, and limited light industrial uses within multi-story buildings oriented around transit, and with a vertical mix encouraged.	Low-Medium to Medium Density Residential and complimentary mix of neighborhood serving retail and services	Low Density Single Family (attached and detached) Residential
Block Configuration <i>A combination of square and elongated blocks, interconnected by a network of streets.</i>	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Density <i>A transition from higher to lower density along the corridor.</i>	Medium to High Density Residential, retail, office, and limited light industrial uses within multi-story buildings oriented around transit, and with a vertical mix encouraged	Low-Medium to Medium Density Residential and complimentary mix of neighborhood serving retail and services	Low Density Single Family (attached and detached) Residential
Open Space <i>Functional public open space sized to support a mix of uses (e.g., parks, civic uses and structures) shall be located to meaningfully activate the corridor.</i>	Smaller blocks formed between interconnected mixed-use corridors and primary streets	Blocks formed between interconnected primary and secondary streets	Larger blocks formed between primary and secondary streets
Building Frontage <i>Primary façades shall be oriented toward the street with setbacks or build-to-lines that activate the street.</i>	Max. 35 du/ac & 3.0 FAR	Max. 20 du/ac & 1.5 FAR	Max. 6 du/ac* *Areas within a 150' linear depth along the western edge of Happy Lane shall be limited to min. 150' lot widths
Building Height <i>Buildings shall transition in height from the street to the interior of the development to primarily one or two-story structures.</i>	Min. 15% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 20% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 30% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]
Access & Circulation <i>Strong vehicular, bicycle, and pedestrian circulation within and between development parcels and convenient pedestrian access to transit.</i>			
Parking <i>Vehicular parking areas shall be located adjacent to buildings, or in parking structures within the development.</i>			

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS – CORRIDOR FRAMEWORK

Standards	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Land Use <i>Development shall include a mixture of integrated urban land uses that support a broad range of mobility options along the corridor.</i>	Medium to High Density Residential, retail, office, and limited light industrial uses within multi-story buildings oriented around transit, and with a vertical mix encouraged	Low-Medium to Medium Density Residential and complimentary mix of neighborhood serving retail and services	Low Density Single Family (attached and detached) Residential
Block Configuration <i>A combination of square and elongated blocks shall be interconnected.</i>	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Density <i>A transition from higher to lower density shall be encouraged along the corridor.</i>	Medium to High Density Residential, retail, office, and limited light industrial uses within multi-story buildings oriented around transit, and with a vertical mix encouraged	Low-Medium to Medium Density Residential and complimentary mix of neighborhood serving retail and services	Low Density Single Family (attached and detached) Residential
Open Space <i>Functional public open space sized in proportion to the scale and character of the development (e.g., civic uses and structures) shall be located along the corridor to meaningfully activate the corridor.</i>	Smaller blocks formed between interconnected mixed-use corridors and primary streets	Blocks formed between interconnected primary and secondary streets	Larger blocks formed between primary and secondary streets
Building Orientation <i>Primary façades shall be oriented toward the street, and setbacks or build-to-lines shall be maintained.</i>	Max. 35 du/ac & 3.0 FAR	Max. 20 du/ac & 1.5 FAR	Max. 6 du/ac* *Areas within a 150' linear depth along the western edge of Happy Lane shall be limited to min. 150' lot widths
Building Height <i>Building frontage types vary by use and shall be designed to activate and shape the street.</i>	Min. 15% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 20% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 30% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]
Access <i>Strong vehicular, bicycle, and pedestrian connectivity shall be provided within and between development parcels to ensure convenient pedestrian access.</i>			
Parking <i>Vehicular parking areas shall be located adjacent to buildings, or in parking structures within the development.</i>			

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS – CORRIDOR FRAMEWORK

Standards	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Land Use	Medium to High Density Residential, retail, office, and limited light industrial uses within multi-story buildings oriented around transit, and with a vertical mix encouraged	Low-Medium to Medium Density Residential and complimentary mix of neighborhood serving retail and services	Low Density Single Family (attached and detached) Residential
Development shall include a mixture of integrated urban land uses that support a broad range of mobility options along the corridor			
Block Composition	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
A combination of square and elongated blocks, interconnected by a network of streets			
Density	Medium to High Density Residential, retail, office, and limited light industrial uses within multi-story buildings oriented around transit, and with a vertical mix encouraged	Low-Medium to Medium Density Residential and complimentary mix of neighborhood serving retail and services	Low Density Single Family (attached and detached) Residential
A transition from higher to lower density along the corridor			
Open Space	Smaller blocks formed between interconnected mixed-use corridors and primary streets	Blocks formed between interconnected primary and secondary streets	Larger blocks formed between primary and secondary streets
Functional public open space sized in increments of 10,000 sq ft (or equivalent civic uses and structures) shall be located along the corridor to meaningfully activate the corridor			
Building Orientation	Primary façades shall be oriented toward the street setbacks or build-to-lines that activate the corridor		
Building Frontage	Building frontage types vary by use and density, and shall activate and shape the street		
Building Height	Buildings shall transition in height from the street to the primary one or two-story structure		
Access	Strong vehicular, bicycle, and pedestrian access within and between development and the surrounding area, with convenient pedestrian access to transit		
Parking	Vehicular parking areas shall be located adjacent to buildings, or in parking structures with direct access to buildings		
	Min. 15% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 20% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 30% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]

Looking South on Boggy Creek Road



BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT STANDARDS – TRANSITION SUMMARY

RURAL RESIDENTIAL ENCLAVE



Description

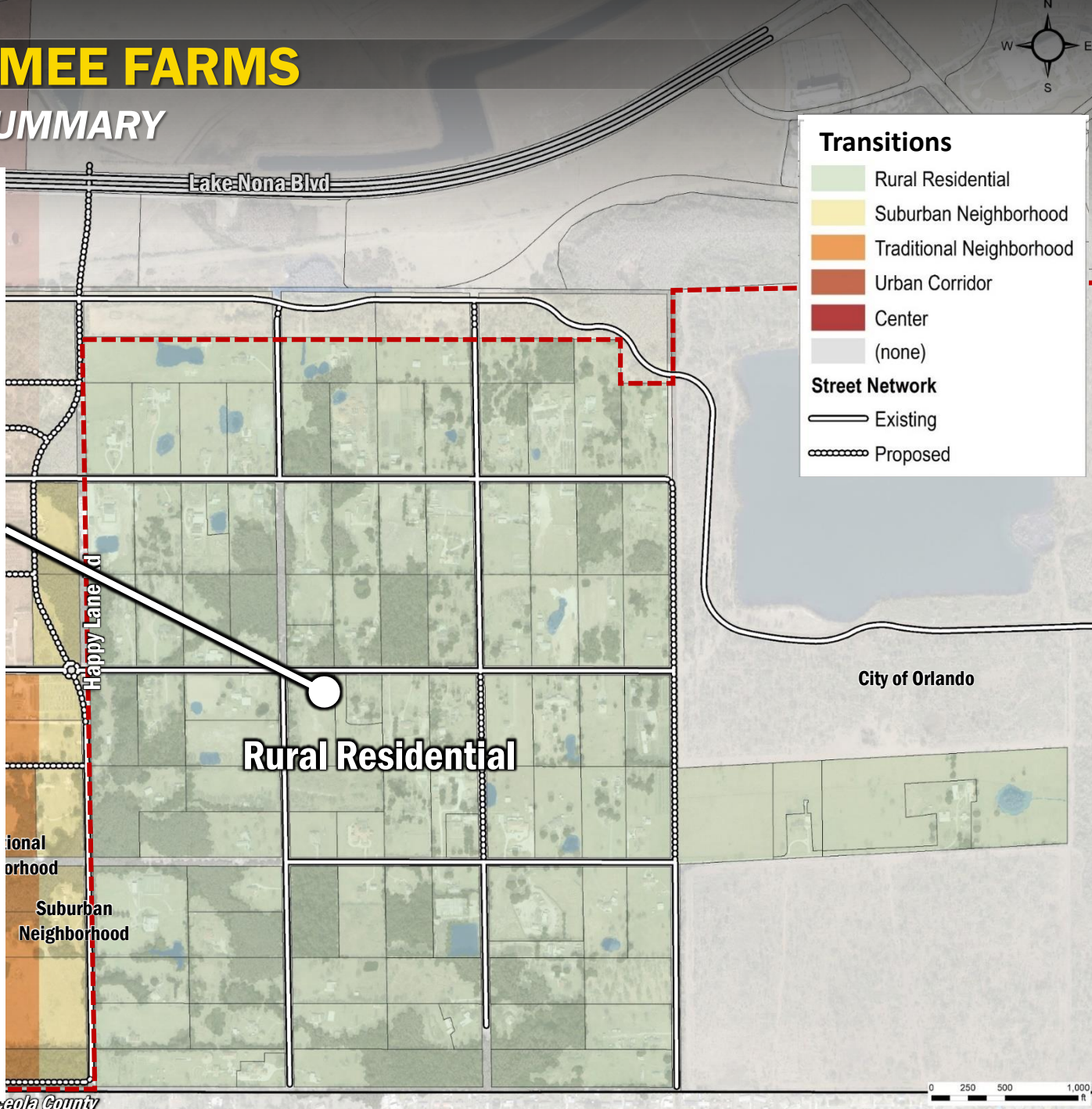
Rural Residential Enclaves play a critical role in supplying a variety of lifestyles and housing choices that foster rich, diverse and vibrant places. These neighborhoods are supported through context-sensitive solutions that address local compatibility challenges.

Land Uses

Established neighborhoods with a homogeneous and stable rural residential development pattern, well- defined or fairly defined geographic boundaries, and a variety of site-specific constraints.

Development Density	0.5 du/Ac (2 Acre Lots)
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Building Height	1 - 2 stories
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BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT PRINCIPLES – RURAL RESIDENTIAL ENCLAVE

FLU2.5.7

To protect and enhance existing rural character, the following requirements and guidelines shall apply to all new development or redevelopment within Rural Residential Enclaves:

- a) Gated subdivisions shall be prohibited within Rural Residential Enclaves, except where those rights have been vested.
- b) Built forms commonly associated with suburban development, such as 'themed' subdivisions, entryway monuments, geometric or layered landscaping forms, or similar design elements shall be prohibited.
- c) Continuous masonry walls shall be prohibited along frontages of Identified Rural Residential Corridors, as specified by Policy FLU2.5.4.
- d) The existing character of Identified Rural Residential Corridors should be preserved and/or enhanced. Examples of character-defining elements include, but are not limited to: *Continued next slide*

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

DEVELOPMENT PRINCIPLES – RURAL RESIDENTIAL ENCLAVE

FLU2.5.7 - Continued

- i. Agriculture, croplands, pastures, rural open spaces, thickets of trees and bushes, hedgerows, natural topography, and other natural elements.
- ii. Rural fencing, such as split-rail, paddock, picket, rustic timber, barbed wire, wire meshes or panels, livestock fences, or similar styles and materials.
- iii. Narrow streets, often containing no more than two vehicular lanes, grass shoulders, and limited or absent lane striping.
- iv. Drainage swales or other open stormwater systems, and the absence of curb-and-gutter systems.
- v. Shared use of Right-of-Way by motorists, pedestrians, cyclists, and horses.
- vi. Single-family residential frontages, often characterized by an organic distribution of homes and auxiliary structures, with large front setbacks, narrow residential driveways, and alternative paving materials.
- vii. Shade trees, continuous street canopy, and scattered clusters of natural landscaping.

FLU2.5.4 Properties within Rural Residential Enclaves shall be subject to the minimum net developable land area* requirements and corridor guidelines as specified below, and as depicted on Maps 25(a) through ~~25(d)~~ 25(e) of the Future Land Use Map Series.

<i>Rural Residential Enclave</i>	<i>Minimum New Developable Land Area Requirement</i>	<i>Identified Rural Residential Corridors</i>	<i>FLU Map Reference</i>
<i>Lake Mabel</i>	<i>1.0 Ac. Min.</i>	<i>None</i>	<i>25(a)</i>
<i>Berry Dease</i>	<i>2.0 Ac. Min.</i>	<i>Berry Dease Road Sunderson Road Gregory Road</i>	<i>25(b)</i>
<i>Chickasaw</i>	<i>1.0 Ac. Min</i>	<i>S. Chickasaw Trail Chickasaw Farms Lane</i>	<i>25(c)</i>
<i>Rocking Horse</i>	<i>2.0 Ac. Min</i>	<i>Rocking Horse Road Tamanaco Trail Koi Road</i>	<i>25(d)</i>

FLU2.5.4 Properties within Rural Residential Enclaves shall be subject to the minimum net developable land area* requirements and corridor guidelines as specified below, and as depicted on Maps 25(a) through ~~25(d)~~ 25(e) of the Future Land Use Map Series.

<i>Rural Residential Enclave</i>	<i>Minimum New Developable Land Area Requirement</i>	<i>Identified Rural Residential Corridors</i>	<i>FLU Map Reference</i>
<i>Lake Mabel</i>	<i>1.0 Ac. Min.</i>	<i>None</i>	<i>25(a)</i>
<i>Berry Dease</i>	<i>2.0 Ac. Min.</i>	<i>Berry Dease Road Sunderson Road Gregory Road</i>	<i>25(b)</i>
<i>Chickasaw</i>	<i>1.0 Ac. Min</i>	<i>S. Chickasaw Trail Chickasaw Farms Lane</i>	<i>25(c)</i>
<i>Rocking Horse</i>	<i>2.0 Ac. Min</i>	<i>Rocking Horse Road Tamanaco Trail Koi Road</i>	<i>25(d)</i>
<u><i>Orlando-Kissimmee Farms</i></u>	<u><i>2.0 Ac. Min.</i></u>	<u><i>New Hope Road</i></u> <u><i>Beth Road</i></u> <u><i>Whispering Pines Road</i></u> <u><i>Happy Lane</i></u> <u><i>Bicky Road</i></u> <u><i>Seth Road</i></u> <u><i>Hidden Trail Road</i></u>	<u><i>25(e)</i></u>

**Minimum Net Developable Land Area as defined by Policy FLU1.1.2B.*

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

NEXT STEPS

- 1. Move USA boundary east to Happy Lane, including other “out parcels” west of Boggy Creek Road**
- 2. Bennett Place and future parcels between Boggy Creek Rd and Happy Lane may be approved now as PD Future Land Use and convert later to Urban Corridor and Urban Center**
- 3. Designate Orlando Kissimmee Farms east of Happy Lane as Rural Residential Enclave with min. 2 Acre lots**
- 4. Seek interlocal agreement with Orlando**

BOGGY CREEK / ORLANDO-KISSIMMEE FARMS

NEXT STEPS

- **Aug. 30, 2022**
- **Sep. 15, 2022**
- **Oct. 11, 2022**
- **Dec. 15, 2022**
- **Jan. 10, 2023**

BCC Work Session

**LPA Work Session &
Transmittal Hearing**

BCC Transmittal Hearing

LPA Adoption Hearing

BCC Adoption Hearing

