RURAL RESIDENTIAL ENCLAVES

SMALL AREA STUDY

2017 BCC WORK SESSIONS (PART TWO)



October 17, 2017

ORANGE COUNTY PLANNING DIVISION

COMMUNITY, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT

Rural Residential Enclaves Small Area Study

PRESENTATION OUTLINE

- PART 1 PROJECT OVERVIEW
- PART 2 AREA-SPECIFIC CHALLENGES
 - & PRELIMINARY RECOMMENDATIONS
- PART 3 RURAL CORRIDORS
- PART 4 PUBLIC OUTREACH AND COMMUNICATION
- PART 5 BOARD DIRECTION

PART 1 PROJECT OVERVIEW



Project Overview

PLANNING AND OUTREACH



PRELIMINARY RECOMMENDATIONS



BCC DIRECTION

IMPLEMENTATION OPTIONS

- Four Independent Study Areas
- **1.** Status Quo (No Changes)
- 2. Stand-Alone Comprehensive Plan (CP) Policies
- **3.** Special Future Land Use Map (FLUM) Designation
- 4. Both CP Policy and Code Changes

Project Overview

PLANNING AND OUTREACH

PRELIMINARY RECOMMENDATIONS

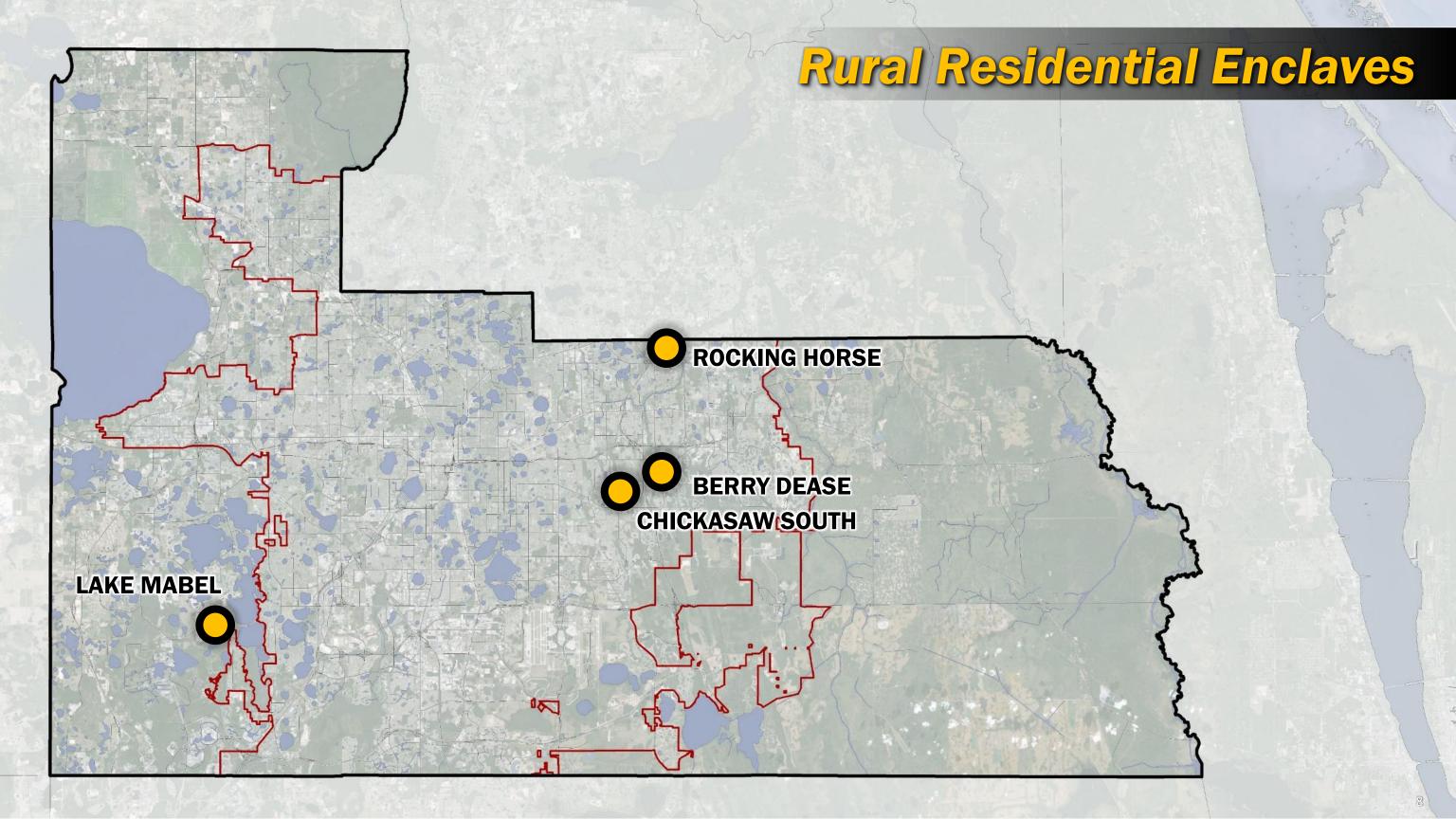
BCC DIRECTION

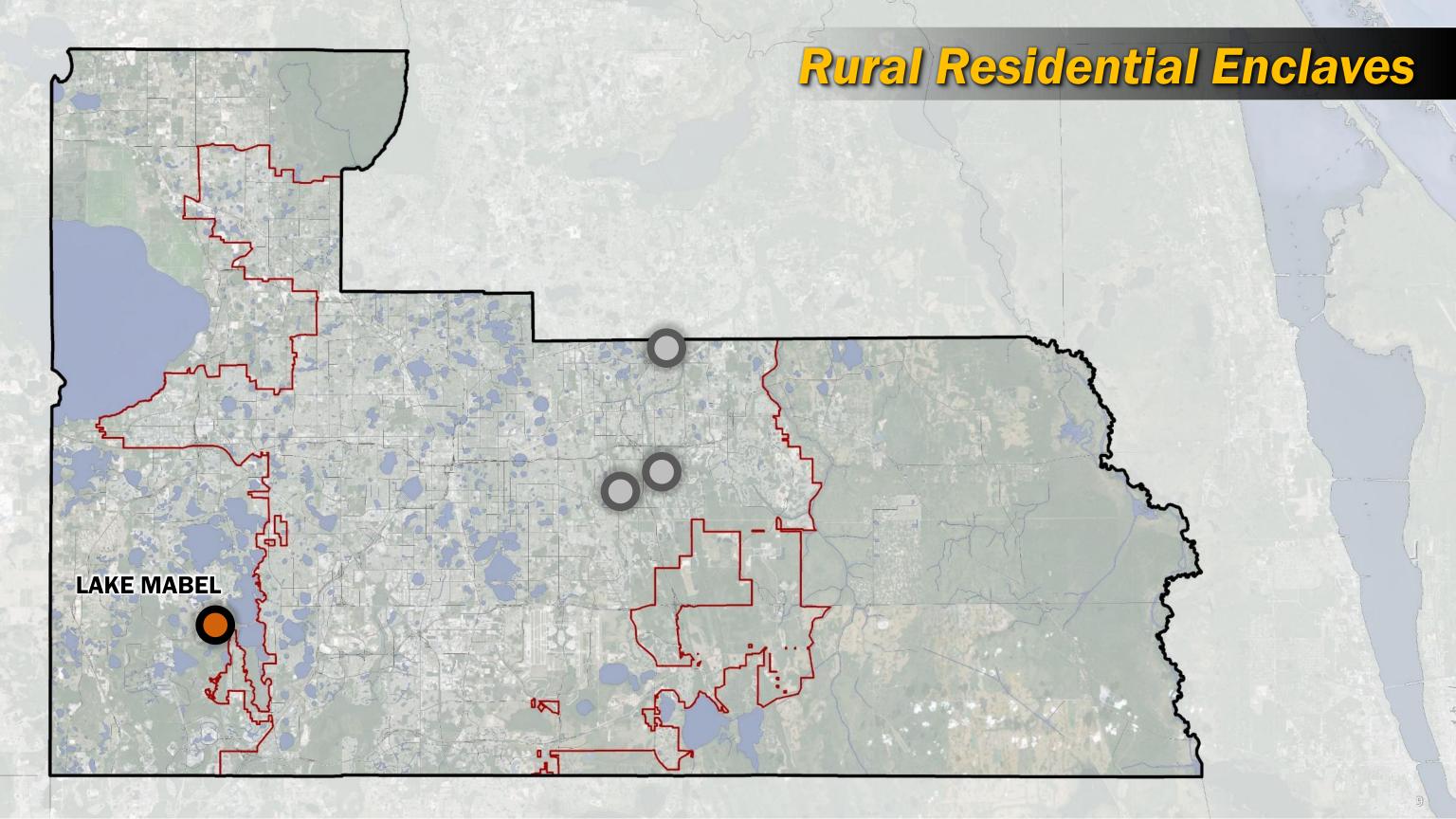
COMMUNITY REVIEW

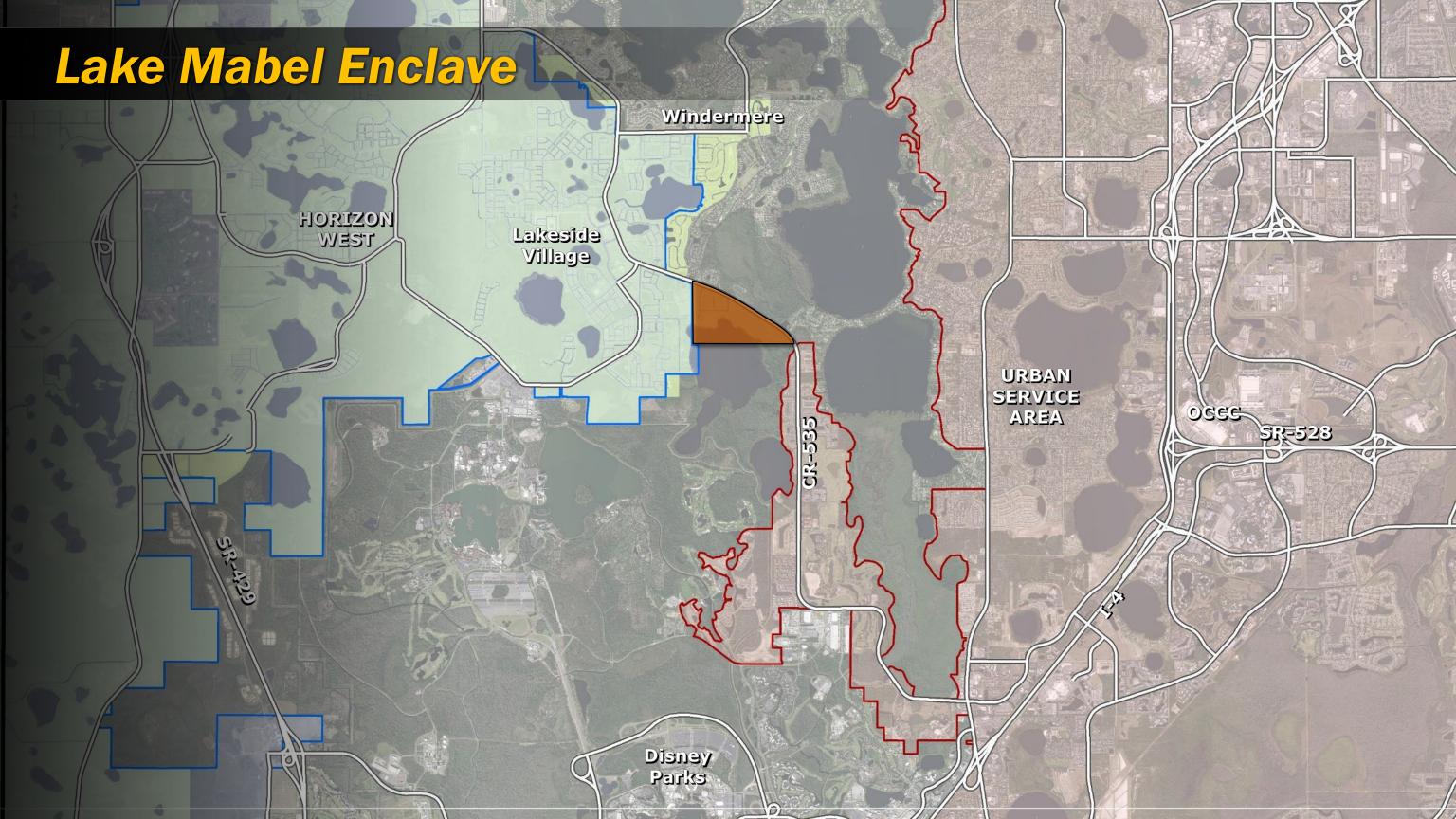
APPROVAL AND ADOPTION

PART 2 CHALLENGES

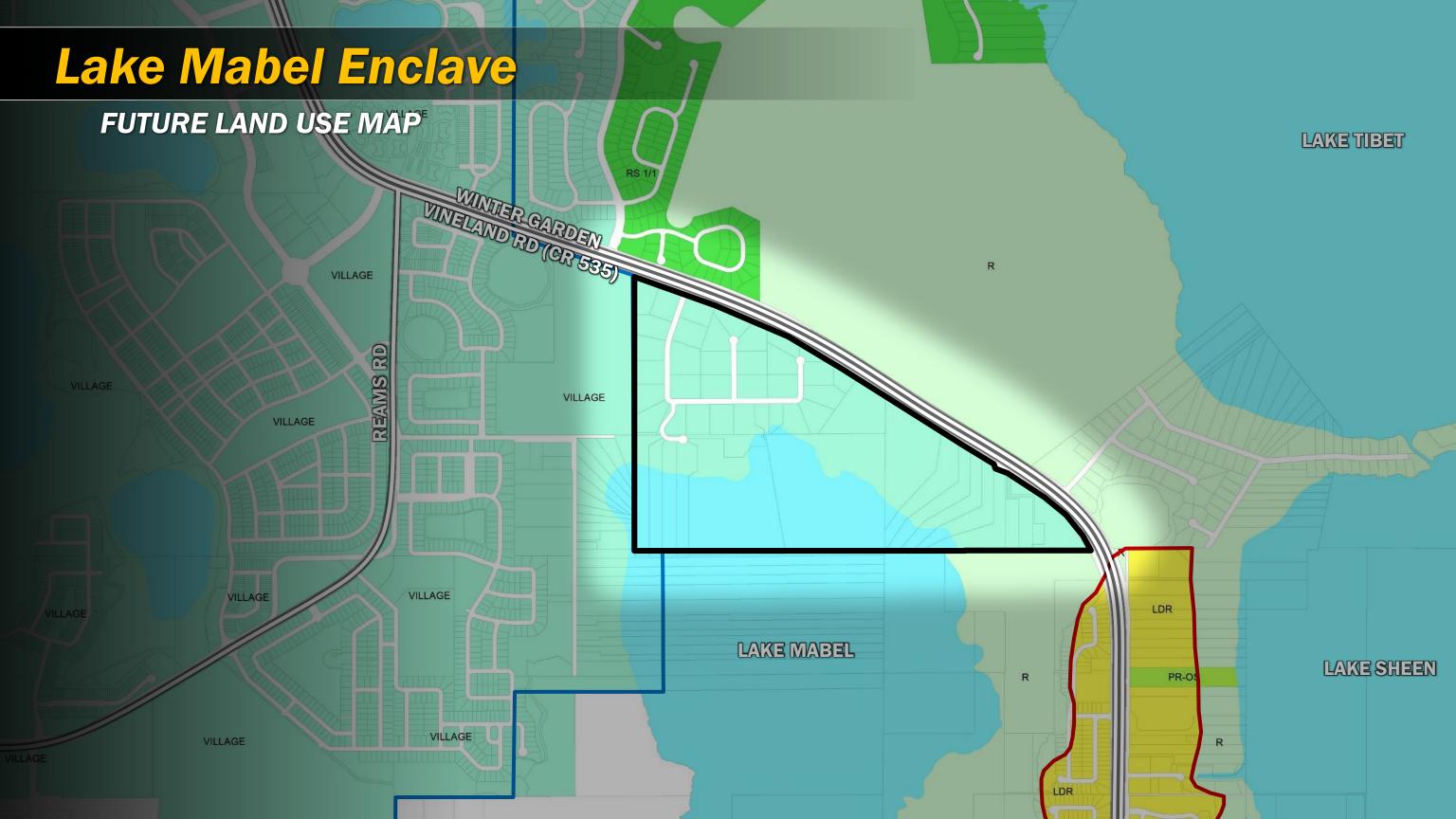
AREA-SPECIFIC CHALLENGES & PRELIMINARY RECOMMENDATIONS

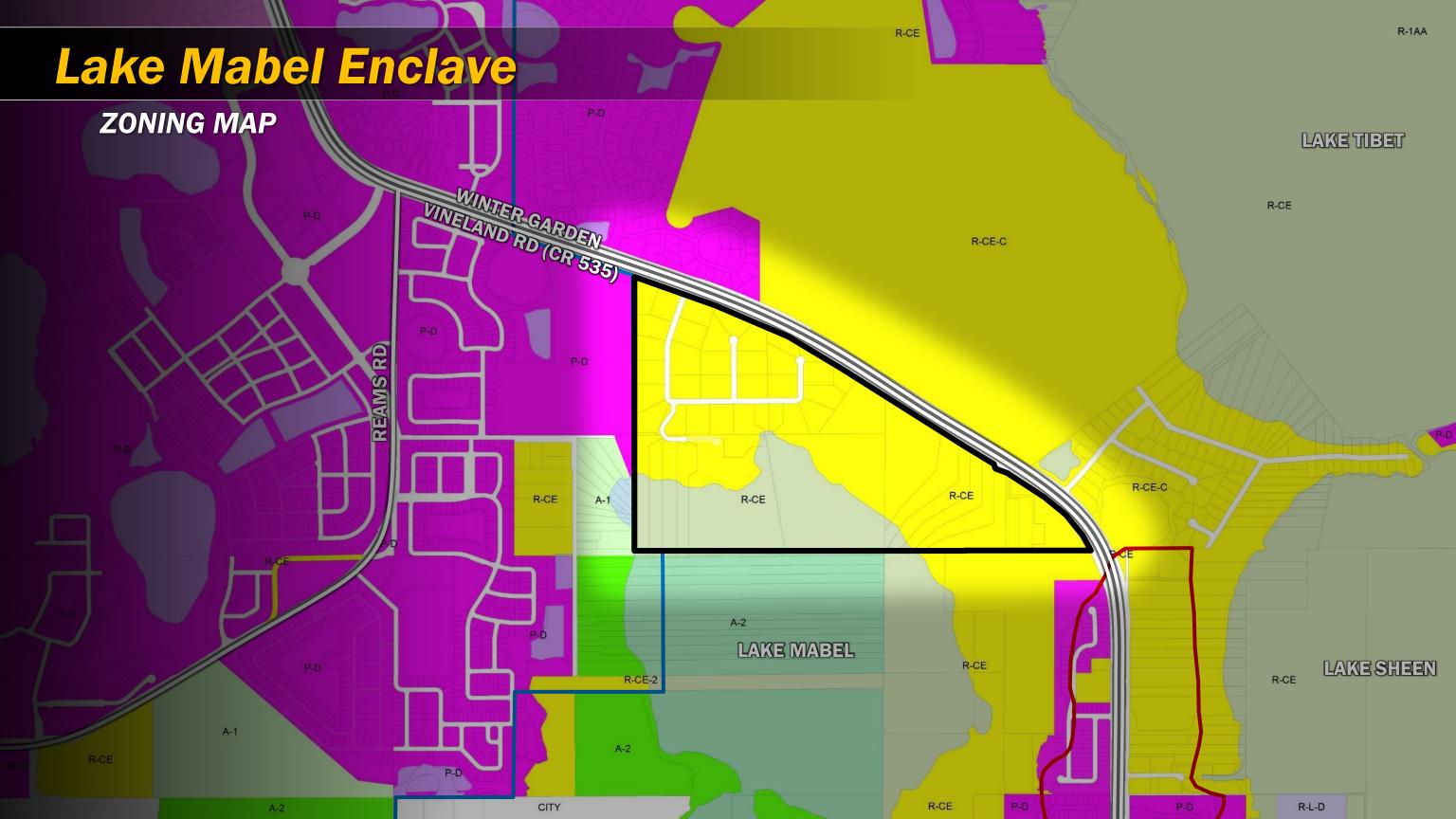








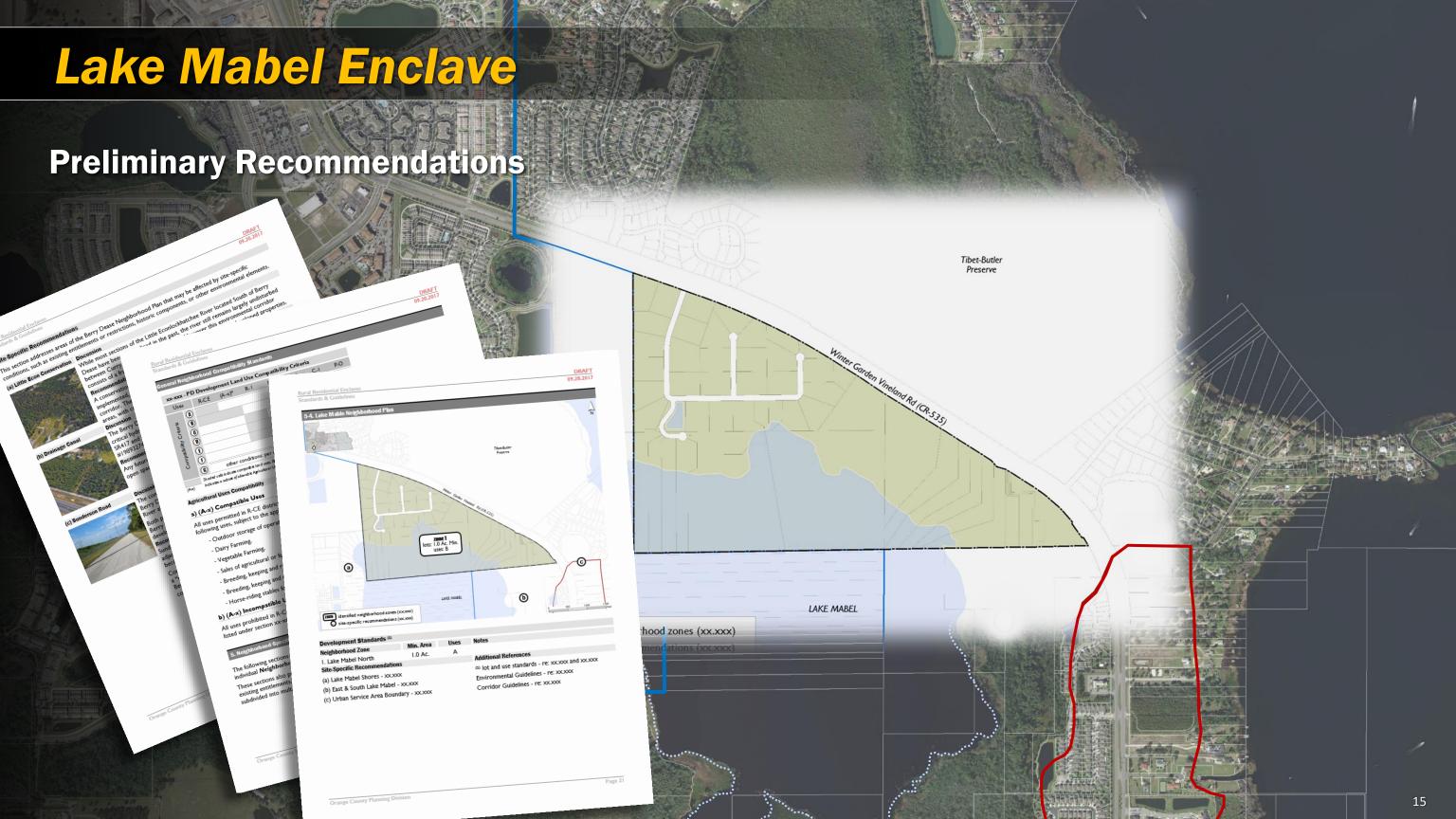




Current Development Opportunities

Lake Mable Enclave

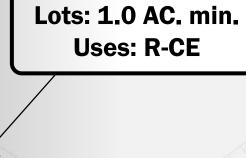
- Village (V) Designation (1 du / 10 acre)
 - An existing or new home on a "Legal Lot of Record" is permitted
 - Must meet existing zoning standards (lot size, setbacks, access, etc.)
 - Lot split applications with no greater than 3 lots may be considered
 - Each resulting lot must be ≥ 10 acres
 - Suburban residential zoning districts are NOT permitted

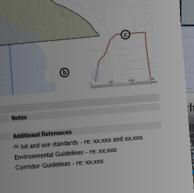




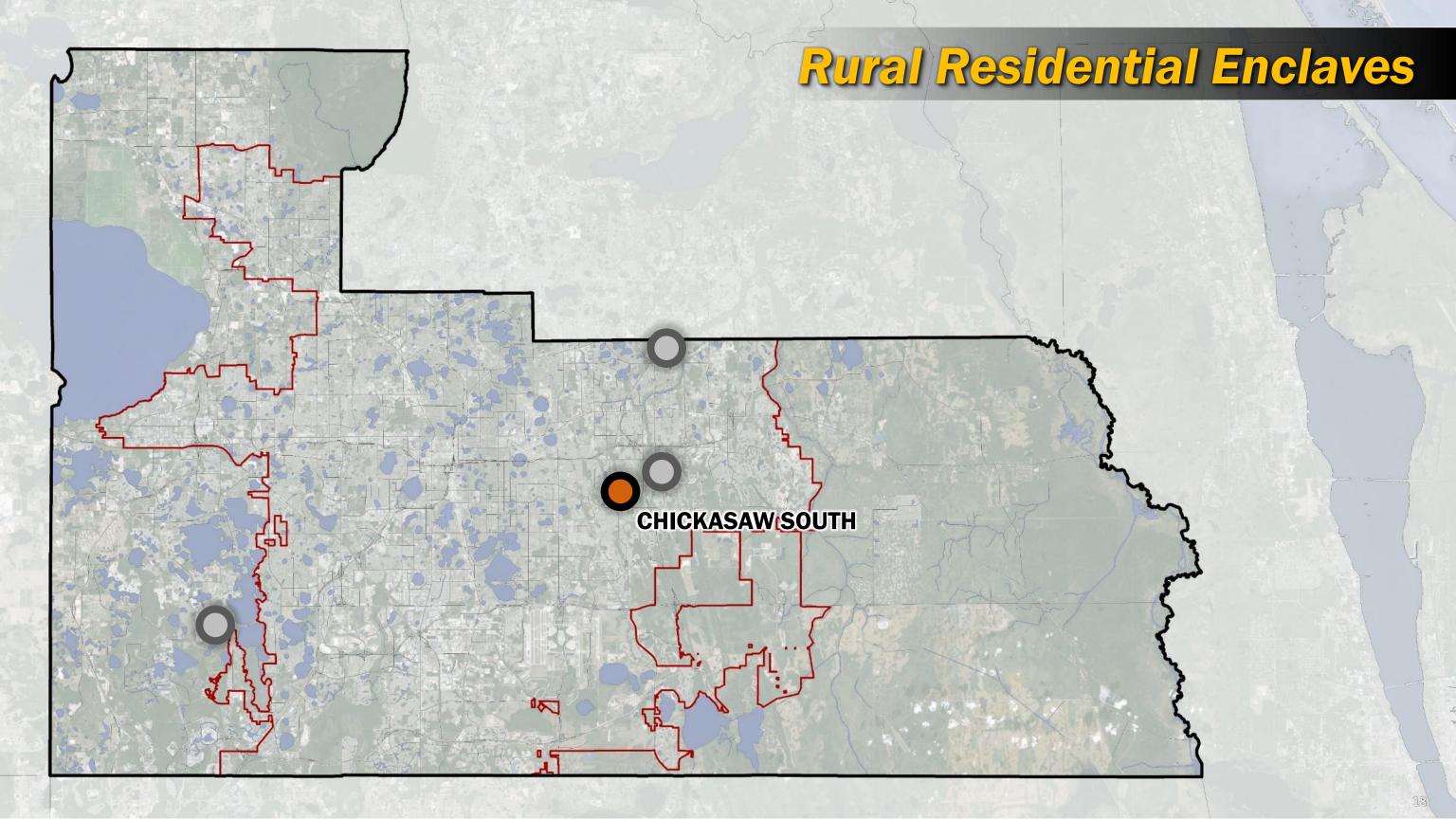
Preliminary Recommendations

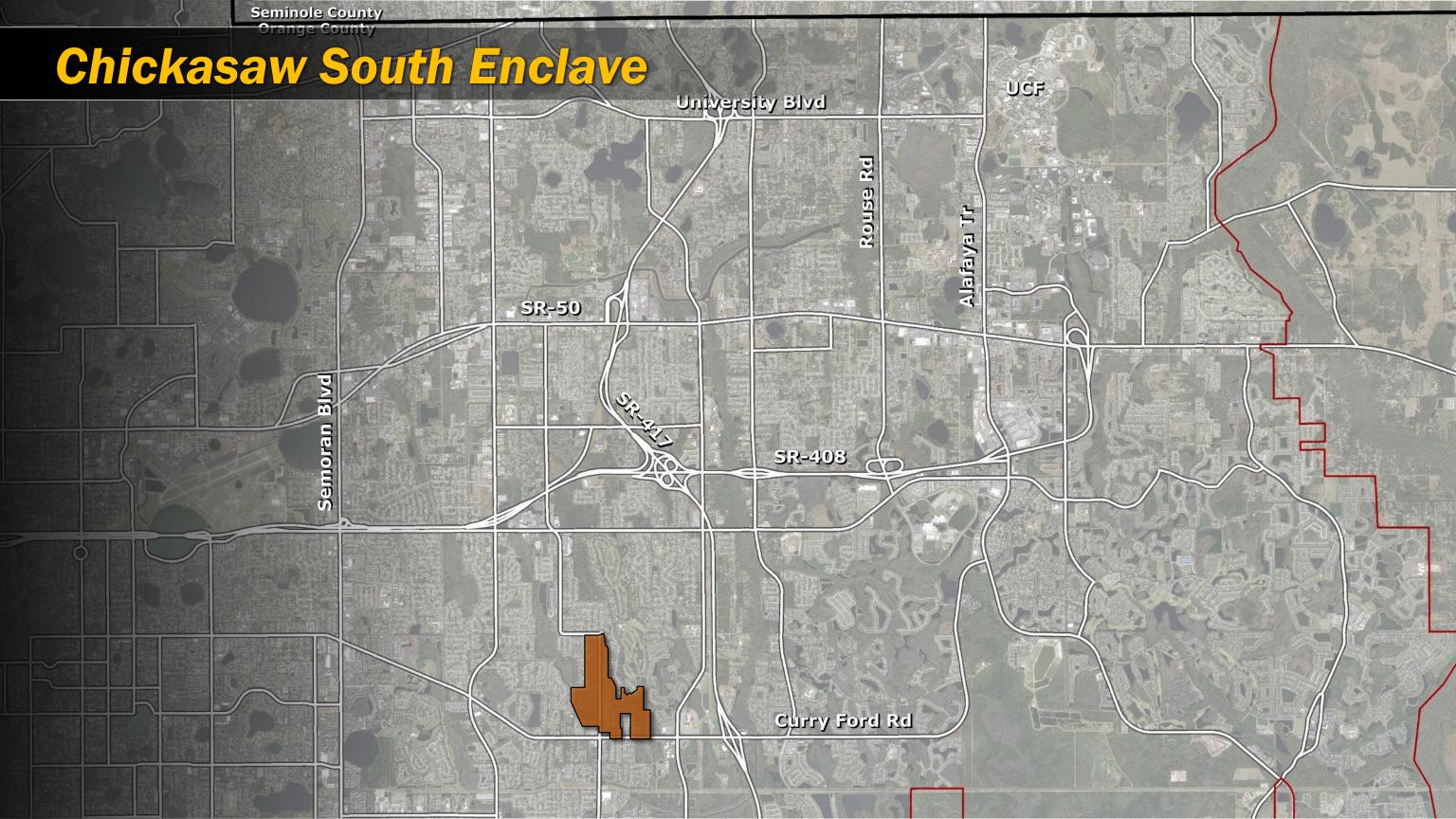
- Uphold existing USA expansion criteria
- Maintain minimum 1-acre lot sizes (existing R-CE Zoning)
- Prohibit clustering

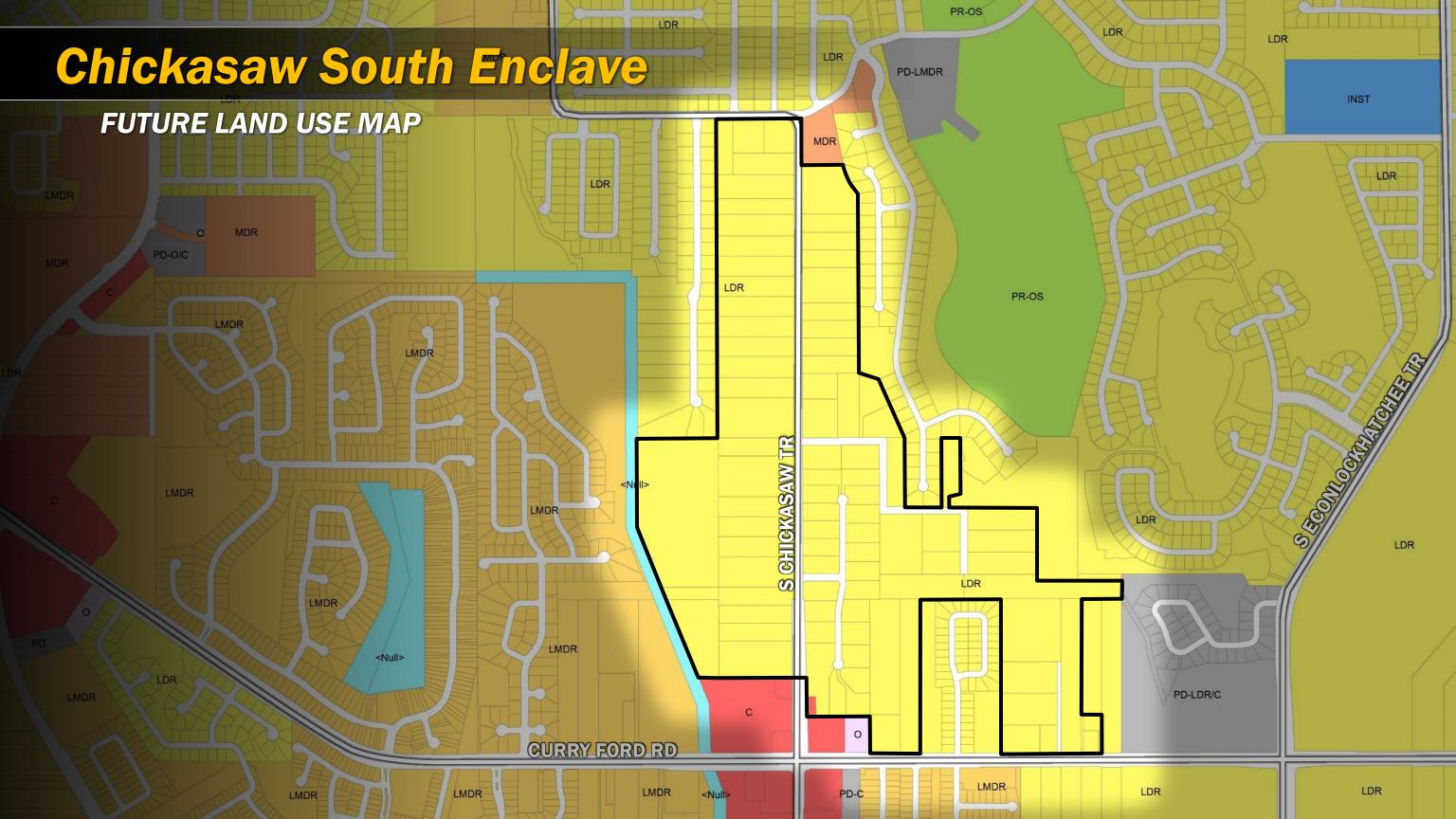


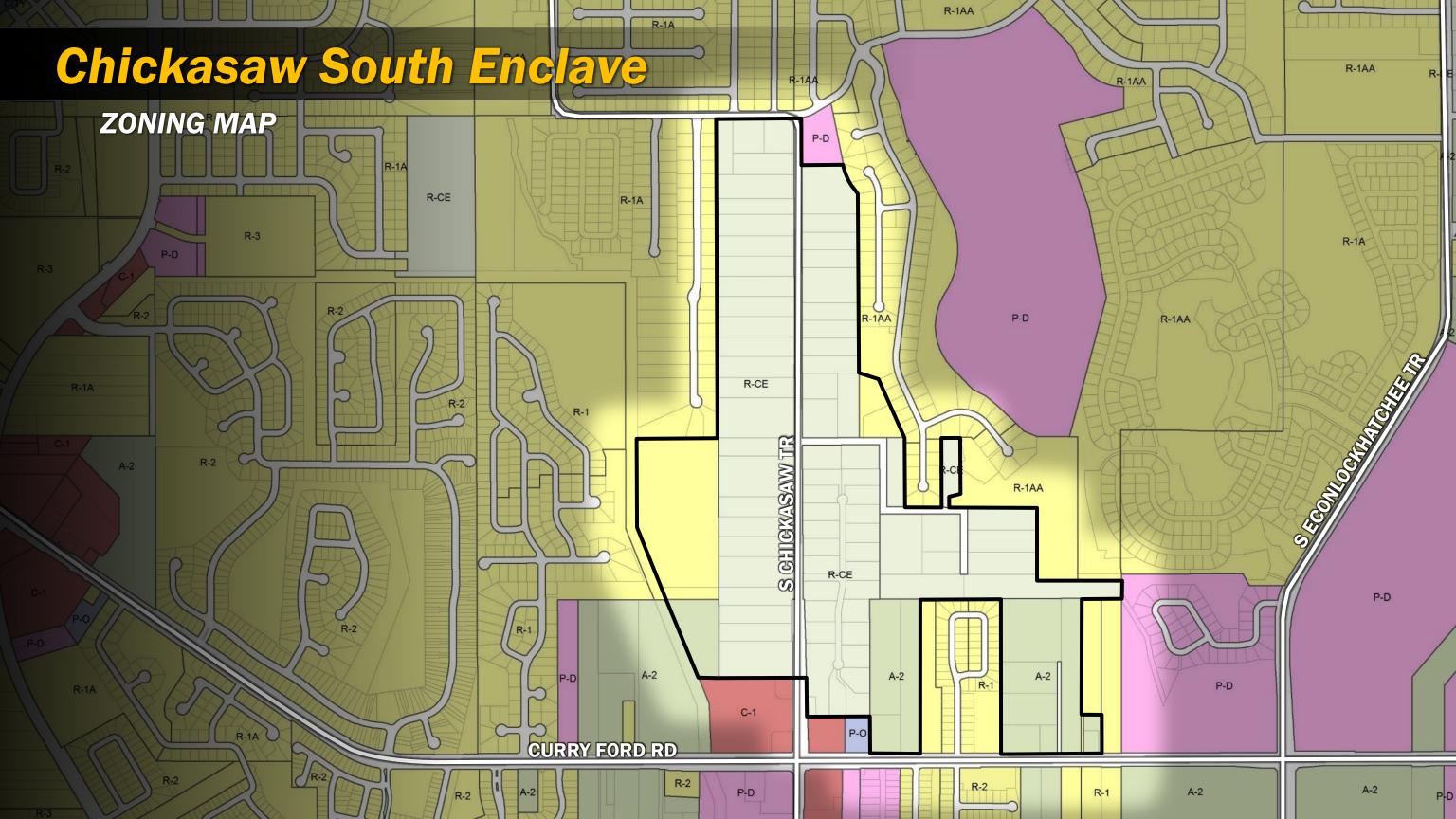


Lake Mabel Enclave **Implementation Amend Comprehensive Plan Policies** Retain existing Future Land Use and Zoning Designate boundaries in the **Future Land Map Series** Recognize that Special Exception Uses may be considered Additional standards could be addressed through PDs and PSPs







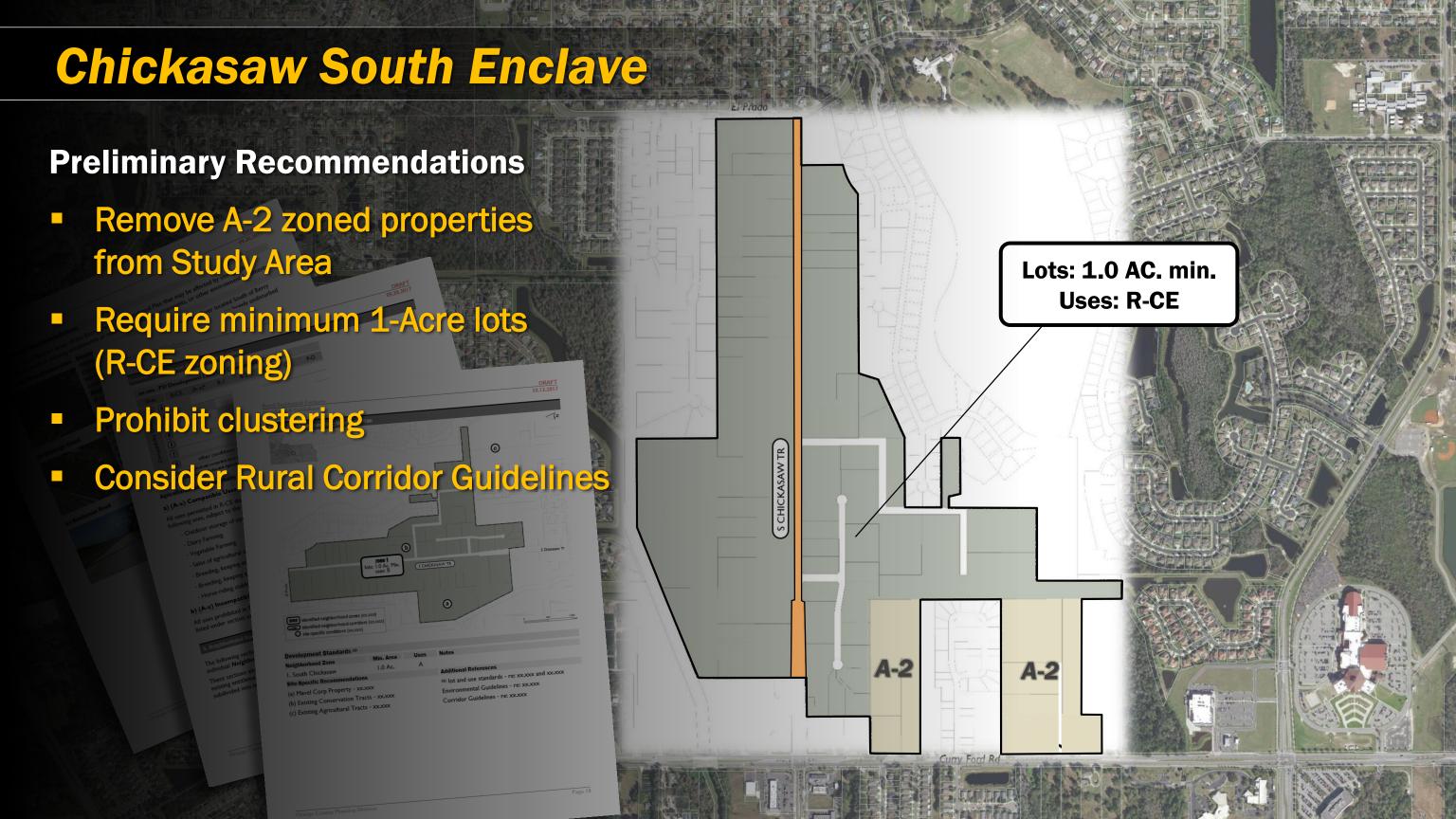


Current Development Opportunities

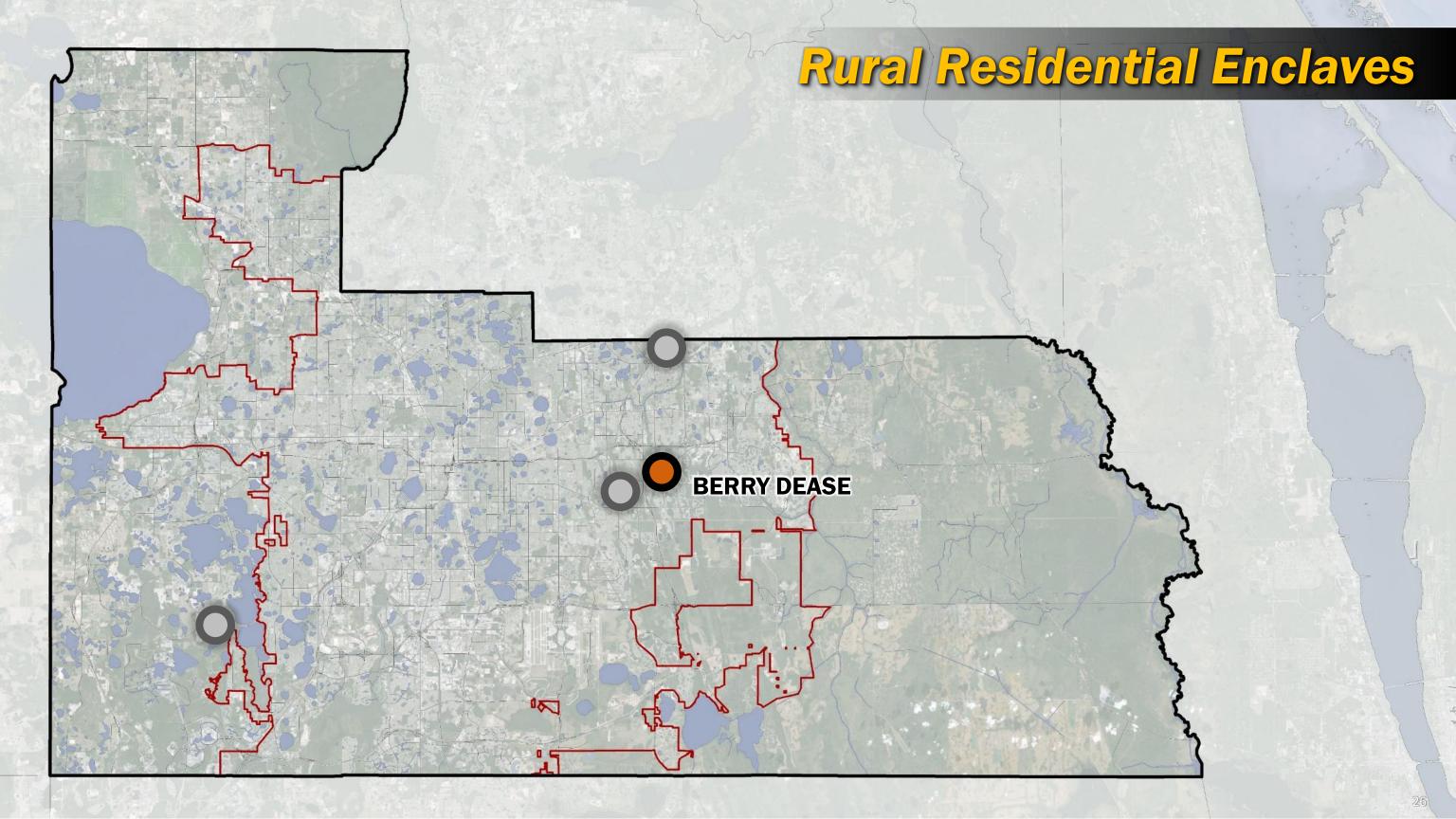
Chickasaw South Enclave

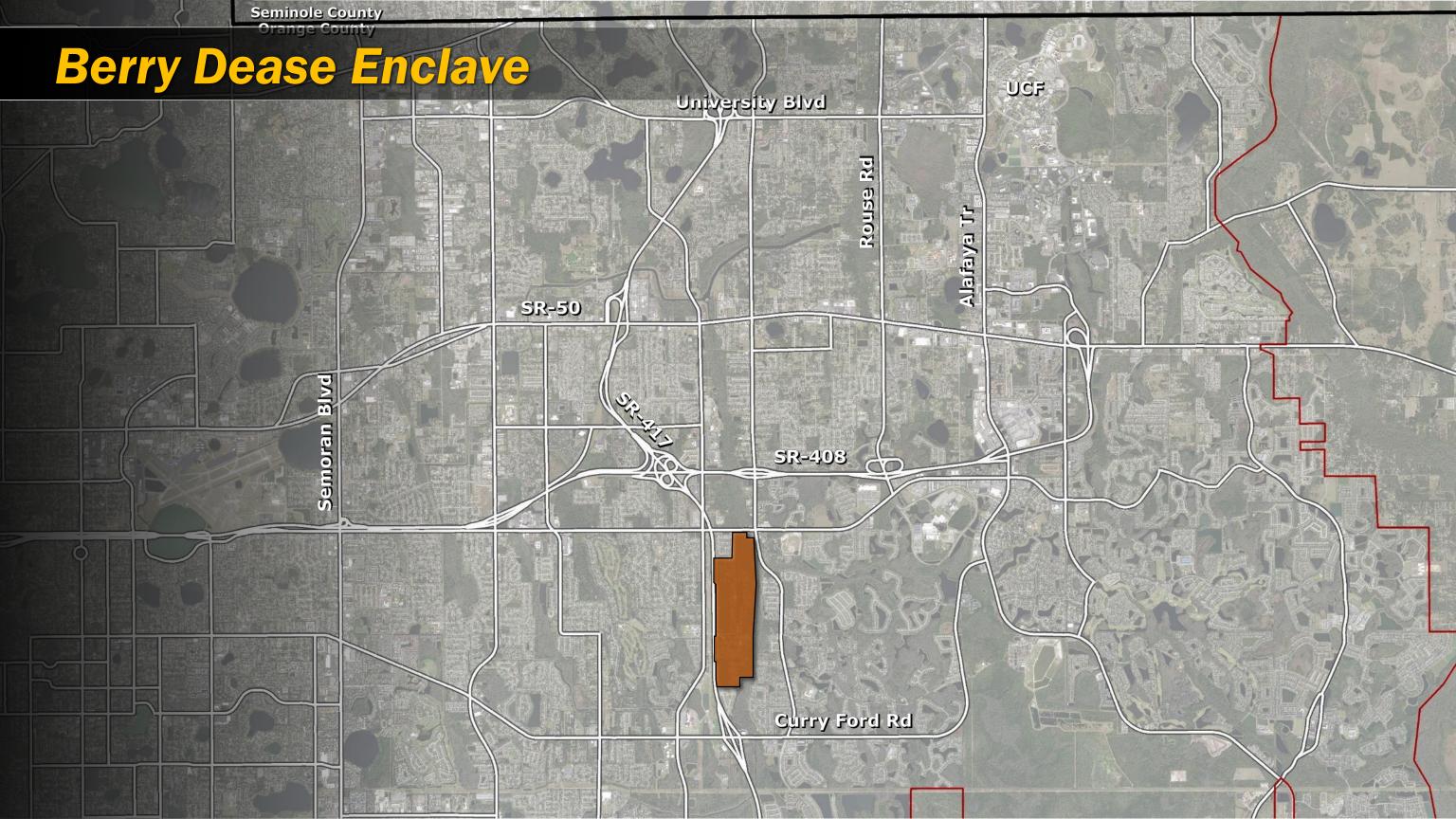
- Low Density Residential (LDR) / Urban Service Area
 - An existing or new home on a "Legal Lot of Record" is permitted
 - Must meet existing zoning standards (lot size, setbacks, access, etc.)
 - Subdivisions are <u>NOT</u> permitted unless property is rezoned

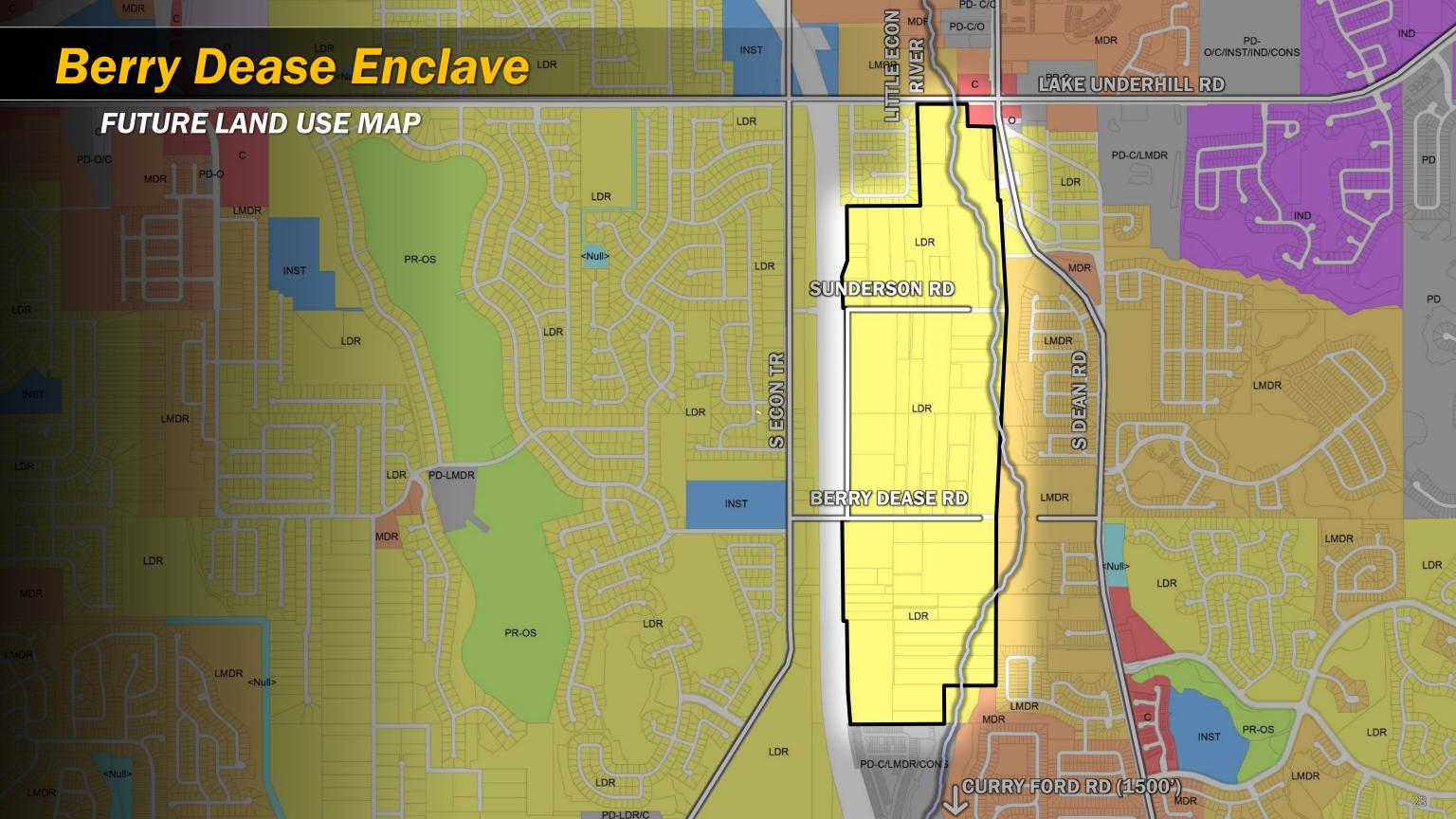
Chickasaw South Enclave **Preliminary Recommendations** R-CE R-1A A-2 A-2

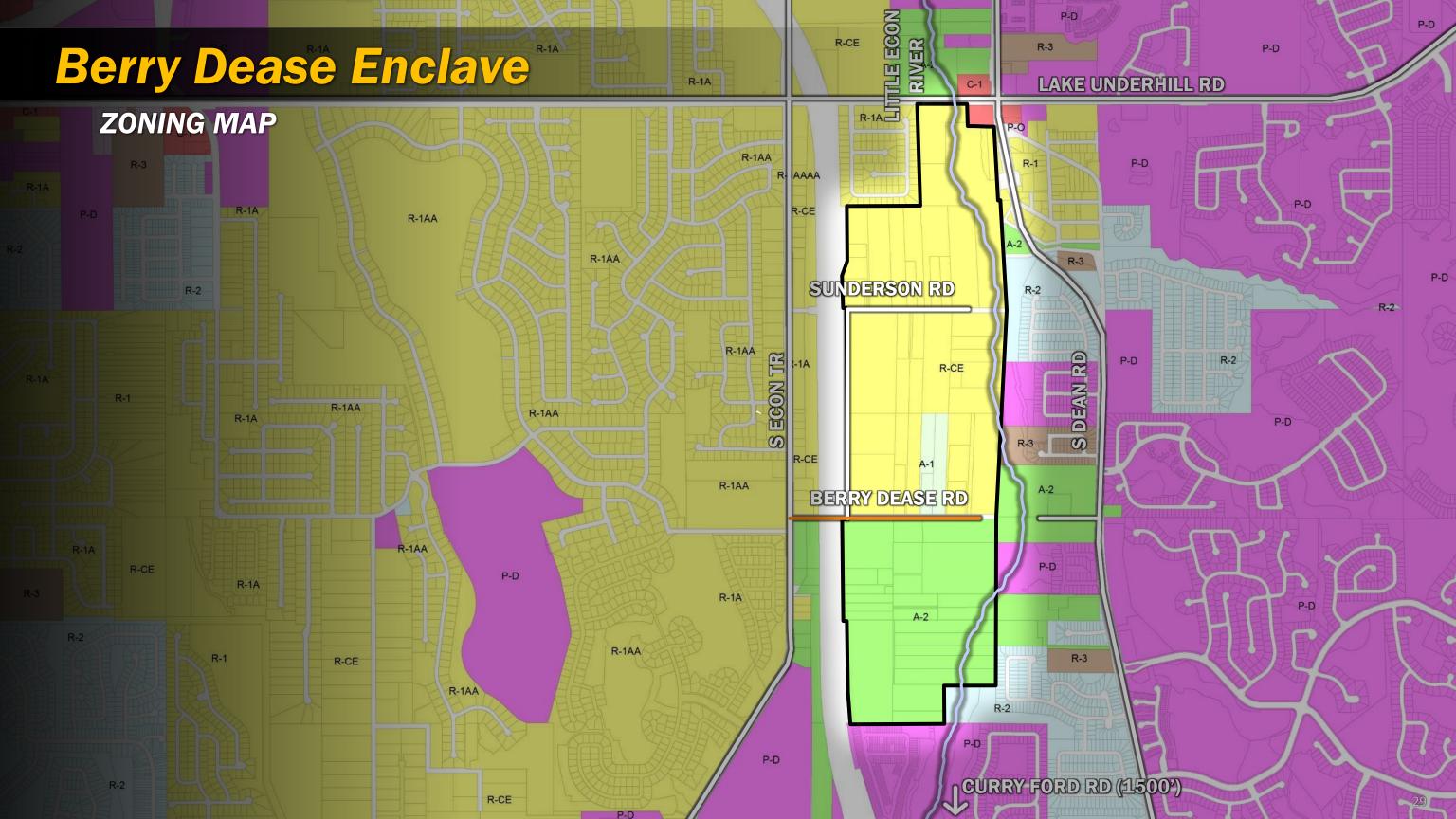


Chickasaw South Enclave Implementation Options Retain existing Future Land Use and Zoning Limit lot sizes through policy or code **Amend FLU/Zoning Correlation** Table (LDR/R-CE consistency) Designate boundaries in the **Future Land Map Series** Recognize that Special Exception Uses may be considered Additional standards could be addressed through PDs and PSPs









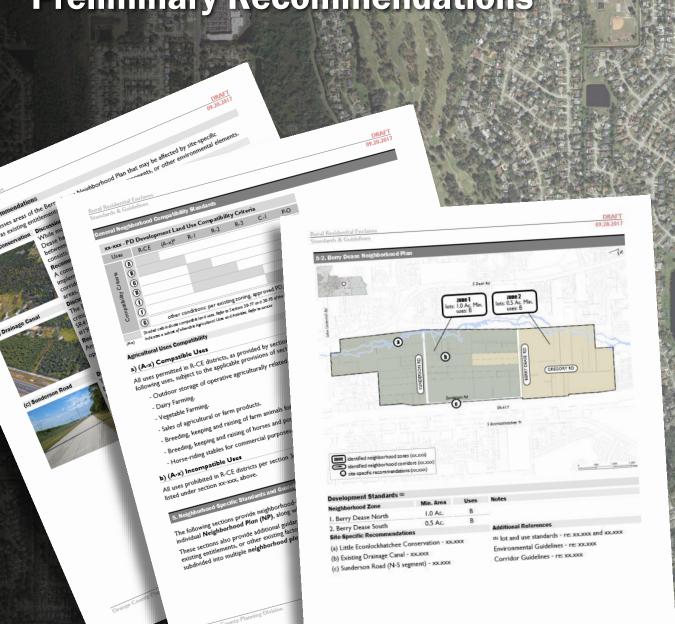
Current Development Opportunities

Berry Dease South Enclave

- Low Density Residential (LDR) / Urban Service Area
 - An existing or new home on a "Legal Lot of Record" is permitted
 - Must meet existing zoning standards (lot size, setbacks, access, etc.)
 - Subdivisions are <u>NOT</u> permitted unless property is rezoned

Berry Dease Enclave





SUNDERSON RD

erson Rd

R-417

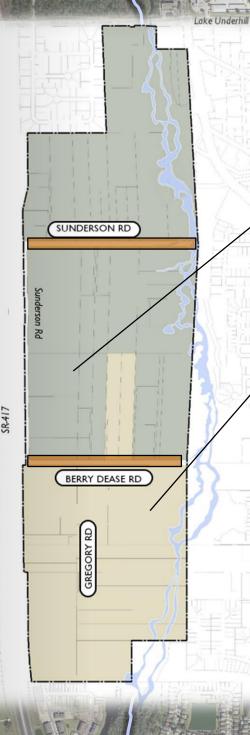
BERRY DEASE RD

SREGORY RD

Berry Dease Enclave

Preliminary Recommendations

- Require minimum 1-Acre lots for North Section (R-CE zoning)
- Require minimum ½-Acre lots for South Section (A-1 & A-2 zoning)
- Prohibit clustering
- Consider Rural Corridor Guidelines



Lots: 1.0 AC. min. Uses: R-CE

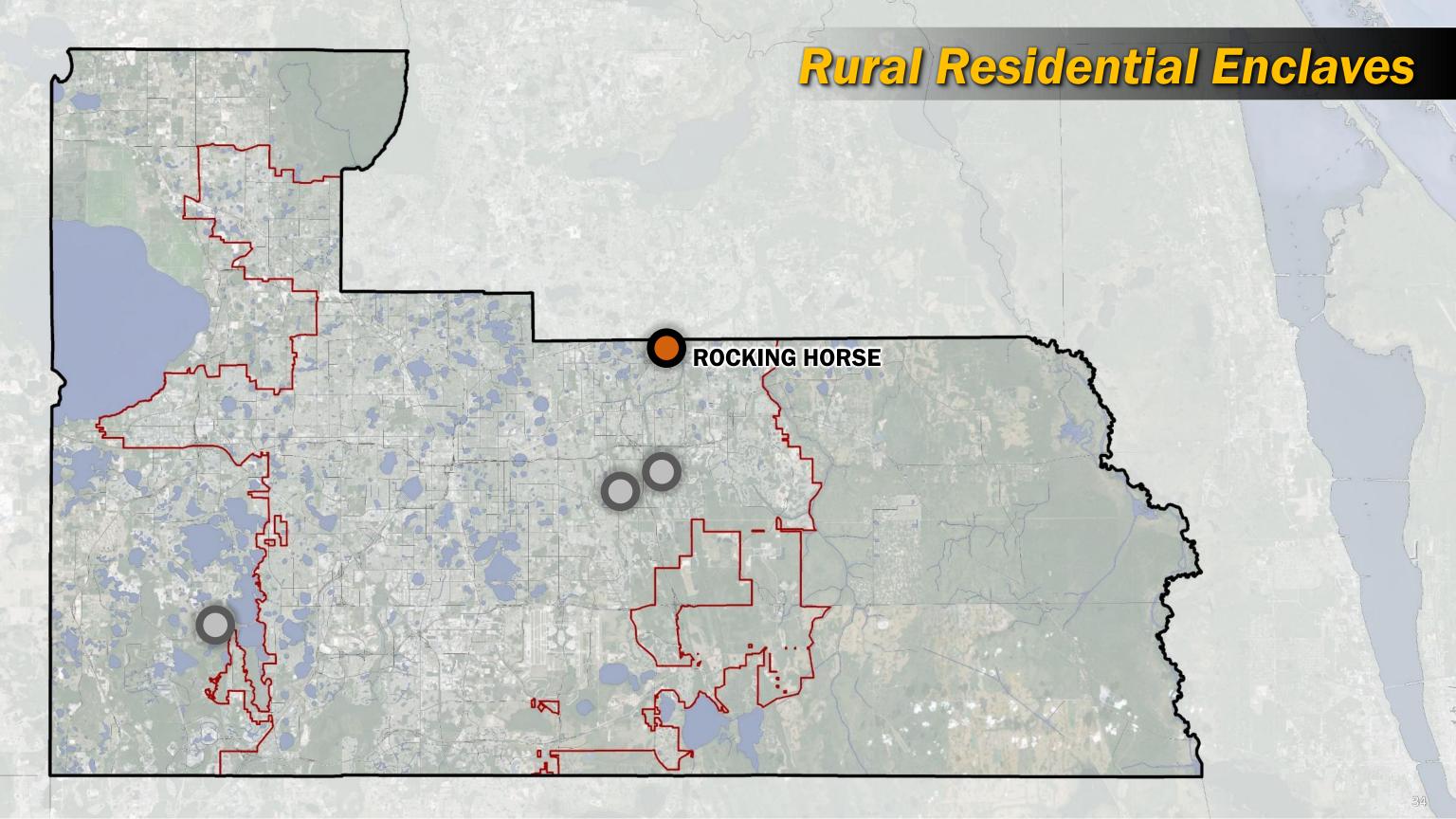
Lots: 0.5 AC. min. Uses: A-1 & A-2

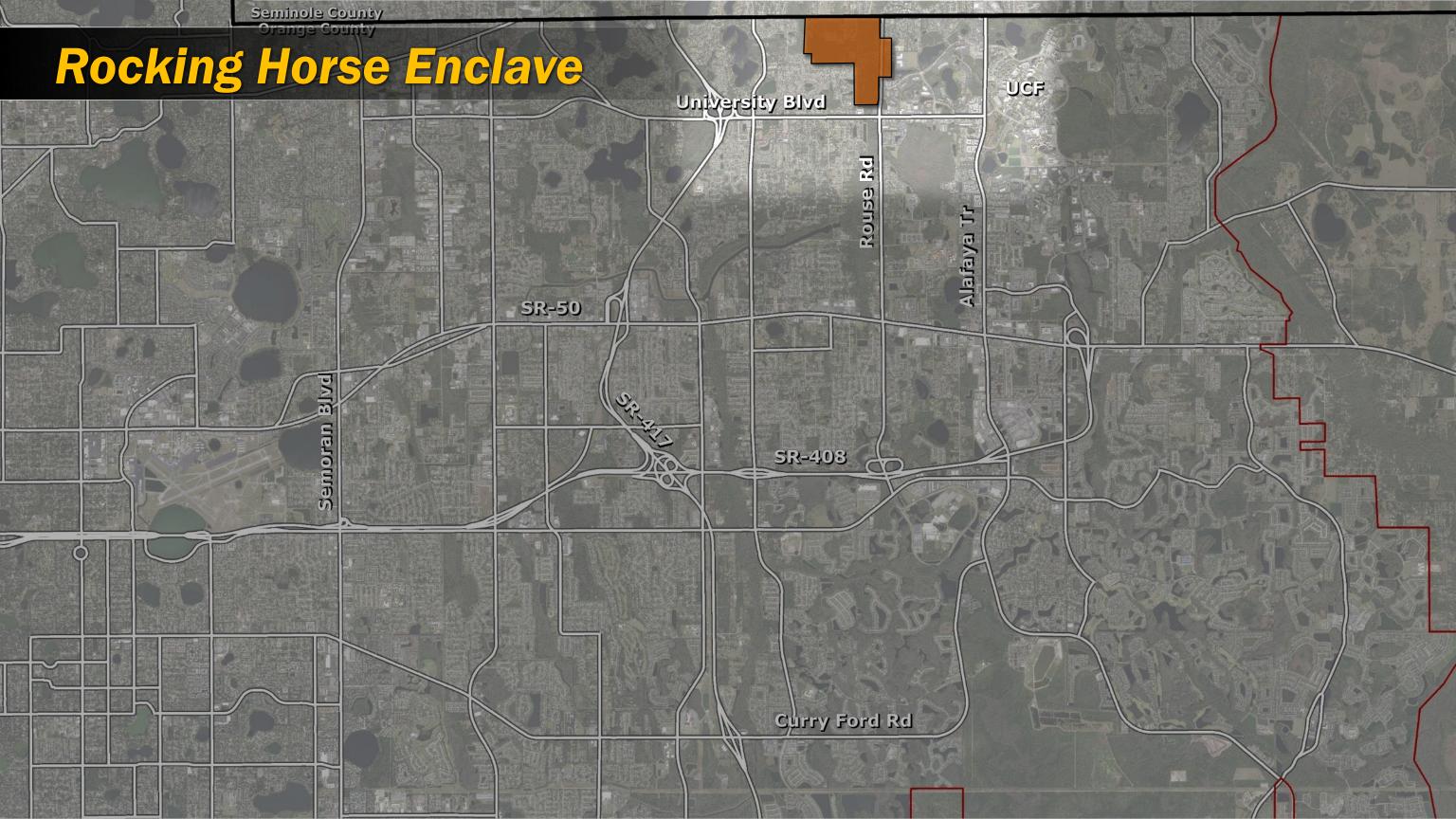
Berry Dease Enclave

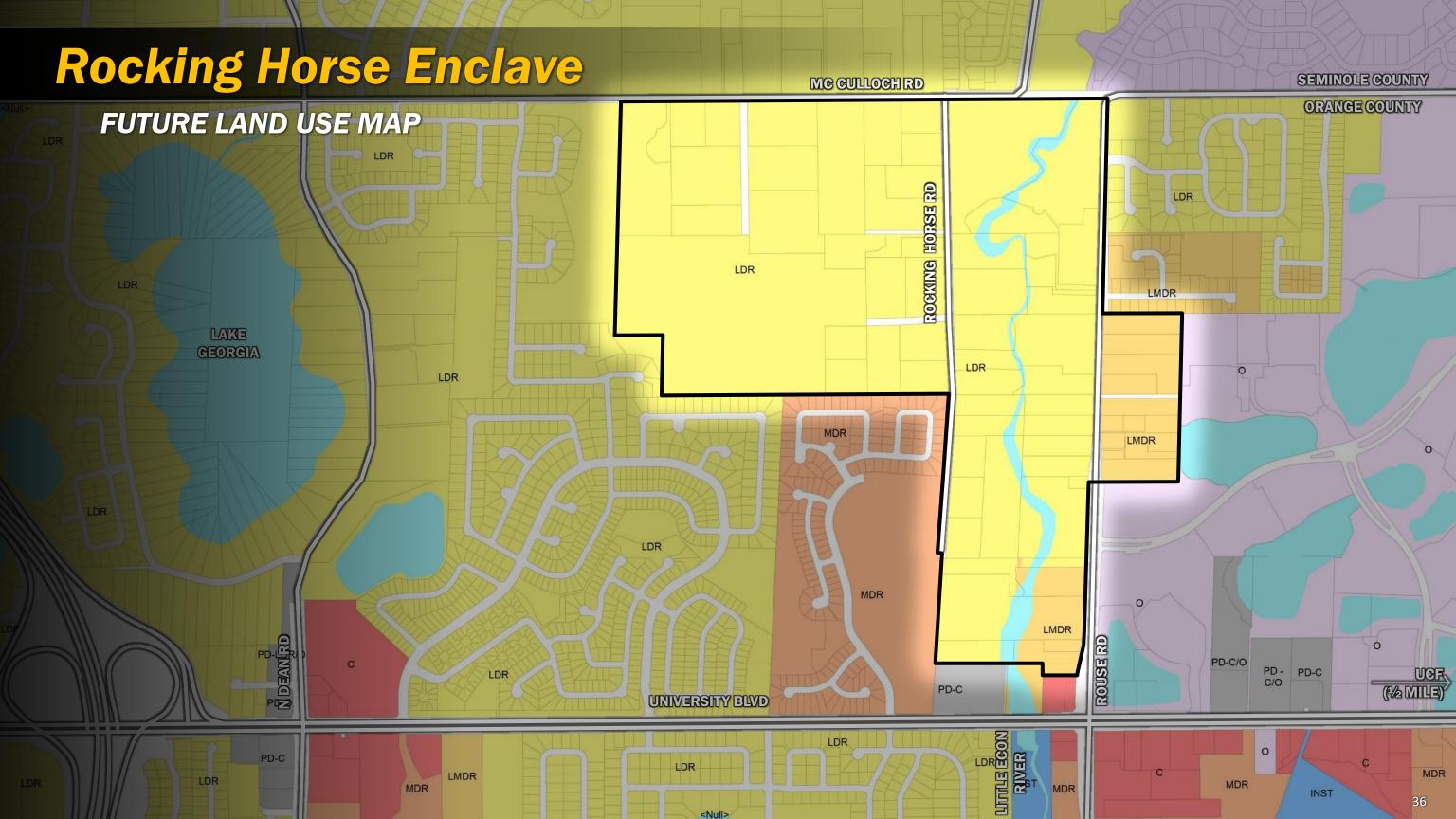
Implementation Options

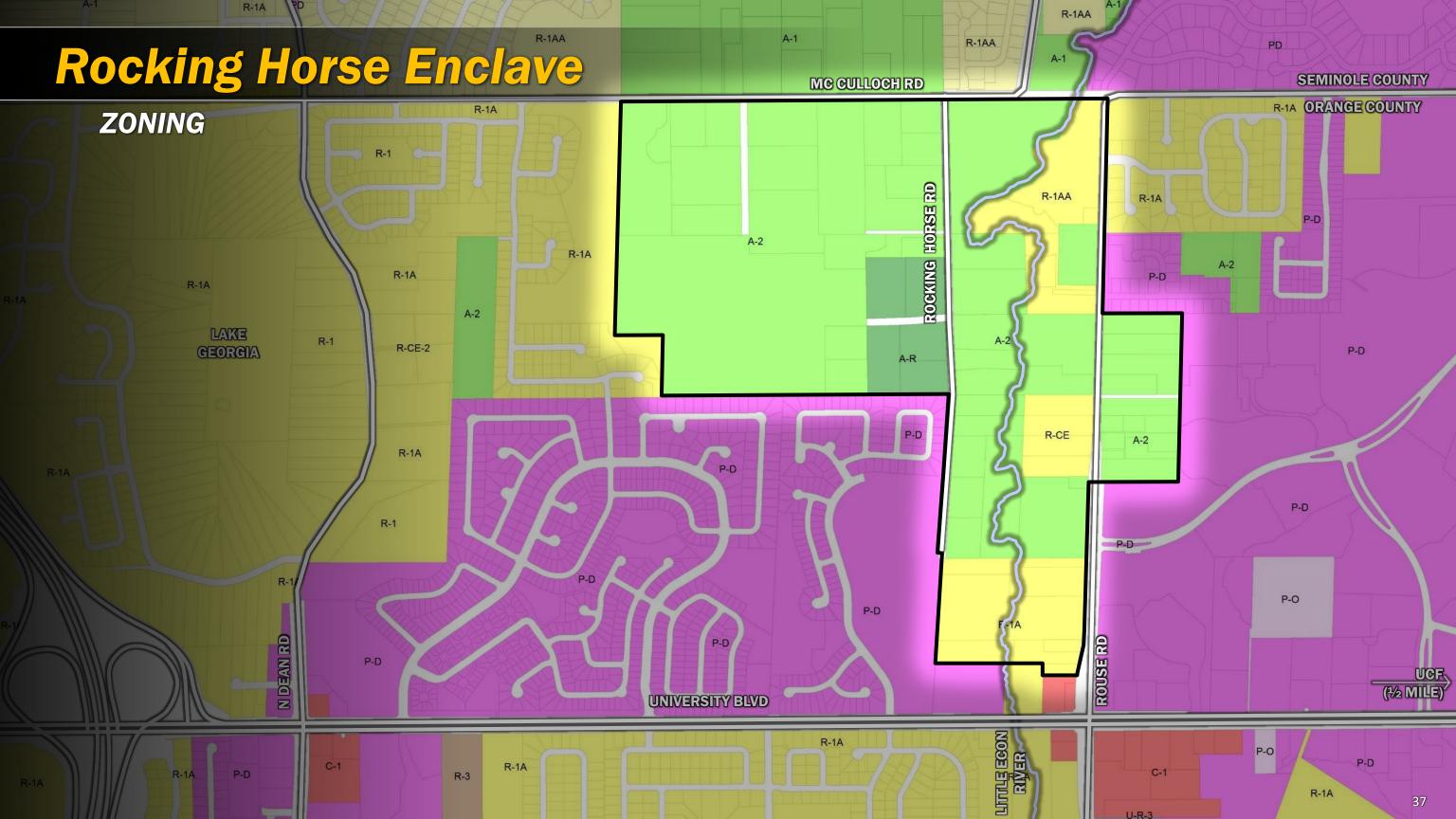
- Retain existing Future Land Use and Zoning
- Limit lot sizes through policy or code
- Amend FLU/Zoning Correlation Table (LDR/R-CE, A-1, A-2 consistency)
- Designate boundaries in the Future Land Map Series
- Recognize that Special Exception Uses may be considered
- Additional standards could be addressed through PDs and PSPs







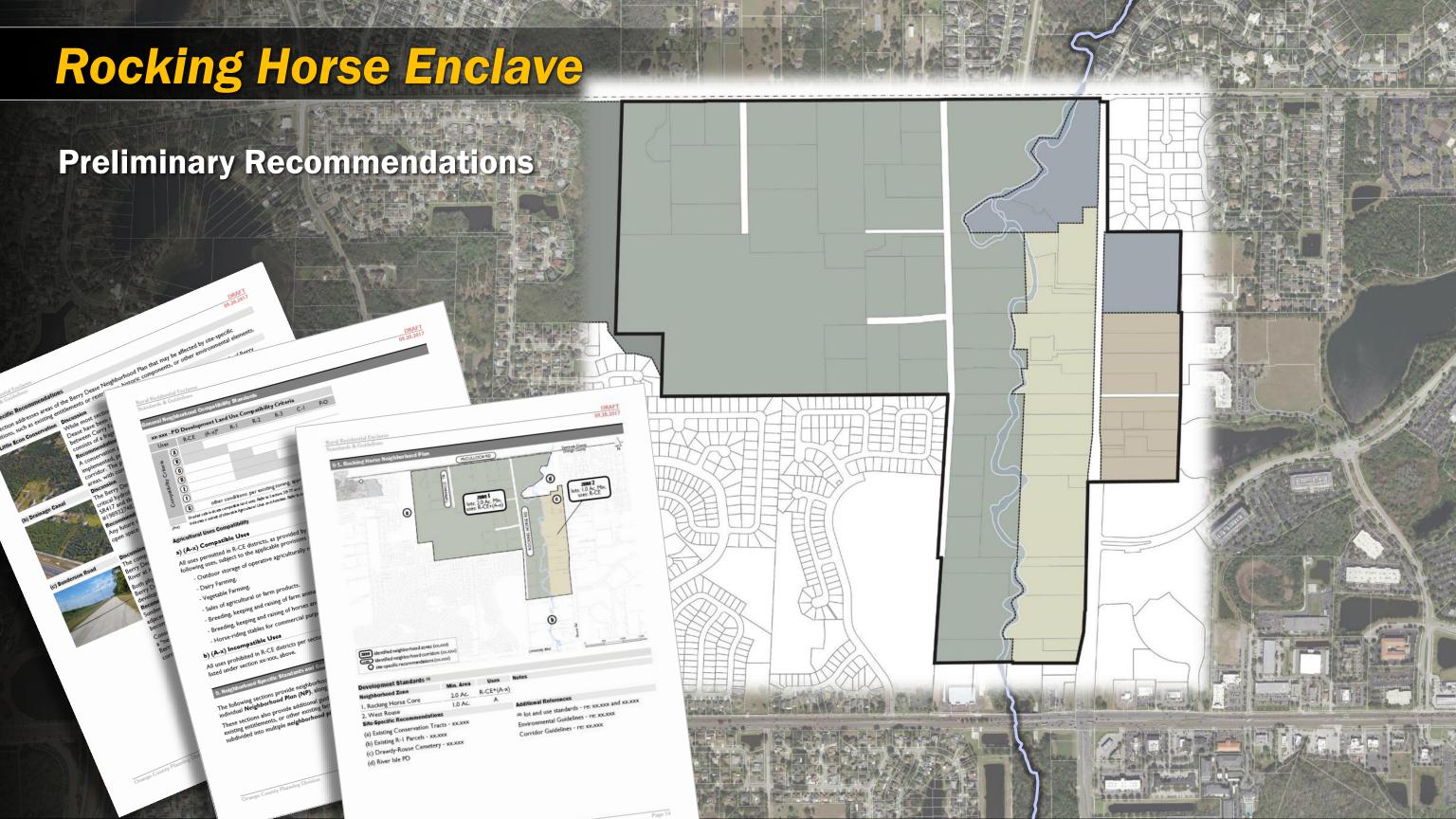




Current Development Opportunities

Rocking Horse South Enclave

- Low Density Residential (LDR) / Urban Service Area
 - An existing or new home on a "Legal Lot of Record" is permitted
 - Must meet existing zoning standards (lot size, setbacks, access, etc.)
 - Subdivisions are <u>NOT</u> permitted unless property is rezoned



Rocking Horse Enclave

Preliminary Recommendations

- Remove LMDR and R-1A properties from Study Area
- Remove existing PDs and PSPs from Study Area
- Require minimum 2-Acre lots for areas West of Little Econ River
- Require minimum 1-Acre lots for areas East of Little Econ River
- Prohibit clustering
- Consider Rural Corridor Guidelines

McCULLOCH RD Lots: 2.0 AC. min. **Uses: R-CE** Lots: 1.0 AC. min. **Uses: R-CE**

Rocking Horse Enclave

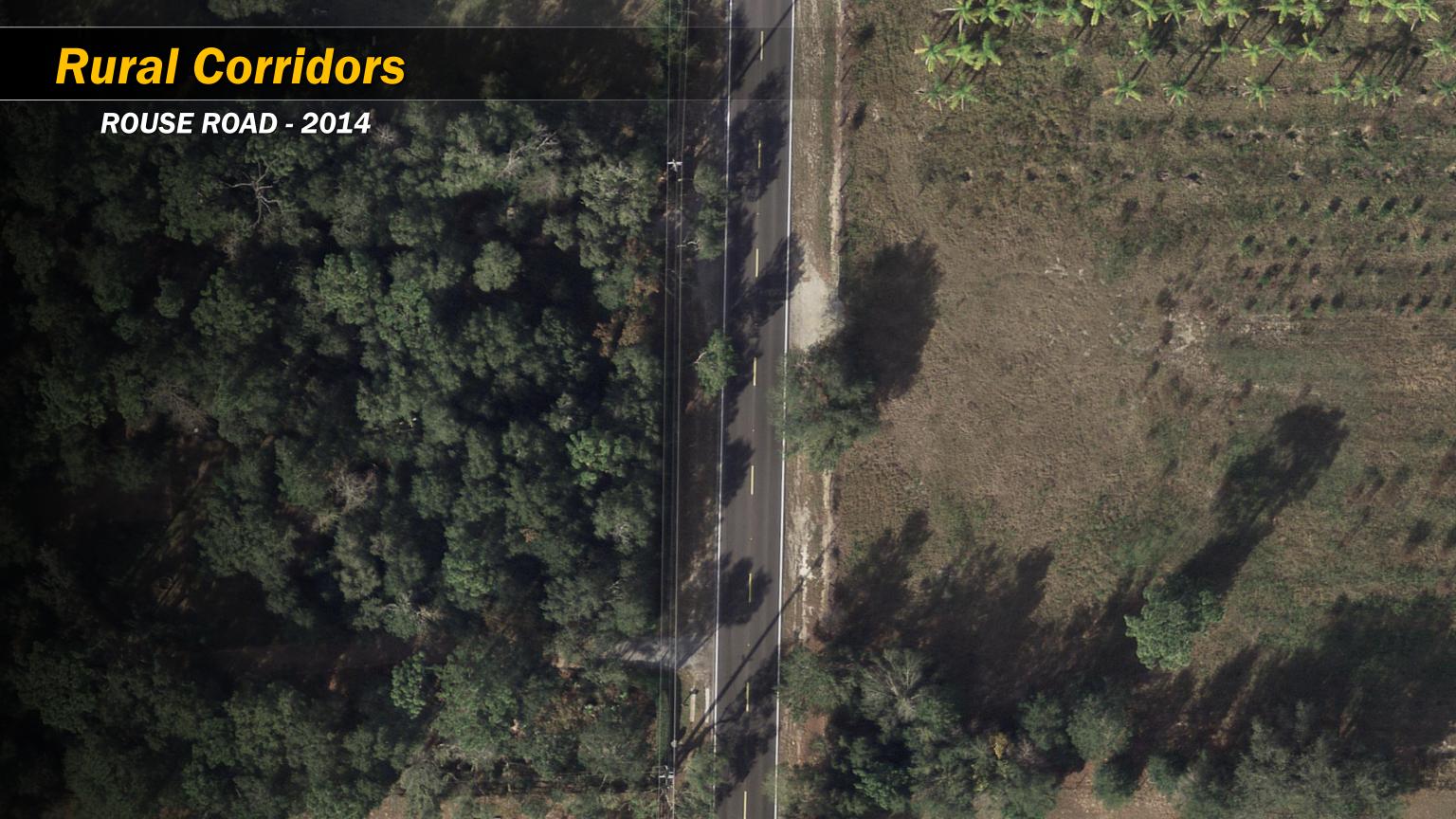
Implementation Options

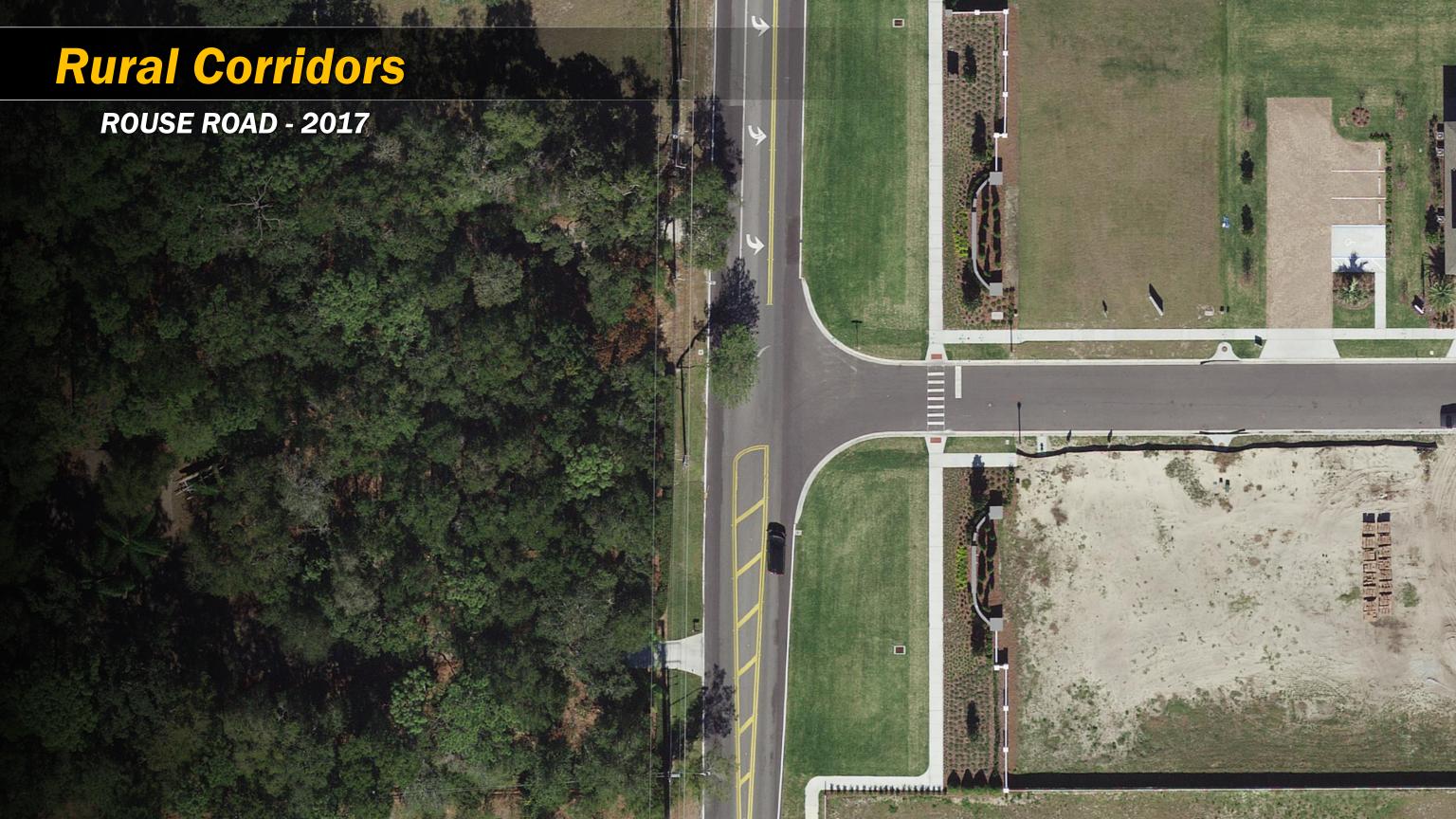
- Retain existing Future Land Use and Zoning
- Limit lot sizes through policy or code
- Amend FLU/Zoning Correlation Table (LDR/R-CE,A-2,A-R consistency)
- Designate boundaries in the Future Land Map Series
- Recognize that Special Exception Uses may be considered
- Additional standards could be addressed through PDs and PSPs







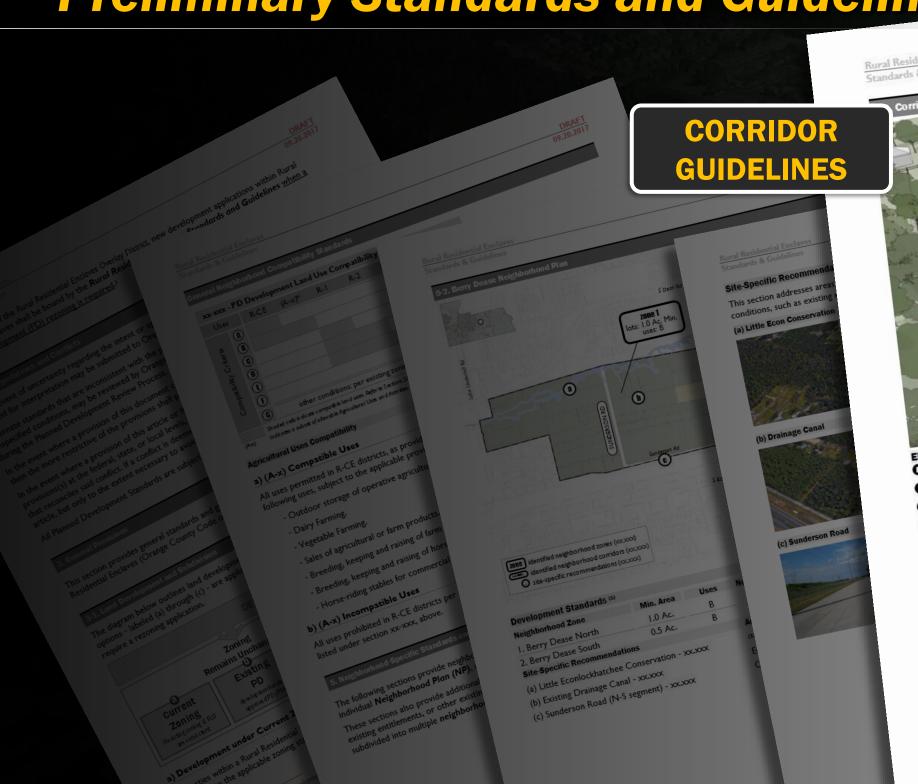








Preliminary Standards and Guidelines





- Protect viable agricultural properties and commercial equestrian operations.
- Allow the use of hedges and other landscaping elements along frontage of undeveloped parcels. • Preserve existing trees and other natural elements.
- Allow farming-related structures and equipment storage. Maintain large front setbacks (refer to section xx-xxx for minimum standards).
- Allow Florida-friendly landscaping. Maintain rural character of landscaping materials and design form.
- Preserve and enhance rural-style fencing along both sides of the street and between properties.
- Enforce low-speed vehicular traffic and allow shared use of corridor by pedestrians, cyclists and horse-riders. Minimize width of individual driveways. Encourage gravel or other alternatives to poured concrete pavement.
- Coordinate location of future tree plantings to minimize conflicts with utility lines.
- Allow planting of trees within shoulder areas. (Allow trees within right-of-way boundaries). • Facilitate gradual replacement of existing chain link fences with more appropriate rural fencing styles.
- Limit road improvements to two lanes and no lane-striping.
- Create or restore continuous tree canopy along both sides of ROW to the extent practicable. • Keep soft edges, grass shoulders and swales; discourage use of curb-and-gutter systems.
- Prevent land clearing of undeveloped lots, Minimize mass grading and clearing during land development.
- towards signage for family-farming sales (e.g. eggs, produce, fruits, vegetables, or similar products). Allow keeping and raising of farming animals.

PART 3

PUBLIC OUTREACH AND COMMUNICATION

Enhanced Outreach and Planning

- Public Notification Taskforce Standards
- Additional Community Meetings will be scheduled
- Additional notifications for non-public hearing meetings
- Notification via email distribution list
- Project web page: information, contact form, data sharing
- Enhanced contact with primary stakeholders / community representatives

PLANNING AND OUTREACH PRELIMINARY RECOMMENDATIONS

BCC DIRECTION

Project Overview



PRELIMINARY RECOMMENDATIONS

BCC DIRECTION

COMMUNITY REVIEW

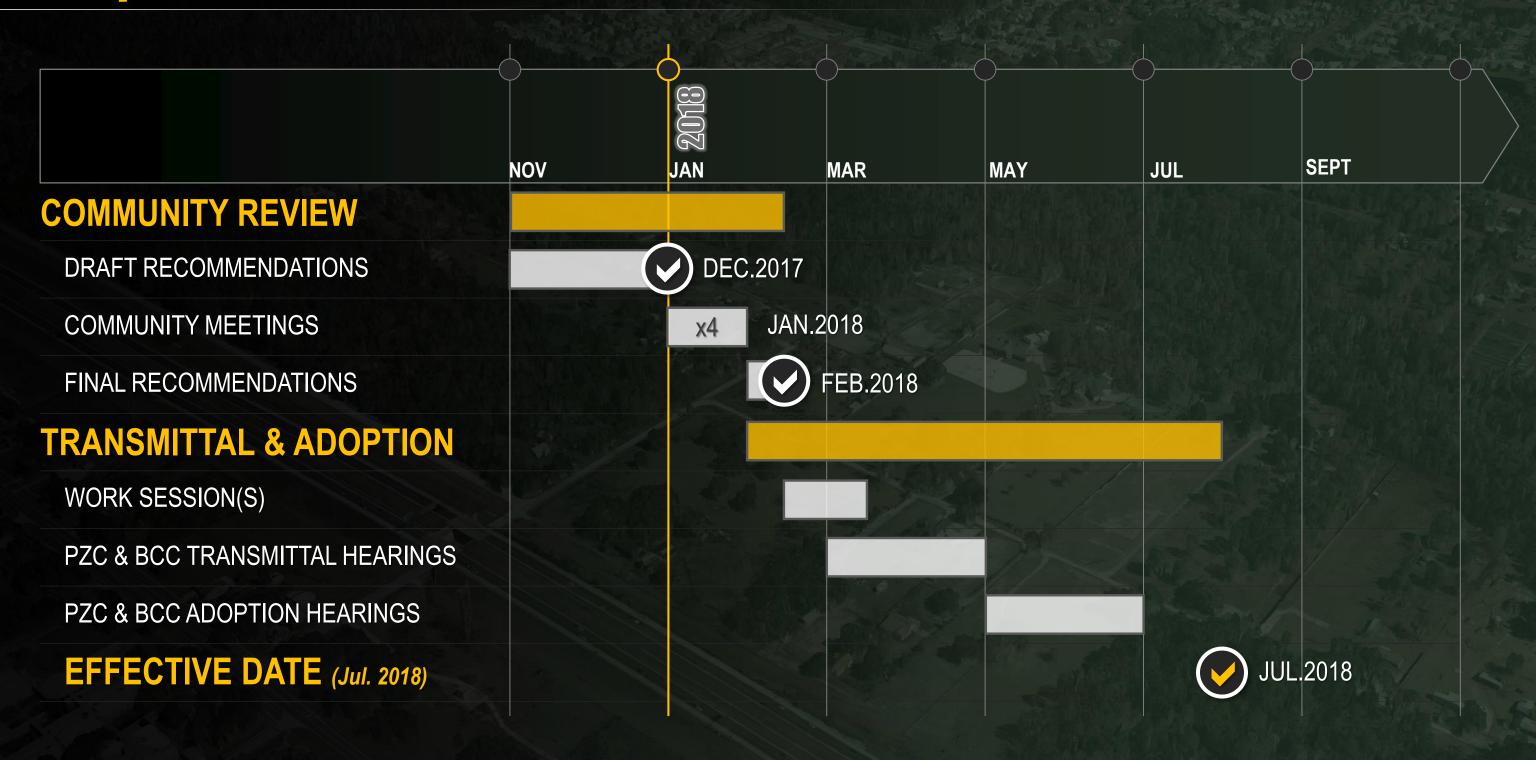
APPROVAL AND ADOPTION

- Additional Community Meetings
- Draft Staff Recommendations
- Public Review and Comment
- Final Revisions

ADOPTION (OUT-OF-CYCLE)

- Work Sessions
- Transmittal & Adoption Hearings

Implementation Schedule



PART 4 REQUEST FOR BCC DIRECTION

Request for BCC Direction

IMPLEMENTATION ALTERNATIVES

- Should the Study Proceed?
- Four Independent Study Areas
 - 1. Status Quo (no changes)
 - 2. Stand-Alone Comprehensive Plan (CP) Policies
 - 3. Special Future Land Use Map (FLUM) Designation
 - 4. Both CP Policy and Code Changes

Berry Dease Enclave Lots: 1.0 AC. min. **Uses: R-CE** SUNDERSON RD Lots: 0.5 AC. min. **Uses: R-CE** BERRY DEASE RD

