

RURAL RESIDENTIAL ENCLAVES

SMALL AREA STUDY

2018-2-C-FLUE-1

BCC TRANSMITTAL HEARING



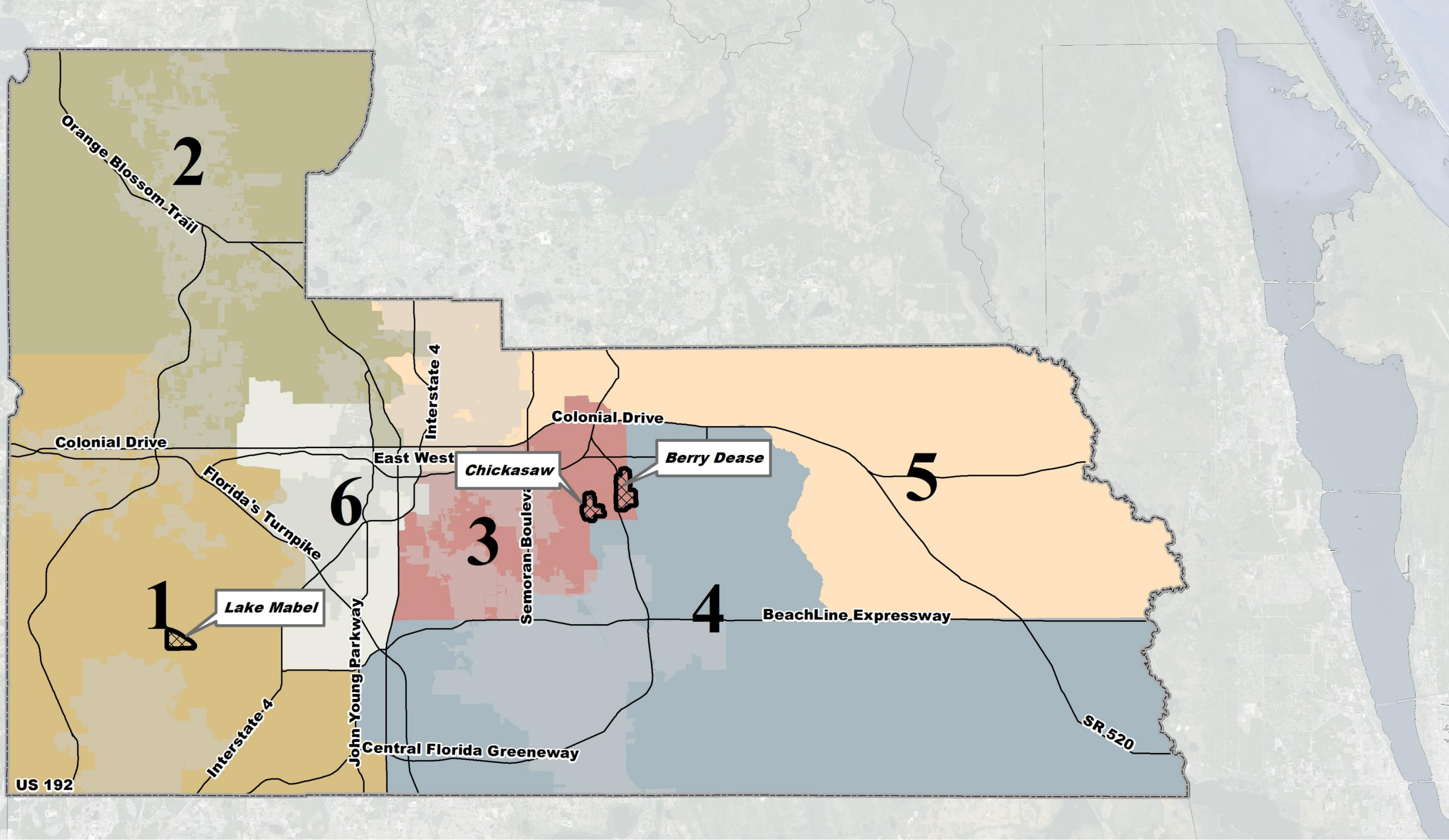
April 10, 2018

ORANGE COUNTY PLANNING DIVISION

COMMUNITY, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT

2018-2-C-FLUE-1 - Amendment Summary

Out-of-Cycle Future Land Use Policy and Map amendment to recognize and protect existing rural neighborhoods, within or in close proximity to the Urban Service Area (USA), from suburban development pressure that is otherwise supported by the County's development framework and urban infill policies.



2

Orange Blossom Trail

Colonial Drive

Florida's Turnpike

1

Lake Mabel

Interstate 4

US 192

6

John Young Parkway

Central Florida Greenway

Interstate 4

East West

Chickasaw

3

Semoran Boulevard

Colonial Drive

4

Berry Dease

4

BeachLine Expressway

5

SR 520

2018-2-C-FLUE-1 - Amendment Summary

Consistent with the Feb. 15, 2018 Local Planning Agency (LPA) recommendation to “Transmit”, this amendment would:

- Create: OBJ FLU2.5, and Policies FLU2.5.1 - FLU2.5.7
- Amend: Policies FLU4.1.9 and FLU8.1.1
- Establish: Maps 25(a) through (c) of the Future Land Use Map Series

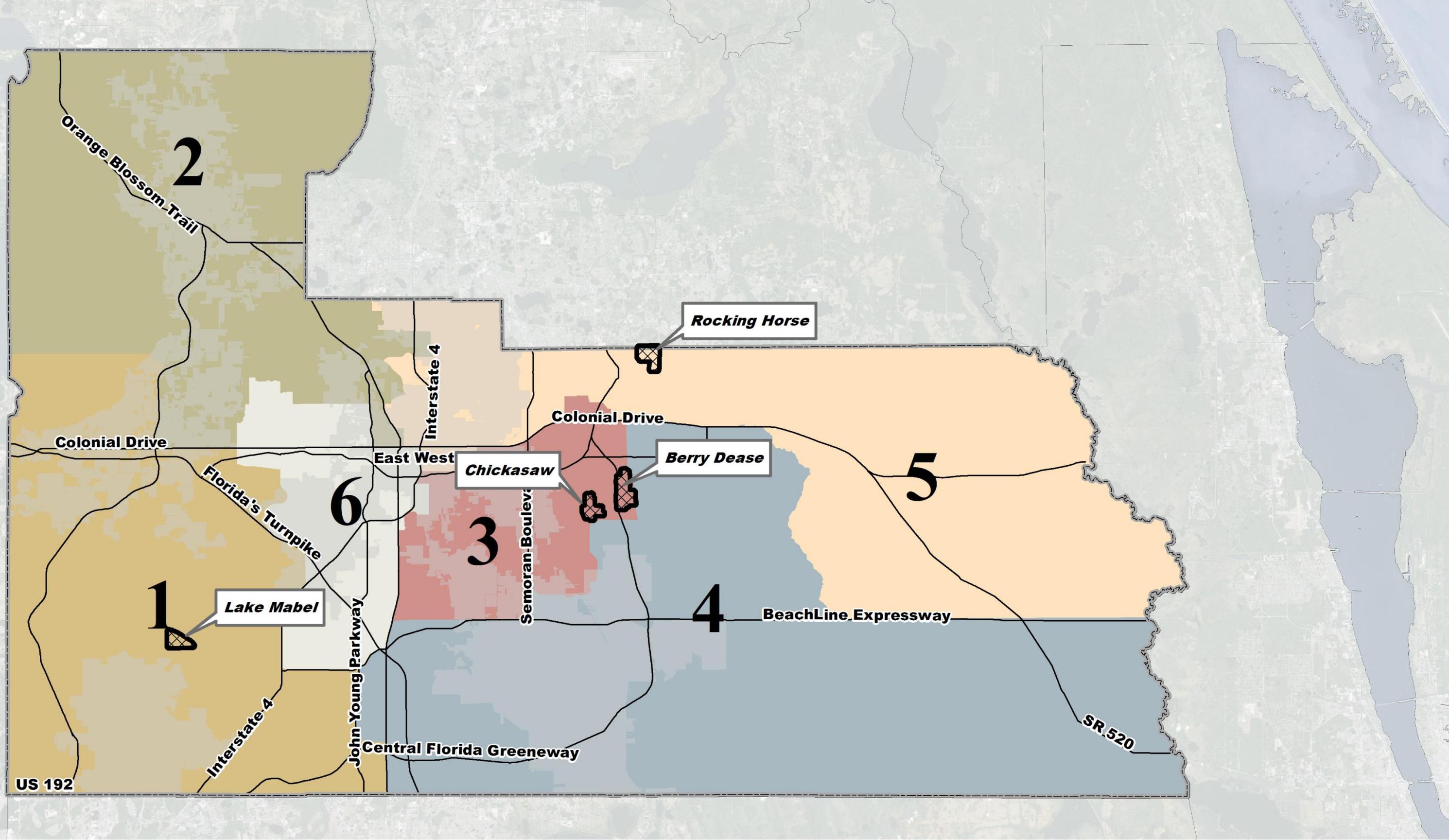












Rocking Horse Study Area

February 2018

**Rocking Horse removed from amendment
2018-2-C-FLUE-1 prior to LPA Transmittal Hearing:**

- Ongoing review and potential acquisition of the ~30-acre Harrod property located along Little Econ River, South of the Orange/Seminole County Line.
- Lack of consensus regarding minimum lot sizes and enclave boundary.

Rocking Horse Study Area

Rocking Horse Removal Notification

- Residents notified by mail and email (02/09 - 02/13).
- Contacted and answered questions from key community representatives and stakeholders by phone and email.

Amendment Process and Public Outreach

2017

- July Previous Amendment withdrawn by the BCC
- October BCC Work Sessions

Work Session 01	10/03	Overview and History
Work Session 02	10/17	Additional Information, Recommendations & Implementation Plan

Public Information and Outreach

2017

- July Previous Amendment withdrawn by the BCC
- October BCC Work Sessions
- November Web Updates, Shared Data Folder

The screenshot displays two overlapping web browser windows. The background window is the 'Rural Residential Enclaves' website, featuring a sidebar with 'NEXT MEETINGS' (Lake Mabel, Berry Dease, Chickasaw South, Rocking Horse) and an 'OVERVIEW' section with text and a map. The foreground window is a shared folder titled 'Rural Residential Enclaves' containing folders for '01. LATEST PRESENTATIONS', '02. COMMUNITY MEETING NOTICES', '03. ADDITIONAL MAPS AND DOCUMENTS', and a file '0000 - DRAFT POLICIES - 12-06-2011... [V2]'. A red arrow points from the 'Please click here to access this project's shared folder' link in the website's 'RESOURCES' section to the shared folder window.

www.ocfl.net/PlanningDevelopment/ResidentialEnclaves.aspx

Public Information and Outreach

2017

- July Previous Amendment withdrawn by the BCC
- October BCC Work Sessions
- November Web Updates, Shared Data Folder
- December Additional Community Meetings

Each Study Area:	350 - 500 notices	40 - 50 participants
	50 - 70 emails	

Public Information and Outreach

2018

- February 15 - Local Planning Agency (LPA) Transmittal Hearing

02/09

Rocking Horse removed from amendment
2018-2-C-FLUE-1 prior to LPA Transmittal Hearing

Public Information and Outreach

2018

• February 15 - Local Planning Agency (LPA) Transmittal Hearing

Each Study Area:	300 - 500 notices	18 speakers
	50 - 70 emails	

Sentinel Advertisement:	Published, 02/04/2018
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Public Information and Outreach

2018

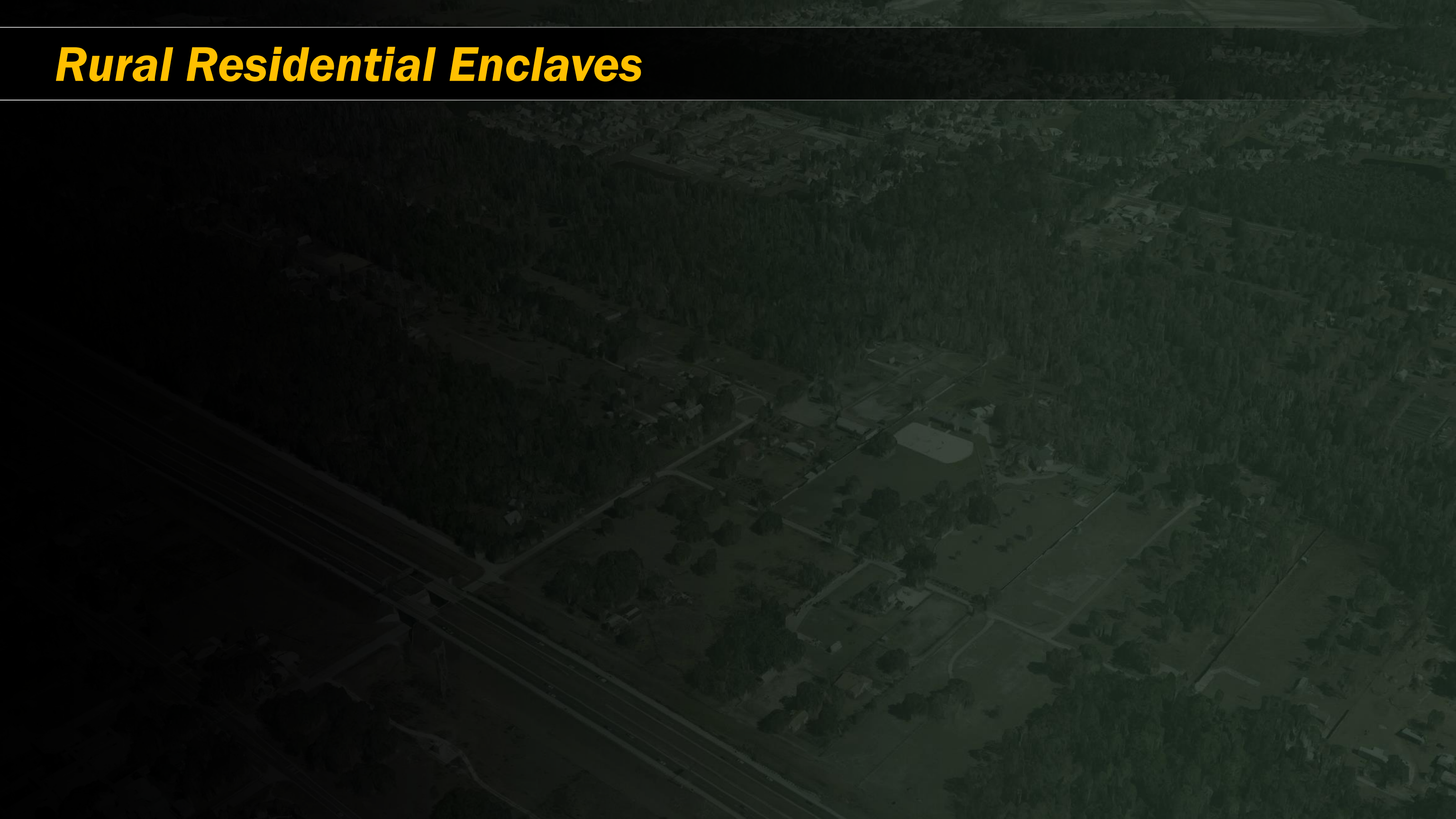
- February 15 - Local Planning Agency (LPA) Transmittal Hearing
- April 10 - BCC Transmittal Hearing

Study Areas:	300 - 500 notices 45 - 70 emails
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Rocking Horse:	Key neighborhood representatives contacted by phone
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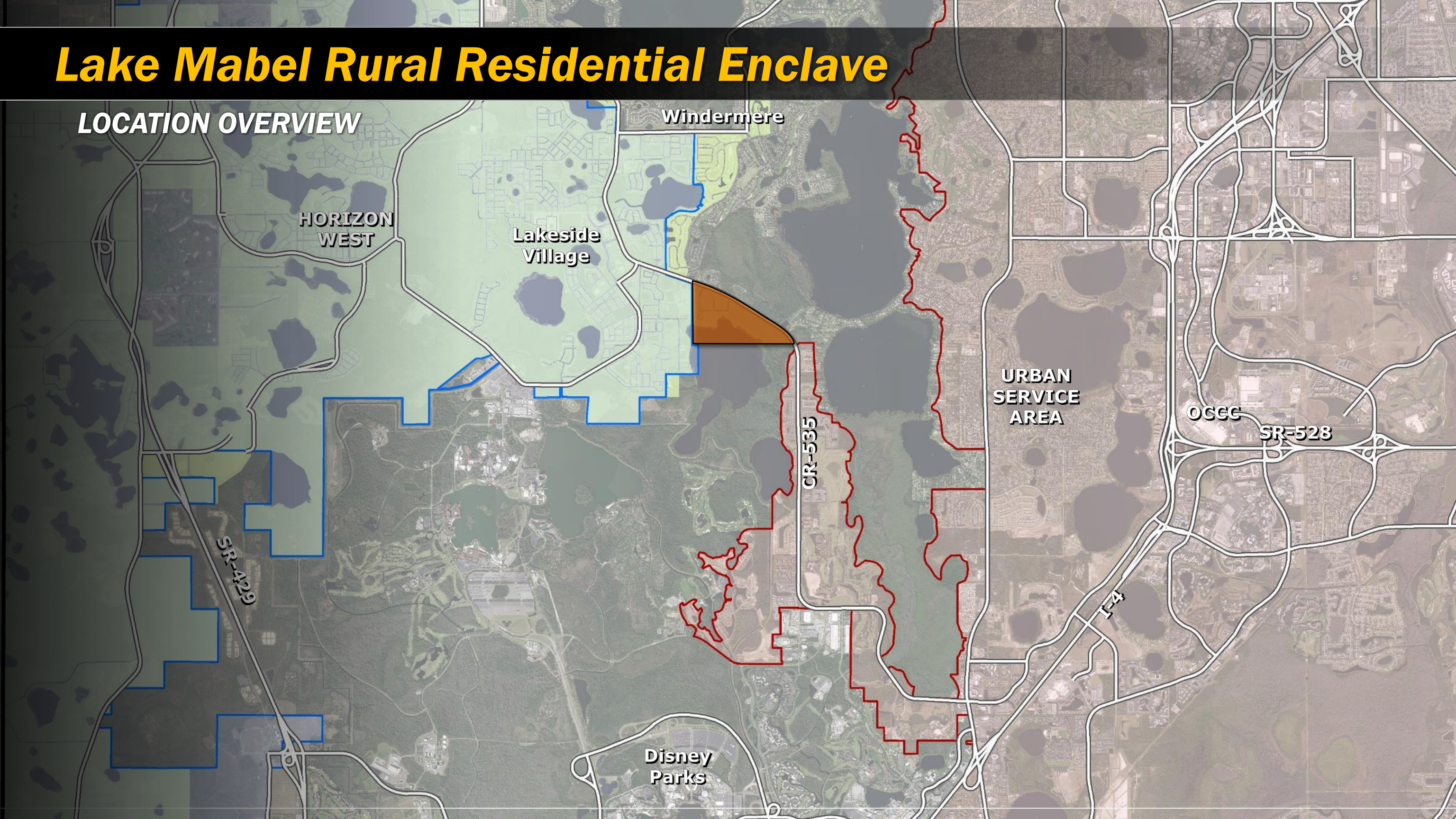
Sentinel Advertisement:	Published 03/29/2018
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Rural Residential Enclaves



Lake Mabel Rural Residential Enclave

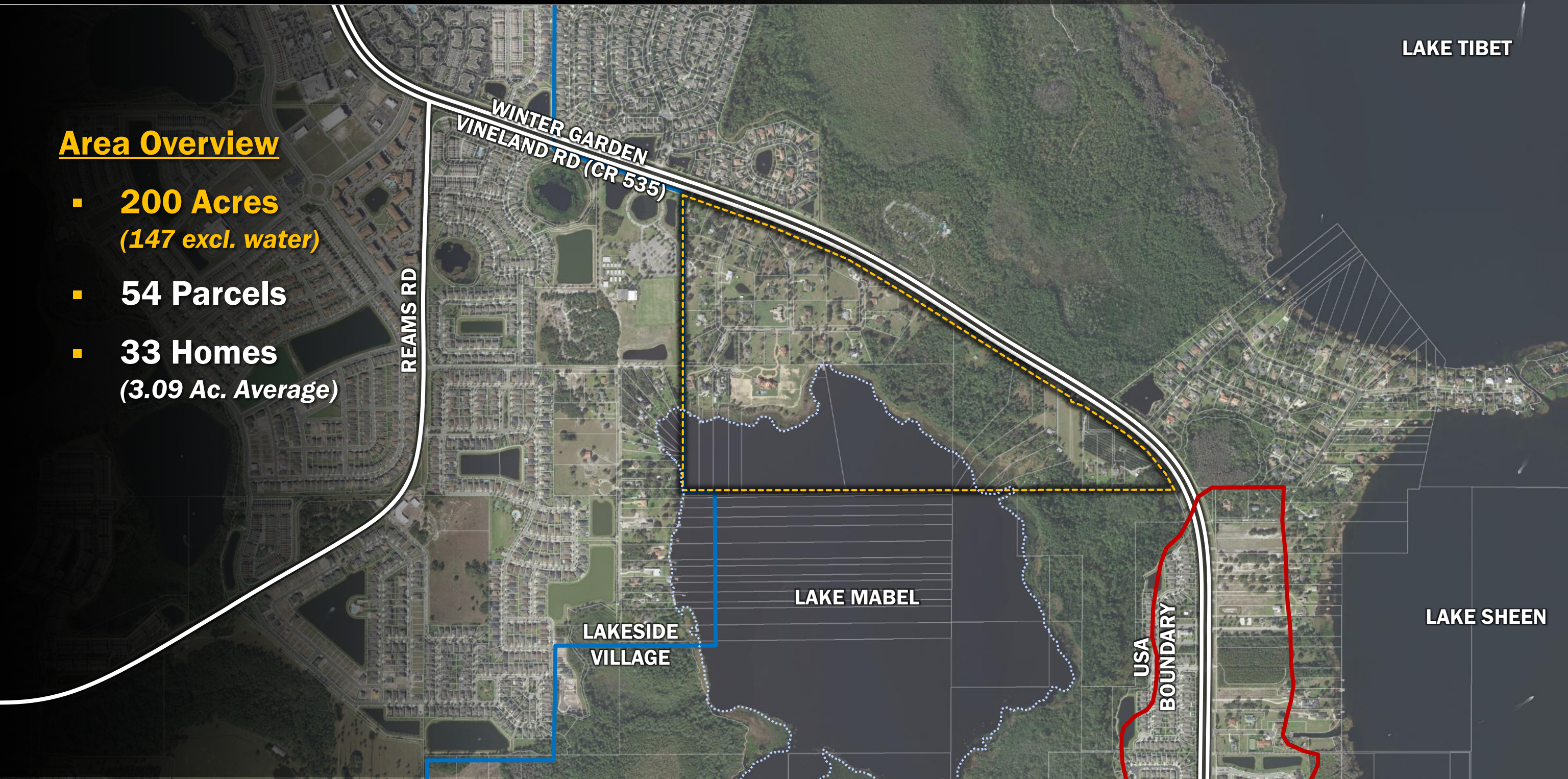
LOCATION OVERVIEW



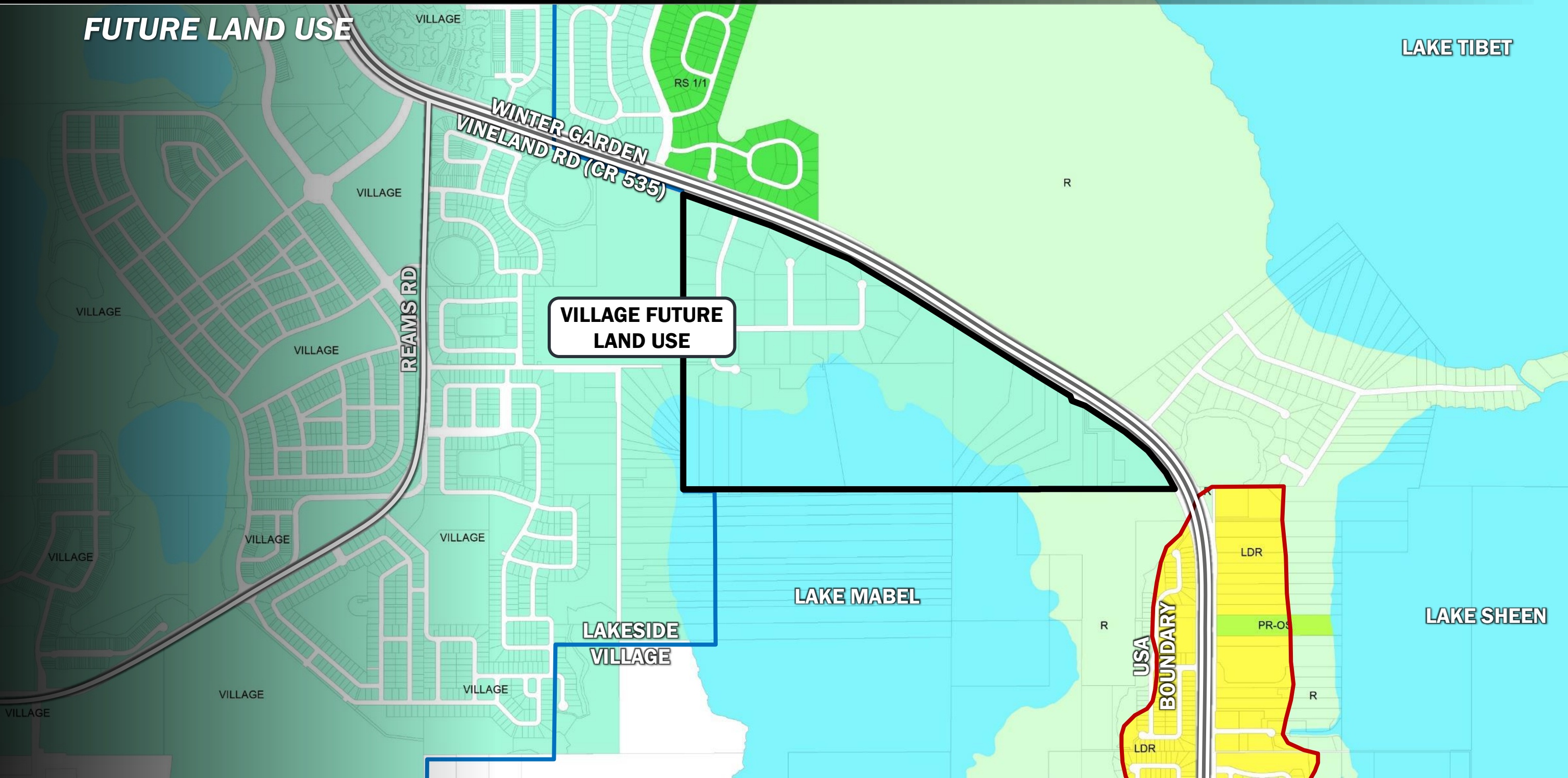
Lake Mabel Rural Residential Enclave

Area Overview

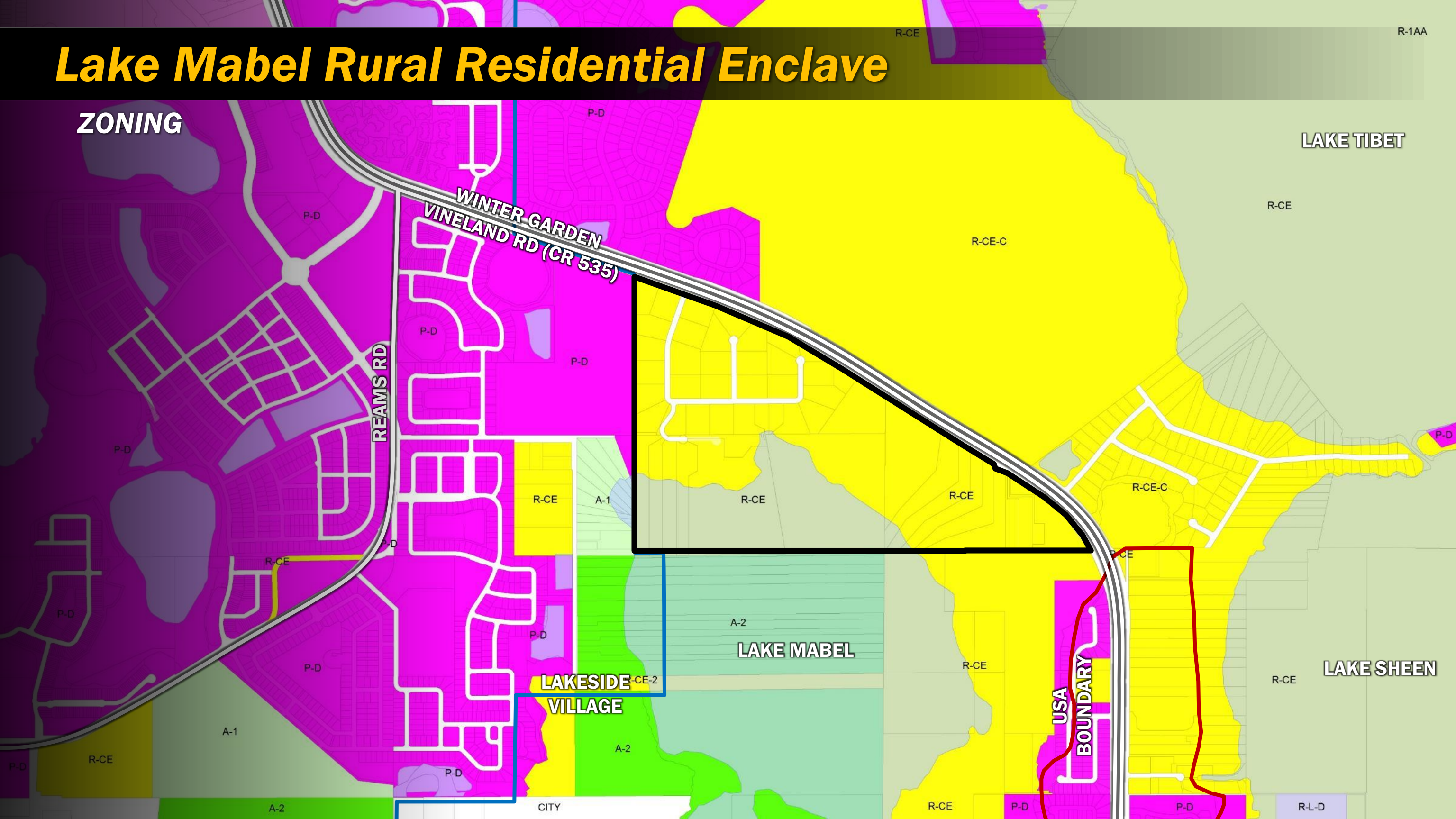
- **200 Acres**
(147 excl. water)
- **54 Parcels**
- **33 Homes**
(3.09 Ac. Average)



Lake Mabel Rural Residential Enclave



Lake Mabel Rural Residential Enclave



ZONING

LAKE TIBET

**WINTER GARDEN
VINELAND RD (CR 535)**

REAMS RD

LAKE MABEL

**LAKESIDE
VILLAGE**

**USA
BOUNDARY**

LAKE SHEEN

CITY

Lake Mabel Rural Residential Enclave

STAFF RECOMMENDATIONS

- Existing R-CE uses and standards
- **1-Acre minimum lot sizes**
- No development clustering
- Lot splits allowed
(1-Acre min. for resulting lots)
- Special Exceptions remain
consistent with R-CE zoning
- Uphold existing Urban Service
Boundary expansion criteria

Tibet-Butler
Preserve

Winter Garden Vineland Rd (CR-535)

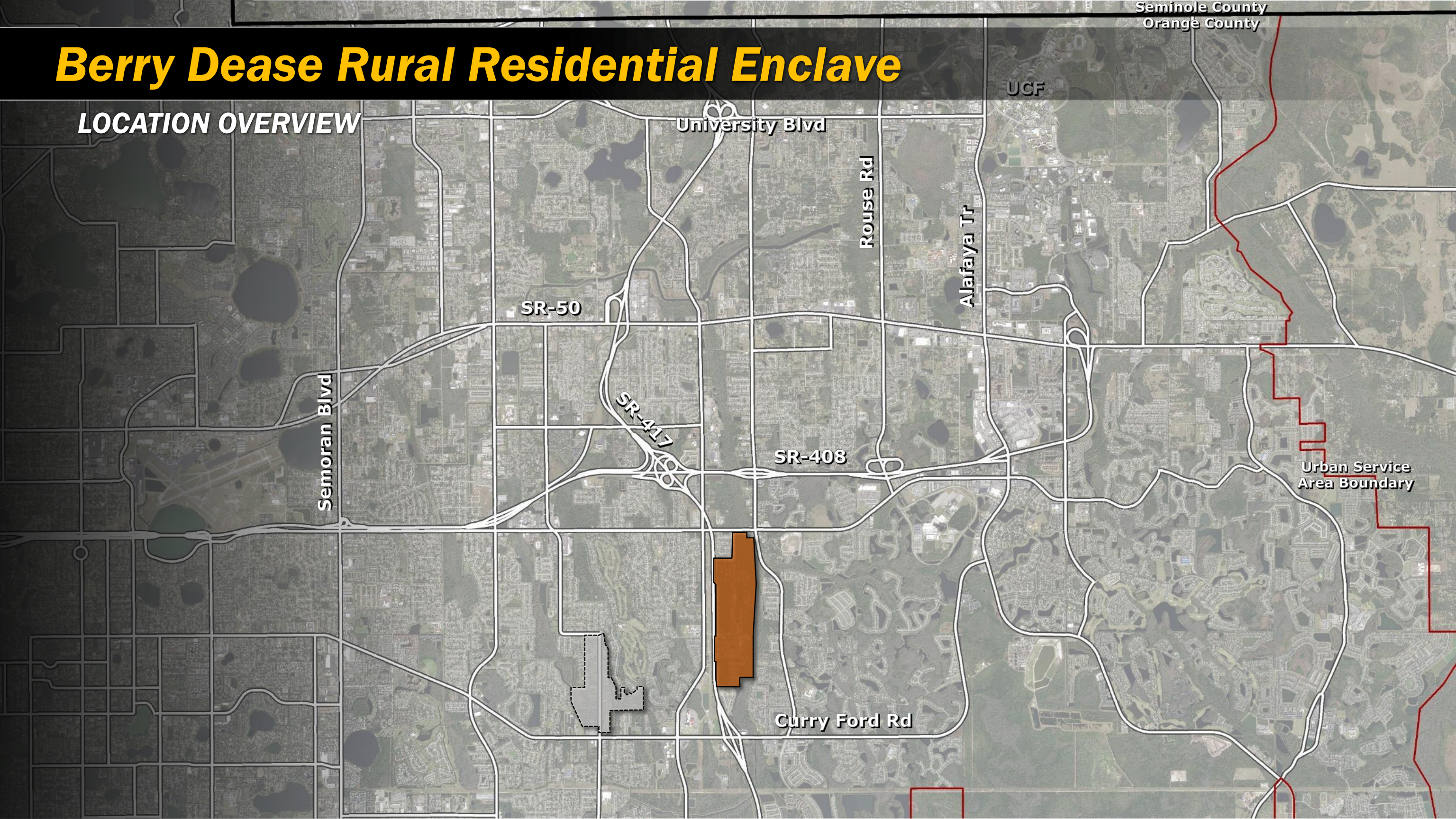
**Lots: 1.0 AC. min.
Uses: R-CE**

LAKE MABEL

Identified neighborhood zones (xx.xxx)
Recommendations (xx.xxx)

Berry Dease Rural Residential Enclave

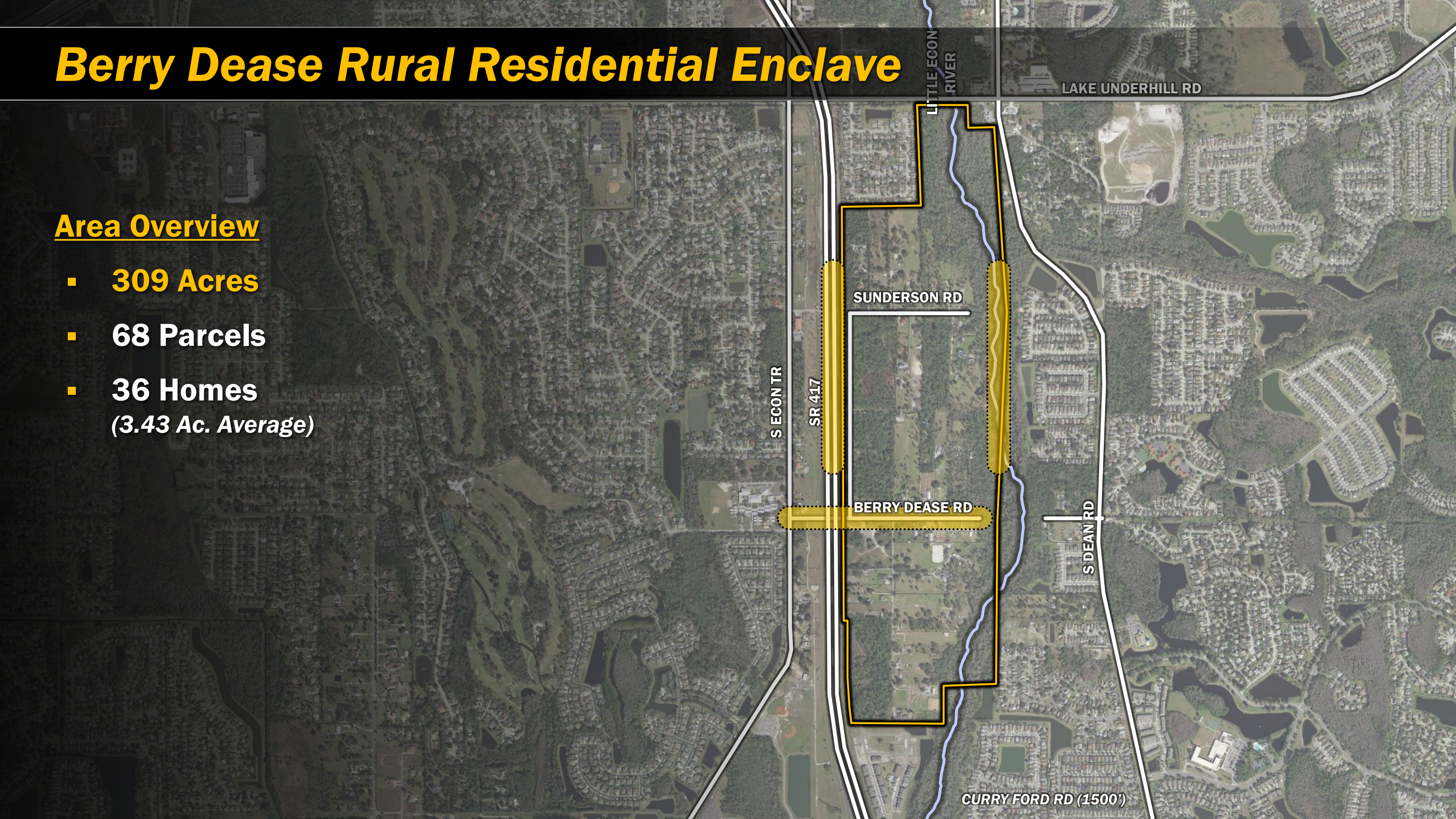
LOCATION OVERVIEW



Berry Dease Rural Residential Enclave

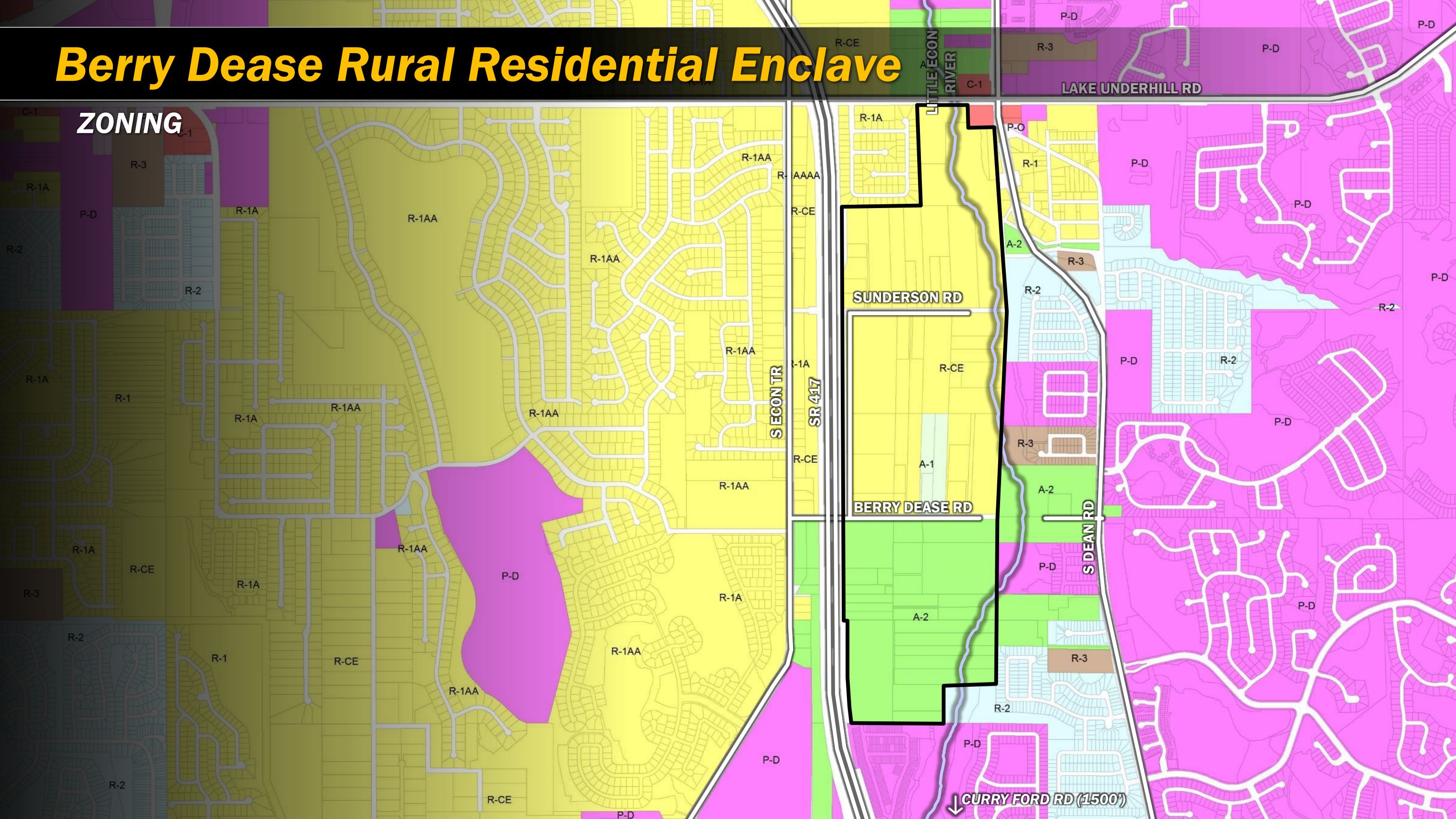
Area Overview

- **309 Acres**
- **68 Parcels**
- **36 Homes**
(3.43 Ac. Average)



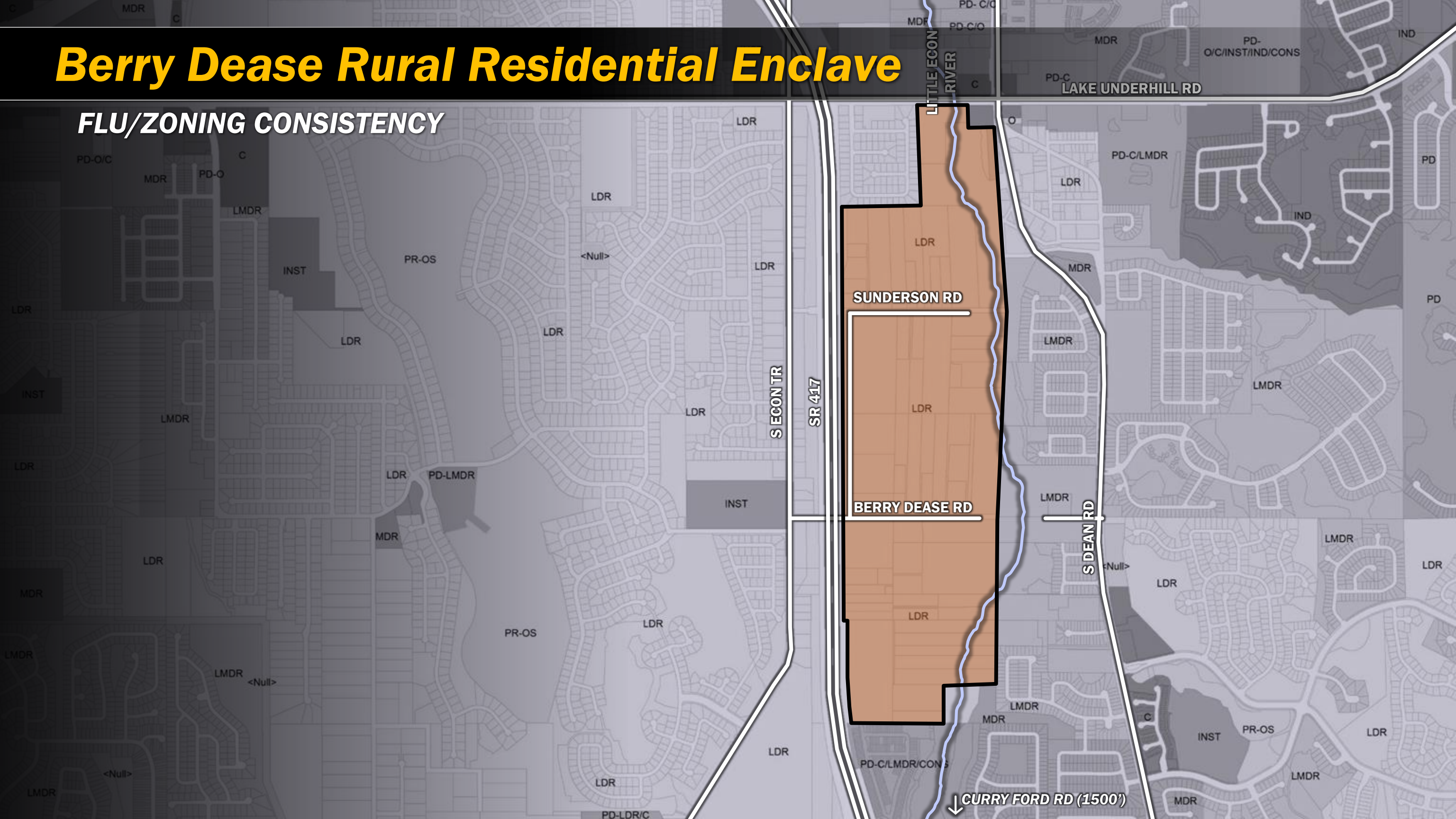
Berry Dease Rural Residential Enclave

ZONING



Berry Dease Rural Residential Enclave

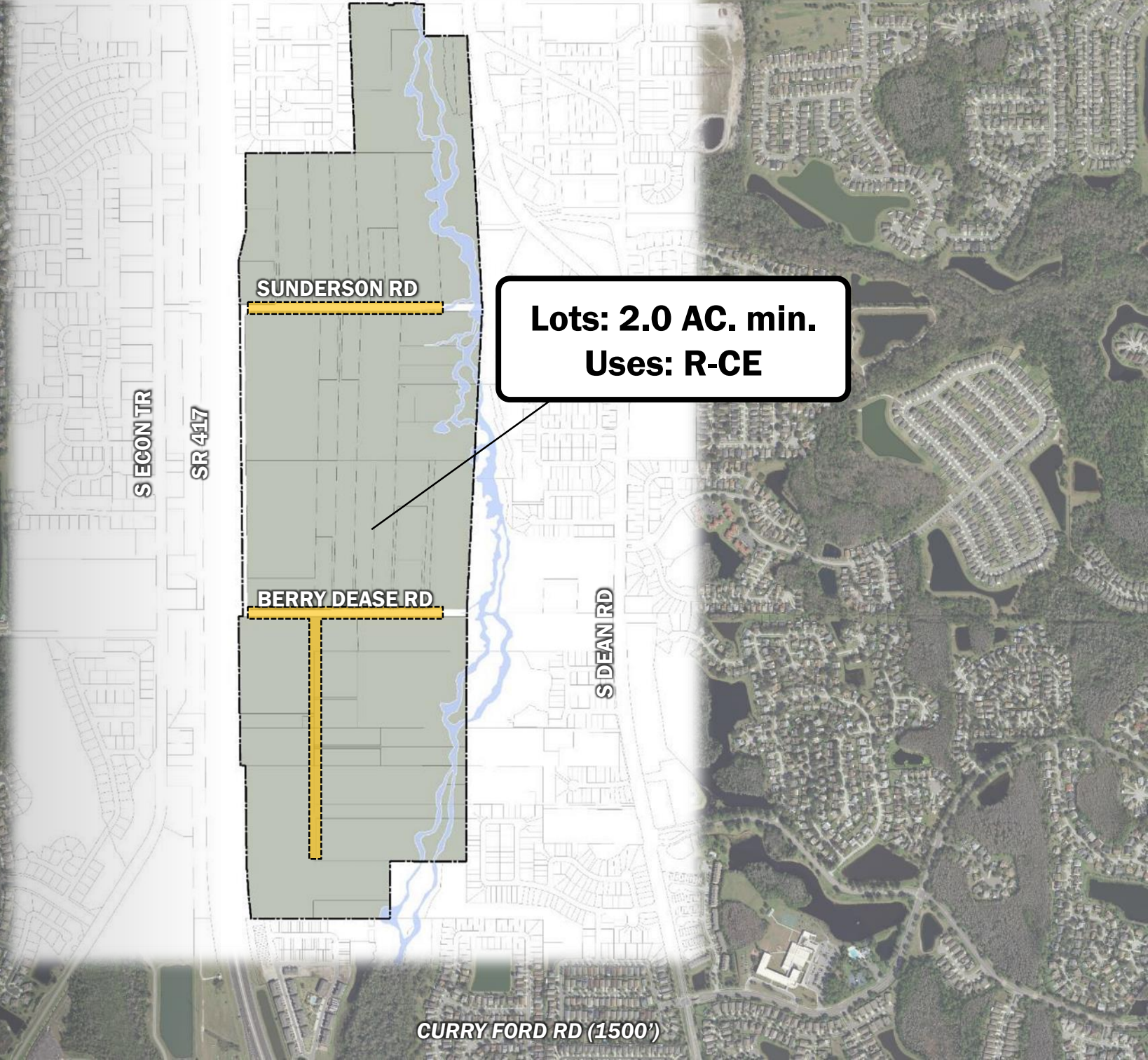
FLU/ZONING CONSISTENCY



Berry Dease Rural Residential Enclave

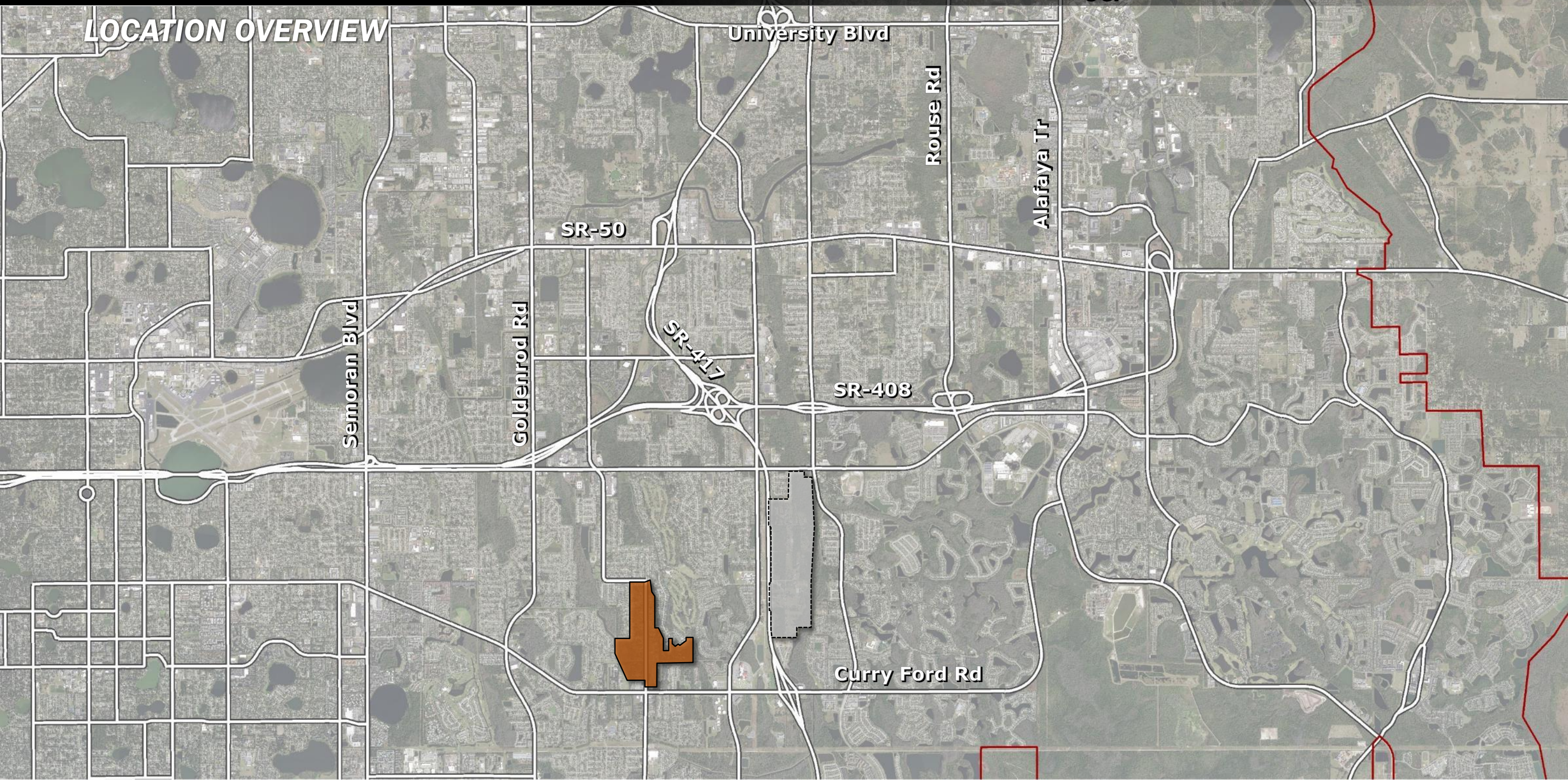
STAFF RECOMMENDATIONS

- R-CE, A-1, and A-2 uses and standards for any new development
- **2-Acre minimum lot sizes**
- No development clustering
- No additional buffering requirements
- Lot splits allowed (2-Acre min. for resulting lots)
- Special Exceptions remain consistent with R-CE zoning
- **Corridor Guidelines**



Chickasaw Rural Residential Enclave

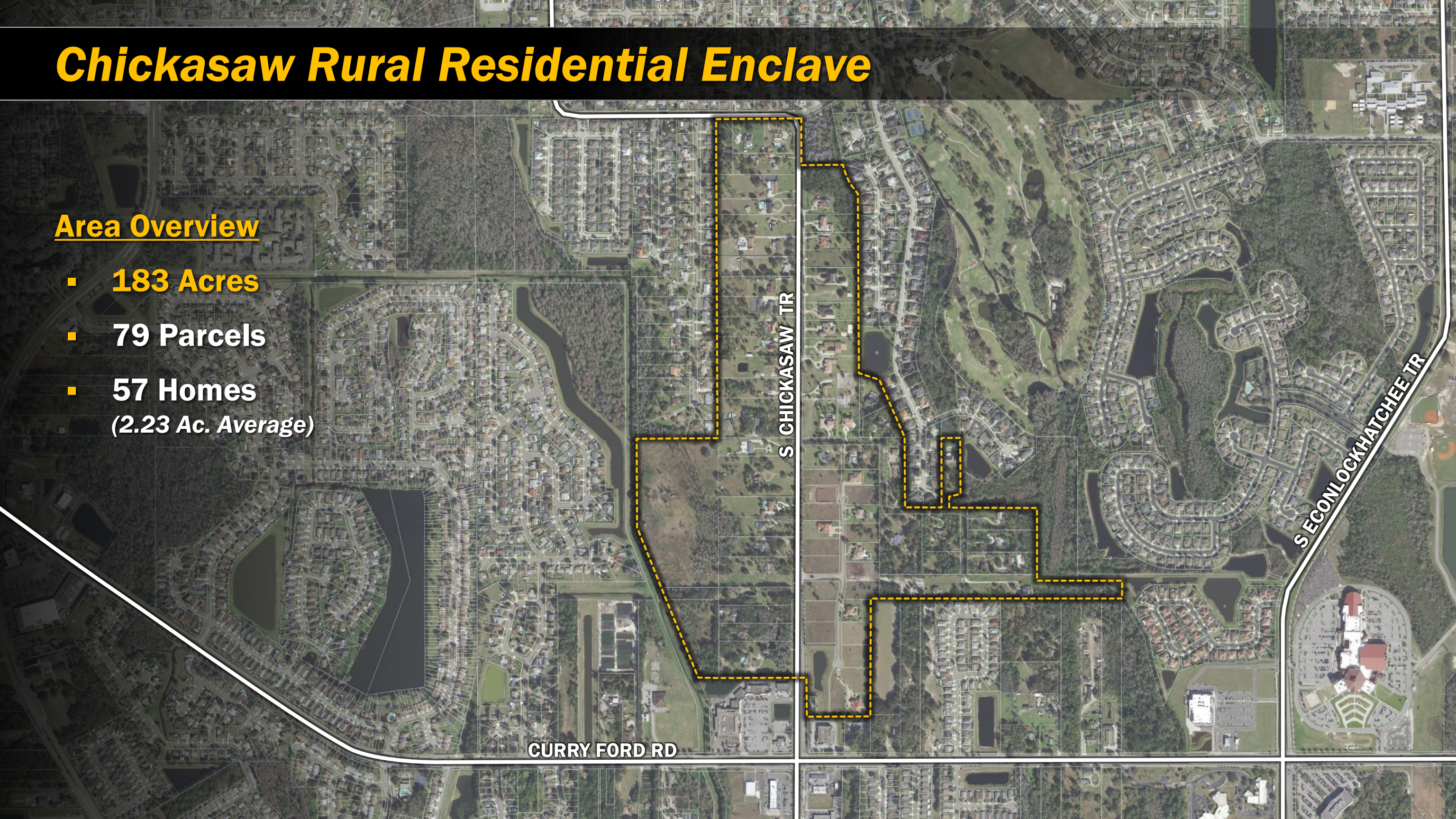
LOCATION OVERVIEW



Chickasaw Rural Residential Enclave

Area Overview

- **183 Acres**
- **79 Parcels**
- **57 Homes**
(2.23 Ac. Average)



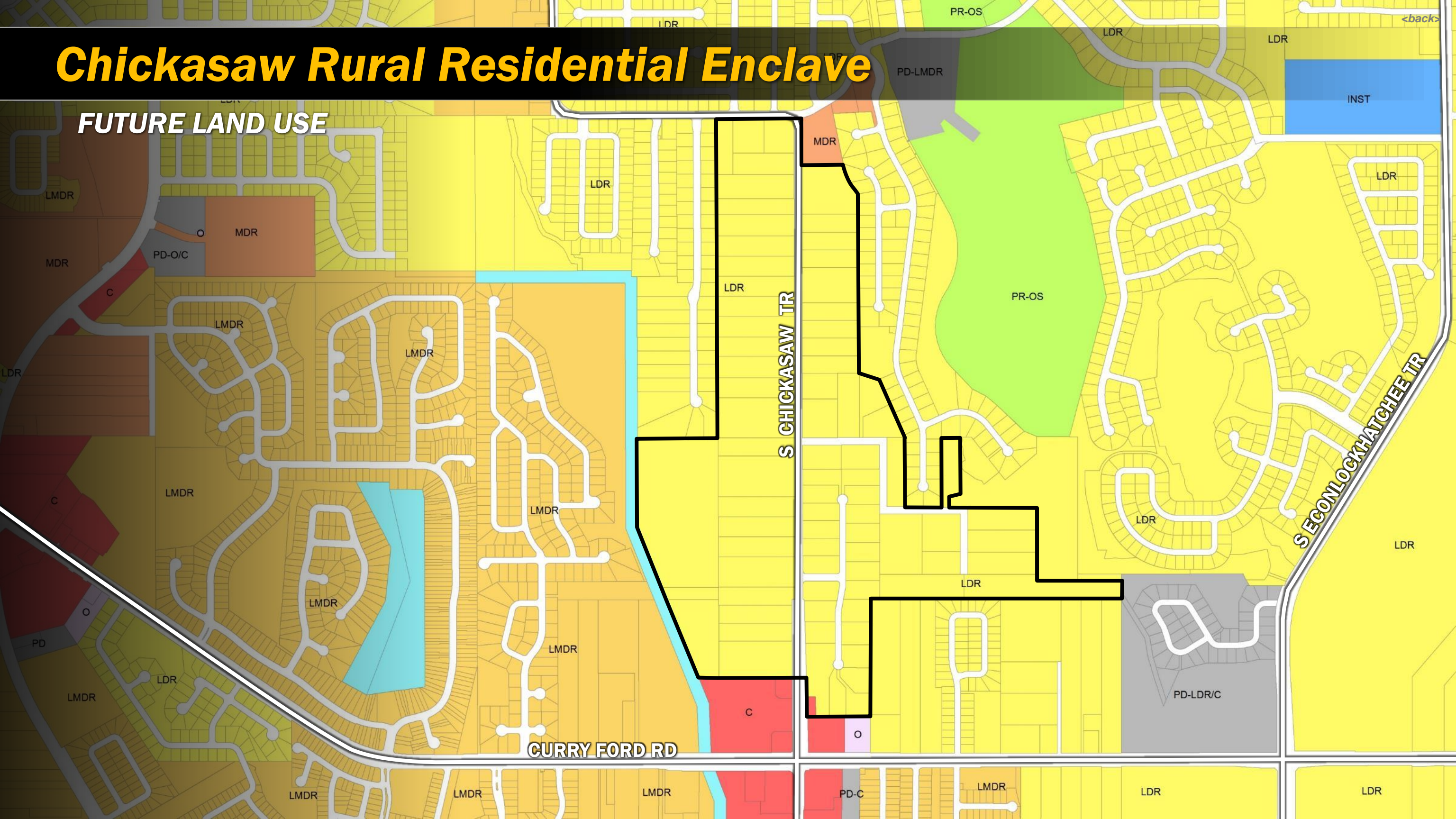
S CHICKASAW TR

CURRY FORD RD

S ECONLOCKHATCHEE TR

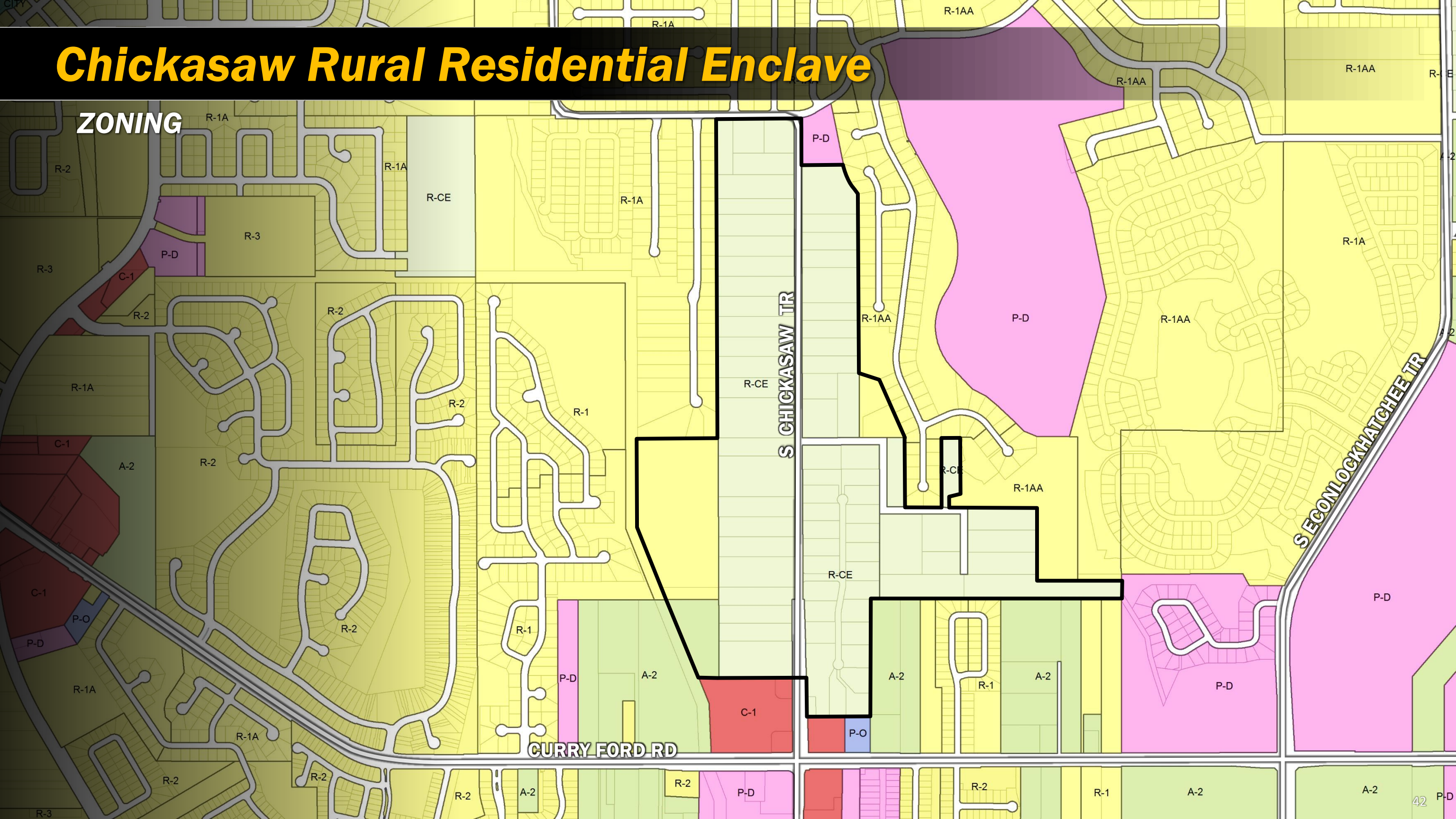
Chickasaw Rural Residential Enclave

FUTURE LAND USE



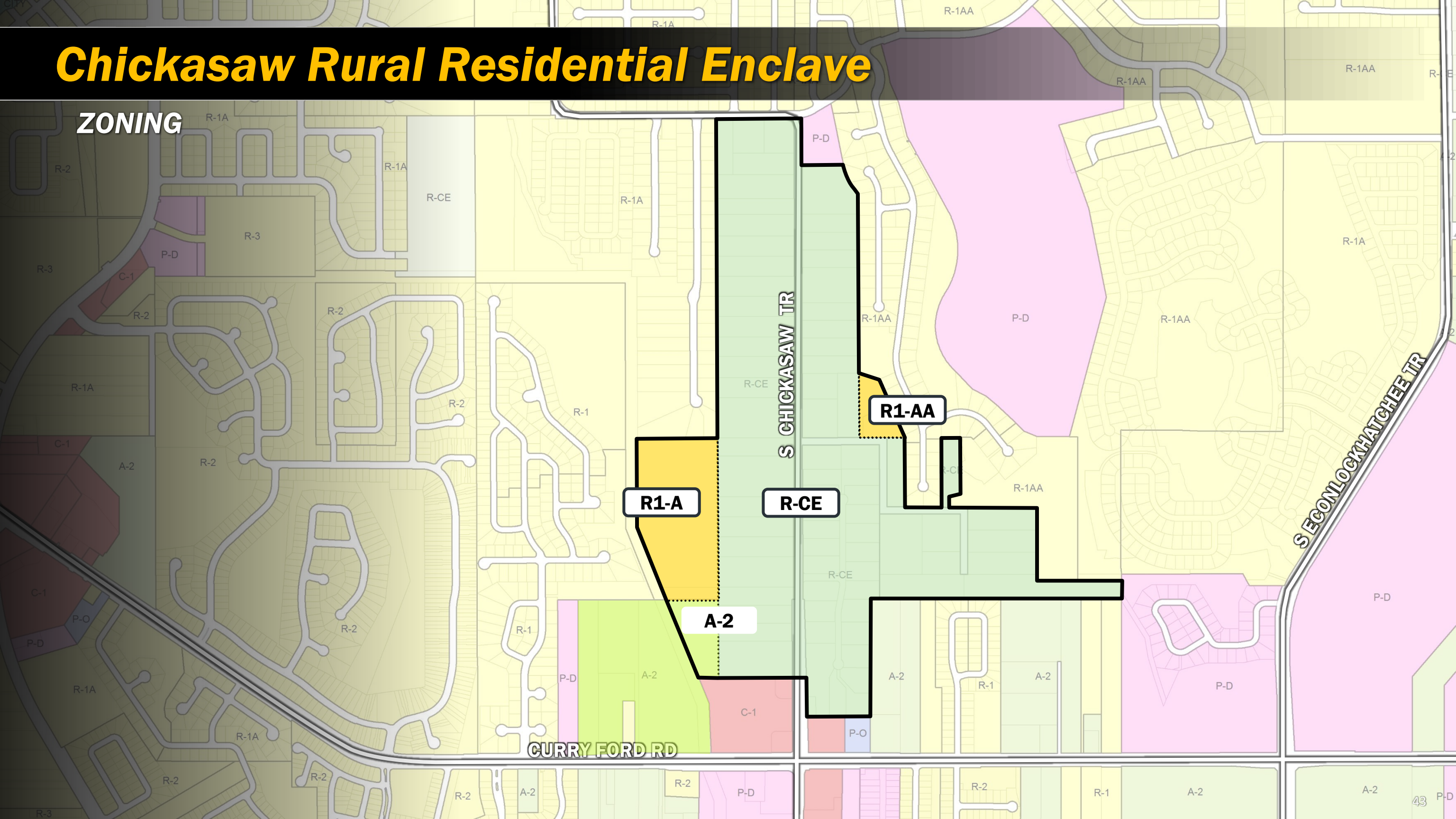
Chickasaw Rural Residential Enclave

ZONING



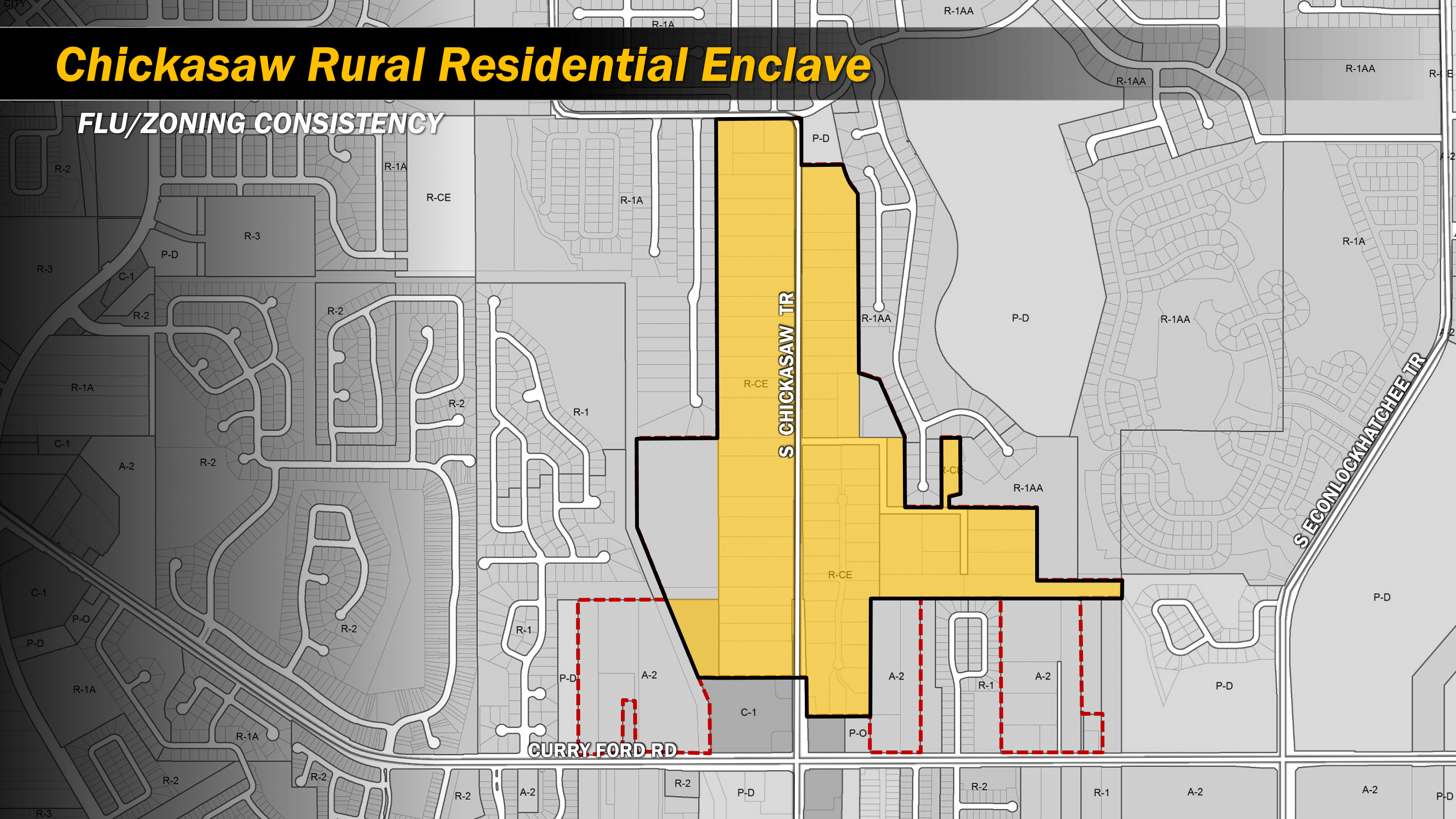
Chickasaw Rural Residential Enclave

ZONING



Chickasaw Rural Residential Enclave

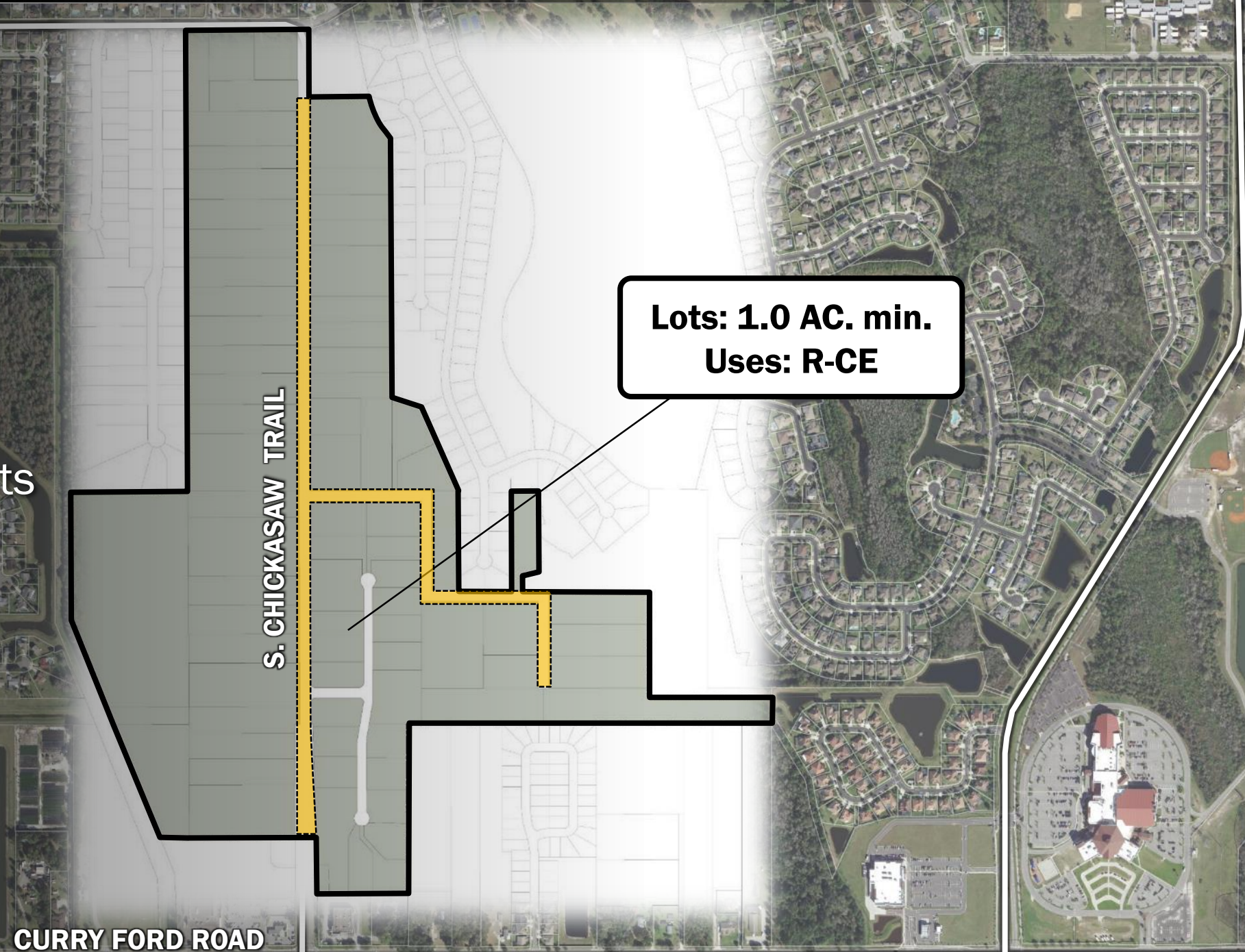
FLU/ZONING CONSISTENCY



Chickasaw Rural Residential Enclave

STAFF RECOMMENDATIONS

- **R-CE uses and standards for new development**
- **1-Acre minimum lot sizes**
- No development clustering
- No additional buffering requirements
- Lot splits allowed
(1-Acre min. for resulting lots)
- Special Exceptions consistent with R-CE zoning
- **Corridor Guidelines**



Rural Corridor Guidelines





Sunderson Road





Summary of Proposed Policies

Objective OBJ FLU2.5 and Related Policies

- FLU2.5.1 - Definition and Intent
- FLU2.5.2 - Designates RREs, establishes Maps 25(a) through (c)
- FLU2.5.3 - Designation Process Requirements (BCC & Staff only)
- FLU2.5.4 - Minimum Requirements; Corridors & Map References
- FLU2.5.5 - Prohibits Clustering
- FLU2.5.6 - Consistency of Uses
- FLU2.5.7 - Additional Standards and Guidelines

Revisions to existing policies (FLU4.1.9, FLU8.1.1)

Schedule

2017

- BCC Work Sessions October 2017
- Community Meetings December 2017

2018

- LPA Transmittal Hearing February 15, 2018
- **BCC Transmittal Hearing April 10, 2018**
- LPA Adoption Hearing June 2018 (tentative date)
- BCC Adoption Hearing July 2018 (tentative date)

2018-2-C-FLUE-1

LPA-Recommendation: TRANSMIT

Requested Action:

- Make a finding of consistency with the Comprehensive Plan;
(see: OBJ FLU2.5; FLU2.5.1 through FLU2.5.7; FLU4.1.9, and FLU8.1.1).
- Determine that the proposed text and map amendments are in compliance, and
- TRANSMIT proposed amendment 2018-2-C-FLUE-1 related to Rural Residential Enclaves.

Questions / Discussion

Overview & Map

Lake Mabel

Berry Dease

Chickasaw

Policies

Schedule

2018-2-C-FLUE-1

LPA Recommendation: TRANSMIT

Requested Action:

- Make a finding of consistency with the Comprehensive Plan;
(see: OBJ FLU2.5; FLU2.5.1 through FLU2.5.7; FLU4.1.9, and FLU8.1.1).
- Determine that the proposed text and map amendments are in compliance, and
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