

RURAL RESIDENTIAL ENCLAVES

AMENDMENT #2018-2-C-FLUE-1

***Board of County Commissioners
Adoption Public Hearing***



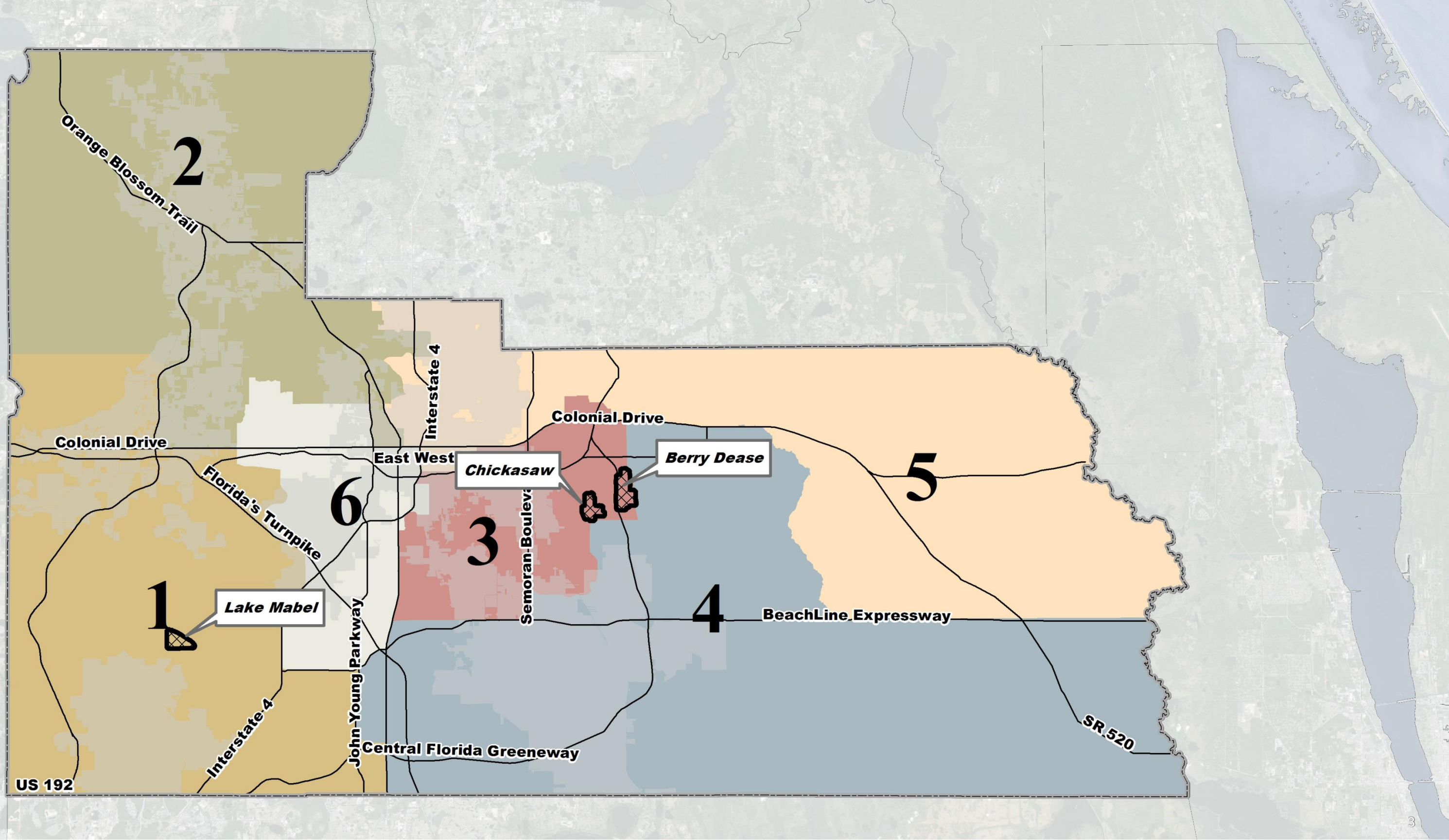
July 10, 2018

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.



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

Summary of Proposal:

- 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

Public Information and Outreach

2017 - 2018

December 2017

- Community Meetings

February 15, 2018

- Local Planning Agency (LPA) Transmittal Hearing

April 10, 2018

- Board of County Commissioners (BCC) Transmittal Hearing

June 18, 2018

- State Review Agency Comments Received

June 21, 2018

- LPA Adoption Hearing

Study Area:

300 - 500 mailed notices

45 - 70 emails

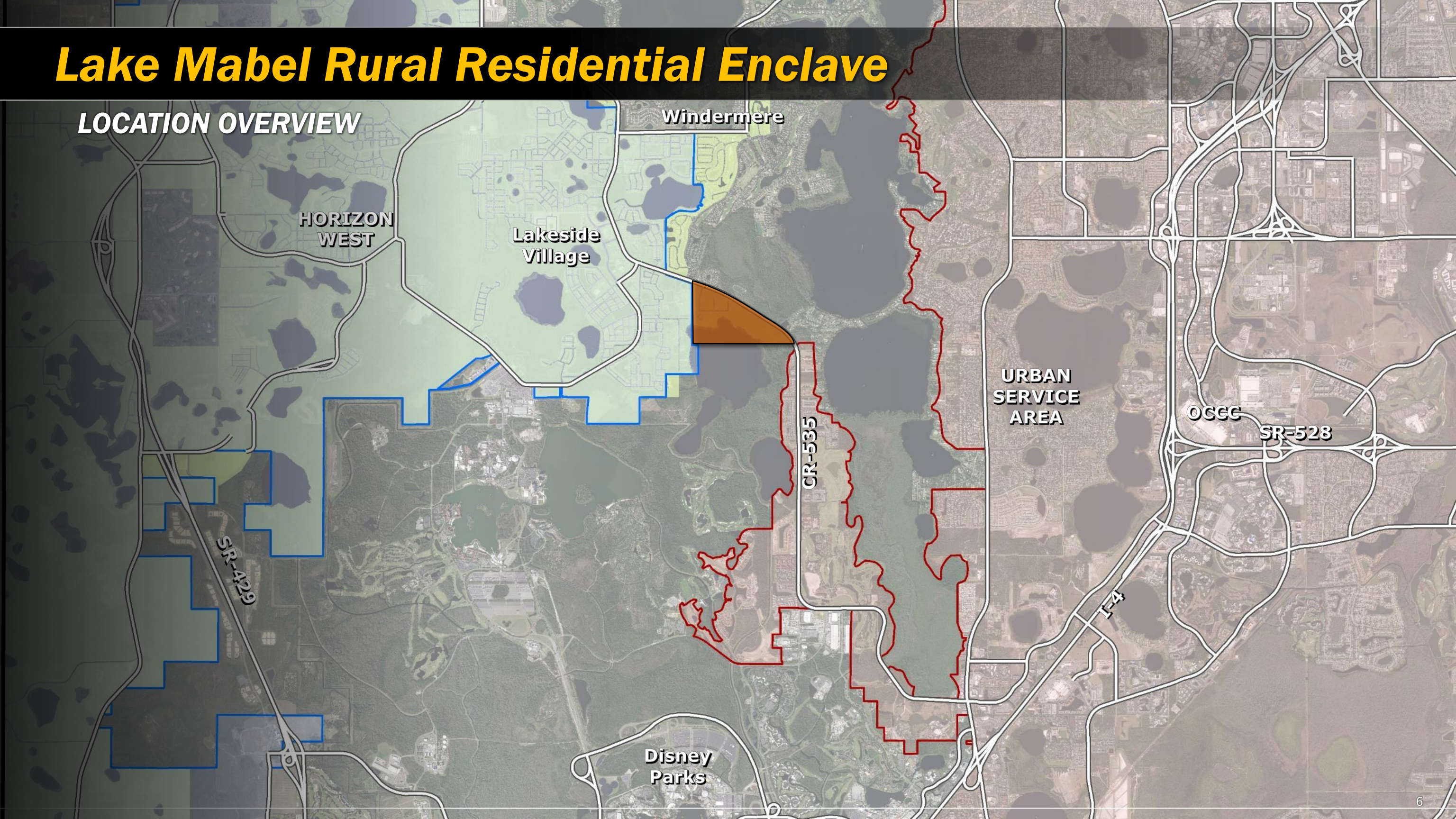
Newspaper Advertisements

County Website Updates:

www.ocfl.net/PlanningDevelopment/ResidentialEnclaves.aspx

Lake Mabel Rural Residential Enclave

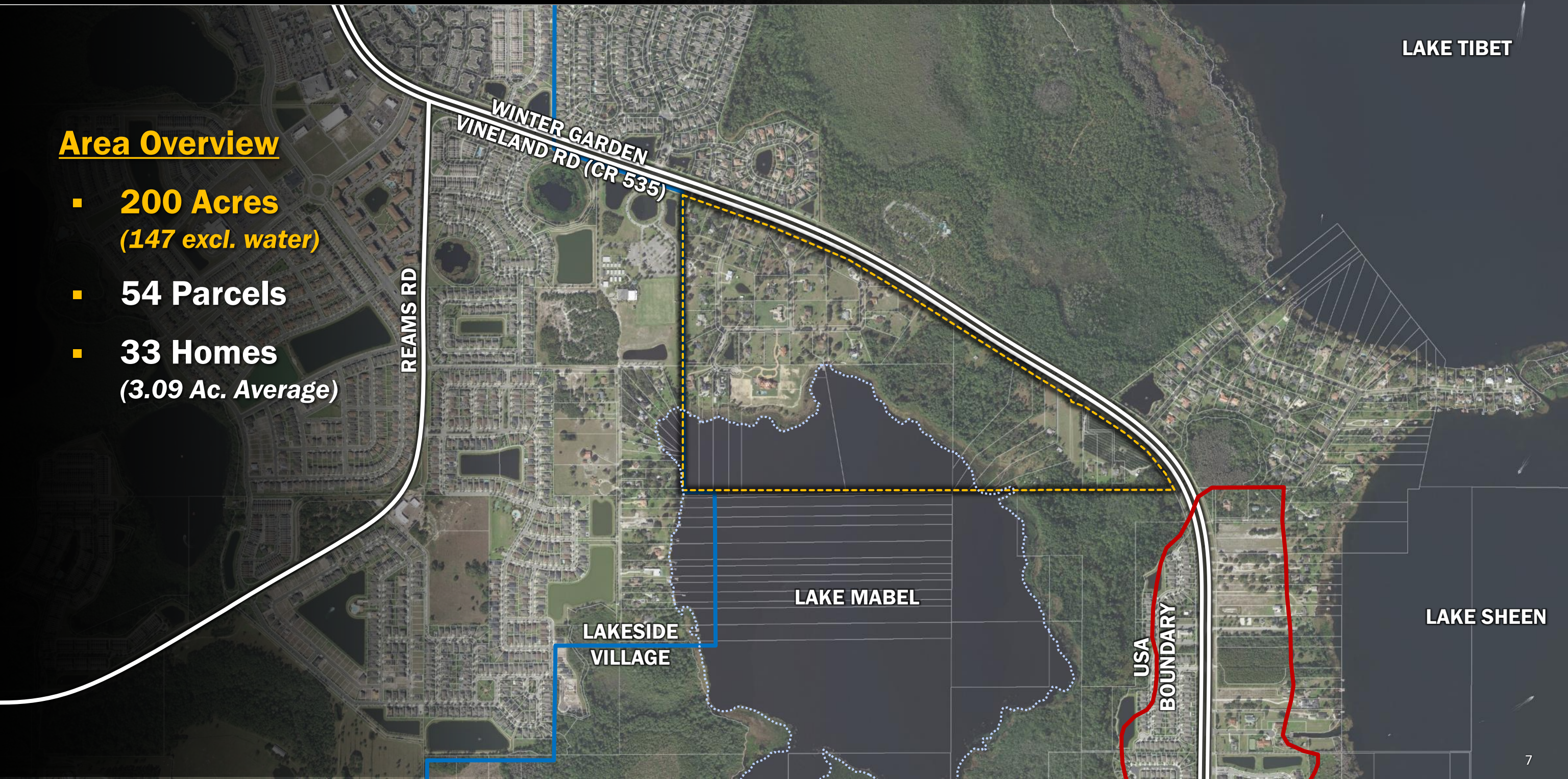
LOCATION OVERVIEW



Lake Mabel Rural Residential Enclave

Area Overview

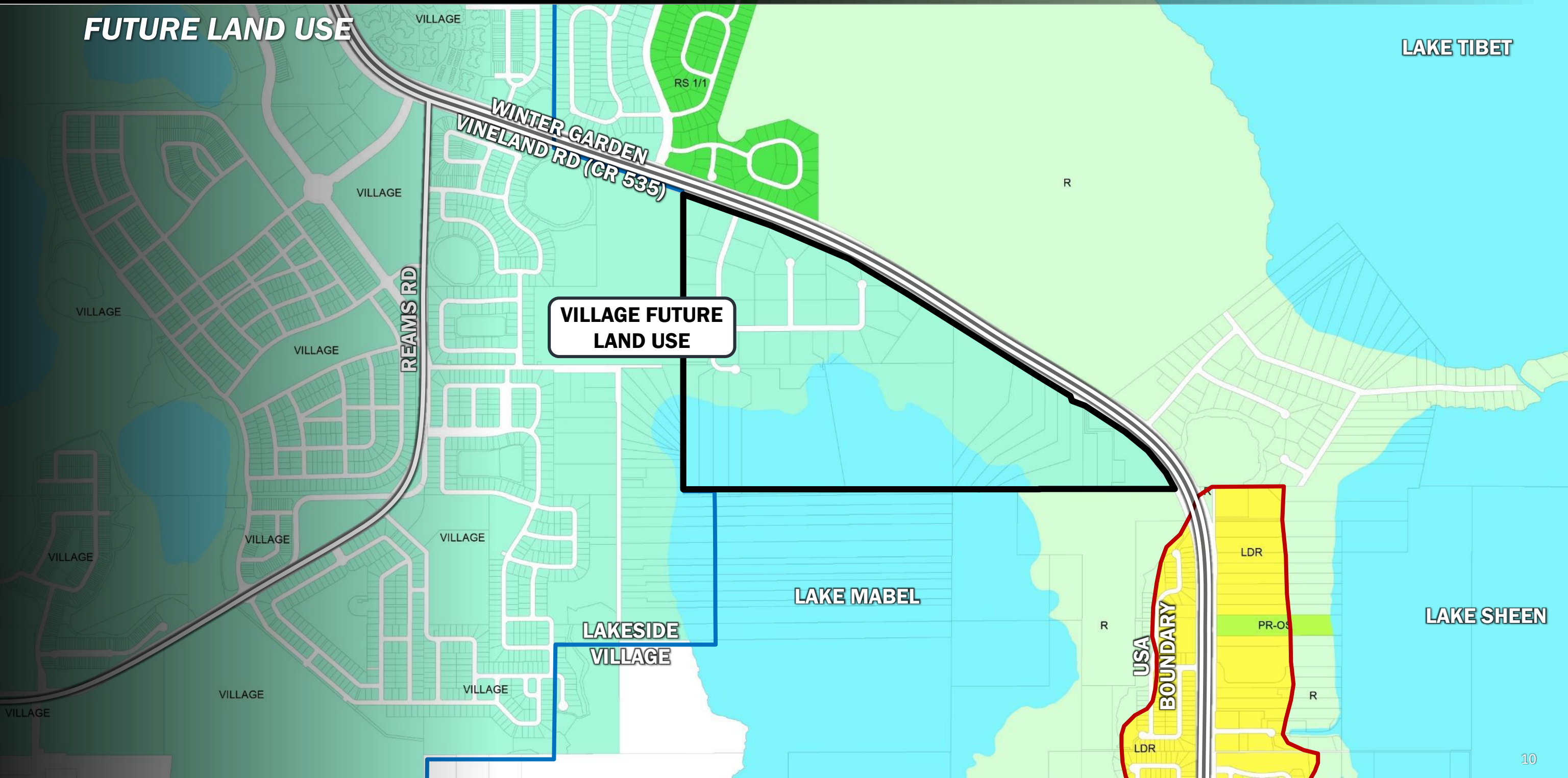
- **200 Acres**
(147 excl. water)
- **54 Parcels**
- **33 Homes**
(3.09 Ac. Average)



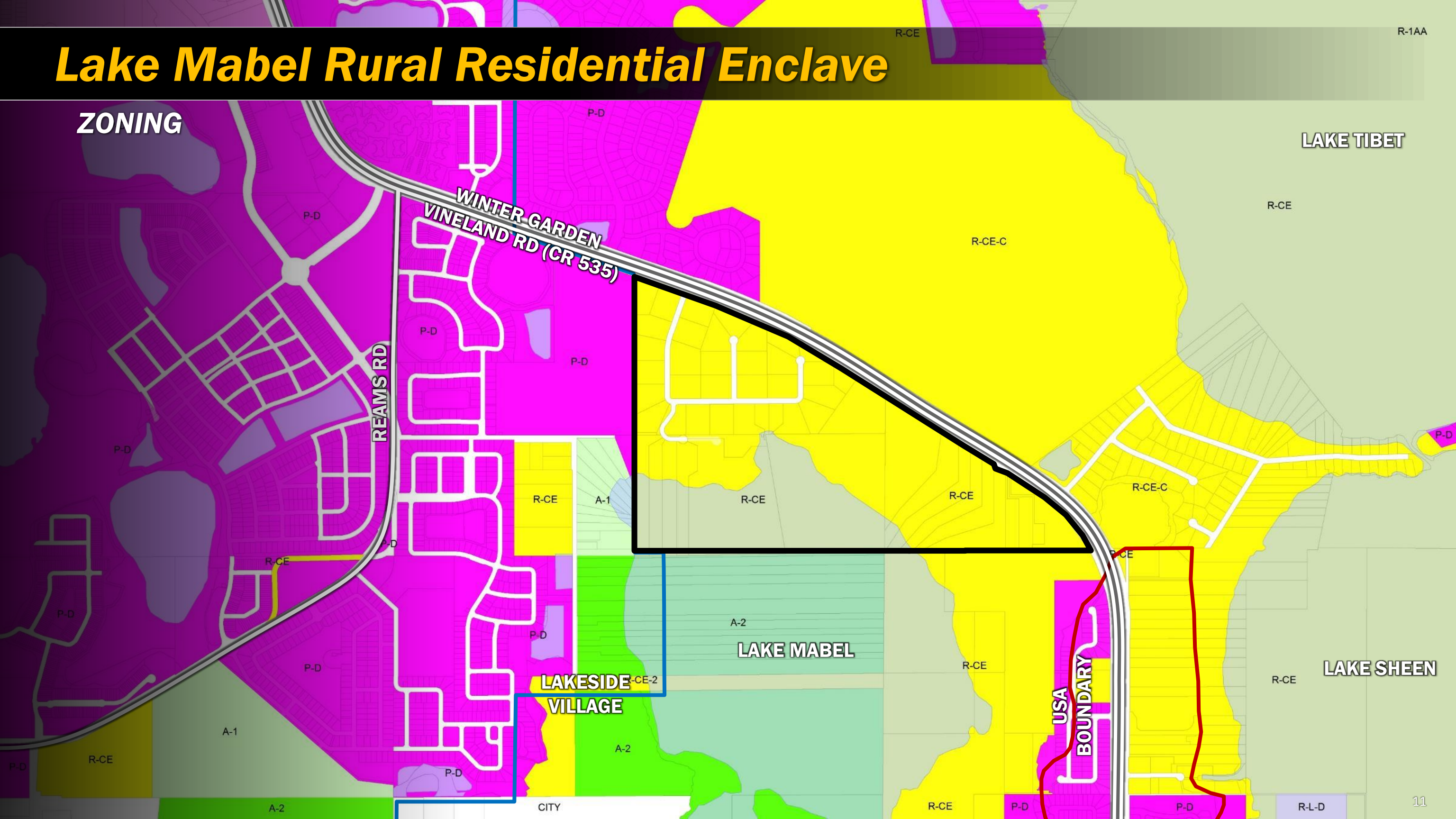




Lake Mabel Rural Residential Enclave



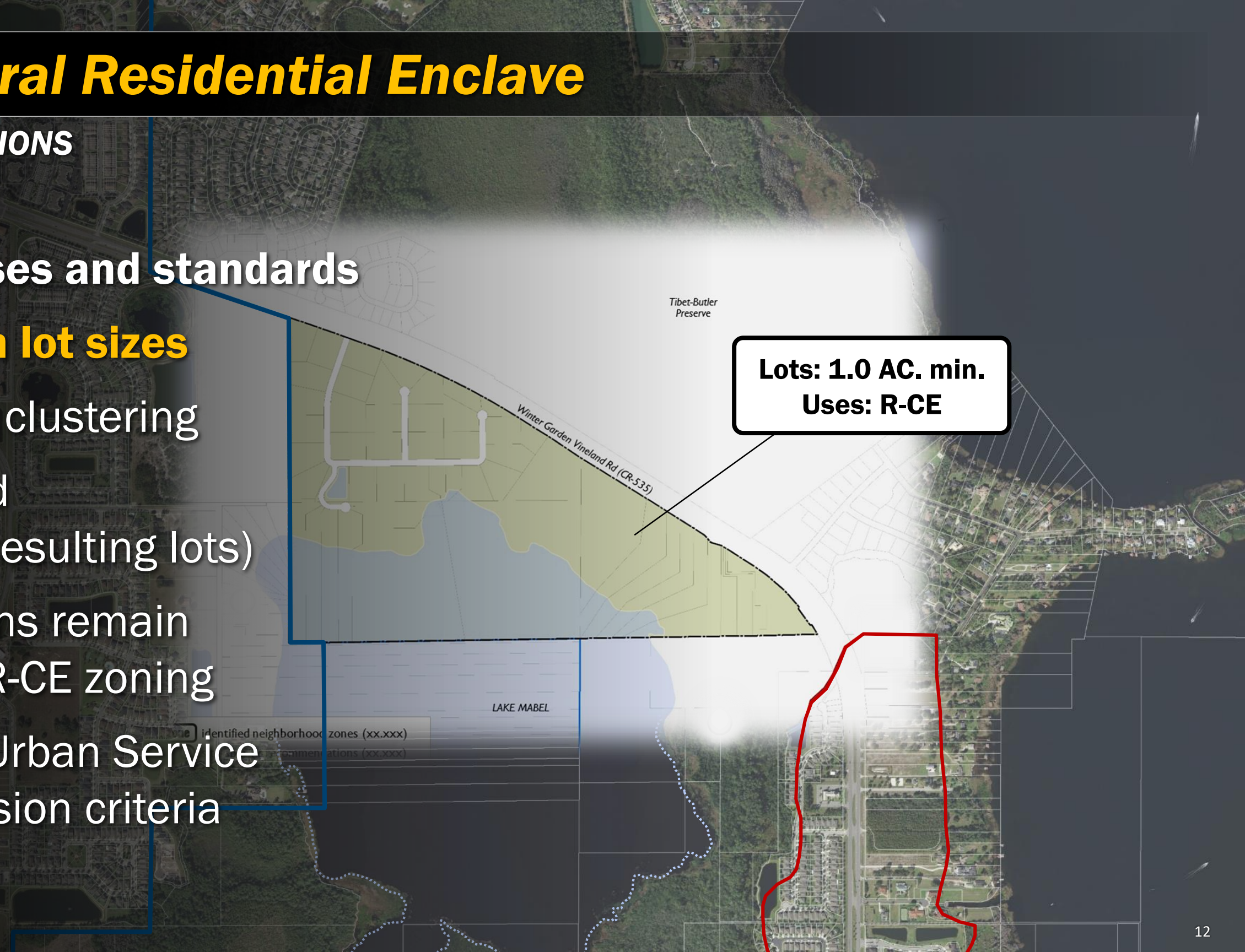
Lake Mabel Rural Residential Enclave



Lake Mabel Rural Residential Enclave

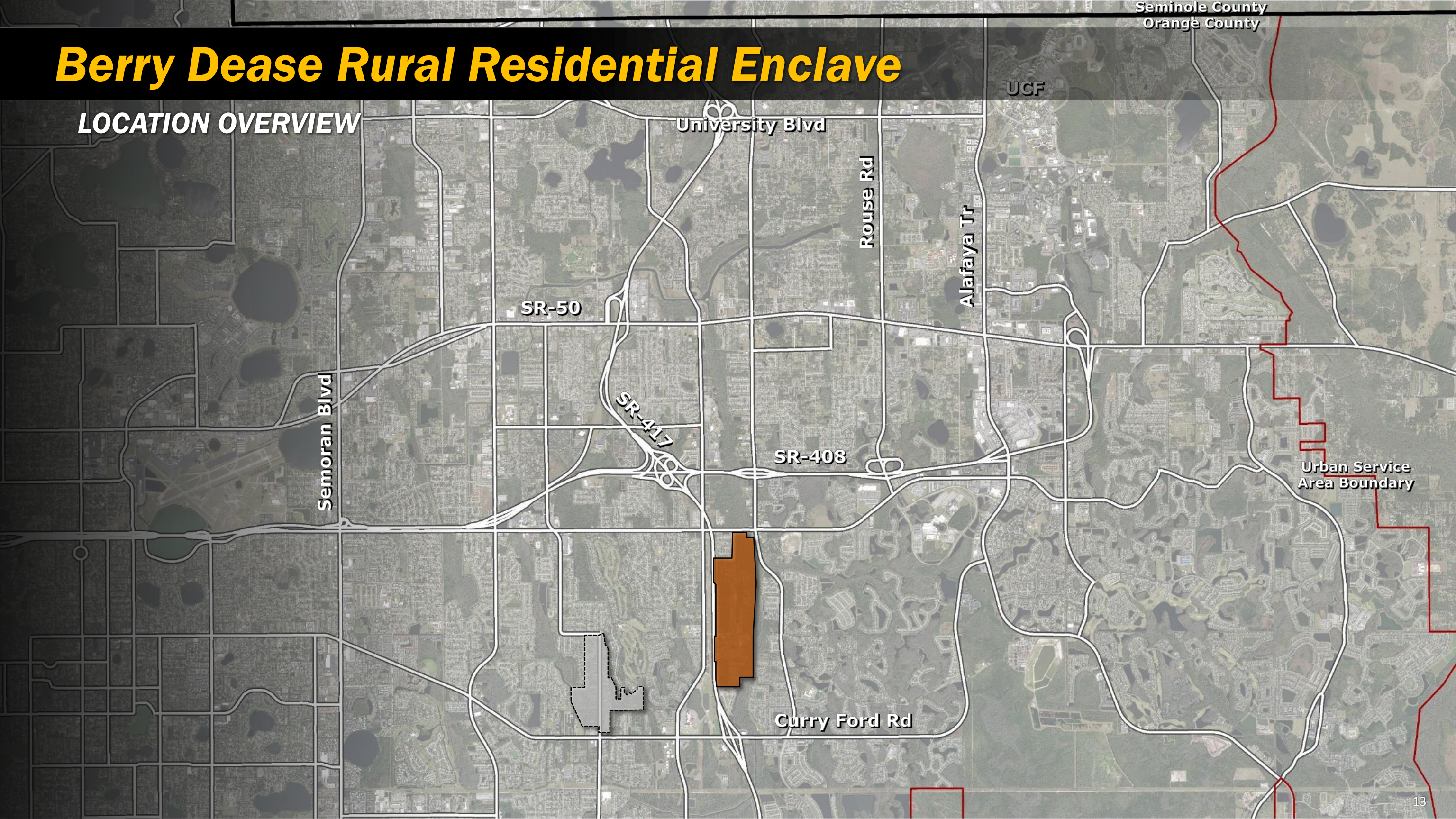
STAFF RECOMMENDATIONS

- 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



Berry Dease Rural Residential Enclave

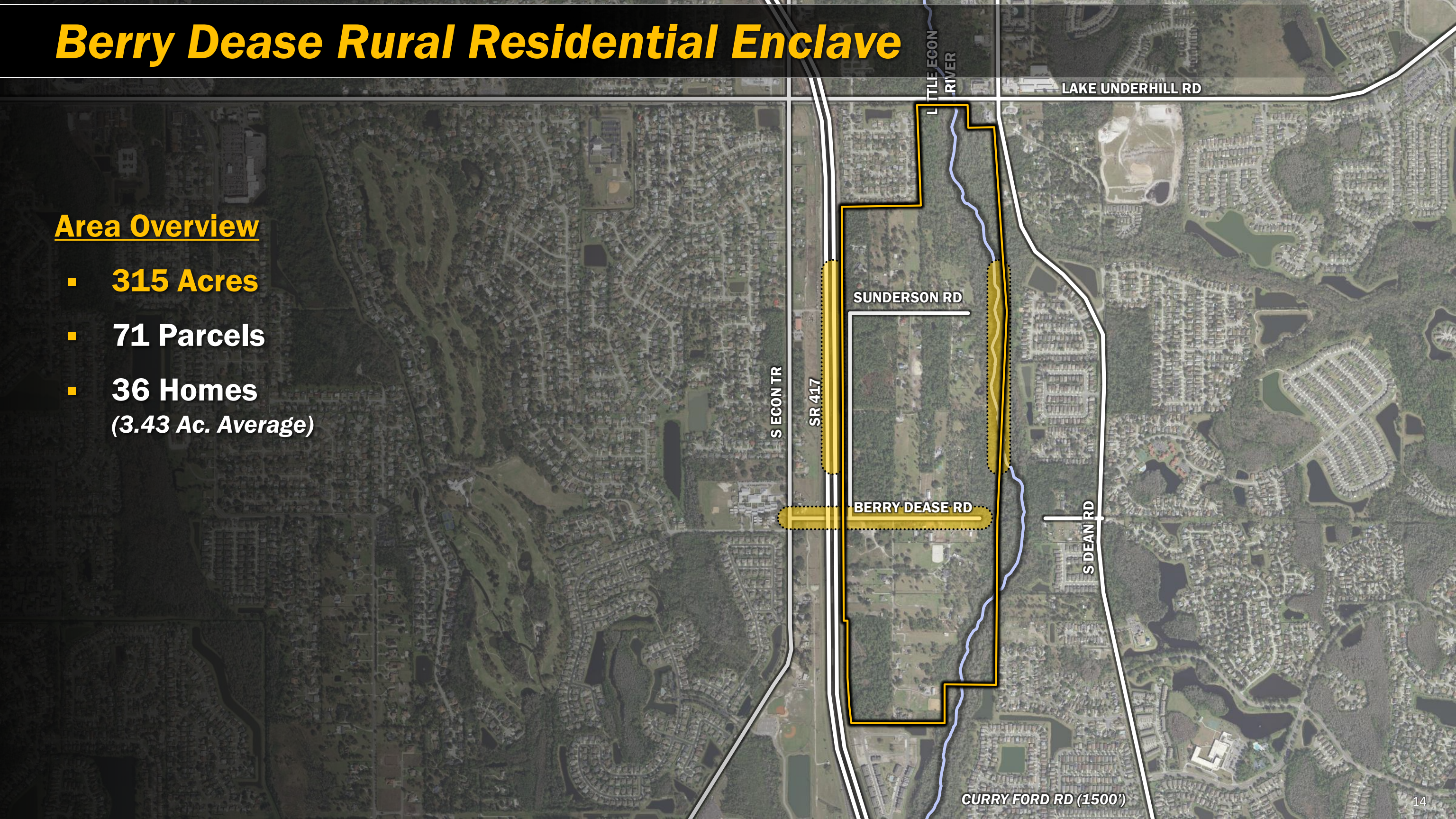
LOCATION OVERVIEW



Berry Dease Rural Residential Enclave

Area Overview

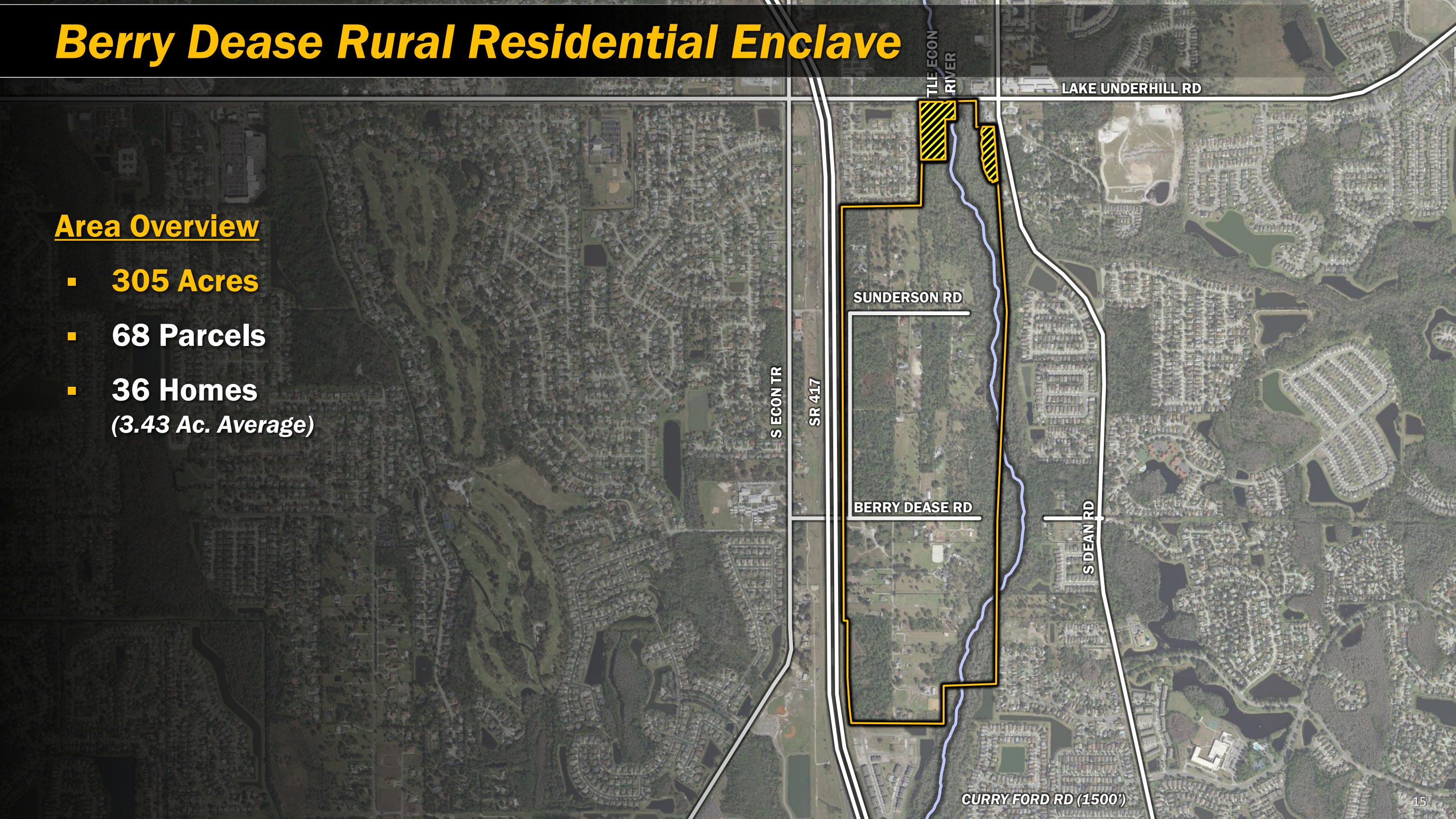
- **315 Acres**
- **71 Parcels**
- **36 Homes**
(3.43 Ac. Average)



Berry Dease Rural Residential Enclave

Area Overview

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



LAKE UNDERHILL RD

BCC

Nidhruv Inc.

Yacoub
Alsaka

John
Bledsoe

John
Dubrule

Cypress Bend
Neighborhood Association

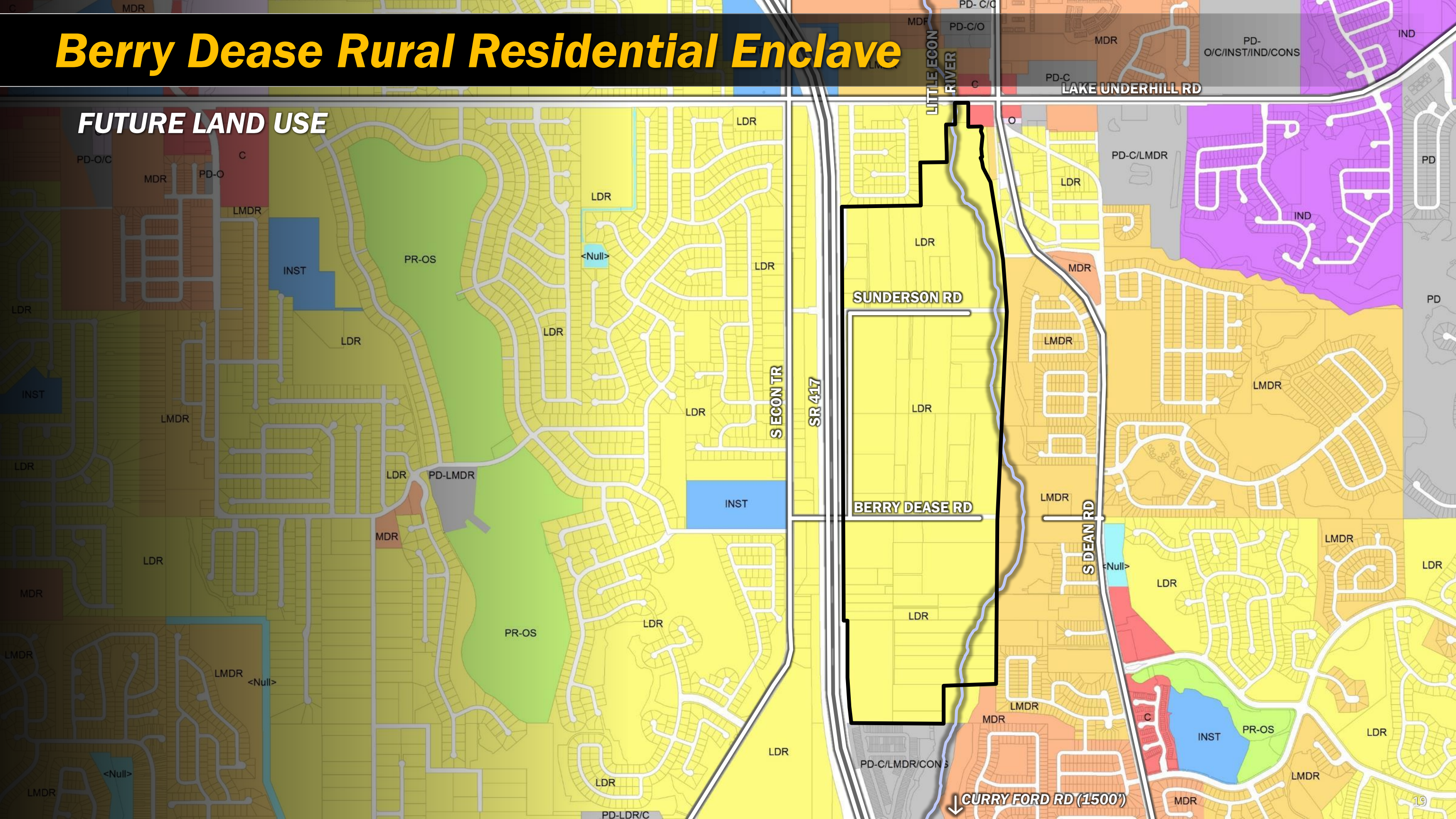
SOUTHDEAN RD





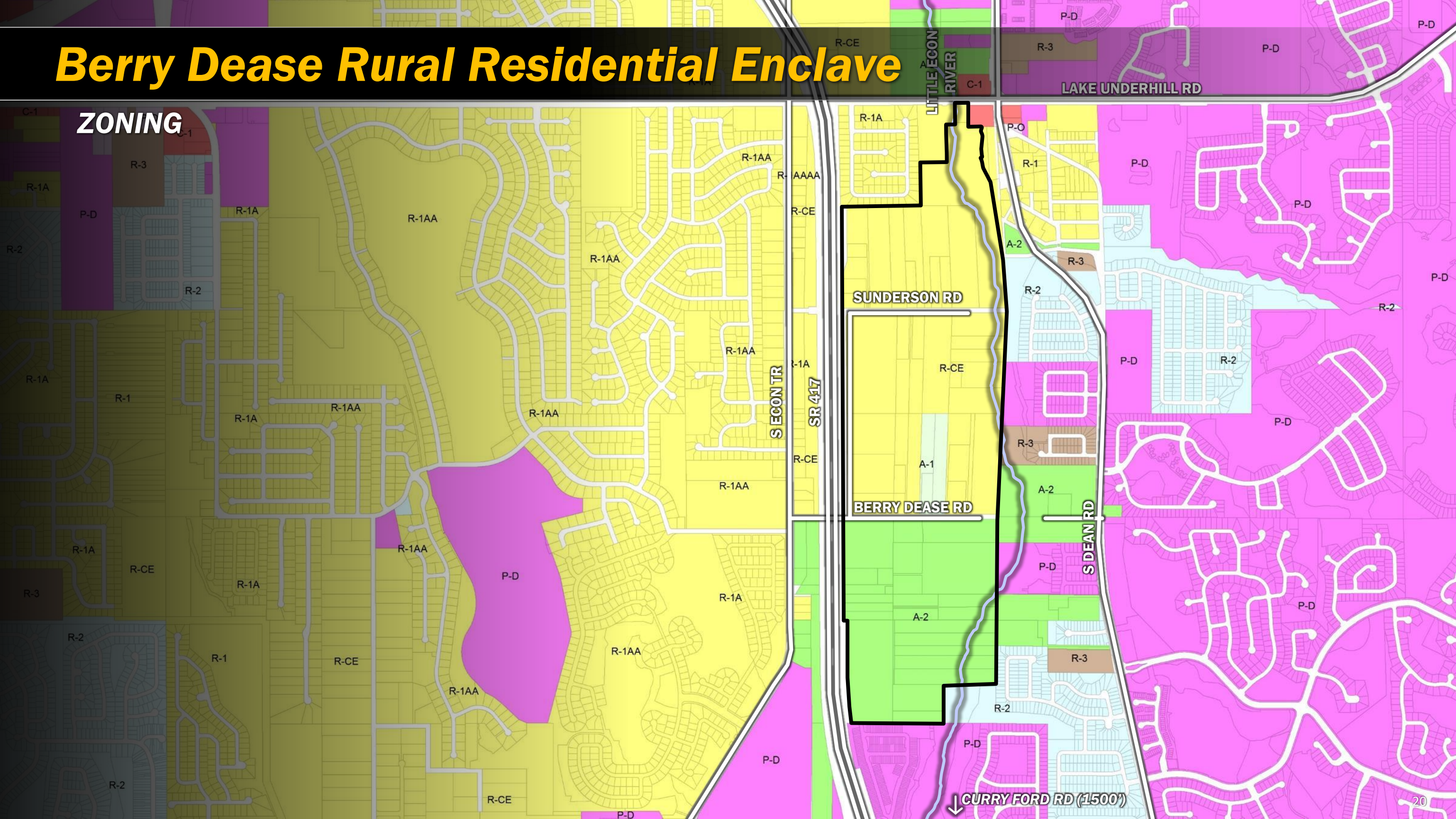
Berry Dease Rural Residential Enclave

FUTURE LAND USE



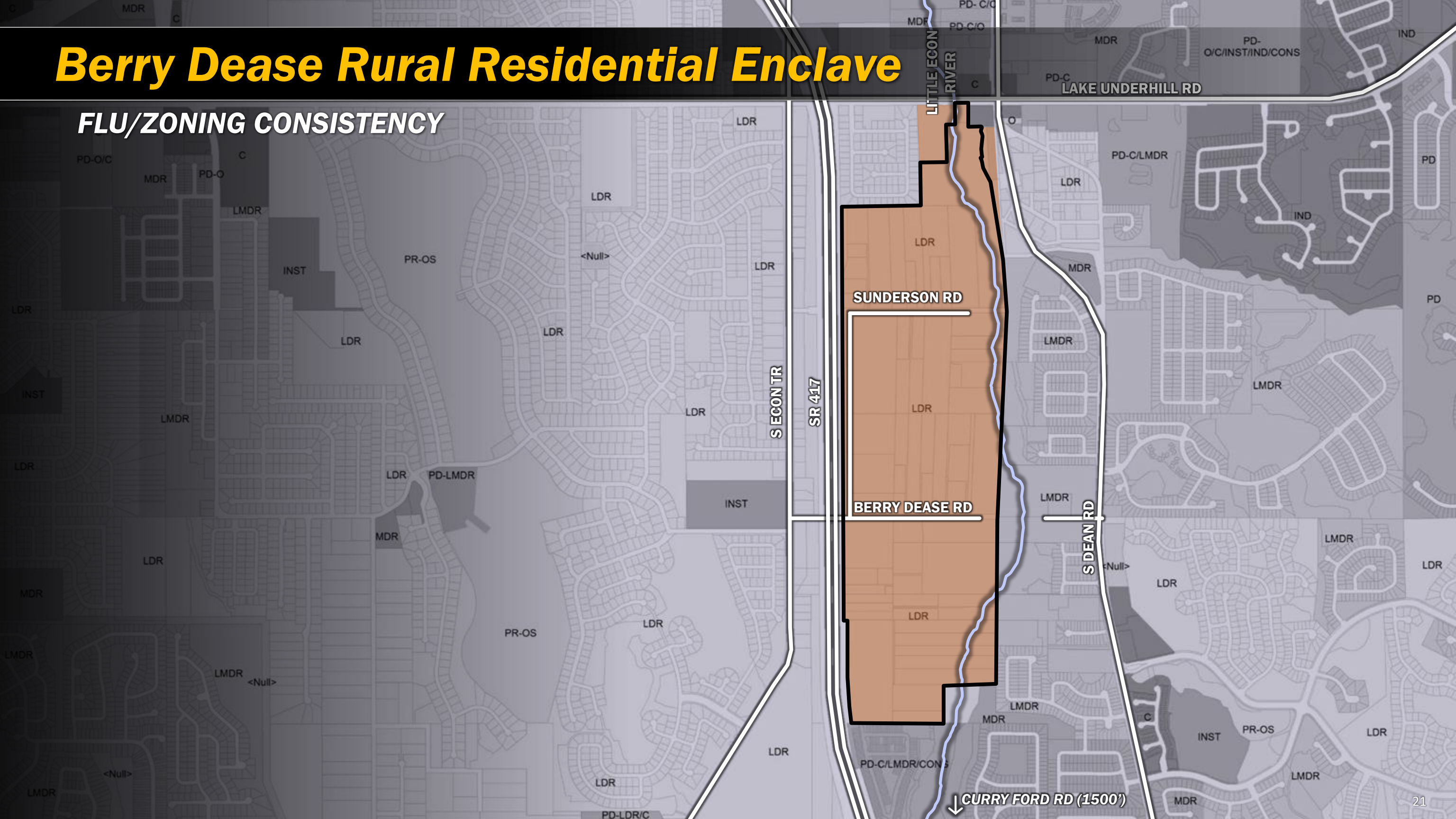
Berry Dease Rural Residential Enclave

ZONING



Berry Dease Rural Residential Enclave

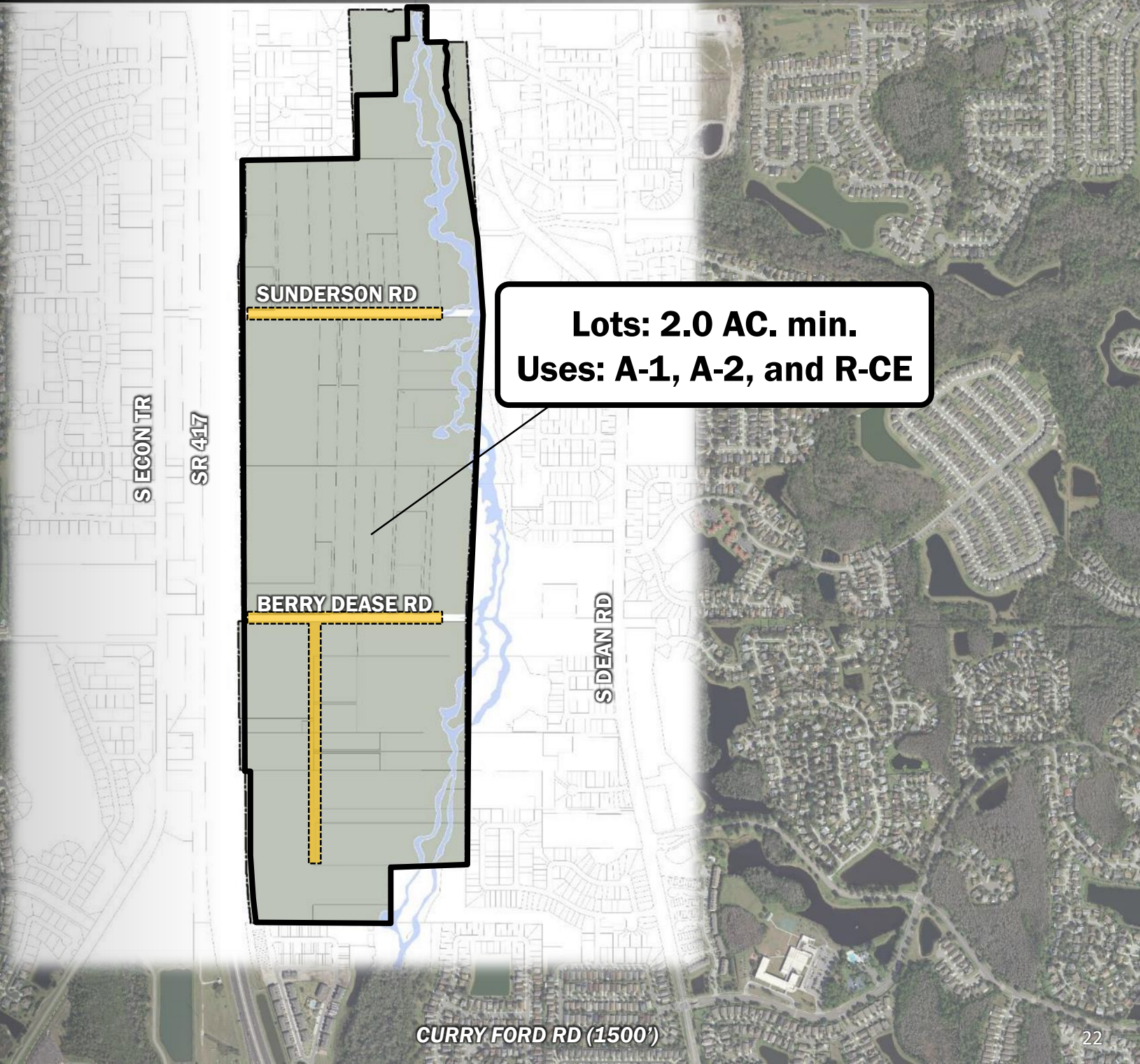
FLU/ZONING CONSISTENCY



Berry Dease Rural Residential Enclave

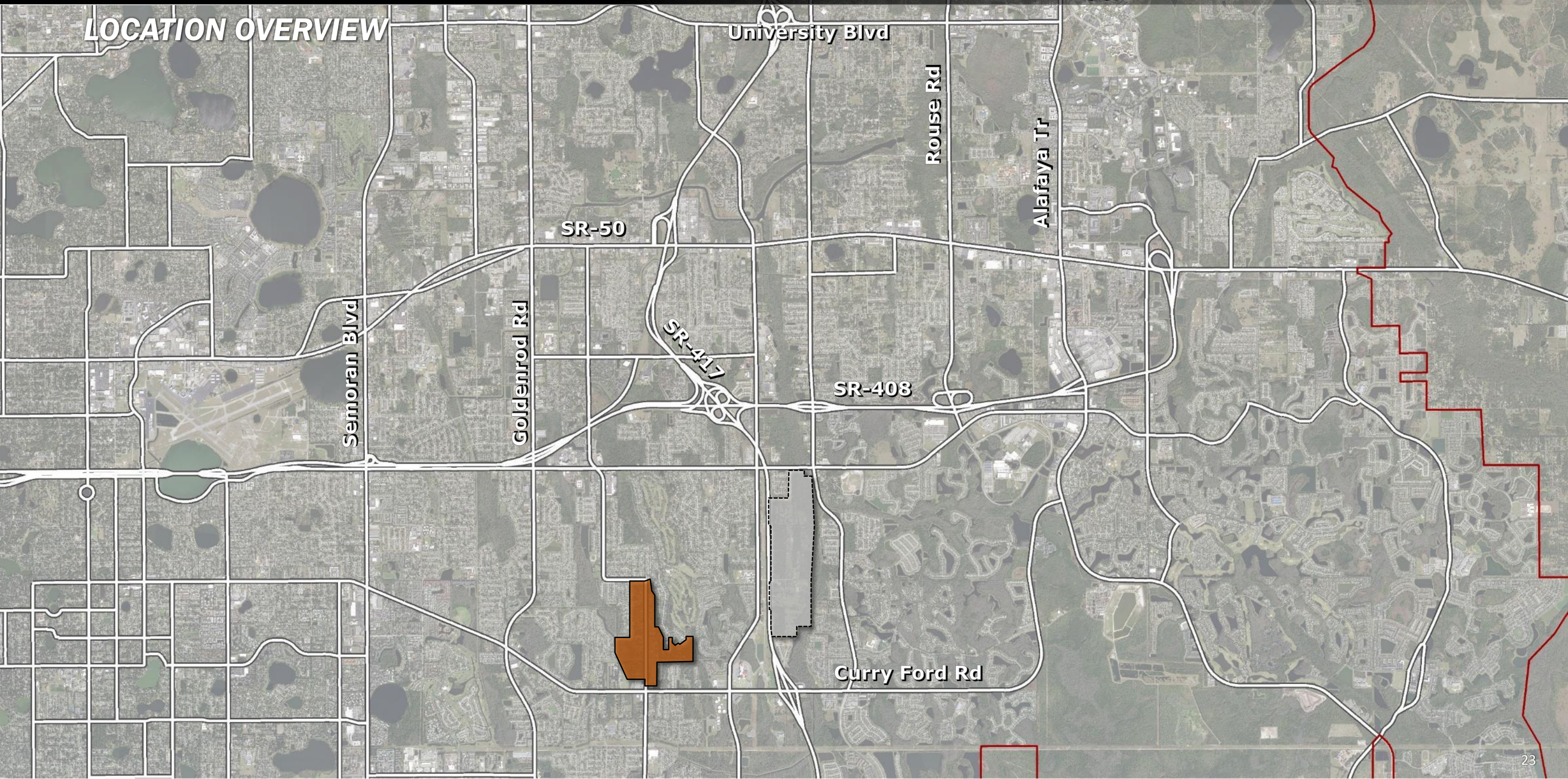
STAFF RECOMMENDATIONS

- 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

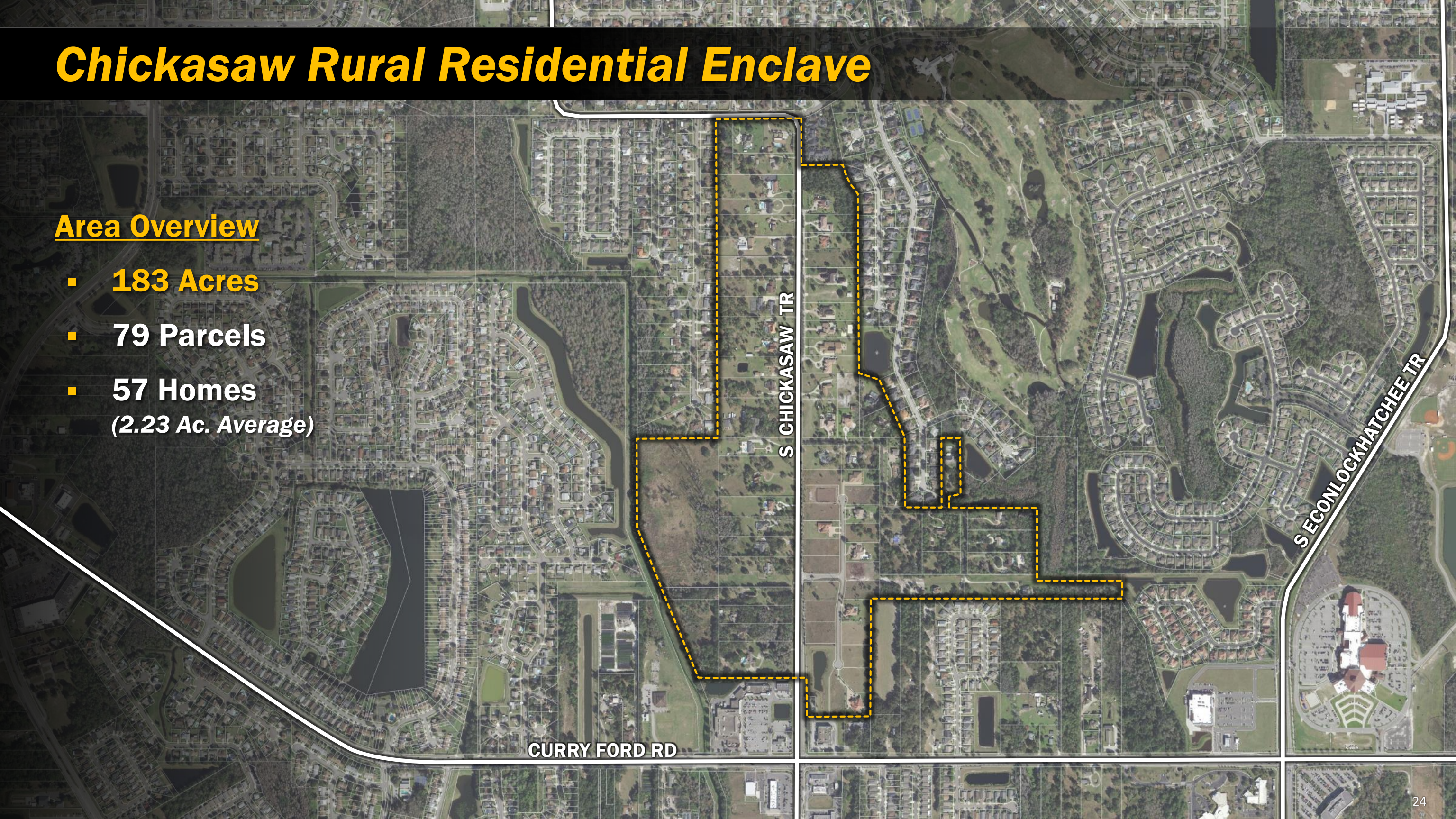
LOCATION OVERVIEW



Chickasaw Rural Residential Enclave

Area Overview

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



S CHICKASAW TR

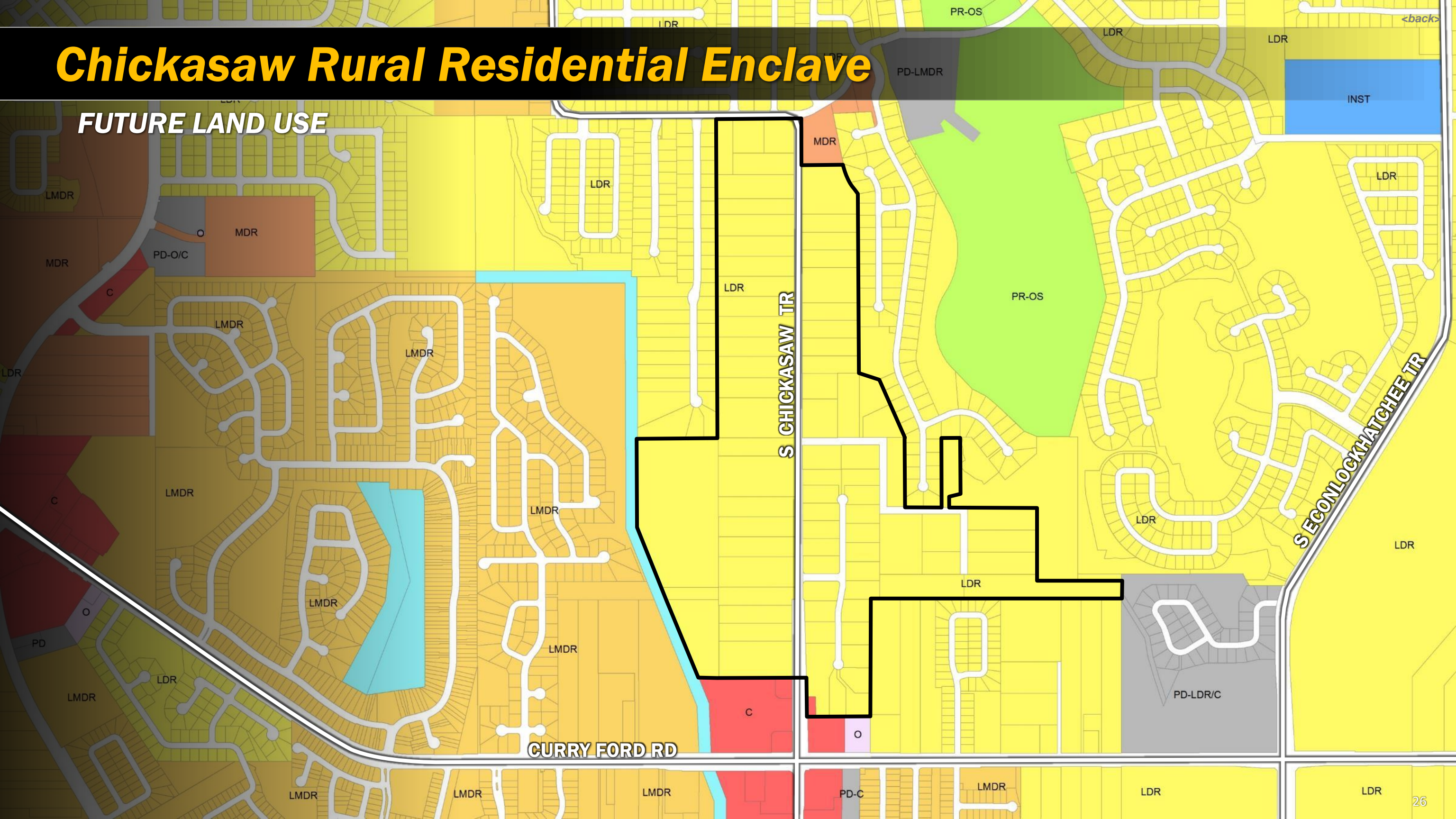
CURRY FORD RD

S CONLOCKHATCHEE TR



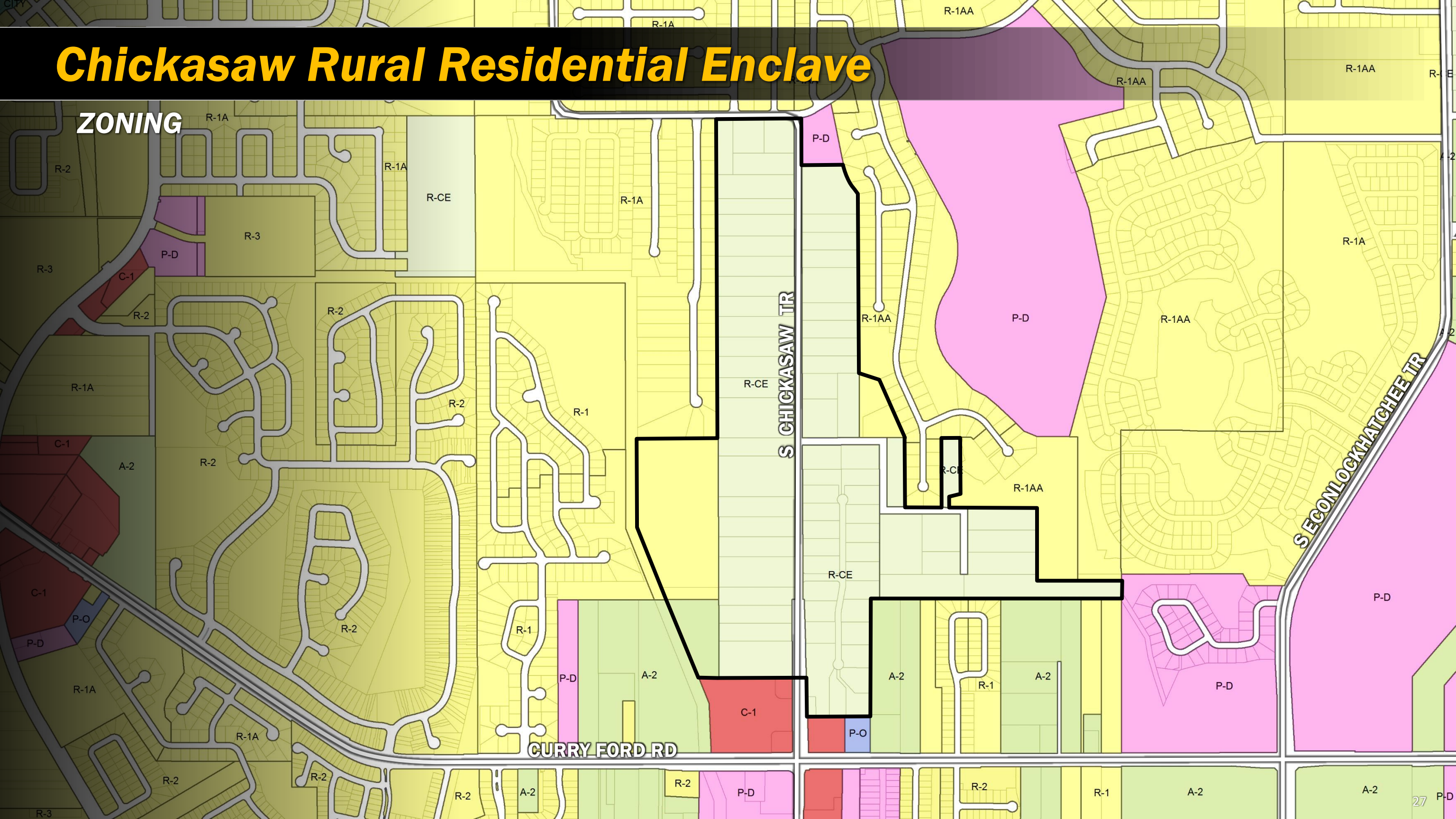
Chickasaw Rural Residential Enclave

FUTURE LAND USE



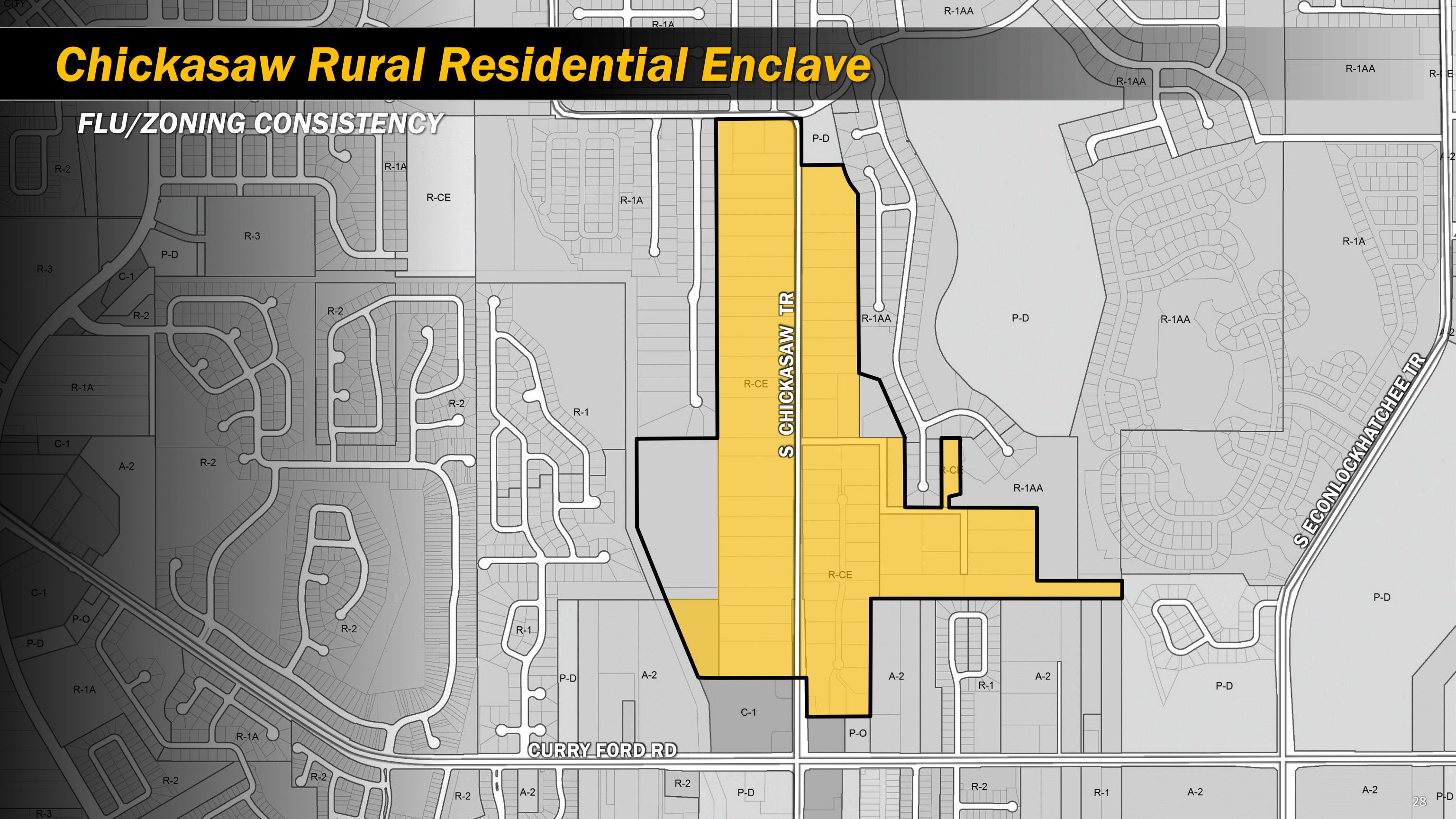
Chickasaw Rural Residential Enclave

ZONING



Chickasaw Rural Residential Enclave

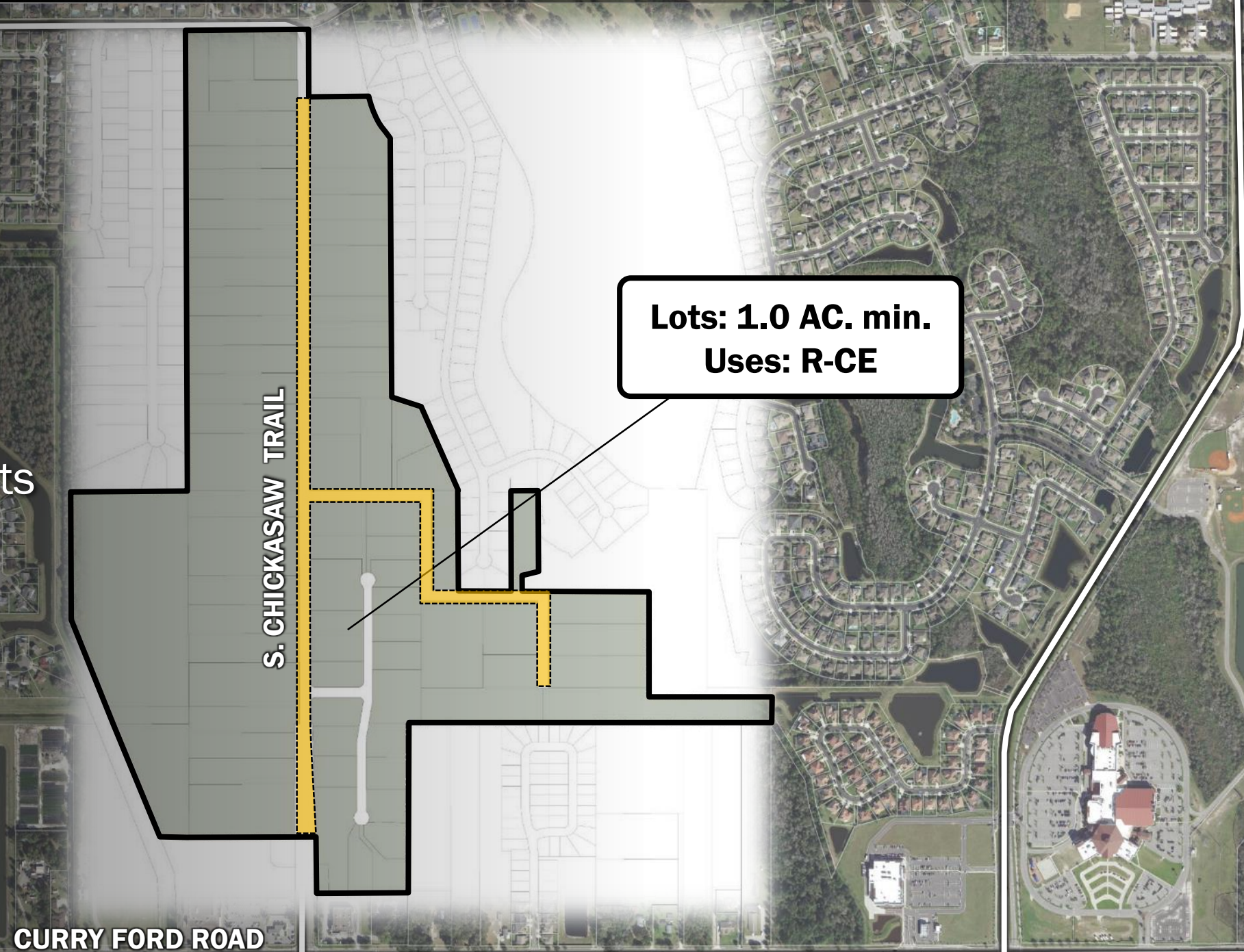
FLU/ZONING CONSISTENCY



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**



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)

Proposed Objectives and Policies

OBJ FLU2.5

RURAL RESIDENTIAL ENCLAVES play a critical role in supplying a variety of lifestyles and housing choices that foster rich, diverse and vibrant places. The County shall continue to support these rural residential neighborhoods by addressing local compatibility challenges while promoting context-sensitive community planning solutions.

Proposed Objectives and Policies

FLU2.5.1

Rural Residential Enclaves are generally described as established neighborhoods with a homogeneous and stable rural low-density residential development pattern; well-defined or fairly defined geographic boundaries; and the presence of historic, physical, environmental, regulatory, or other site-specific constraints. Rural Residential Enclaves may also reflect other rural characteristics, despite being located in the Urban Service Area (USA), or in close proximity to designated urban growth areas.

Proposed Objectives and Policies

FLU2.5.4

Properties within Rural Residential Enclaves shall be subject to minimum net developable land area* requirements and corridor guidelines as specified below, and as depicted on Maps 25(a) through 25(c) of the Future

Rural Residential Enclave	Min. <u>Net Developable</u> Land Area Requirement*	Identified Rural Residential Corridors	Map Ref.
Lake Mabel	1.0 Ac. Min.	None	25(a)
Berry Dease	2.0 Ac. Min.	Berry Dease Road Sunderson Road Gregory Road	25(b)
Chickasaw	1.0 Ac. Min.	S. Chickasaw Trail Chickasaw Farms Lane	25(c)

* Minimum Net Developable Land Area as defined in Policy FLU1.1.2(c).

Summary of Proposed Policies

FLU2.5.4 (Continued) – *Added Language*

An undeveloped parcel of property that was legally created and recorded in the Public Records of Orange County prior to [insert effective date here], and which meets all other applicable laws and regulations, shall be entitled to develop a single family residential structure on such parcel without further board action regardless of whether such parcel meets the minimum net developable land area requirements of this Policy.

AMENDMENT 2018-2-C-FLUE-1

Future Land Use Element Text & Map Series

LPA Recommendation: ADOPT

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
- **ADOPT** proposed amendment 2018-2-C-FLUE-1 related to Rural Residential Enclaves.

AMENDMENT 2018-2-C-FLUE-1

2018-2 Regular Out-of-Cycle Ordinance

Requested Action:

- Make a finding of consistency with the Comprehensive Plan;
- Determine that the amendment is in compliance, consistent with today's actions; and
- **ADOPT** the proposed Ordinance for amendment 2018-2-C-FLUE-1, related to Rural Residential Enclaves.