

# ***RURAL RESIDENTIAL ENCLAVES***

## ***AMENDMENT #2018-2-C-FLUE-1***

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



***July 10, 2018***

**ORANGE COUNTY PLANNING DIVISION**

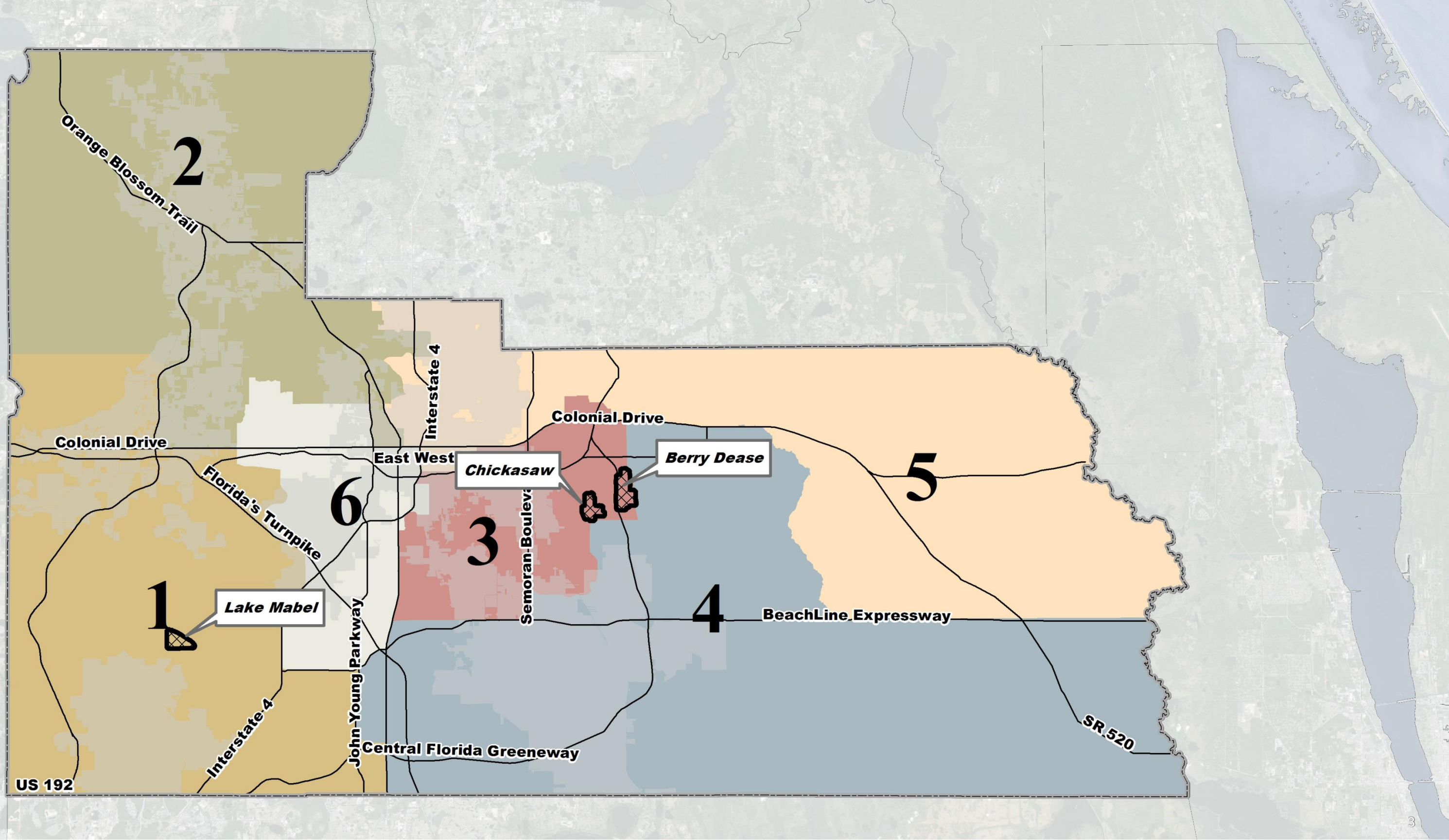
COMMUNITY, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT



## ***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.**





US 192

1

Lake Mabel

2

Orange Blossom Trail

6

Colonial Drive

Florida's Turnpike

Interstate 4

East West

Chickasaw

3

Semoran Boulevard

Colonial Drive

Berry Dease

4

4

BeachLine Expressway

5

SR 520

John Young Parkway

Central Florida Greenway



# **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**

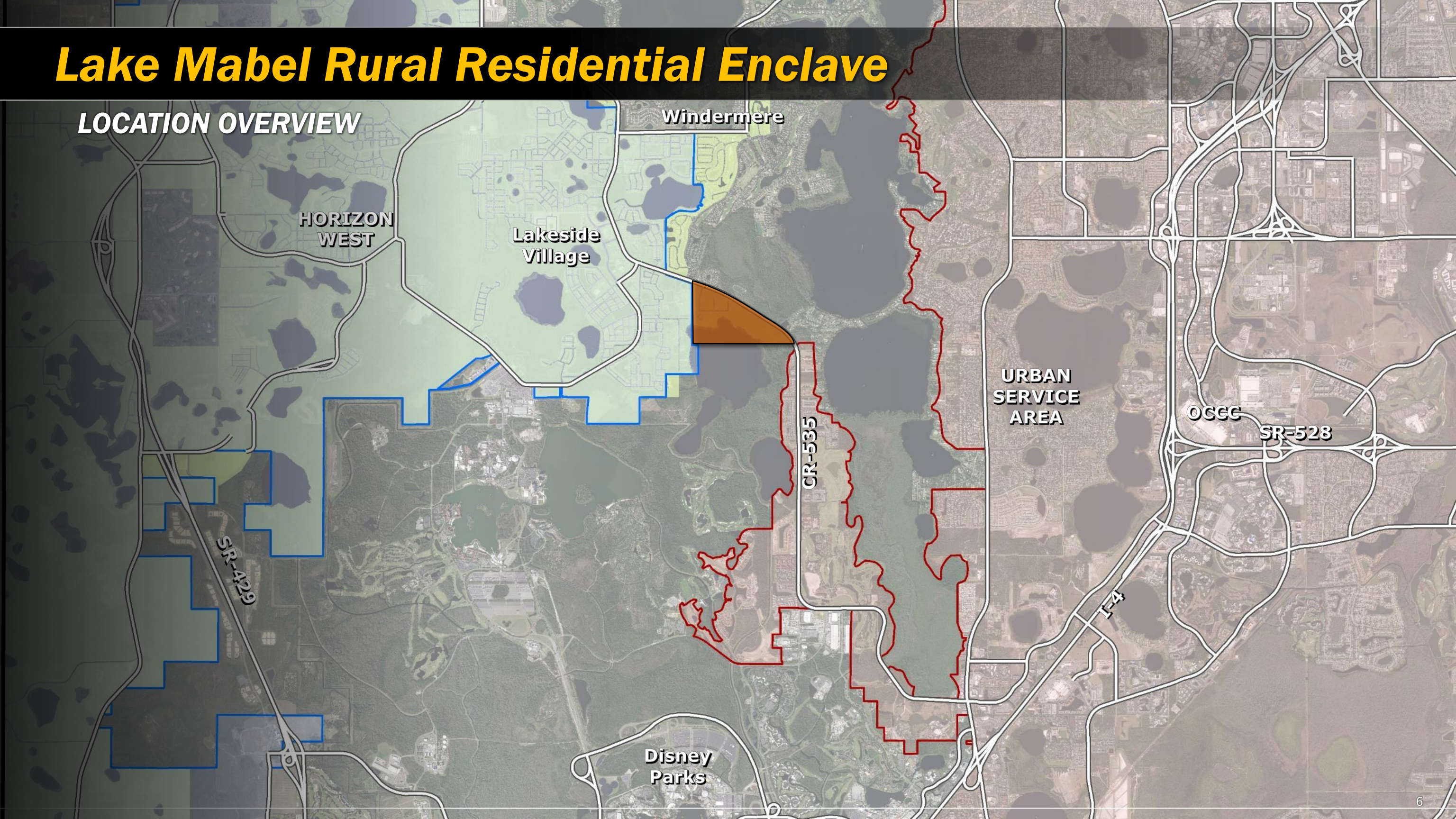
**County Website Updates:**

[www.ocfl.net/PlanningDevelopment/ResidentialEnclaves.aspx](http://www.ocfl.net/PlanningDevelopment/ResidentialEnclaves.aspx)



# Lake Mabel Rural Residential Enclave

## LOCATION OVERVIEW

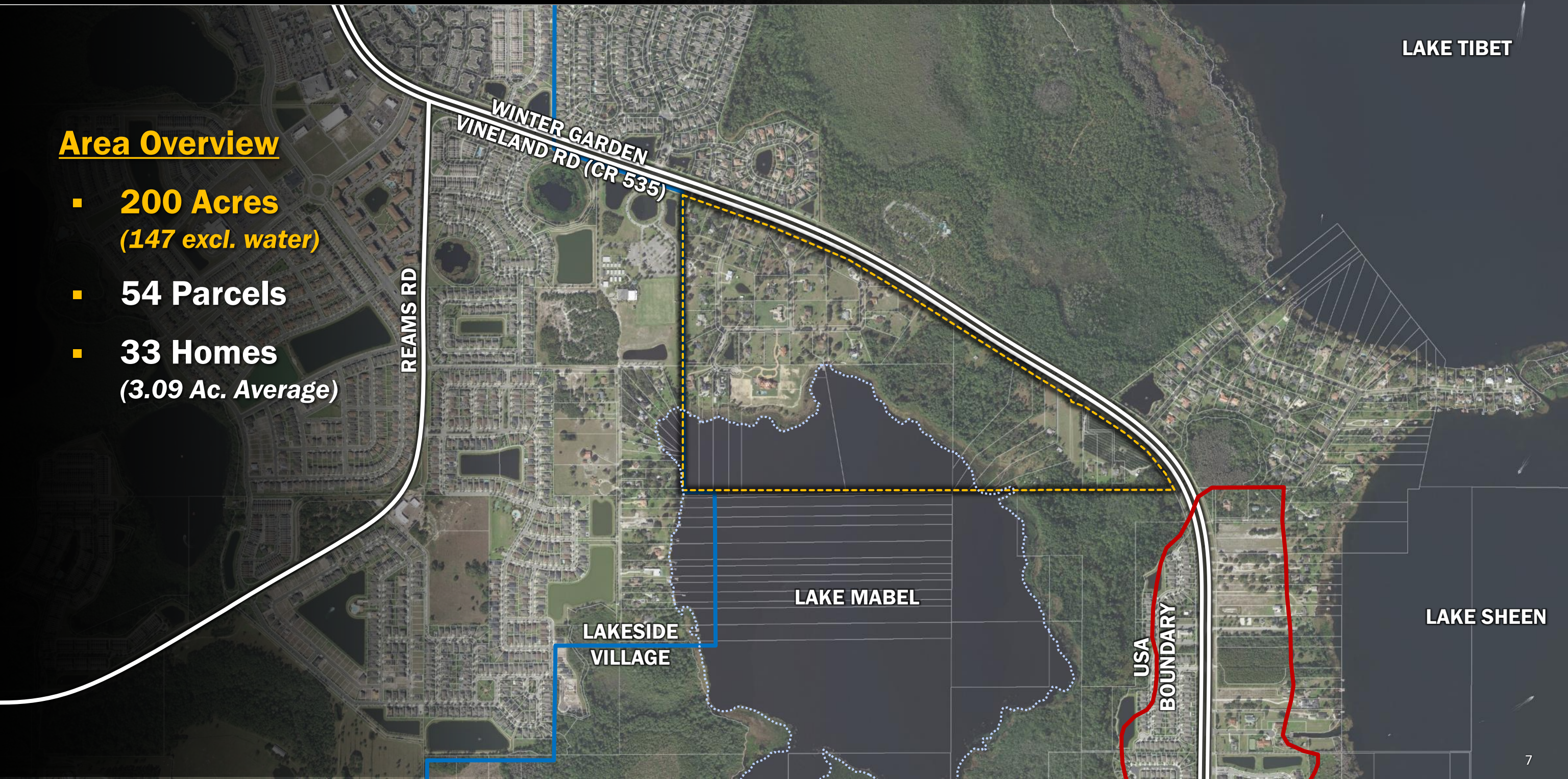




# Lake Mabel Rural Residential Enclave

## Area Overview

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



LAKE TIBET

REAMS RD

WINTER GARDEN  
VINELAND RD (CR 535)

LAKE MABEL

LAKESIDE  
VILLAGE

USA  
BOUNDARY

LAKE SHEEN



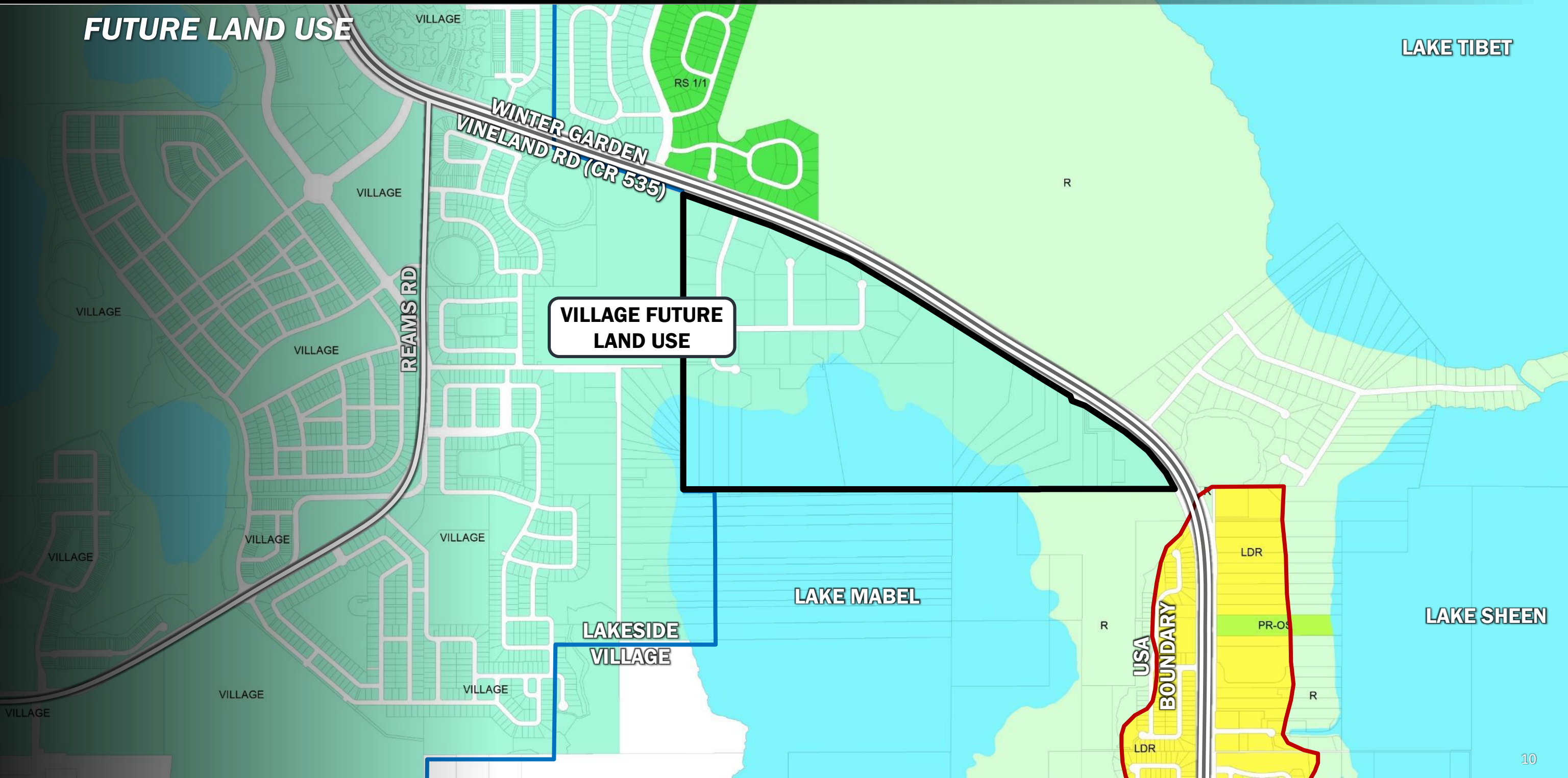






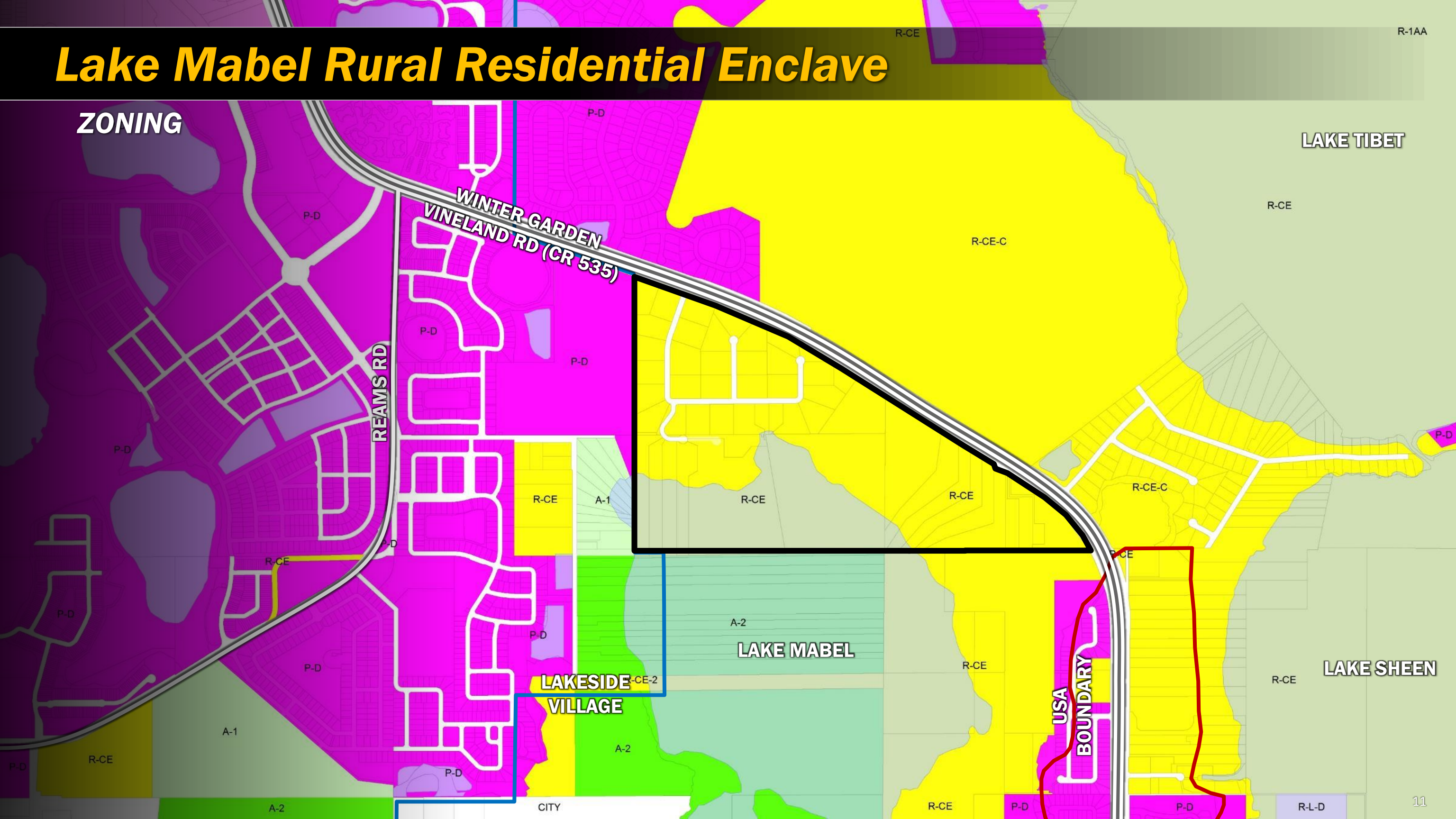


# Lake Mabel Rural Residential Enclave





# Lake Mabel Rural Residential Enclave

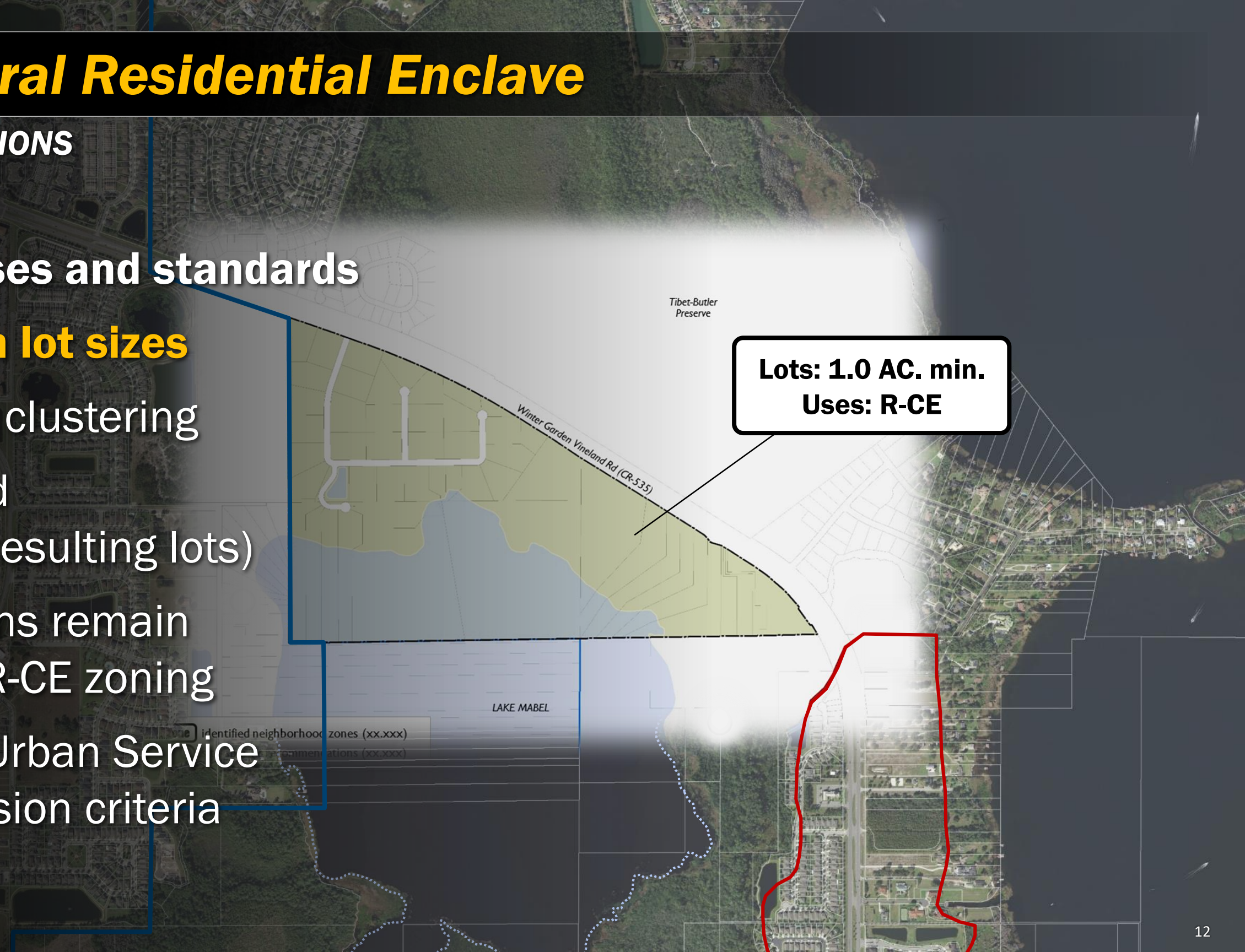




# Lake Mabel Rural Residential Enclave

## STAFF RECOMMENDATIONS

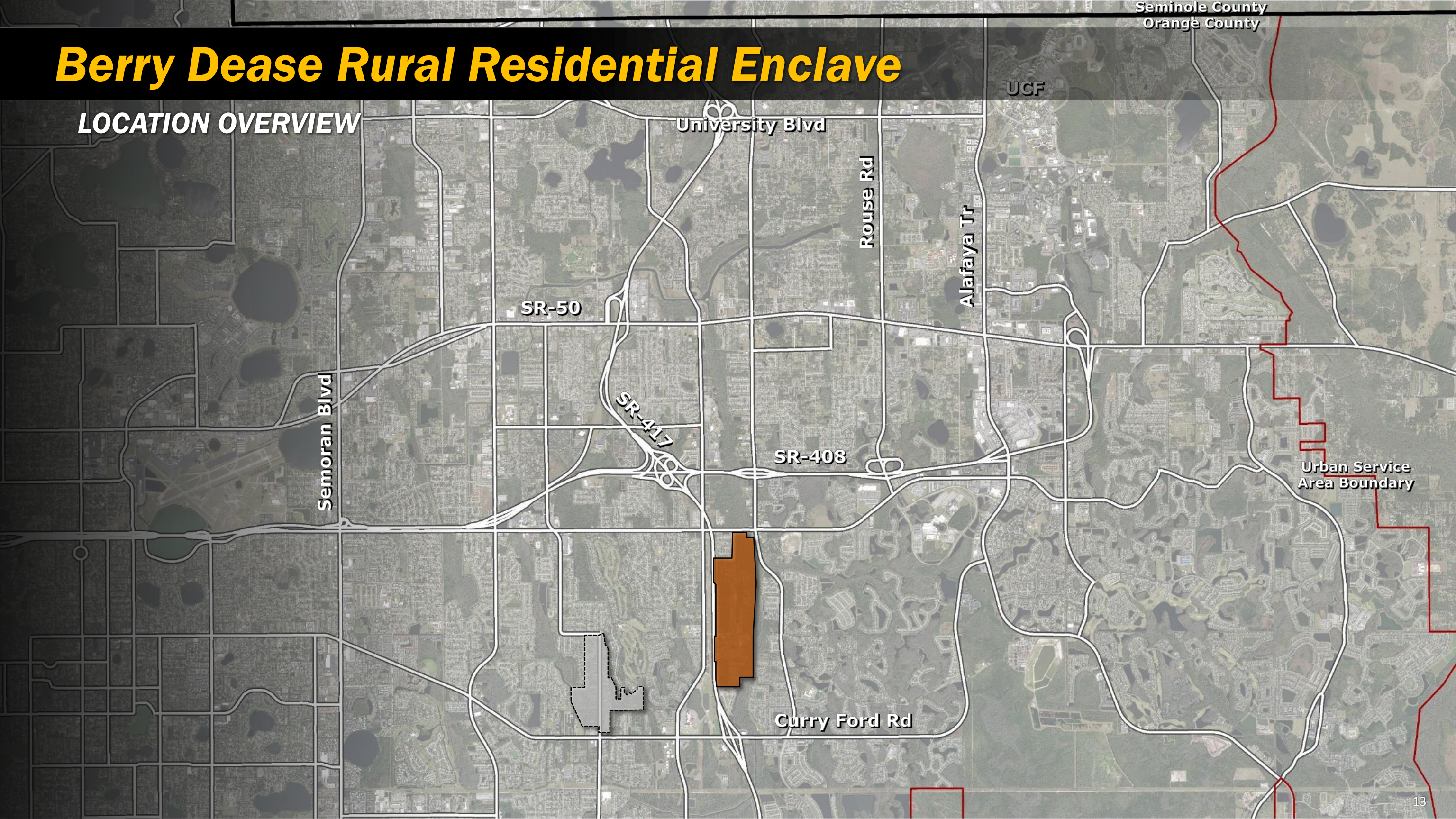
- Existing R-CE uses and standards
- **1-Acre minimum lot sizes**
- No development clustering
- Lot splits allowed  
(1-Acre min. for resulting lots)
- Special Exceptions remain  
consistent with R-CE zoning
- Uphold existing Urban Service  
Boundary expansion criteria





# Berry Dease Rural Residential Enclave

## LOCATION OVERVIEW

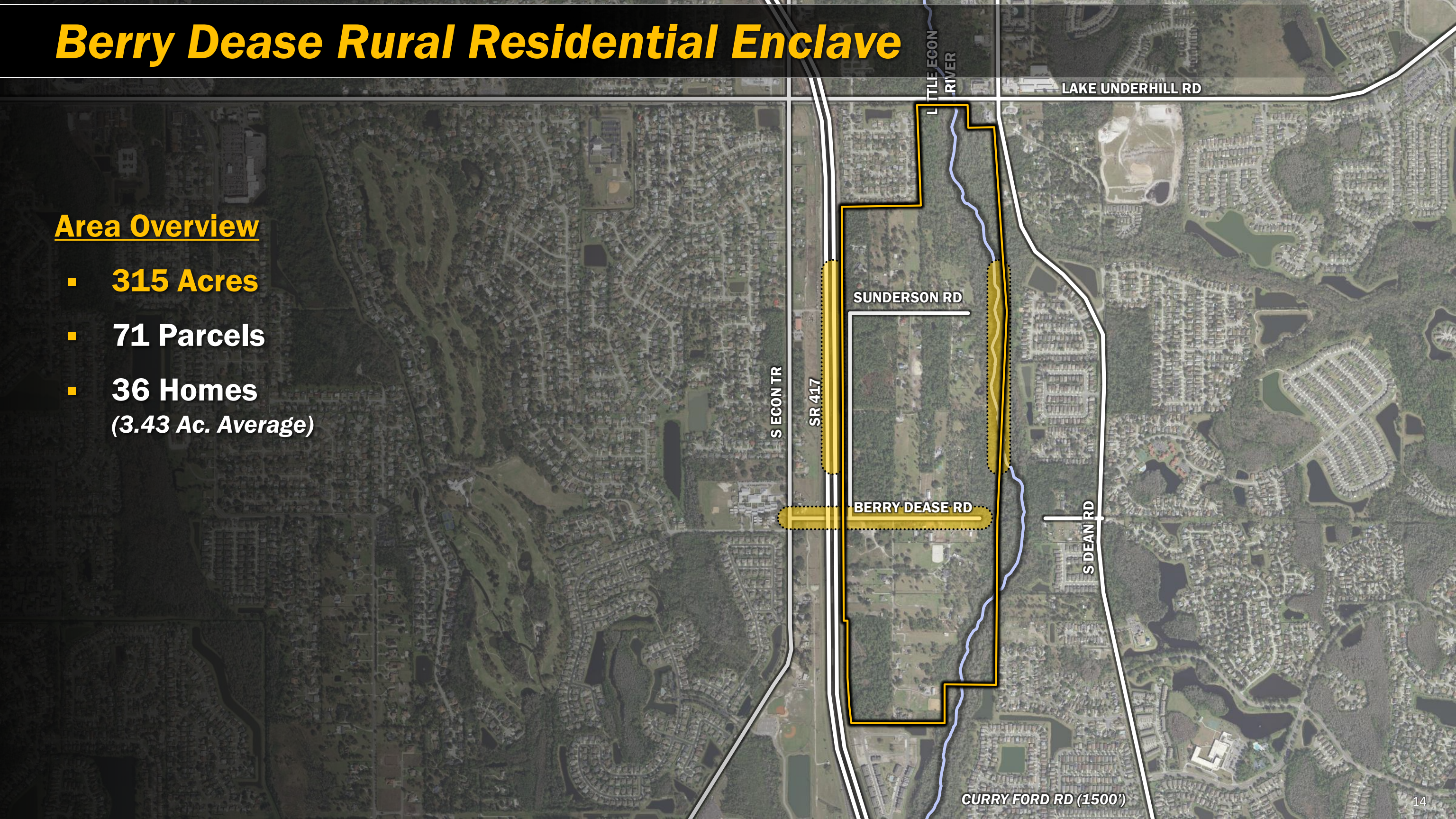




# Berry Dease Rural Residential Enclave

## Area Overview

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

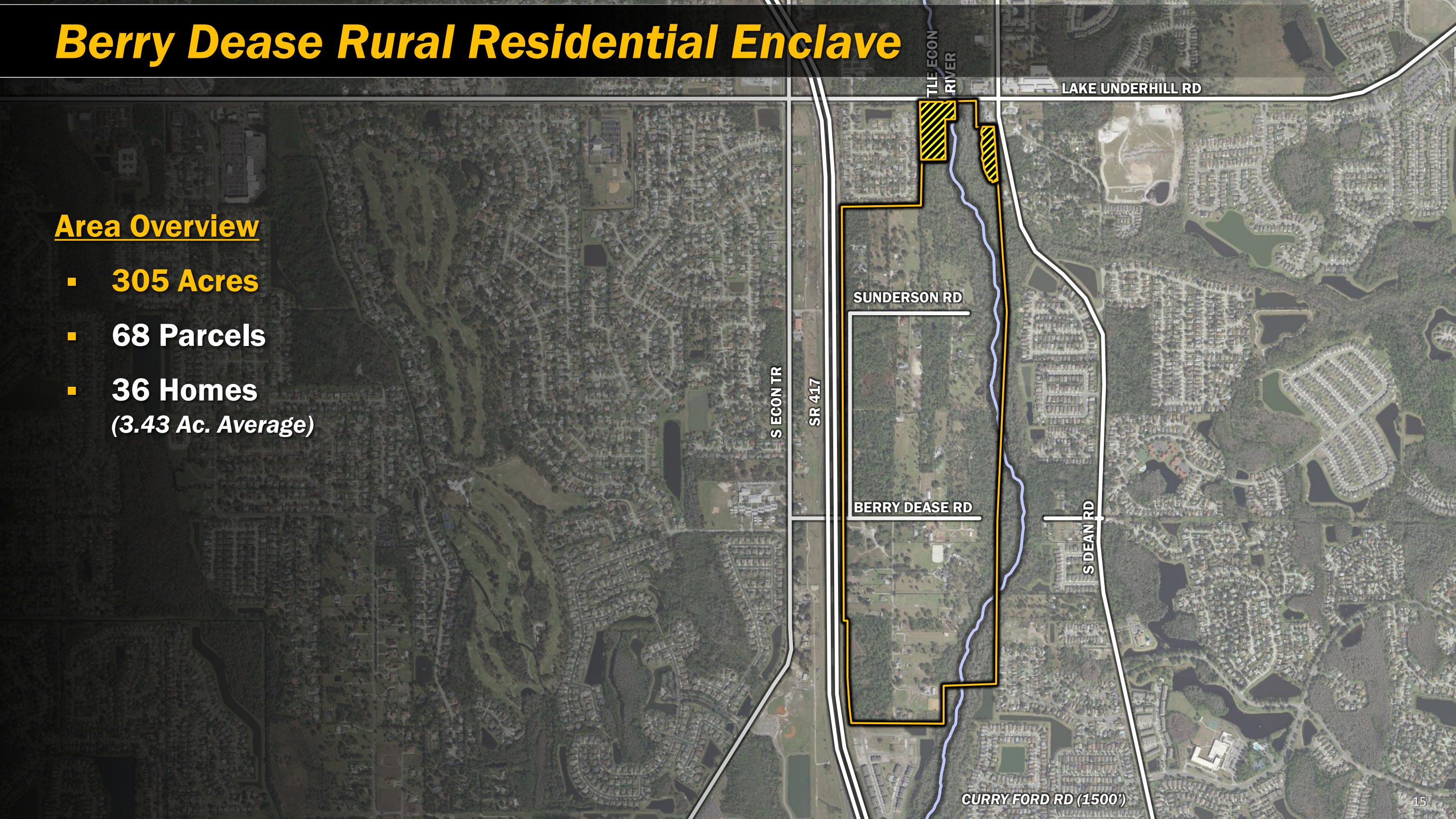




# Berry Dease Rural Residential Enclave

## 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





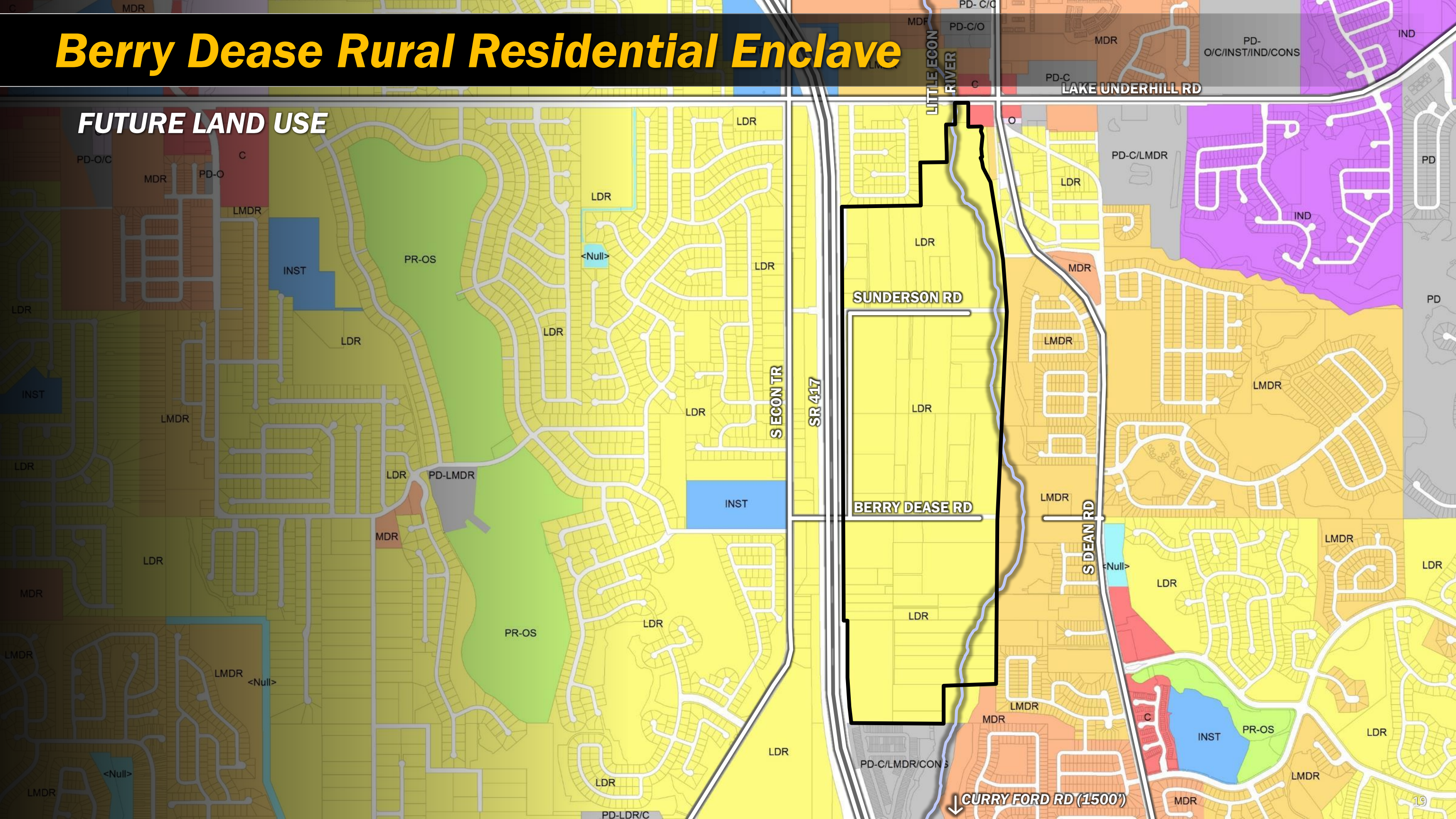






# Berry Dease Rural Residential Enclave

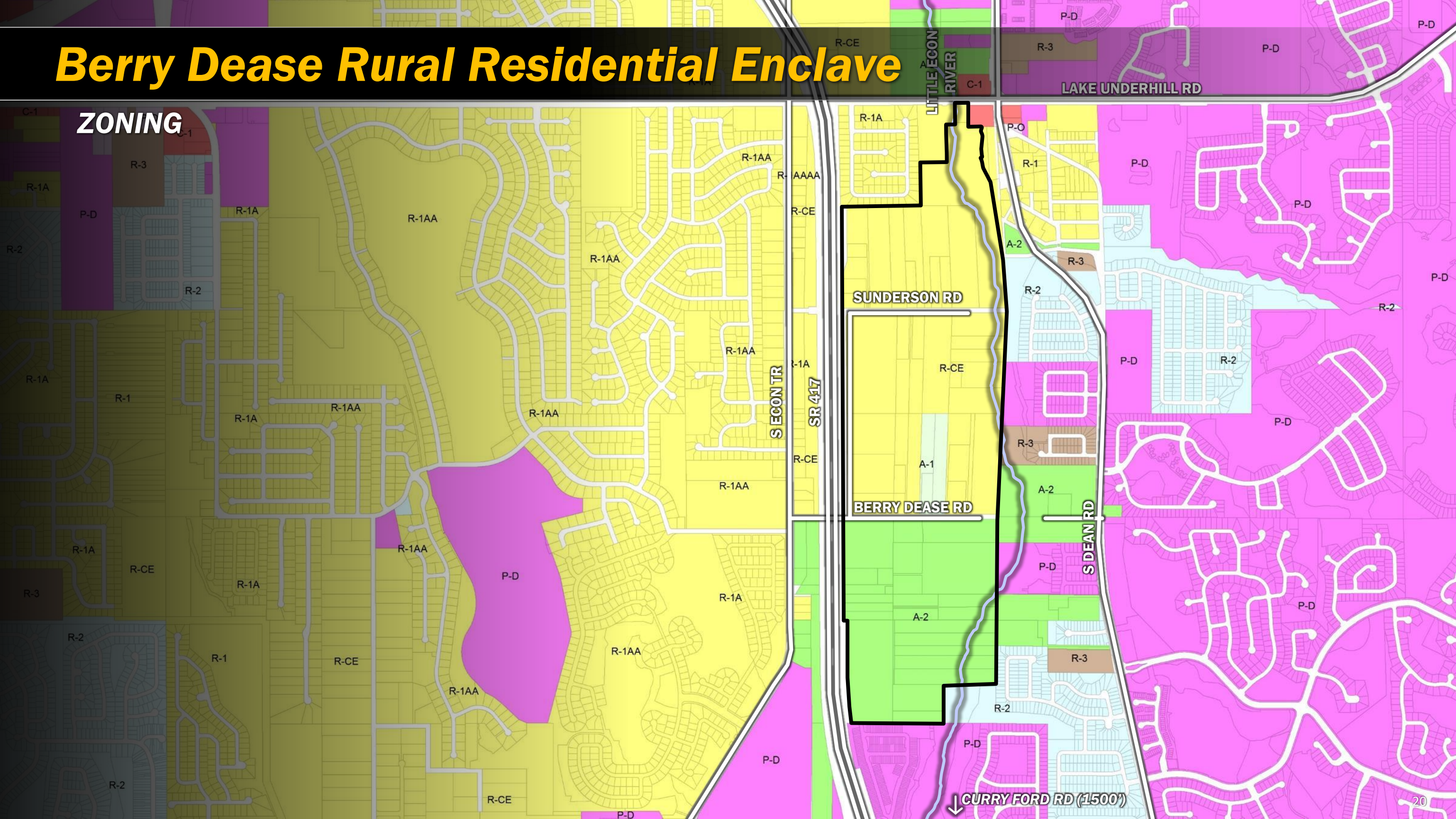
## FUTURE LAND USE





# Berry Dease Rural Residential Enclave

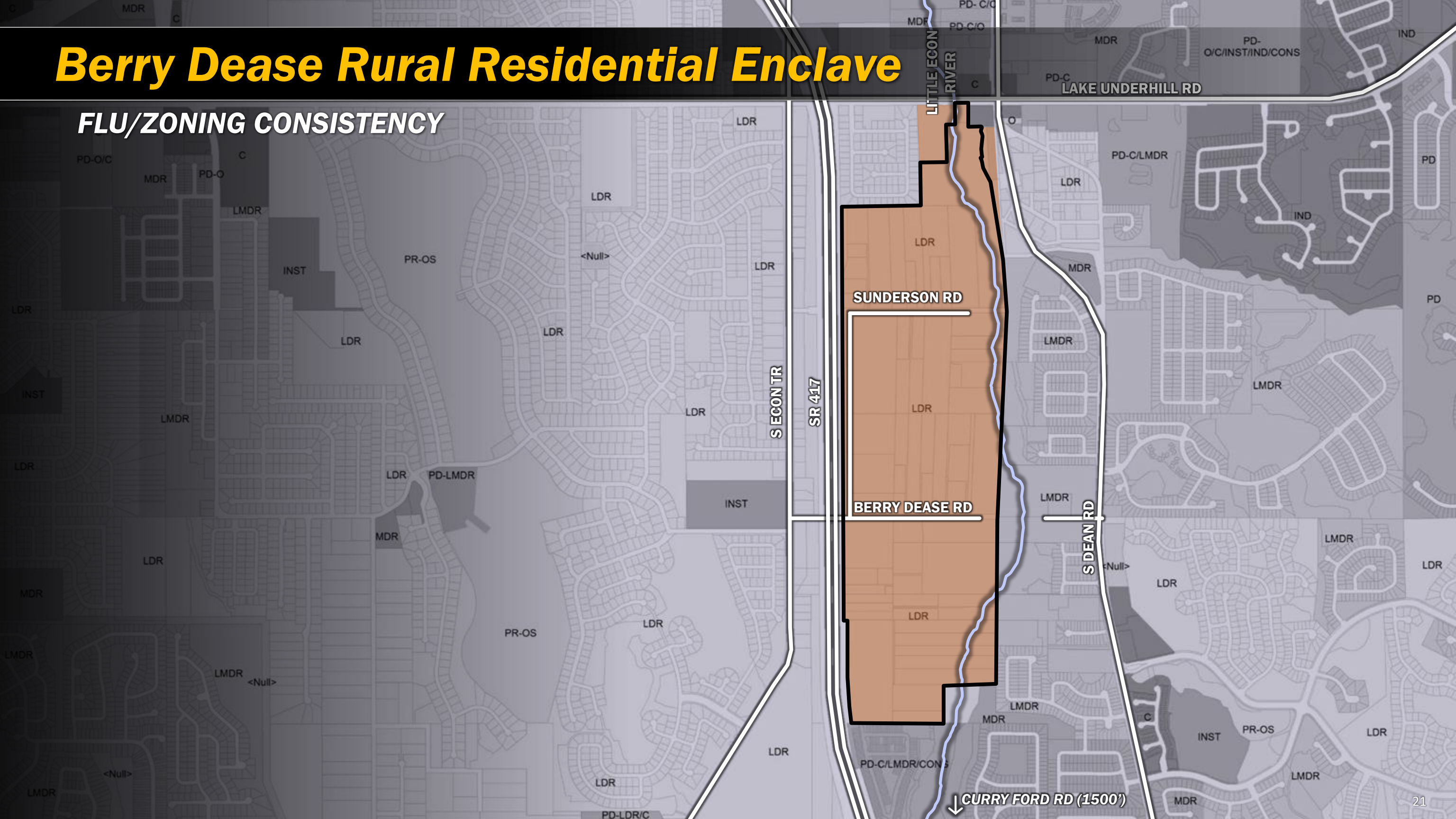
## ZONING





# Berry Dease Rural Residential Enclave

FLU/ZONING CONSISTENCY

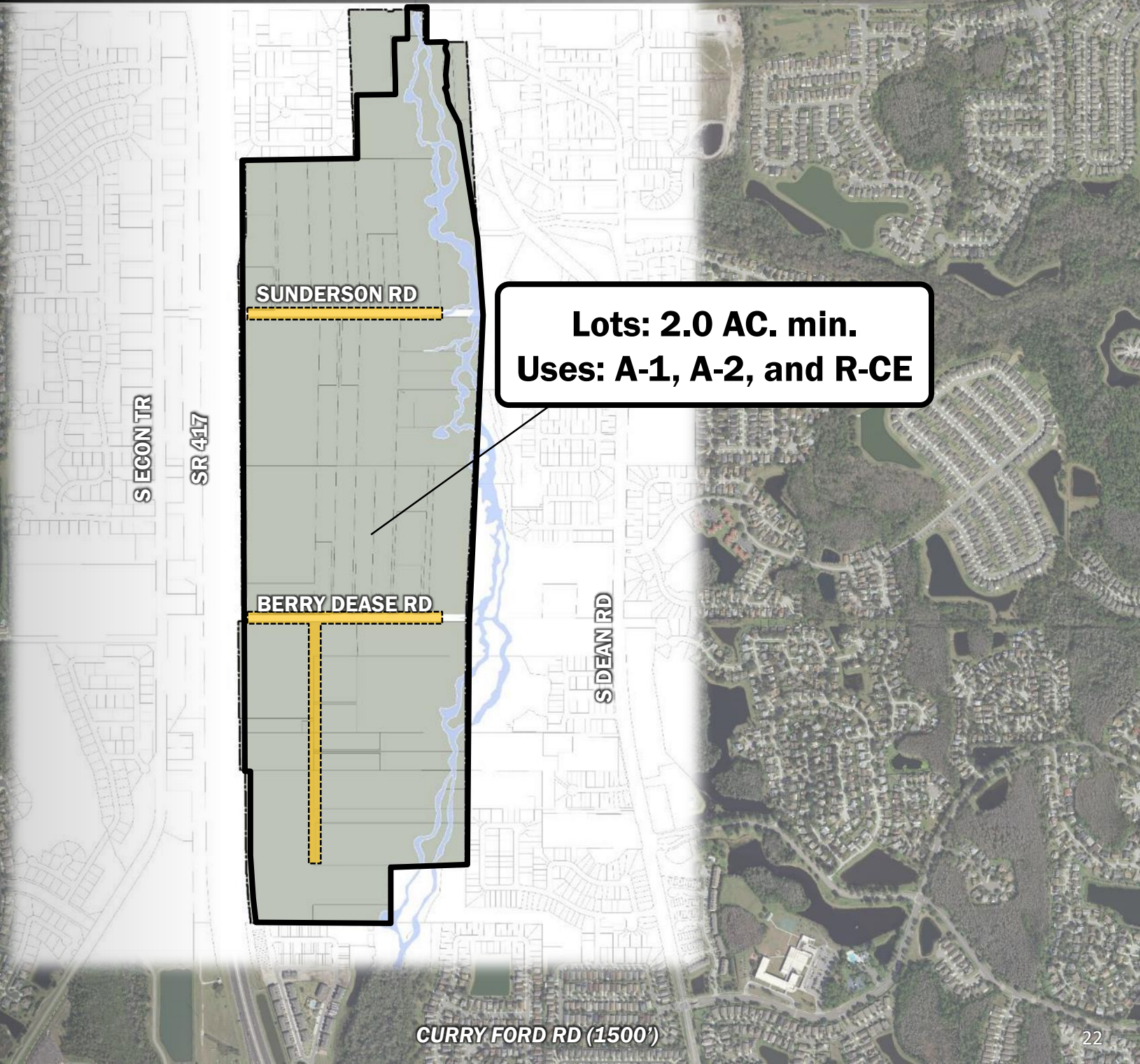




# Berry Dease Rural Residential Enclave

## STAFF RECOMMENDATIONS

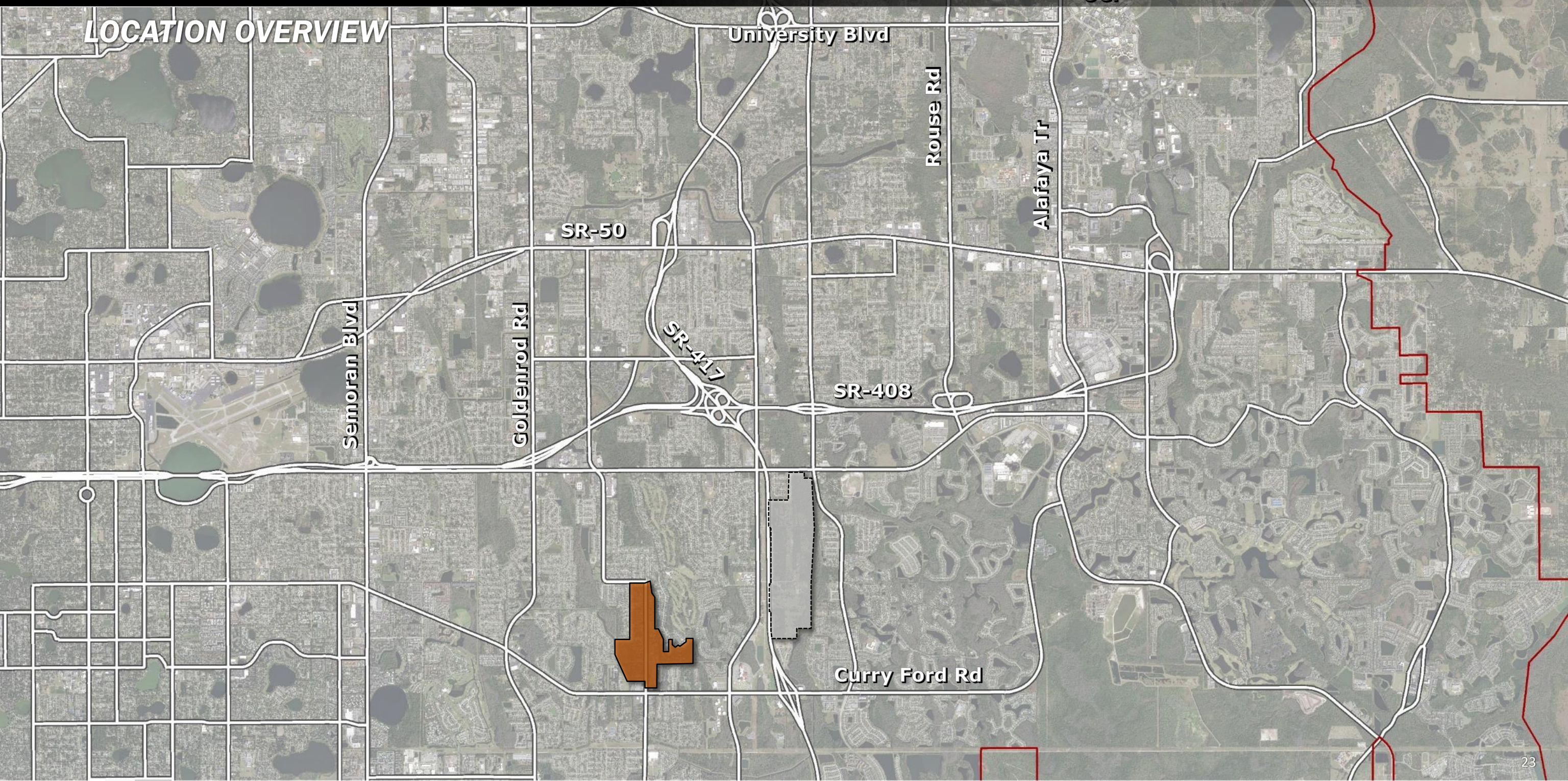
- R-CE, A-1, and A-2 uses and standards for any new development
- **2-Acre minimum lot sizes**
- No development clustering
- No additional buffering requirements
- Lot splits allowed (2-Acre min. for resulting lots)
- Special Exceptions remain consistent with R-CE zoning
- **Corridor Guidelines**





# Chickasaw Rural Residential Enclave

## LOCATION OVERVIEW

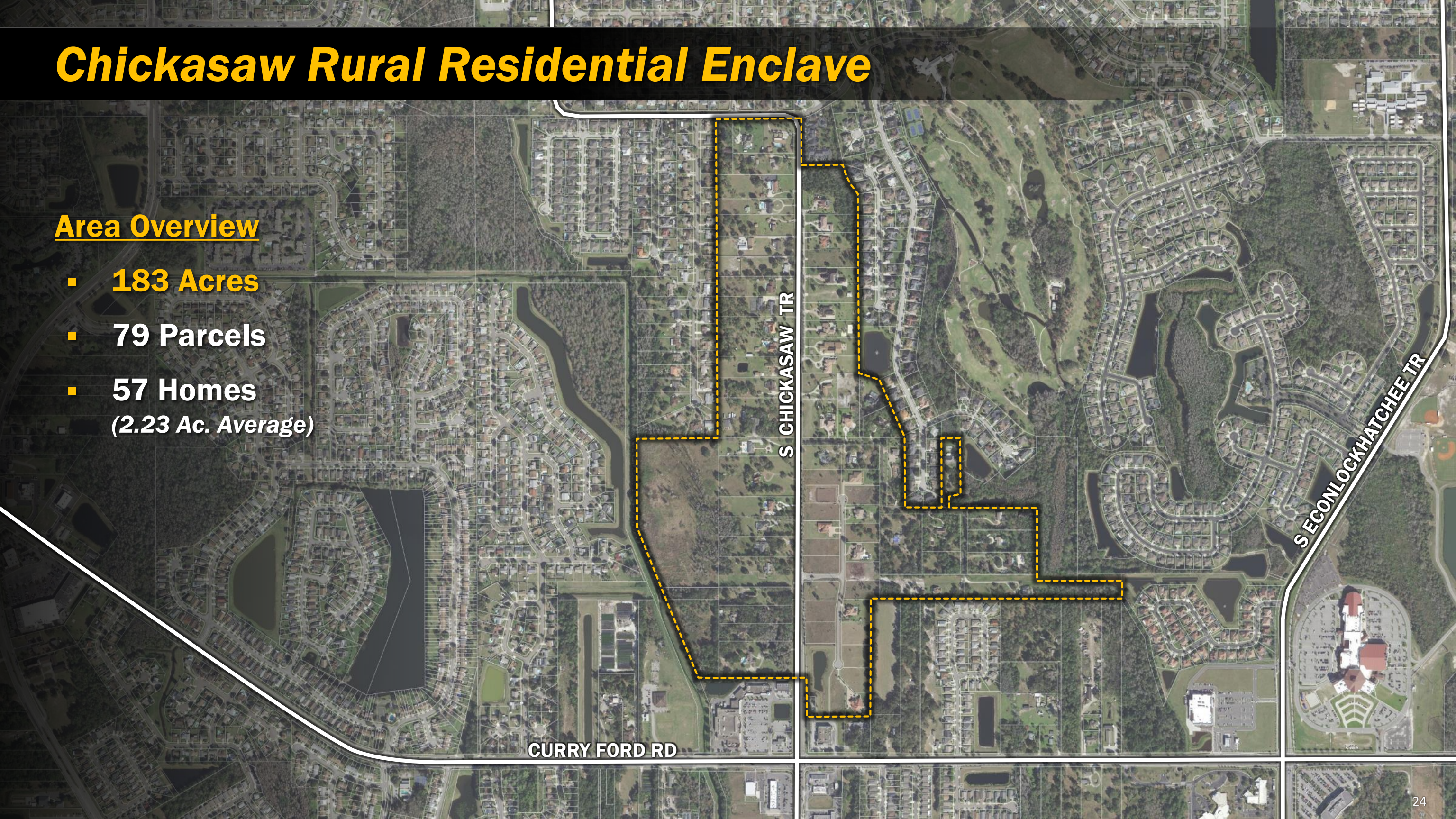




# Chickasaw Rural Residential Enclave

## Area Overview

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



CURRY FORD RD

S CHICKASAW TR

S CONLOCKHATCHEE TR

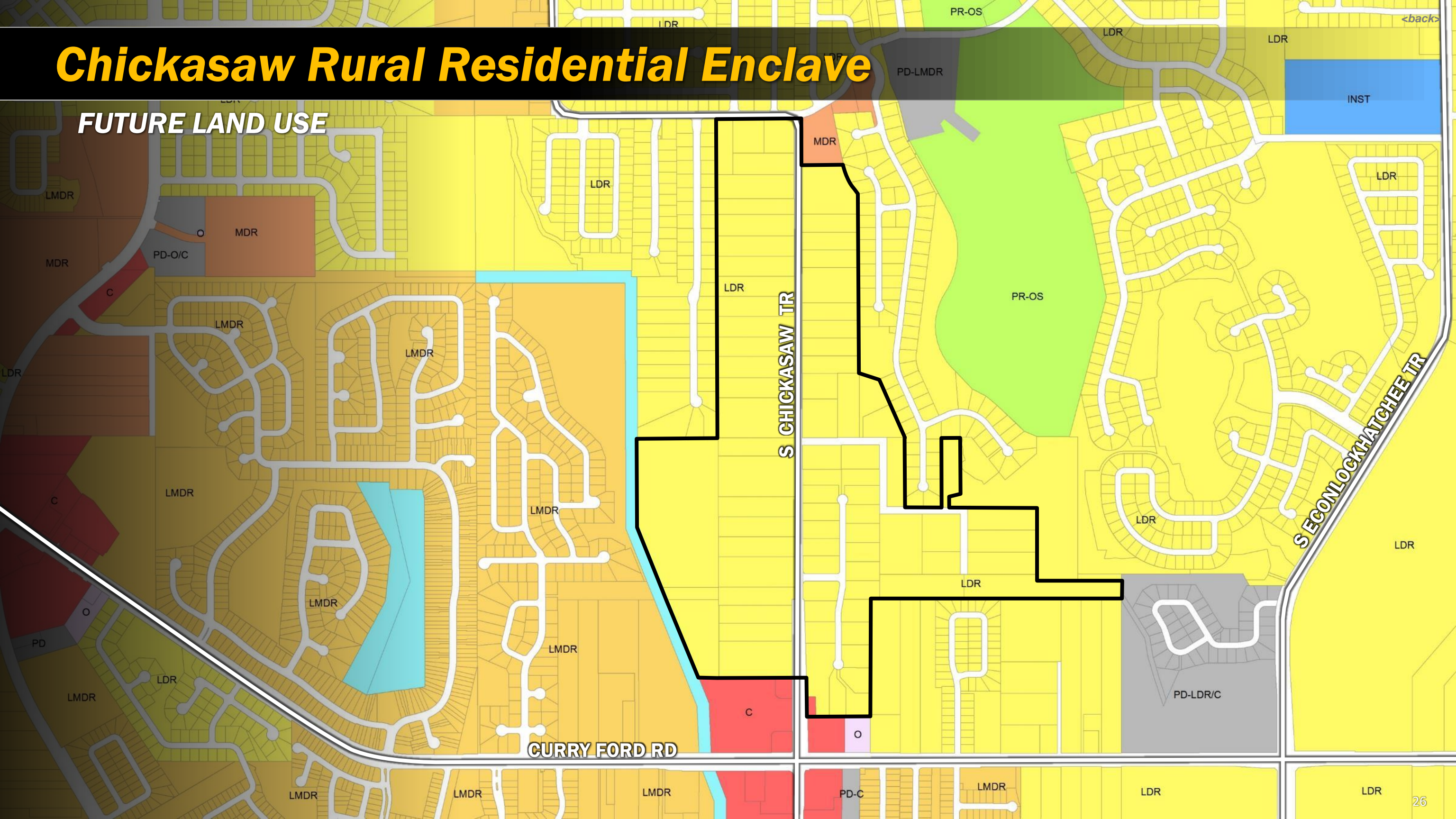






# Chickasaw Rural Residential Enclave

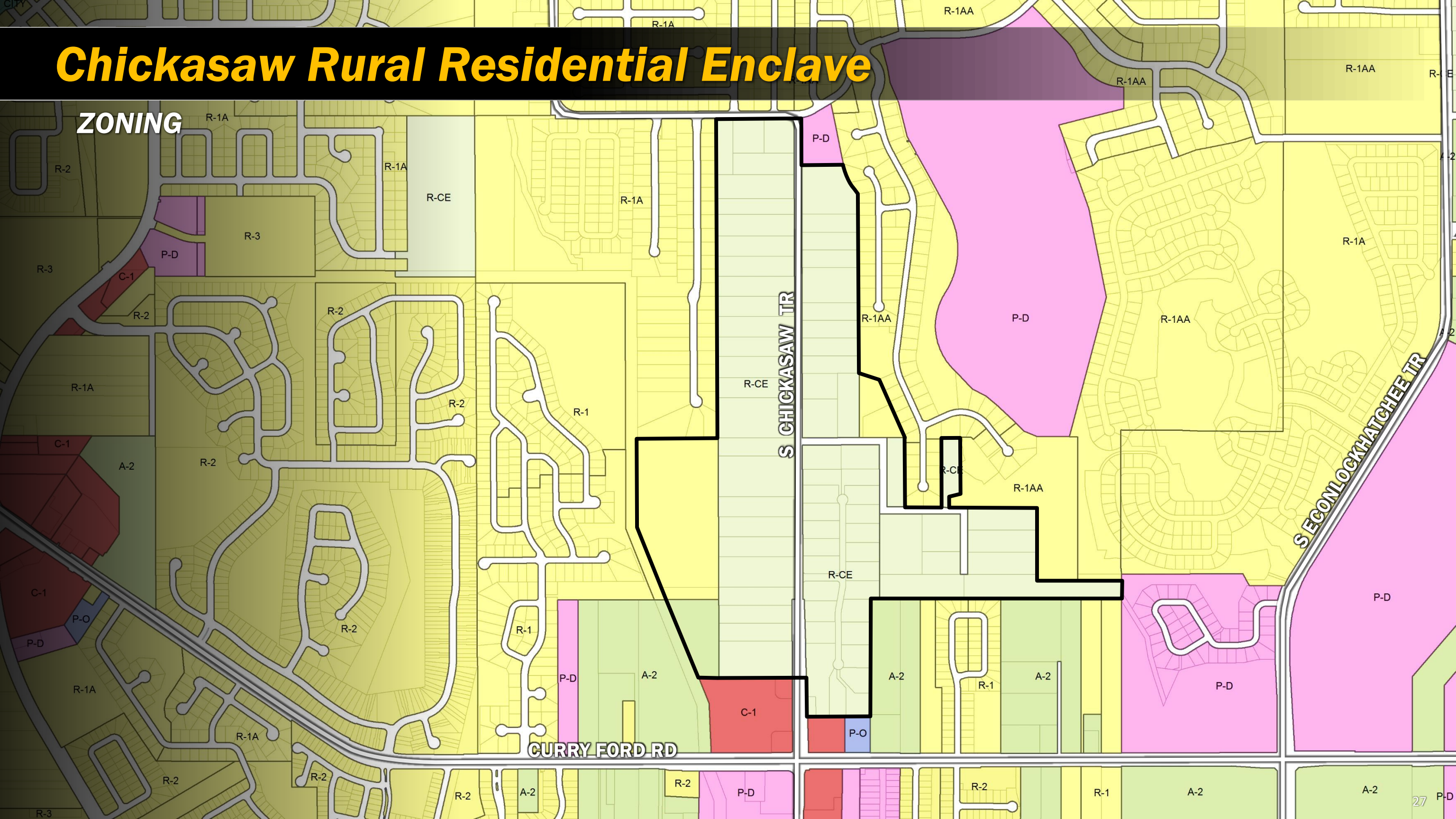
FUTURE LAND USE





# Chickasaw Rural Residential Enclave

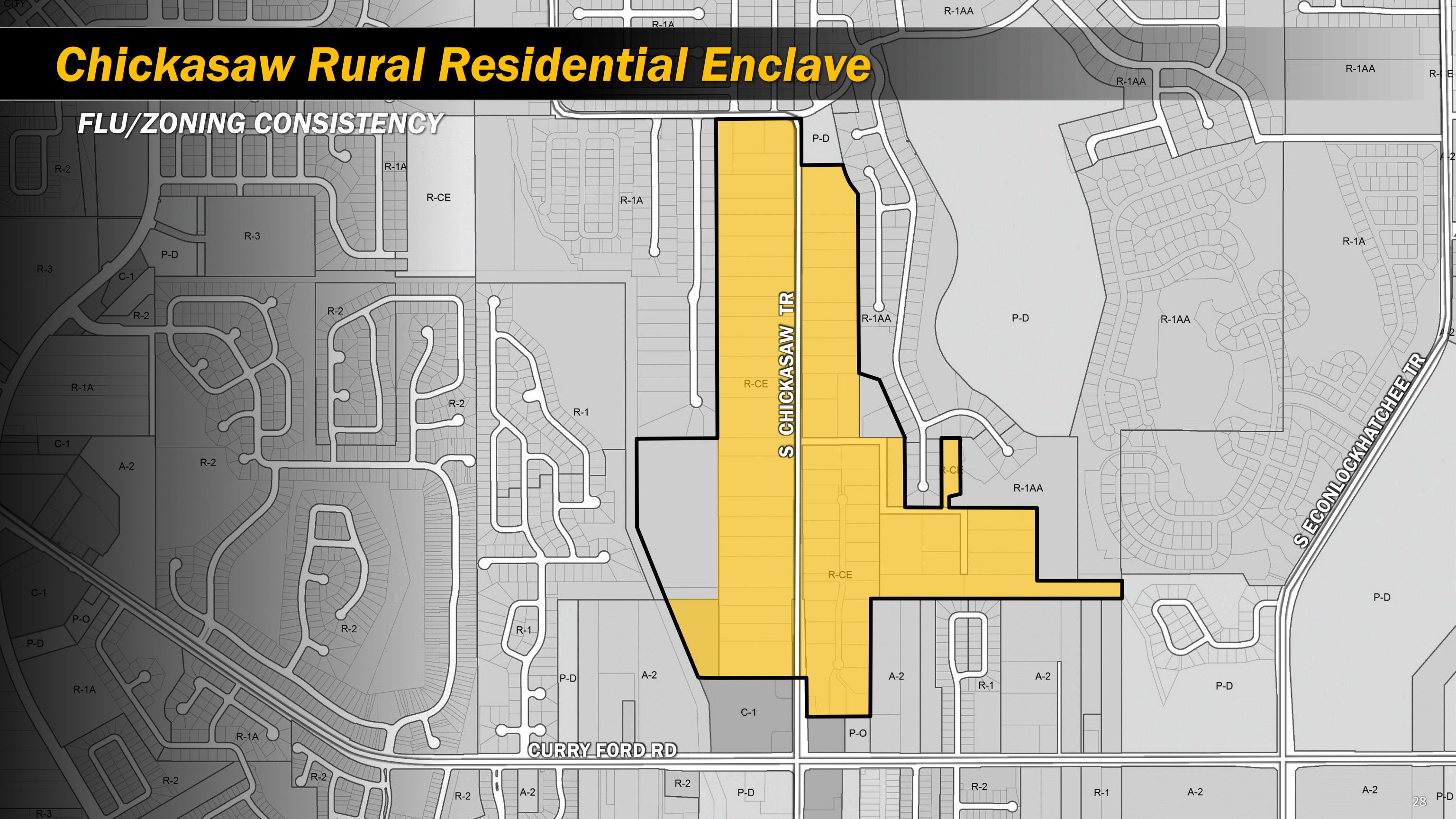
ZONING





# Chickasaw Rural Residential Enclave

FLU/ZONING CONSISTENCY



S CHICKASAW TR

S ECONLOCKHATCHEE TR

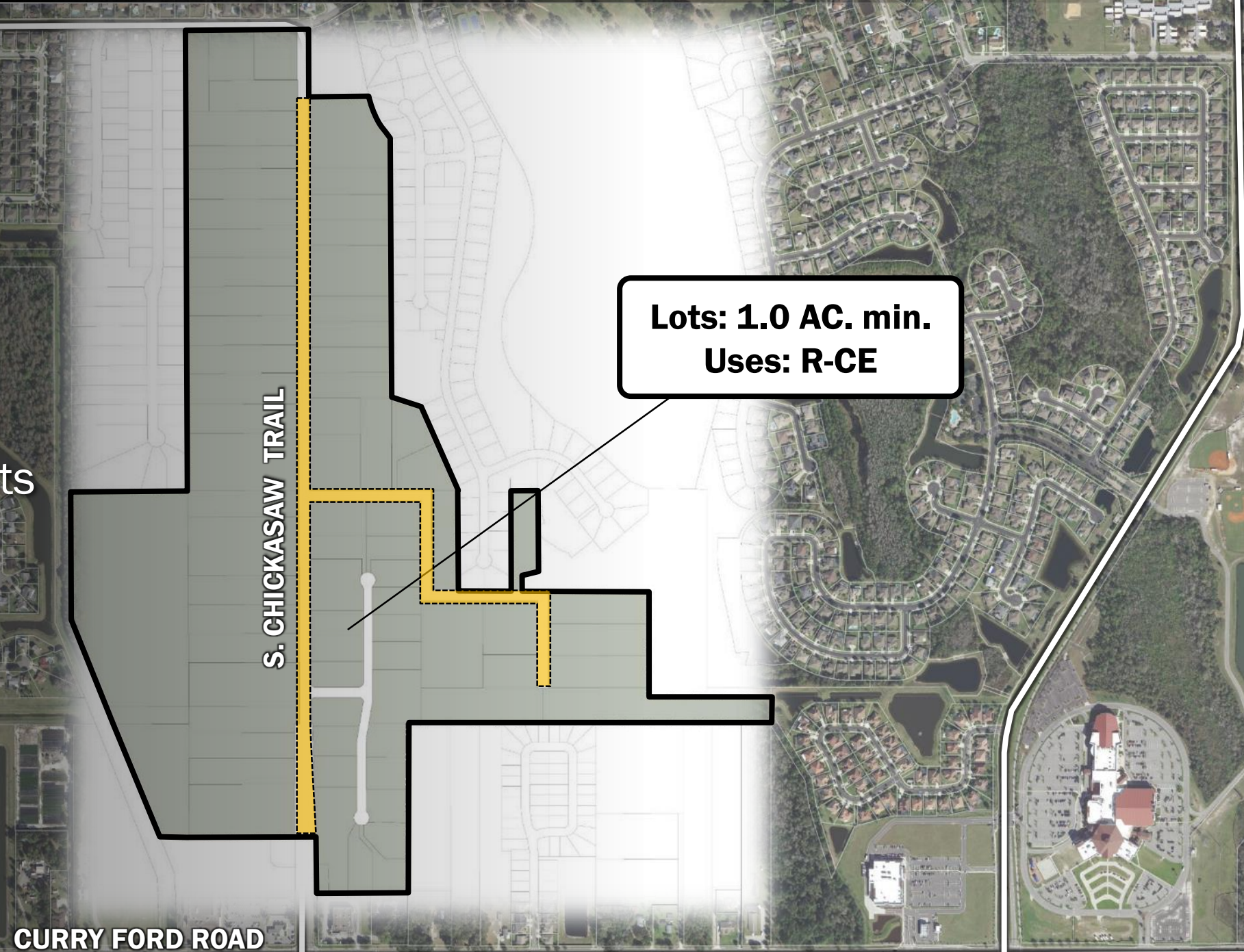
CURRY FORD RD



# 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.