

September 17, 2024

# Rural Enclaves Study: Lazy Acres Community Workshop #1



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Seminole*

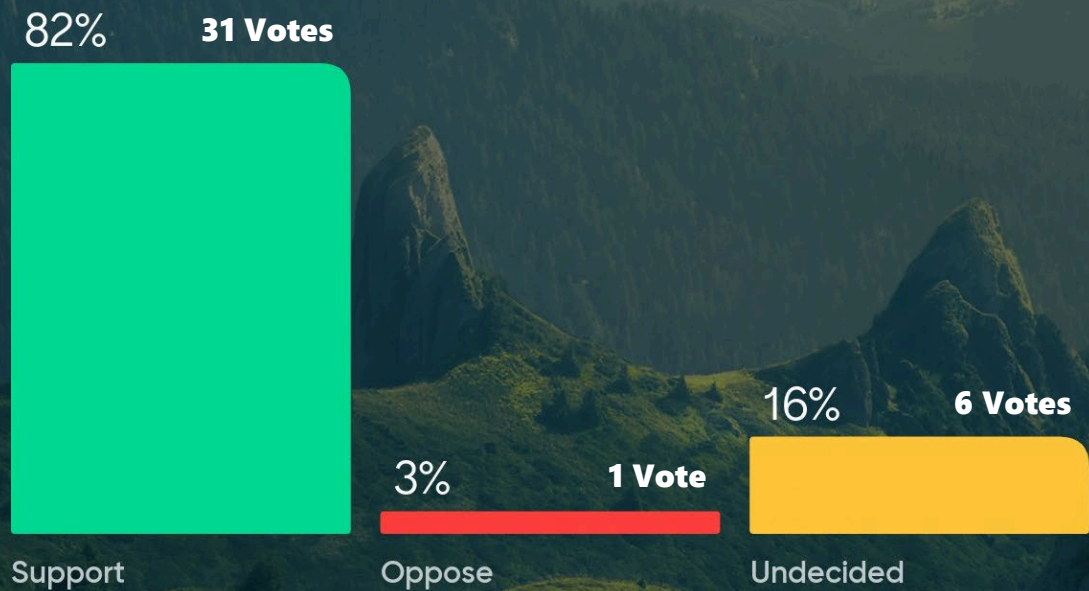


# Introductions

- County Staff
- Consultant Team

# Quick Poll

Do you support the idea of establishing a Rural Enclave in this area of Seminole County?

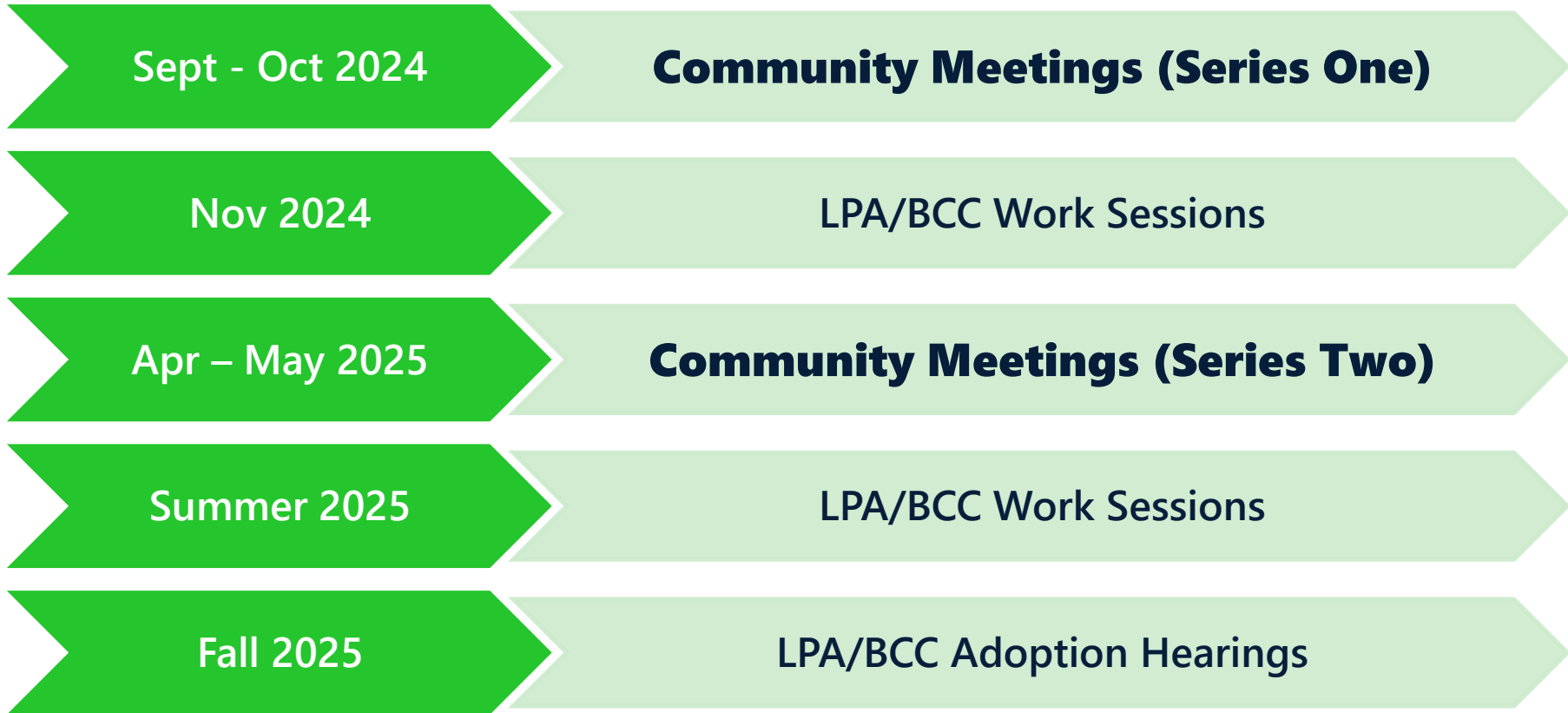


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38 Respondents



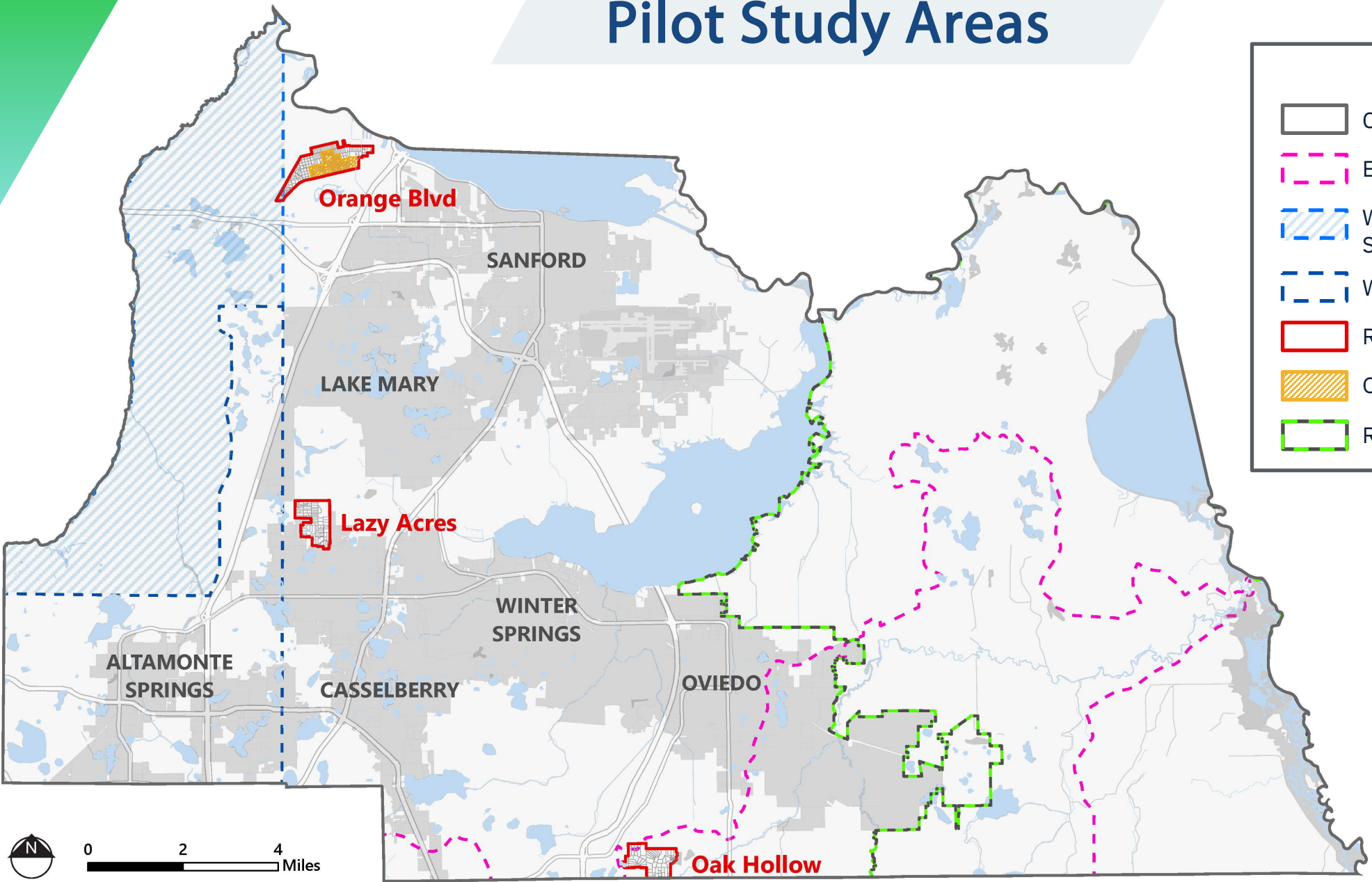
# Anticipated Project Timeline



## Purpose of this meeting

- Share information about prior work and adopted policies regarding rural enclaves
- Share analysis of the Lazy Acres Study Area
- Understand the community's level of interest in establishing a rural enclave in this location
- Understand what the community views as key attributes of “rural” places

# Pilot Study Areas



### Legend

- County Boundary
- Econ Protection Area
- Wekiva Protection/Study Area
- Wekiva Study Area
- Rural Enclave Study Areas
- Orange Blvd. Transition
- Rural Boundary



# Study Background

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## Background:

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### ■ Rural Strategy 3: Preserve Rural Enclaves

#### Goal

Maintain  
Lifestyles Preferences  
of Current Residents

Limit  
Need for Expansion of  
Urban Services

#### Key Points

Preserve:

1. Large Lots
2. Community Identity
3. Natural Buffers



## Process of Establishing a Rural Enclaves Program



- Step 1: Establish the purpose of the program
- Step 2: Establish criteria for identifying eligible areas
- Step 3: Develop standards for each designated Rural Enclave

# Comprehensive Plan

## *Policy FLU 3.1.3: Recognition of Rural Enclaves*

### ■ Designation Criteria - *several must be met*

- 1. Large residential lots with Ag zoning within the Urban Service Area**
- 2. Contiguous, identifiable community**
- 3. Majority of properties are owner-occupied**
4. Majority of property owners are in favor of rural enclave designation
- 5. Limit of public infrastructure such as paved roads or sewer access**
6. Borders a conservation area

**Bold** indicates known applicability to Lazy Acres study area.

# Overlay Standards for Rural Enclaves

- Standards will align with the stated purposes for and character of each rural community.
- Will not regulate architectural styles for residential
- Different standards may apply for transitional areas / edges vs. core enclaves as informed by property-owner preferences
- Key factors to consider:
  - Density / lot size
  - Design and siting
  - Infrastructure Impacts

# Lazy Acres Existing Conditions

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# Study Area

**Legend**

-  Lazy Acres Rural Enclave
-  City Limits

**Environmentally Sensitive Lands**

-  100 Year Floodplain
-  Wetlands

**Protection Areas**






-  Wekiva Study Area











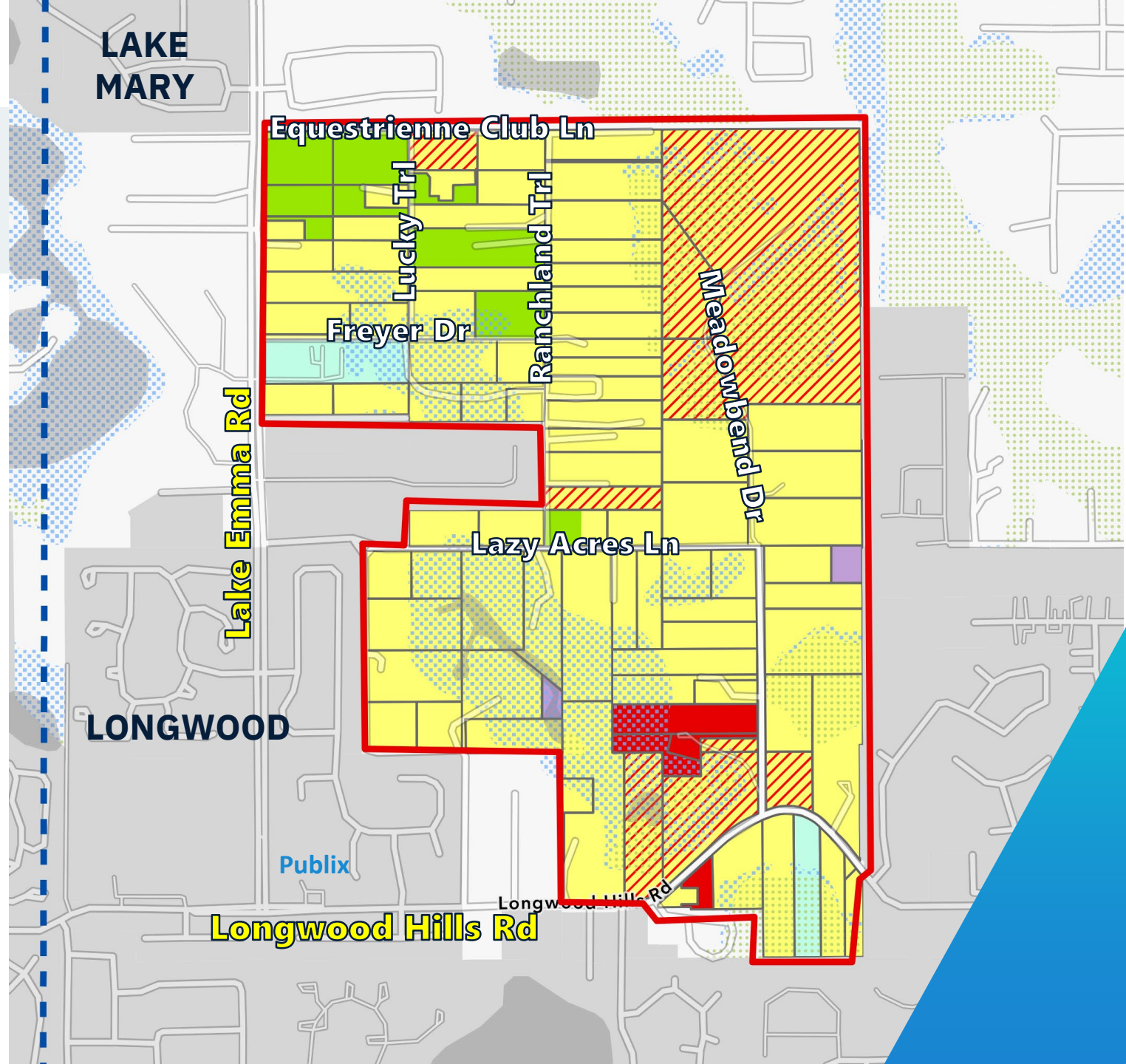
# Existing Land Uses

**Legend**

-  Rural Enclave
-  City Limits
-  Wekiva Study Area
-  Wetlands
-  100 Year Floodplains

**Existing Land Use**

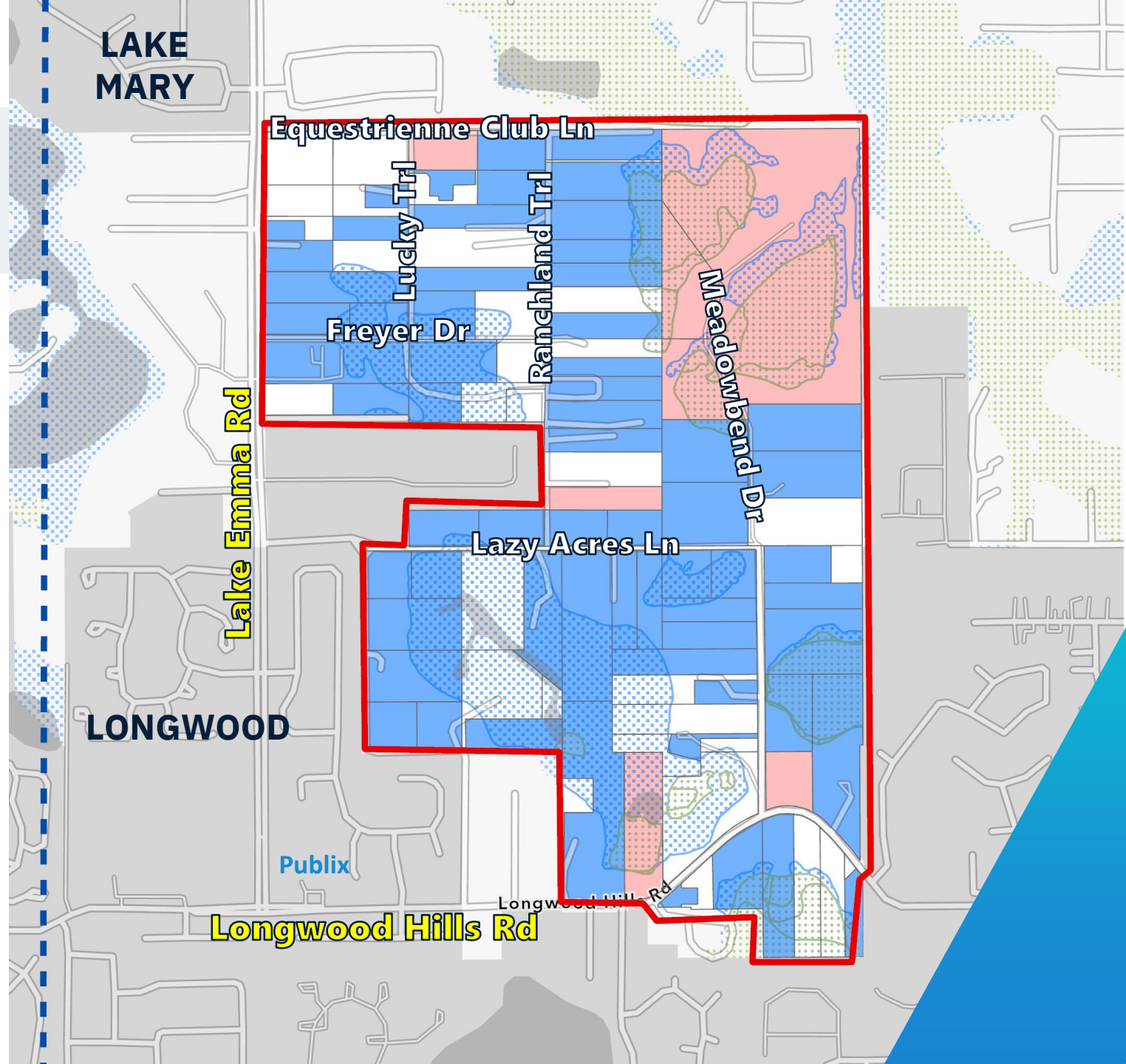
-  Agriculture
-  Commercial
-  Institutional
-  Public - Other
-  Residential – Single Family
-  Residential – Vacant



# Homestead and Vacant Parcels

**Legend**

- Homestead Parcels
- Non-Homestead Parcels
- Vacant Parcels
- Rural Enclave
- City Limits
- Wekiva Study Area
- Wetlands
- 100 Year Floodplains



# Lot Sizes

Parcel Size & Distribution









- 363 Acres
- 101 Parcels
- Largest Parcel – 47.17 Acres
- Smallest Occupied Parcel – 0.50 Acres






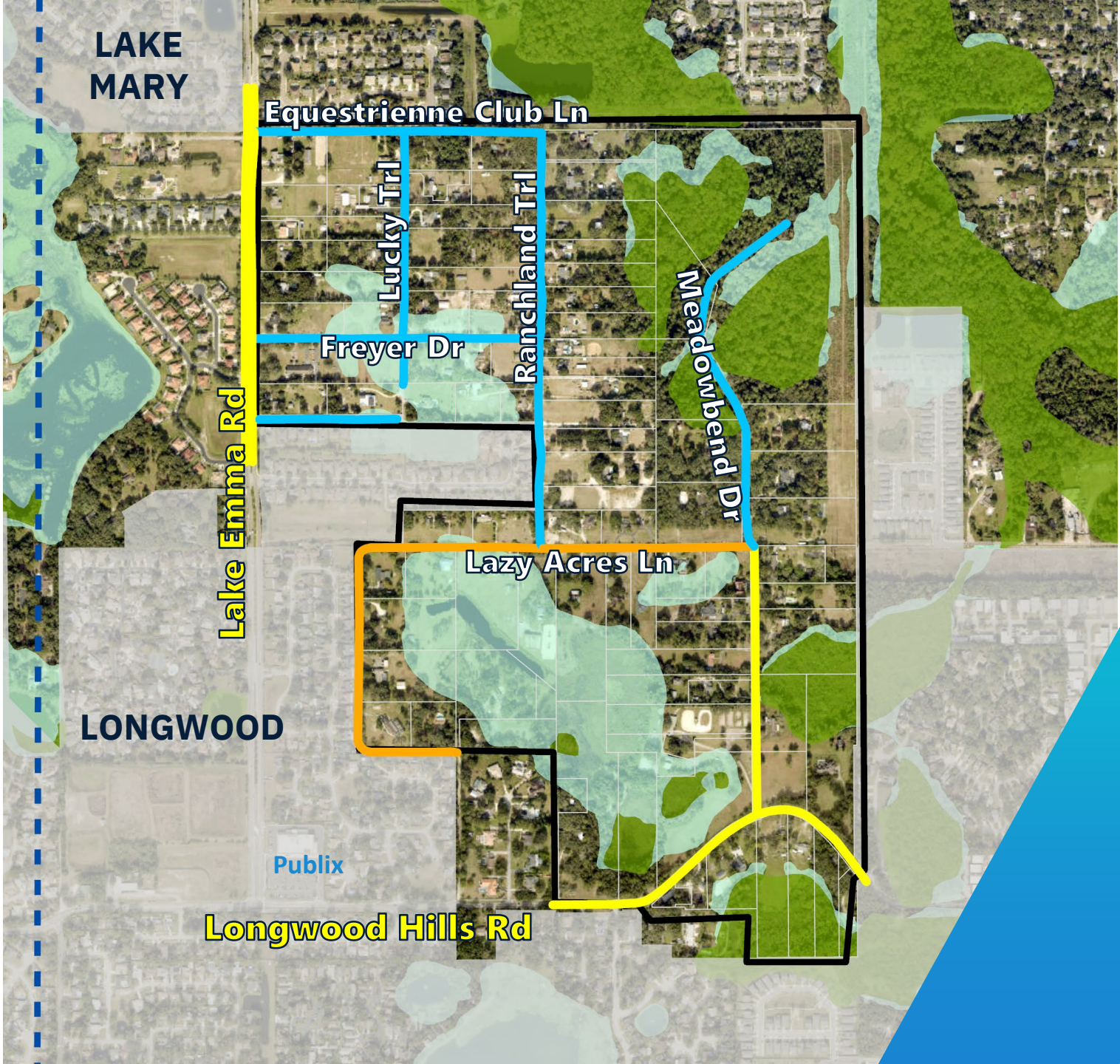
# Roads

**Legend**

-  Rural Enclave
-  City Limits
-  Wekiva Study Area
-  Parcels
-  Wetlands
-  100 Year Floodplains

**Road Maintenance**

-  Private
-  County
-  Emergency









## Sewer Access

- County sewer access is available from Lake Emma Rd and Northeast of the study area
- Additional Sewer Access may be available from Lake Mary & Longwood
- No known sewer lines internal to the study area
- Assume most properties are served by septic




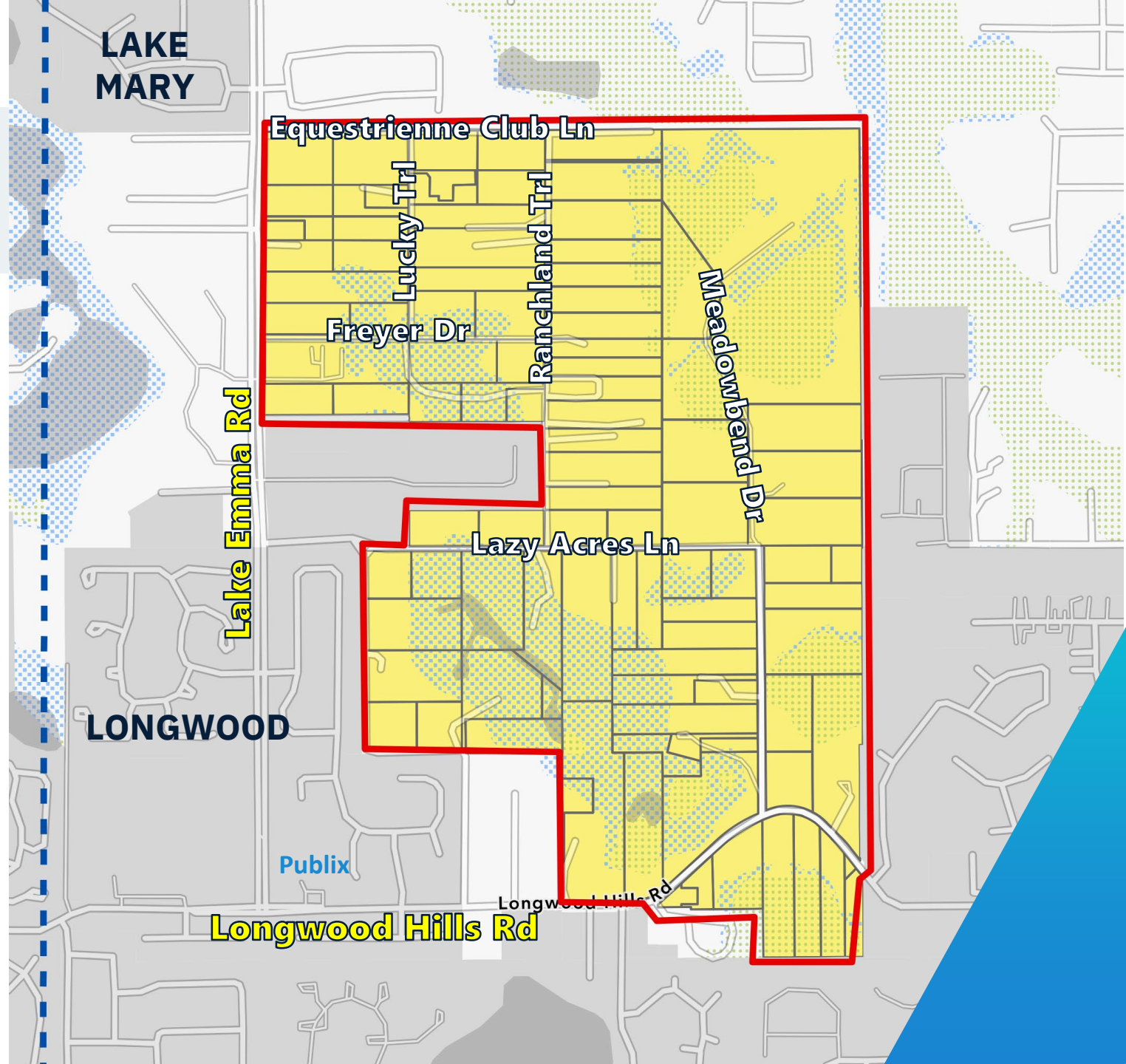
# Future Land Use

**Legend**

-  Rural Enclave
-  City Limits
-  Wekiva Study Area
-  Parcels
-  Wetlands
-  100 Year Floodplains


**Future Land Use**

-  Low Density Residential
  - Density 4 DU/Acre



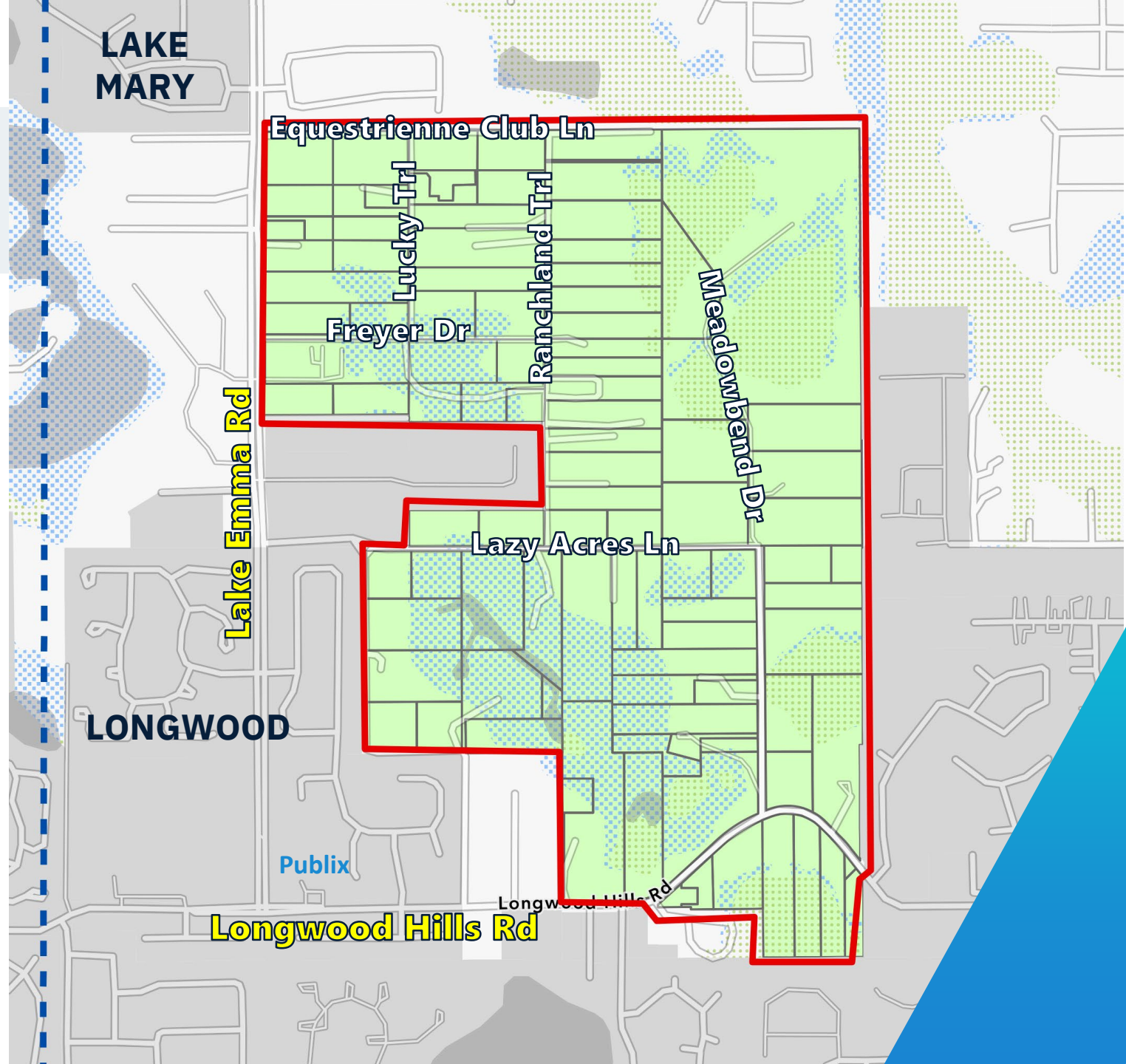
# Zoning

**Legend**

-  Rural Enclave
-  City Limits
-  Wekiva Study Area
-  Parcels
-  Wetlands
-  100 Year Floodplains

**Zoning**

-  A-1
  - Min. Lot Size – 1 Acre
  - Min. Width – 150 ft
  - Min. Setbacks – 50(F), 30(R), 10(S)
  - Max. Height – 35 ft



## Permitted Uses in A-1

- Single Family
- ADU
- Guest Cottage
- Home Office/Occupation
- Family Day Care Home
- Subdivision Recreational Facilities
- Elementary School
- Produce Stand
- Solar (Roof/Ground/Integrated)
- Agricultural Uses
- Poultry/Hatchery/Horse keeping
- Greenhouses and Plant Nurseries (wholesale only)

## Summary of Existing Conditions

- Current Allowed Density (LDR) – 4 units per Acre
- Minimum Lot Size (A-1) – 1 Acre
- Agricultural and Single-Family residential uses permitted
- Primarily private roads serving internal lots
- Predominantly Septic Users

# Potential Elements of Rural Character

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# Rural Character: Sample Design Guidelines

- Rural signage
- Avoid masonry walls :
  - Inconsistent with rural character
  - Block water and small wildlife
- Dark skies lighting fixtures

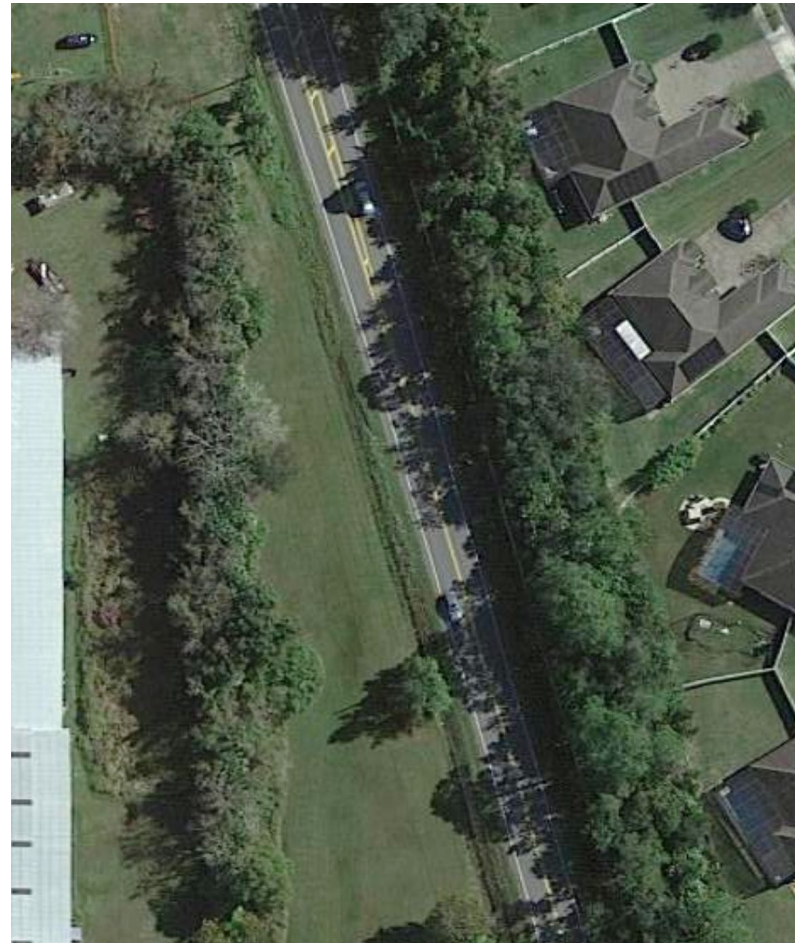


Images: Woodland Manufacturing



# Rural Character: Overlay Transition Standards

- Vegetative buffering from existing residents and entry roads
- Manage transition areas



# Envision Seminole 2045

## Rural Strategy 2: Enhance Design Guidelines

### Goal

Preserve  
Rural Character  
through  
Thoughtful Design

### Key Points

- Limit Density
- Buffer Suburban Areas
- Wildlife-friendly lighting and minimal infrastructure
- Encourage:
  1. Natural materials
  2. Native landscaping
  3. Open vistas.

## What could this effort change?

### Elements of a Potential Overlay:

- Larger minimum lot sizes
- Limits/conditions on expansion of urban services (sewer, potable water, & roadway improvements)
- Design and siting standards for new construction

### Other options:

- Potential to consider changes to Future Land Use

# Overview of Feedback Exercises

## ■ Quick Poll #2

## ■ General Comments

- What are the key elements of Rural Character?

## ■ Map-Based Comments

- What should we know about the Lazy Acres Area?

Questions?

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# Quick Poll – Take 2



Now that you know more, do you support the idea of establishing a Rural Enclave in this area of Seminole County?

95% 38 Votes



Support

0%

Oppose

5%

2 Votes

Undecided

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40 Respondents

