

October 1, 2024

# Rural Enclaves Study: Oak Hollow Community Workshop #1



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Seminole**

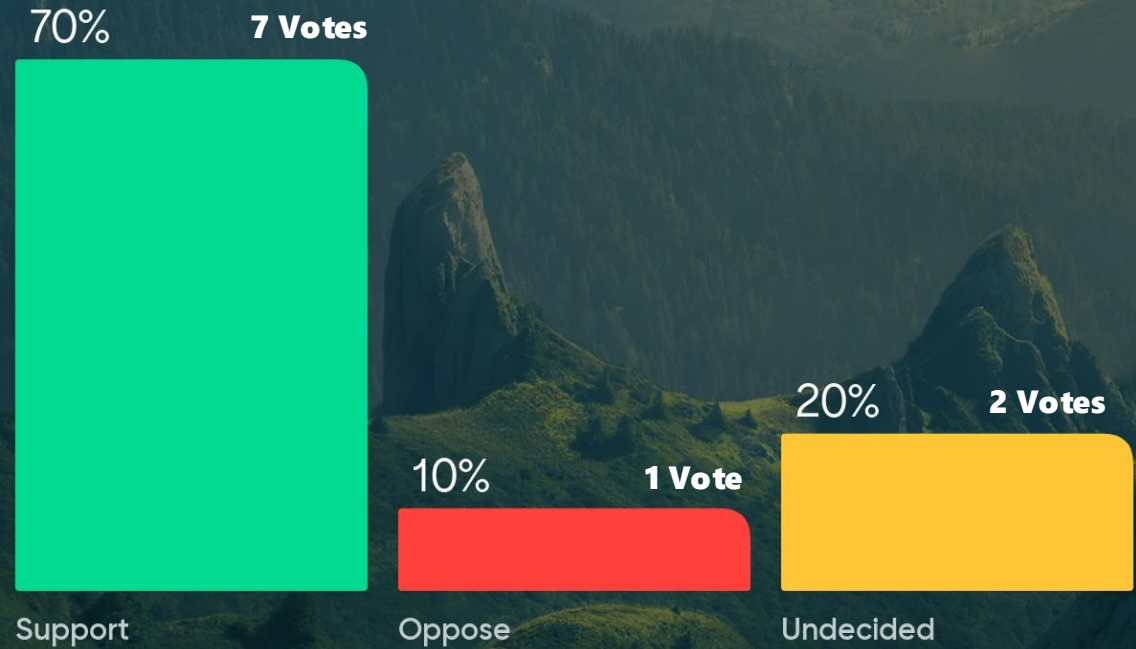


# Introductions

- County Staff
- Consultant Team

# Quick Poll

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

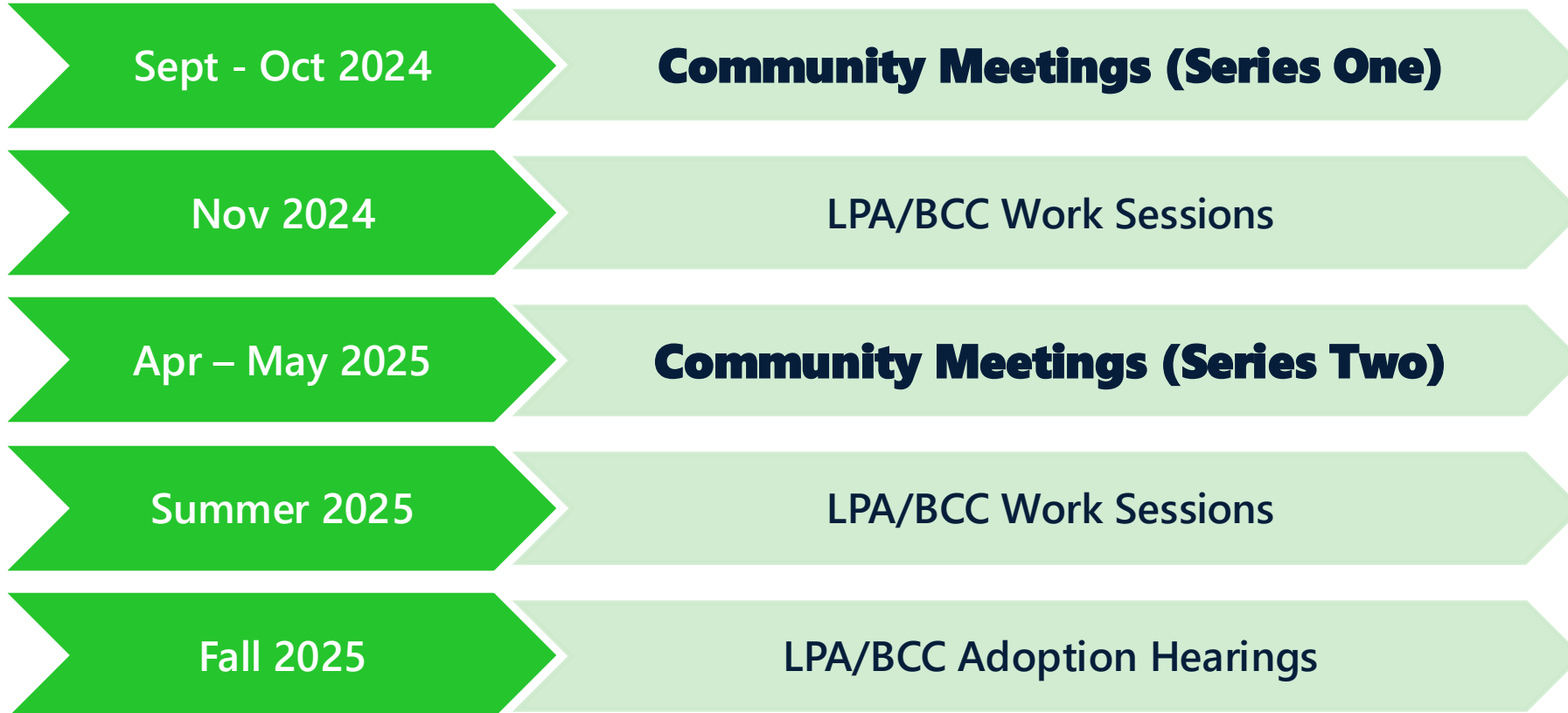


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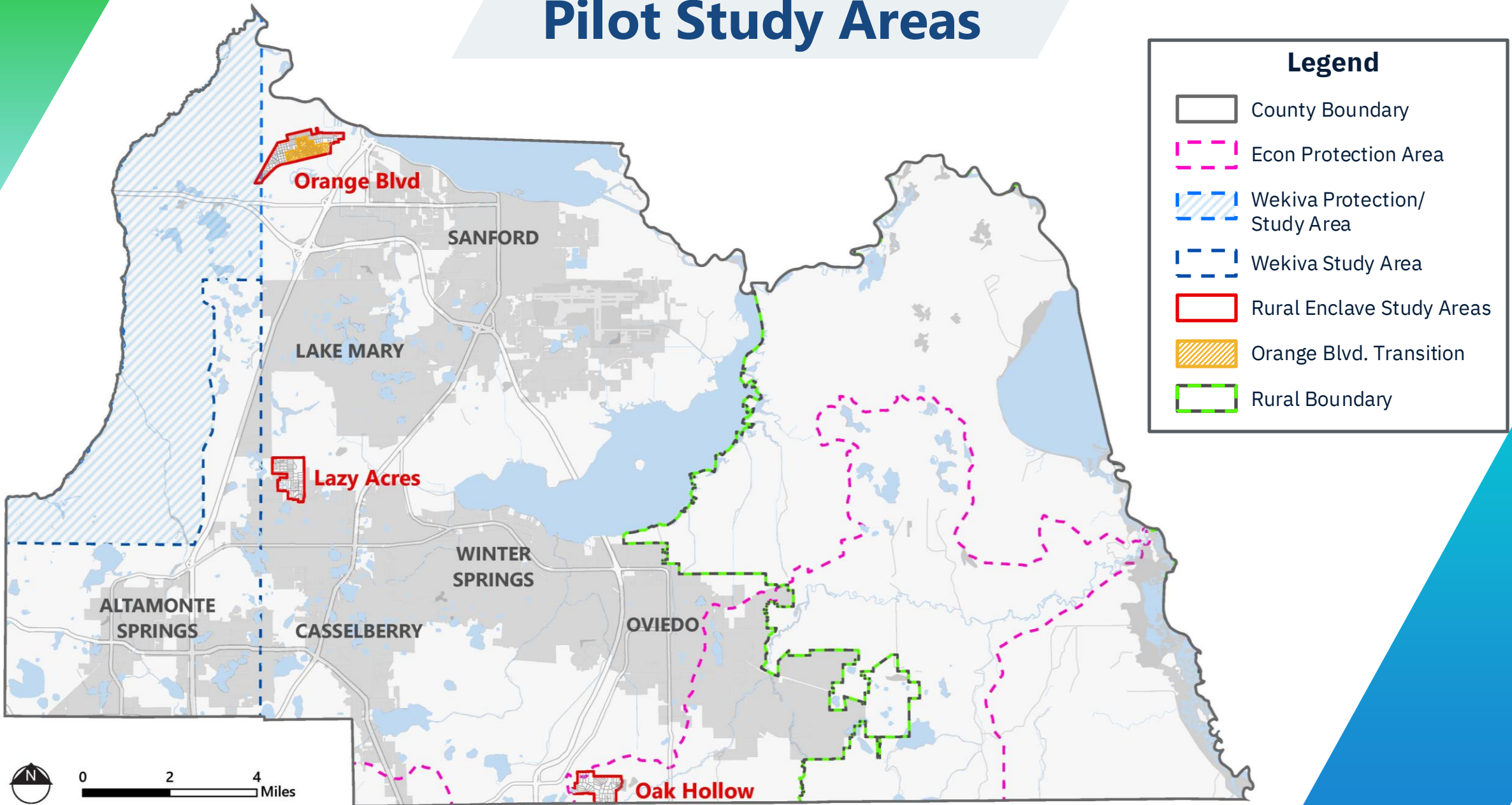
10 Respondents



# Anticipated Project Timeline



# Pilot Study Areas



## Purpose of this meeting

- Share information about prior work and adopted policies regarding rural enclaves
- Share analysis of the Oak Hollow 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

# Study Background

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## Background:



### ■ 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 Oak Hollow 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

# Oak Hollow Existing Conditions

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# Study Area

**Legend**

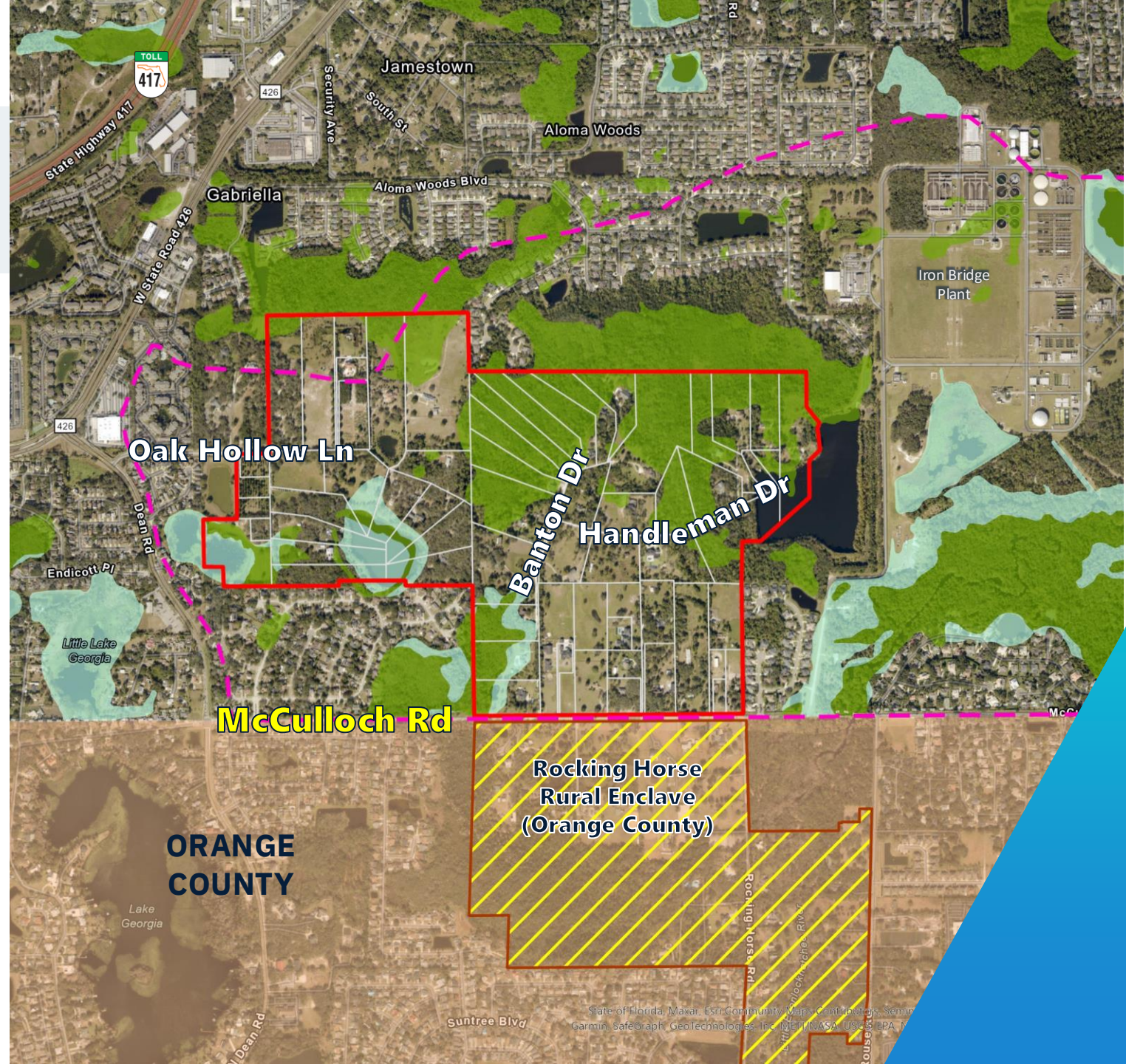
-  **Oak Hollow Rural Enclave**
-  **Orange County**

**Environmentally Sensitive Lands**

-  **100 Year Floodplain**
-  **Wetlands**

**Protection Areas**

-  **Econ Protection Area**



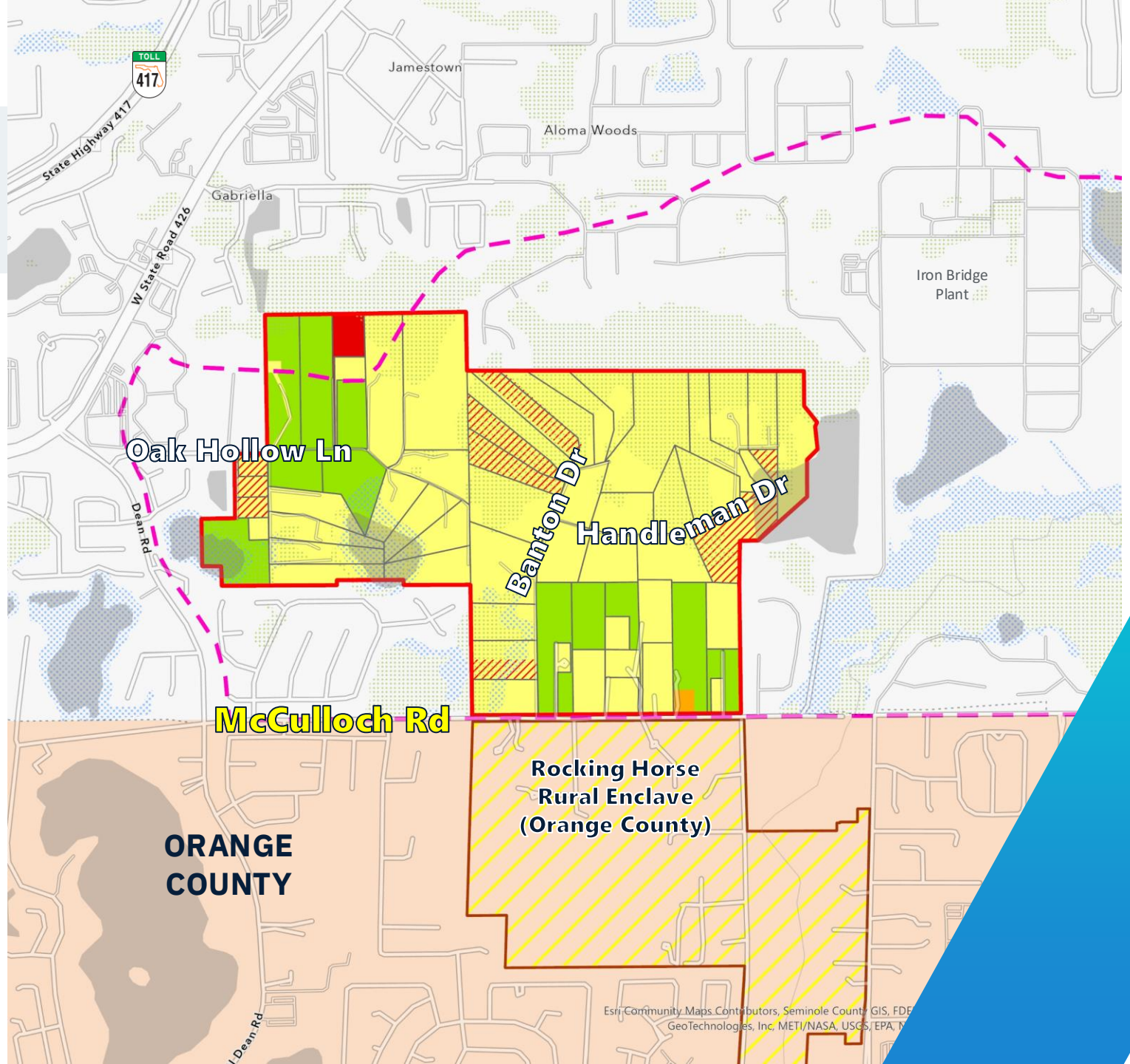
# Existing Land Uses

**Legend**

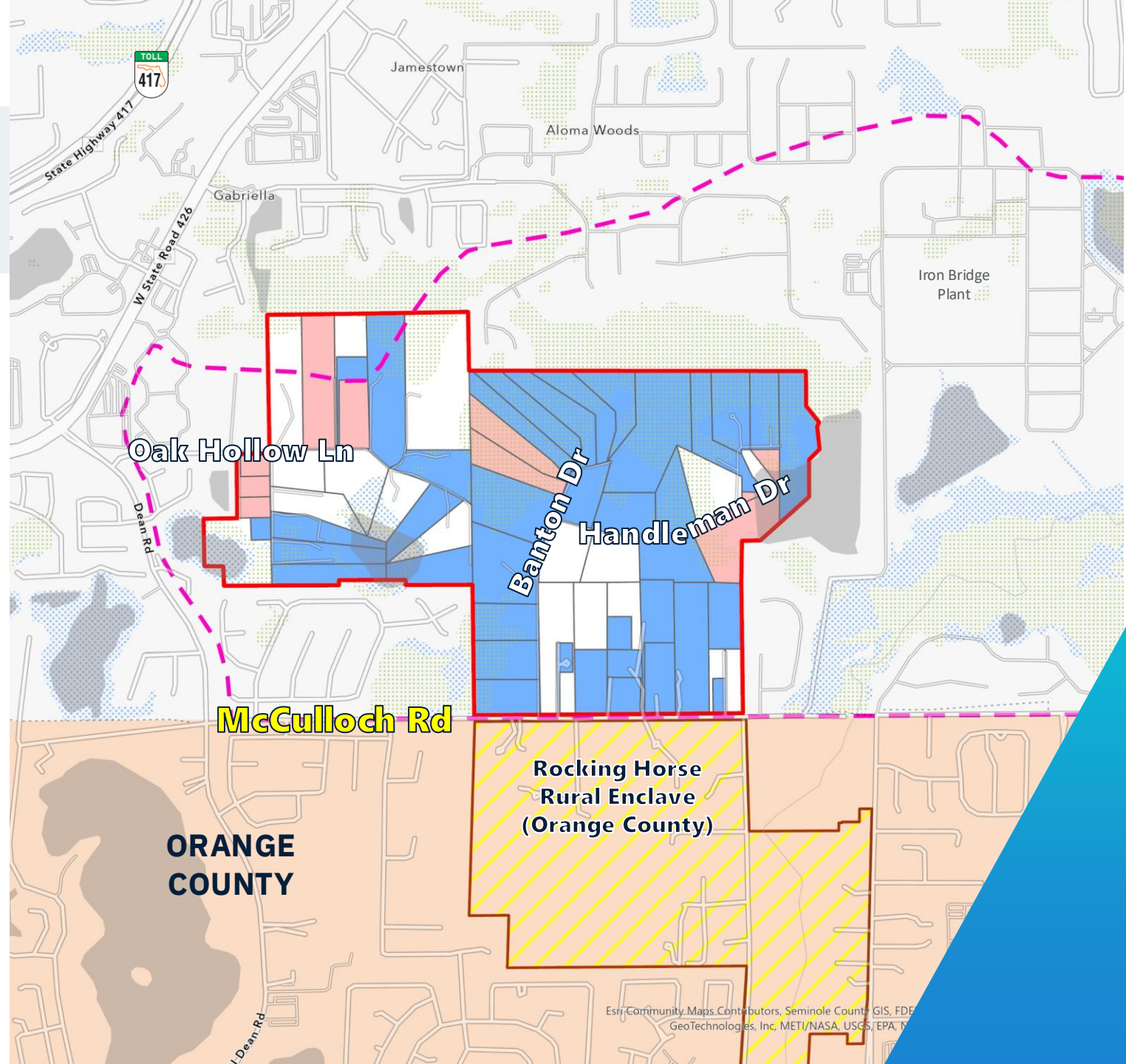
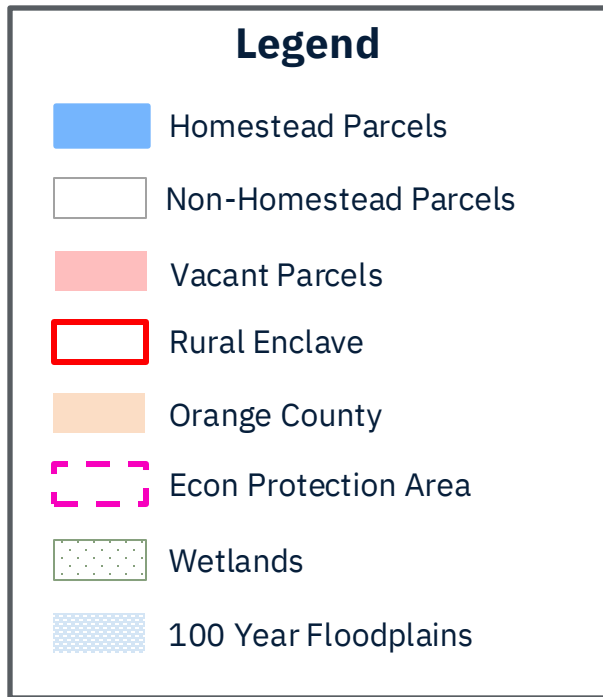
-  Rural Enclave
-  Orange County
-  Econ Protection Area
-  Wetlands
-  100 Year Floodplains

**Existing Land Use**

-  Agriculture
-  Commercial
-  Residential – Single Family
-  Residential – Mobile Homes
-  Residential – Vacant

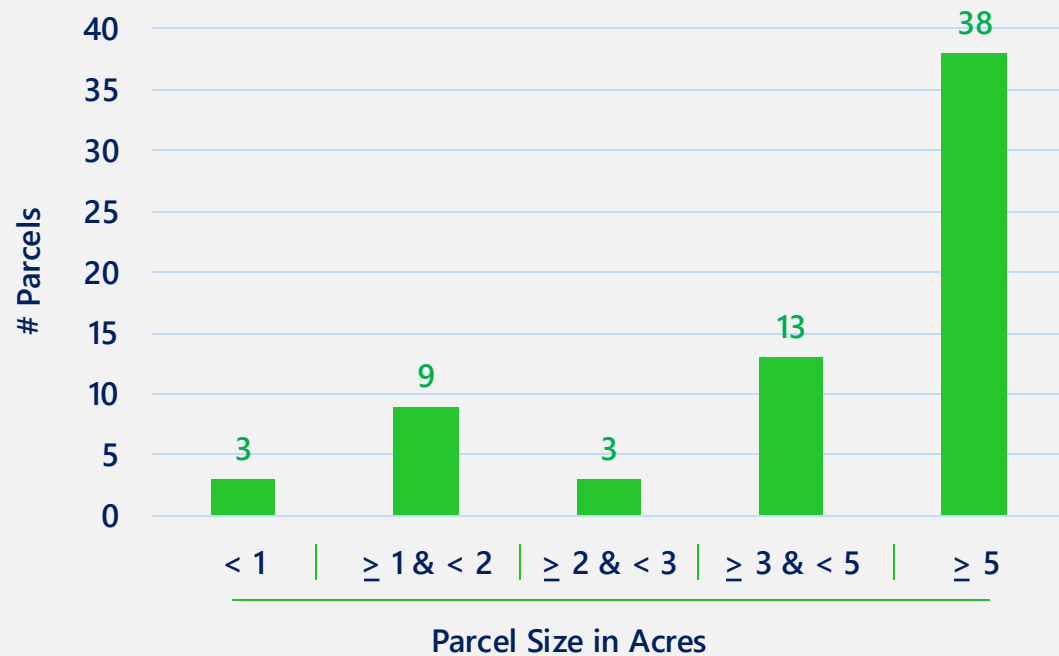


# Homestead and Vacant Parcels



# Lot Sizes

Parcel Size & Distribution









- 366 Acres
- 66 Parcels
- Largest Parcel – 19.65 Acres
- Smallest Occupied Parcel – 0.98 Acres




# Roads

**Legend**

-  Rural Enclave
-  Orange County
-  Econ Protection Area
-  Parcels
-  Wetlands
-  100 Year Floodplains

**Road Maintenance**

-  Private



## Sewer Access

- County sewer access is available from McCulloch Rd and Oak Hollow Lane (outside the study area)
- Surrounding communities to the North, Southwest, and Southeast have sewer access
- No known sewer lines internal to the study area
- Assume most properties are served by septic

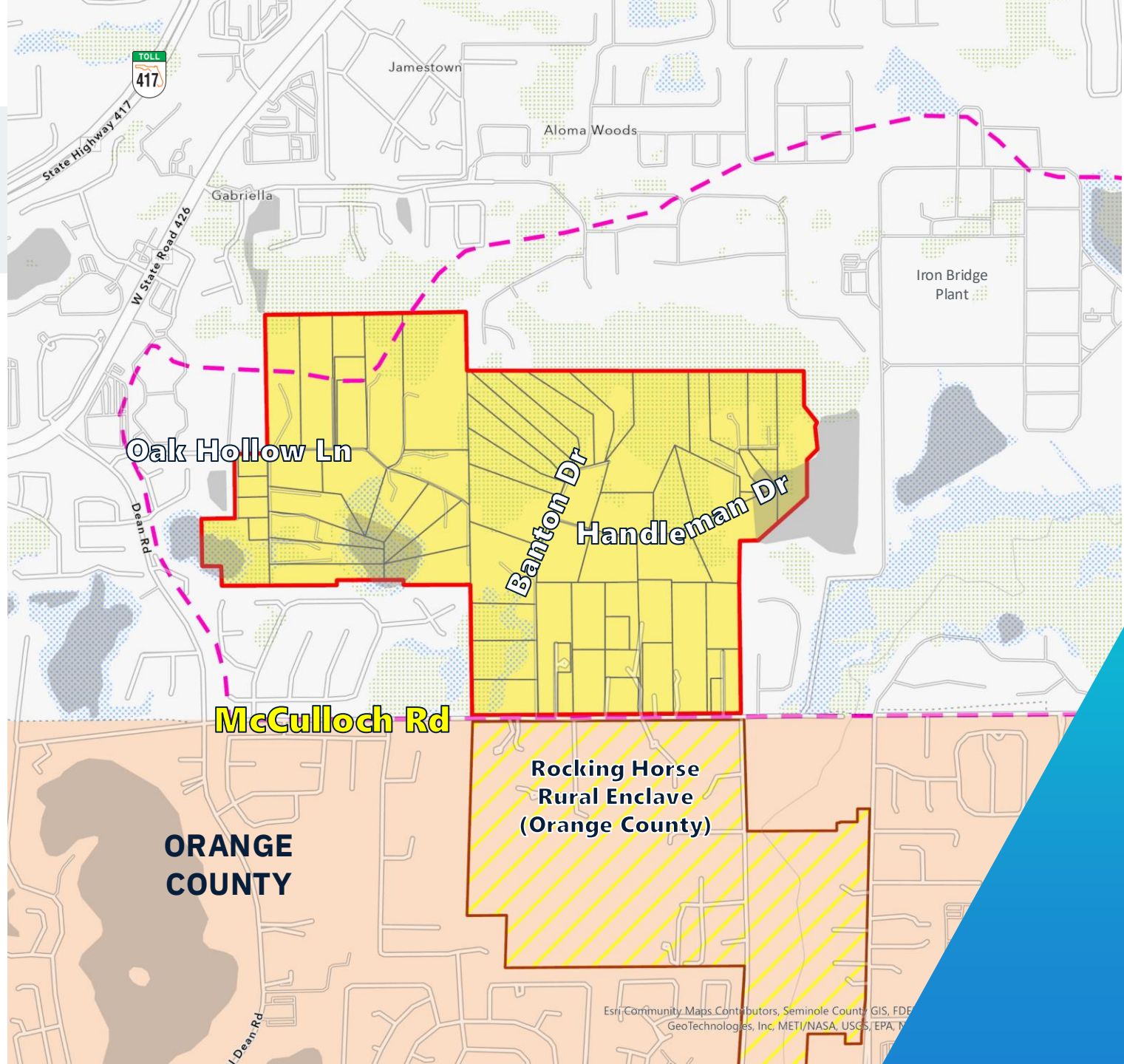
# Future Land Use

**Legend**

-  Rural Enclave
-  Orange County
-  Econ Protection Area
-  Parcels
-  Wetlands
-  100 Year Floodplains







**Future Land Use**

-  Low Density Residential
  - Density 4 DU/Acre




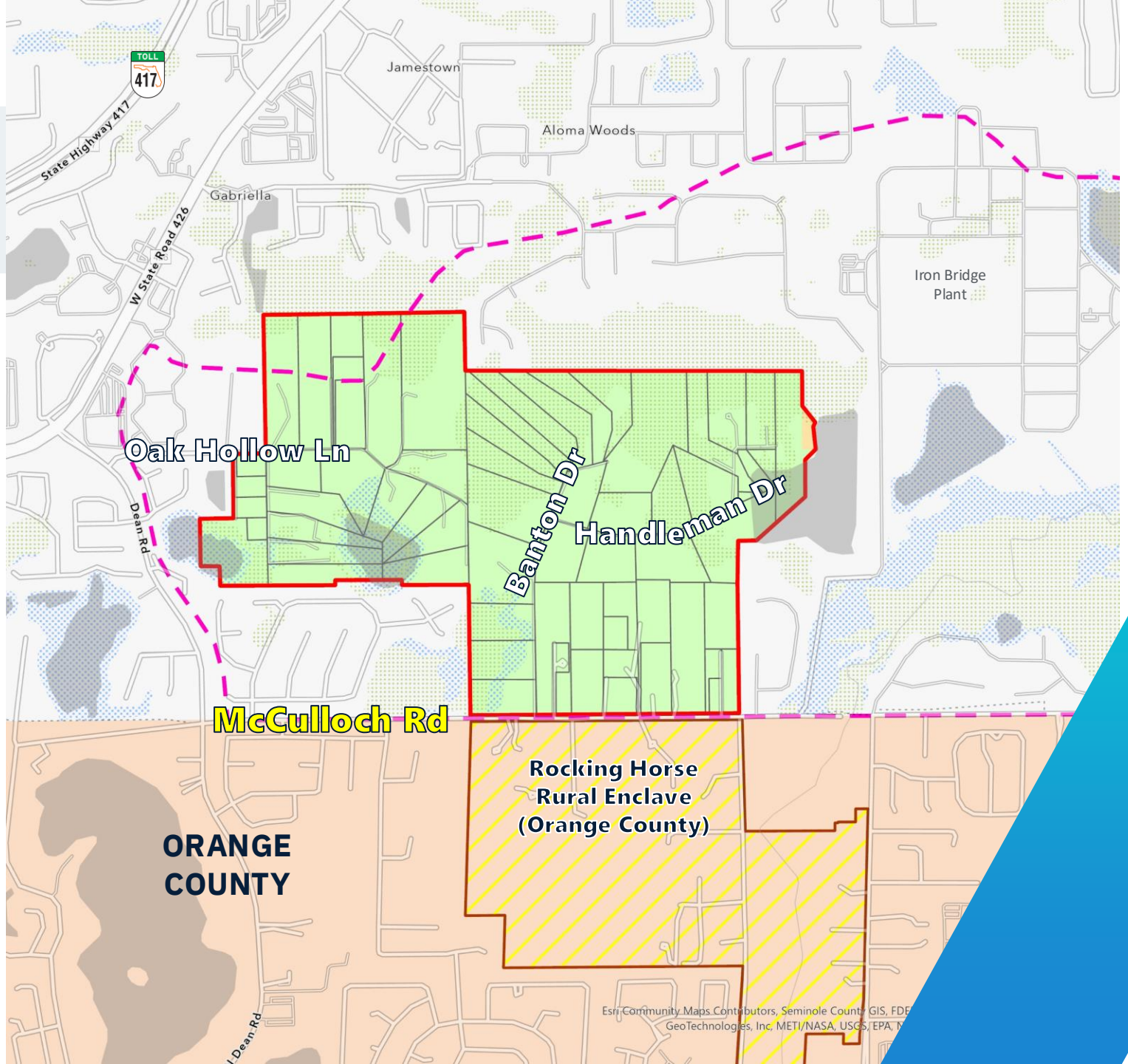
# Zoning

**Legend**

-  Rural Enclave
-  Orange County
-  Econ Protection 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
- 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

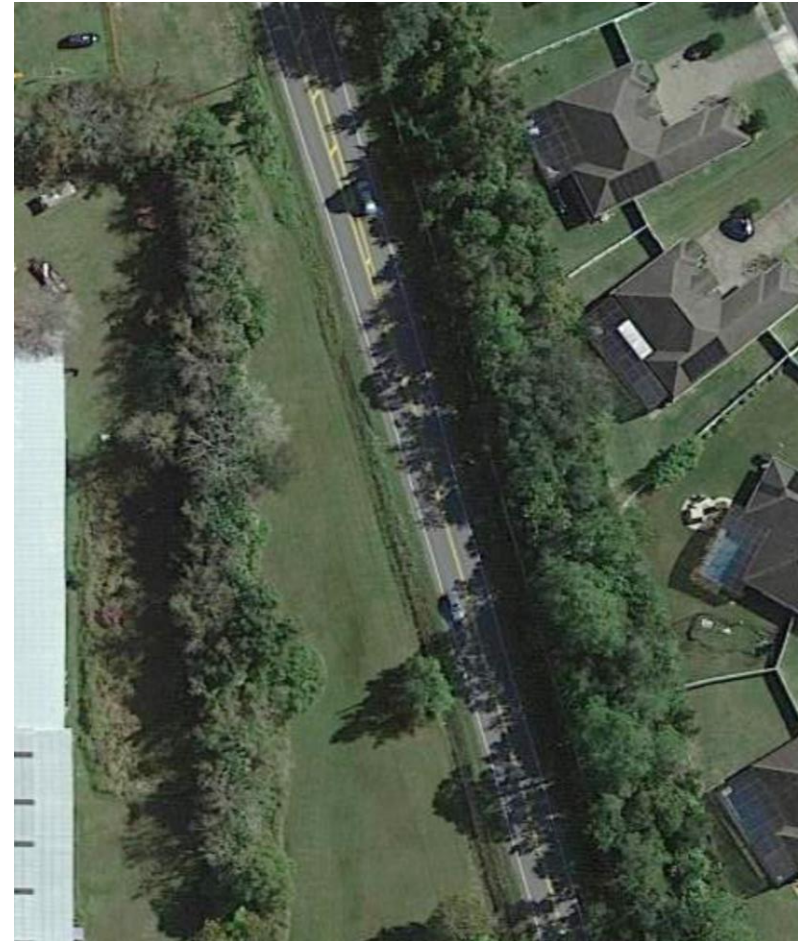


Images: Woodland Manufacturing



## 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 Oak Hollow Area?

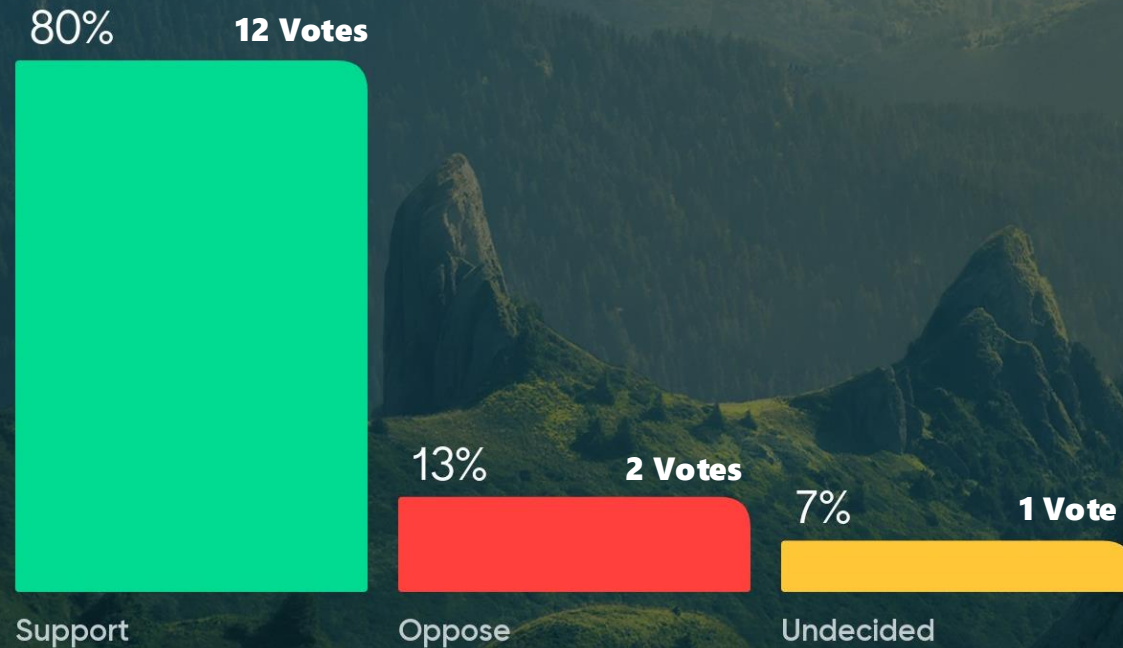
**Questions?**

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45**

# 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?



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15 Respondents

