

September 19, 2024

# Rural Enclaves Study: Orange Boulevard Community Workshop #1



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*Envision  
Seminole*

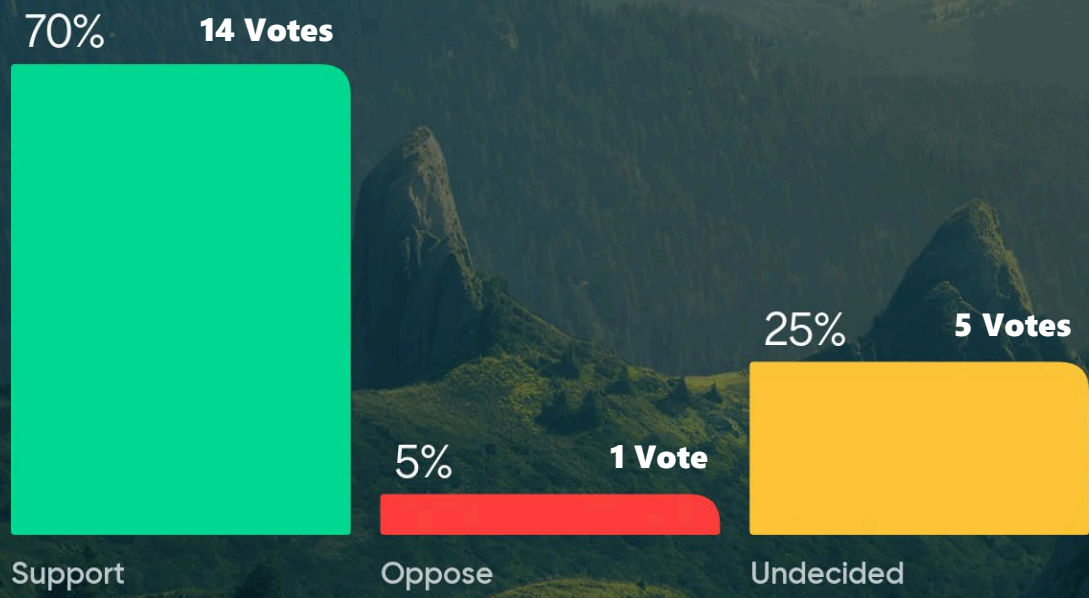


# Introductions

- County Staff
- Consultant Team

# Quick Poll

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

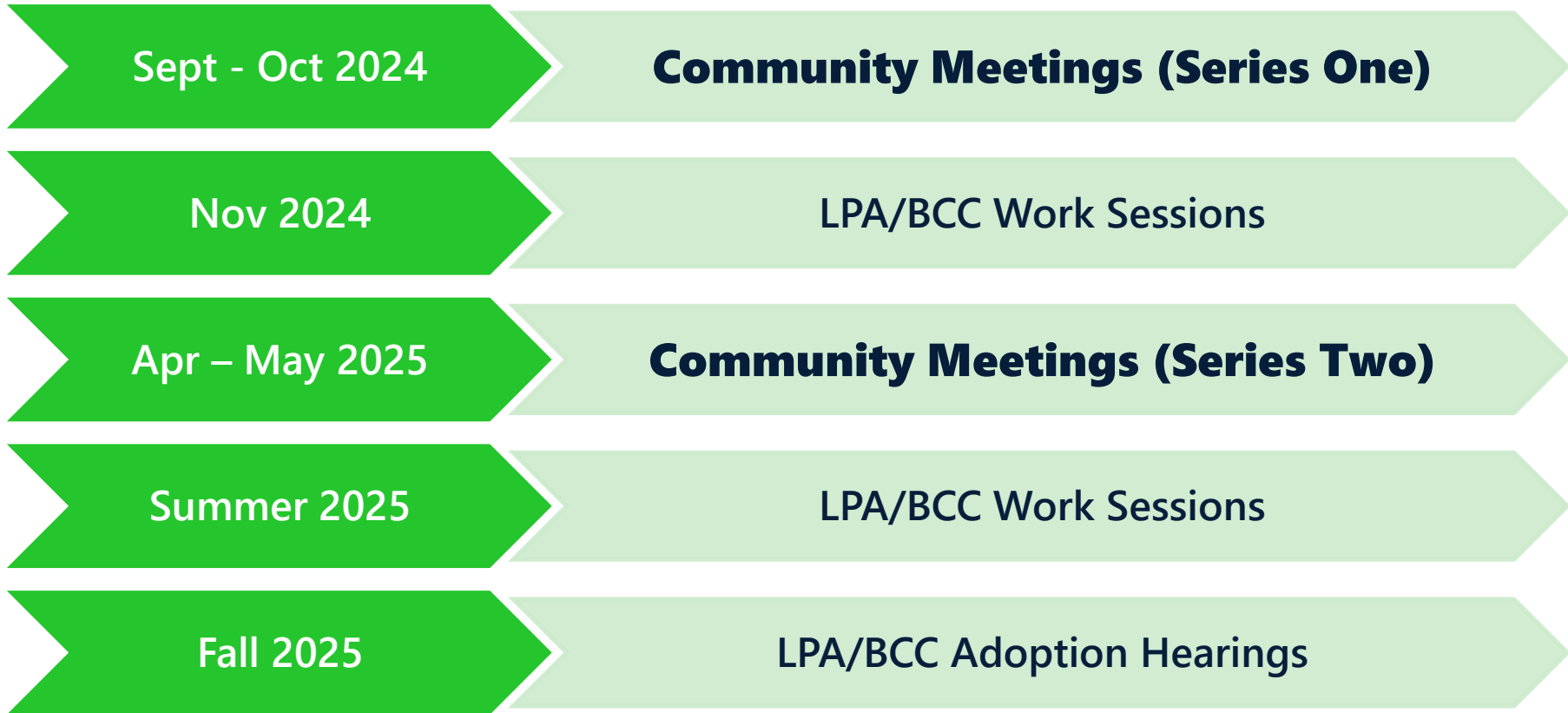


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Seminole* 20/45

20 Respondents



# Anticipated Project Timeline

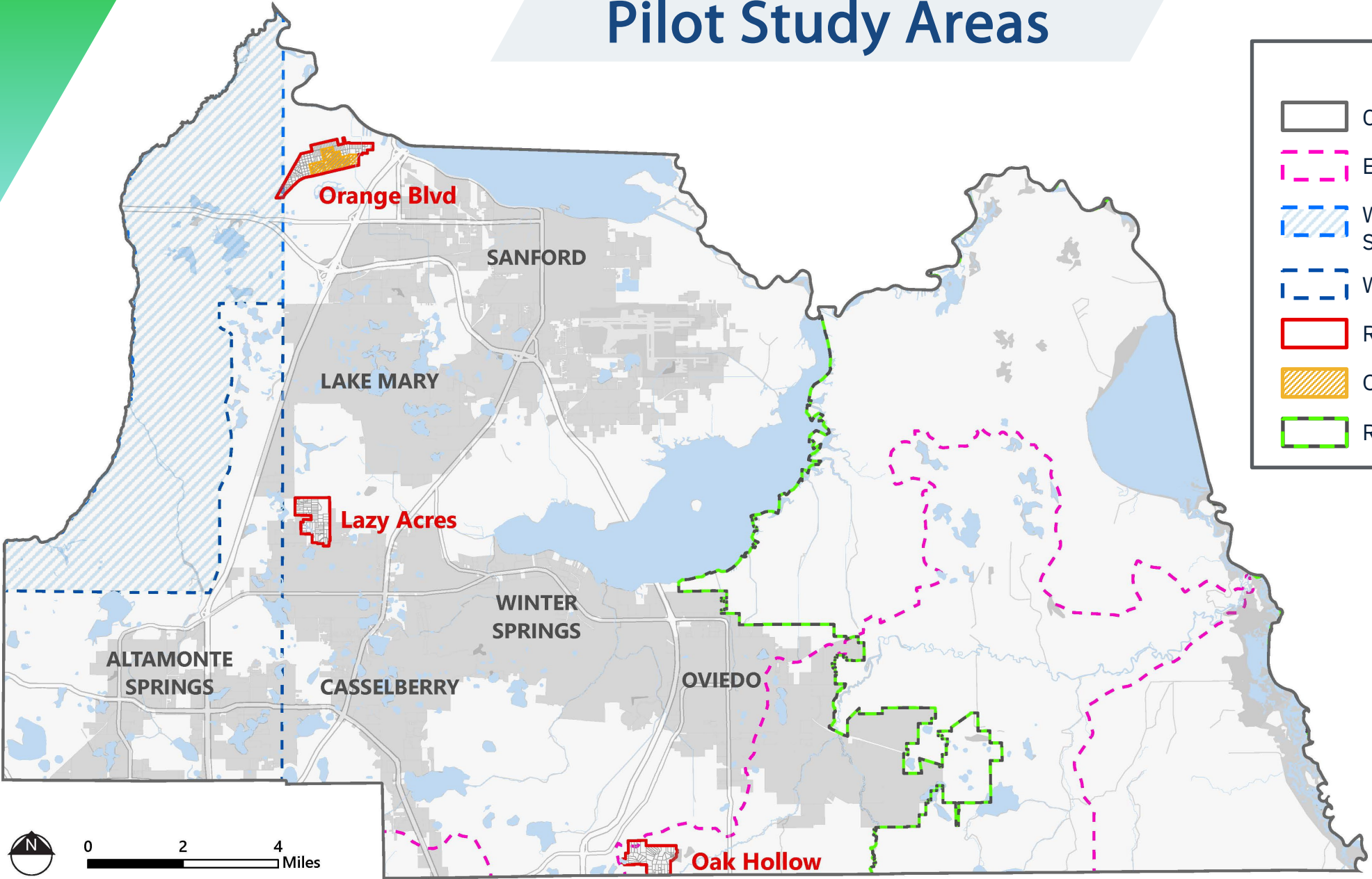




## Purpose of this meeting

- Share information about prior work and adopted policies regarding rural enclaves
- Share analysis of the Orange Boulevard 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: *Envision Seminole*



### ■ 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 Orange Boulevard 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

# Orange Boulevard Existing Conditions



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



# Study Area


**Legend**

-  Orange Blvd - Core
-  Orange Blvd - Transition

**Environmentally Sensitive Lands**

-  100 Year Floodplain
-  Wetlands

**Protection Areas**

-  Wekiva Protection Area





# Basin Study


**Legend**

-  Orange Blvd - Core
-  Orange Blvd - Transition

**Environmentally Sensitive Lands**

-  100 Year Floodplain
-  Wetlands

**Protection Areas**





-  Wekiva Protection Area













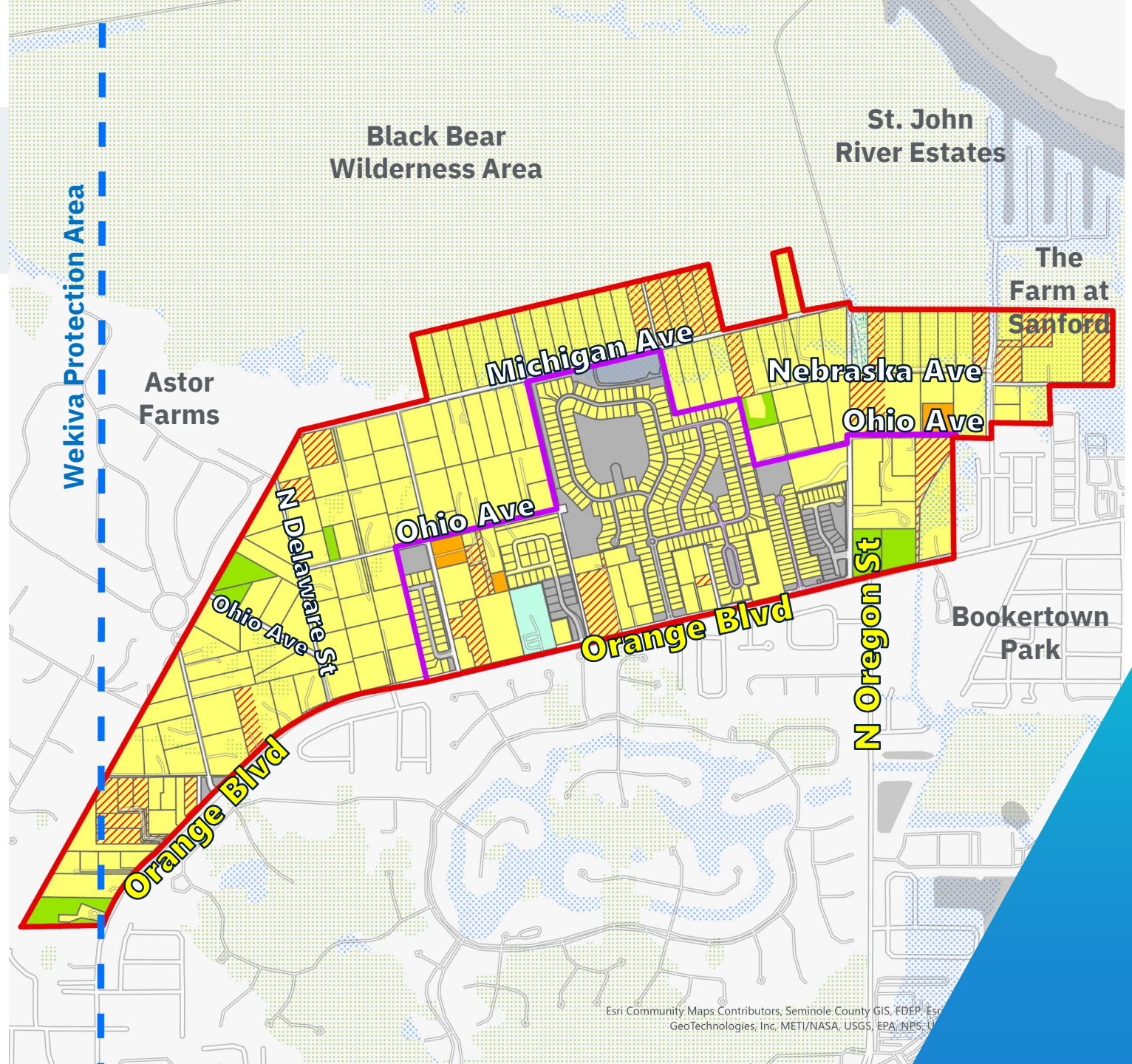
# Existing Land Uses

**Legend**

-  Orange Blvd - Core
-  Orange Blvd - Transition
-  Wetlands
-  100 Year Floodplains

**Existing Land Use**








-  Residential – Single Family
-  Residential – Mobile Homes
-  Agriculture
-  Institutional
-  Public - Other
-  Residential – Vacant
-  Vacant - Other
-  Managed Env. Lands

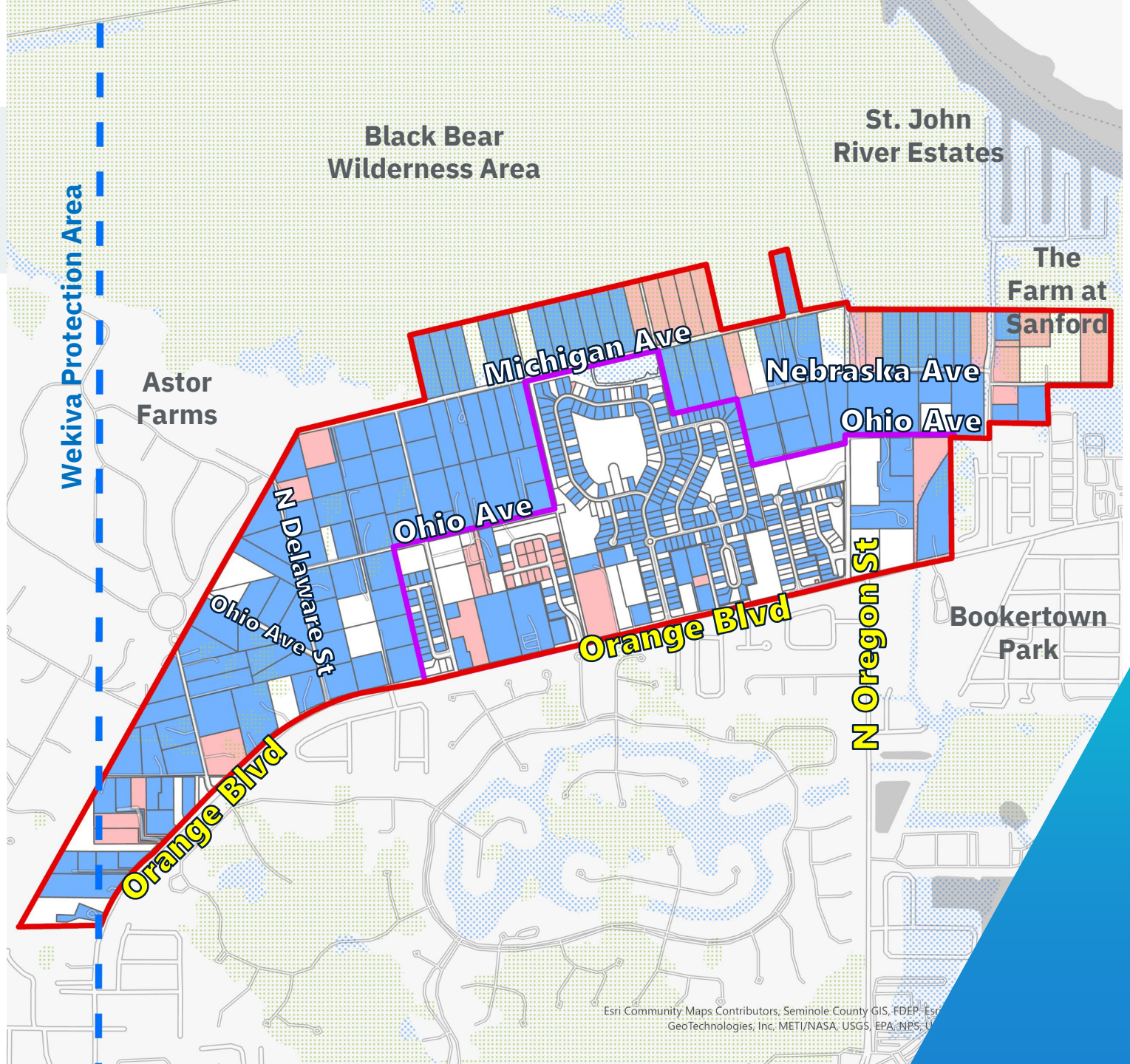




# Homestead and Vacant Parcels

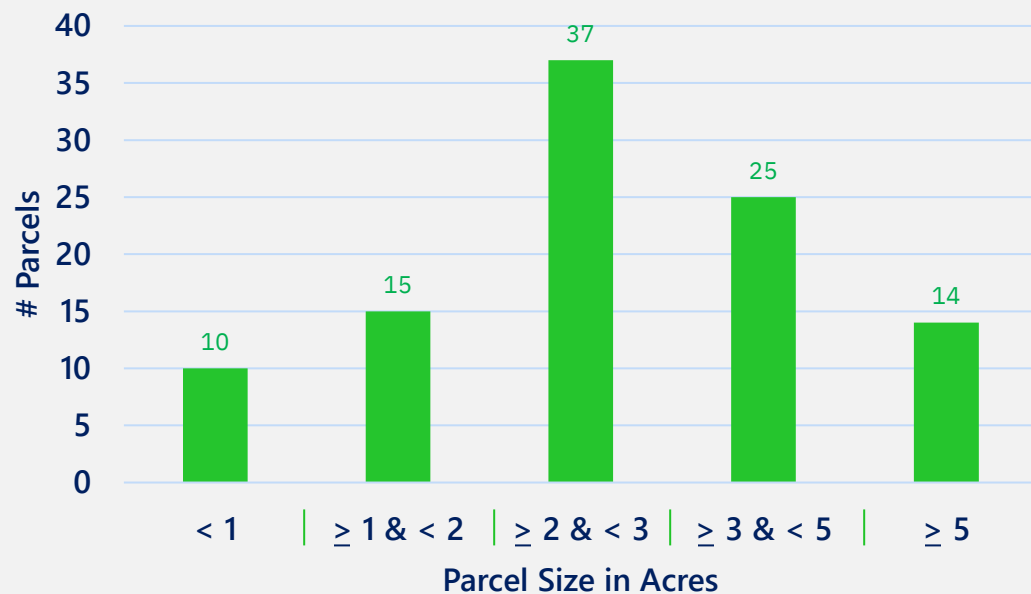
**Legend**

-  Homestead Parcels
-  Non-Homestead Parcels
-  Vacant Parcels
-  Orange Blvd - Core
-  Orange Blvd - Transition
-  Wetlands
-  100 Year Floodplains



# Lot Sizes

Orange Boulevard Study Area - Core  
Parcel Size & Distribution








- 373 Acres (Core) + 219 Acres (Transition)
- 146 Parcels (Core) + 456 Parcels (Transition)
- Largest Parcel – 9.7 Acres (Core)
- Smallest Occupied Parcel – 0.23 Acres (Core)
- 90%+ of parcels in the Transition Area are less than 1 Acre








# Roads

**Legend**

-  Orange Blvd - Core
-  Orange Blvd - Transition
-  Wekiva Protection/ Study Area
-  Parcels
-  Wetlands

**Road Maintenance**

-  Private
-  County
-  Emergency
-  County (Not Maintained)
-  Unknown










## Sewer Access




- County sewer access is available primarily from Orange Boulevard.
- County sewer access is available in the Transition Area (existing PDs)
- No known sewer lines within the core area
- Assume most properties are served by septic within the core

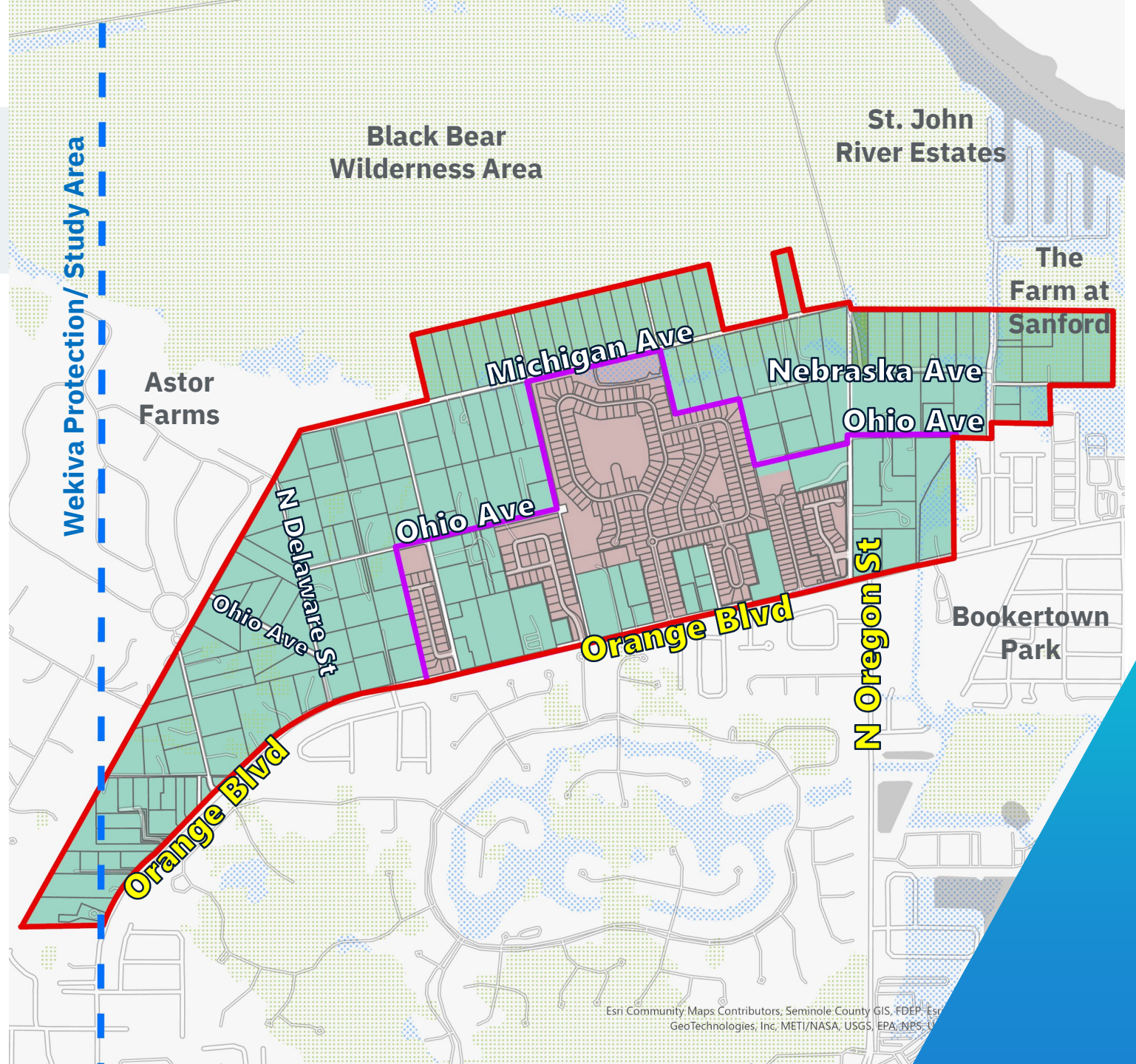
# Future Land Use

**Legend**

-  Orange Blvd - Core
-  Orange Blvd. Transition
-  Parcels
-  Wetlands
-  100 Year Floodplains

**Future Land Use**






-  Suburban Estates
  - Density - 1 DU/Acre
-  PD
-  Preservation/ Managed Lands








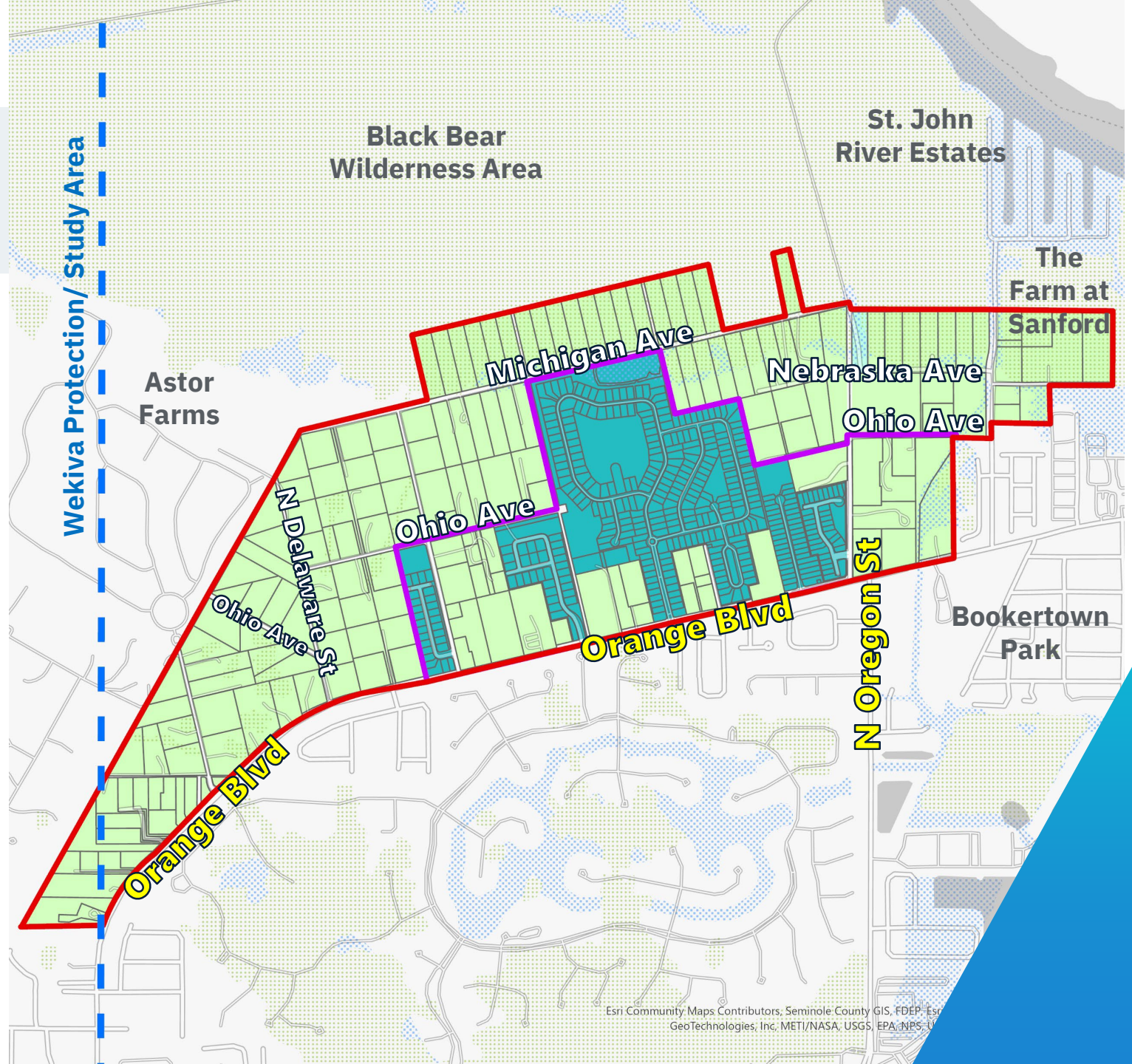
# Zoning

**Legend**

-  Orange Blvd. Rural Enclave
-  Orange Blvd. Transition
-  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
-  PD
-  Public Lands and Institution



## 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
  - SE (Suburban Estates) - 1 unit per Acre
  - PD – Varies (Transition Area)
- Minimum Lot Size
  - A-1 – 1 Acre
  - PD – Varies (Transition Area)
- Agricultural and Single-Family residential uses permitted
- Primarily County Roads serving the Core & private roads serving the Transition Area
- Predominantly Septic Users within the Core

# Potential Elements of Rural Character

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# Rural Character: Sample Design Guidelines

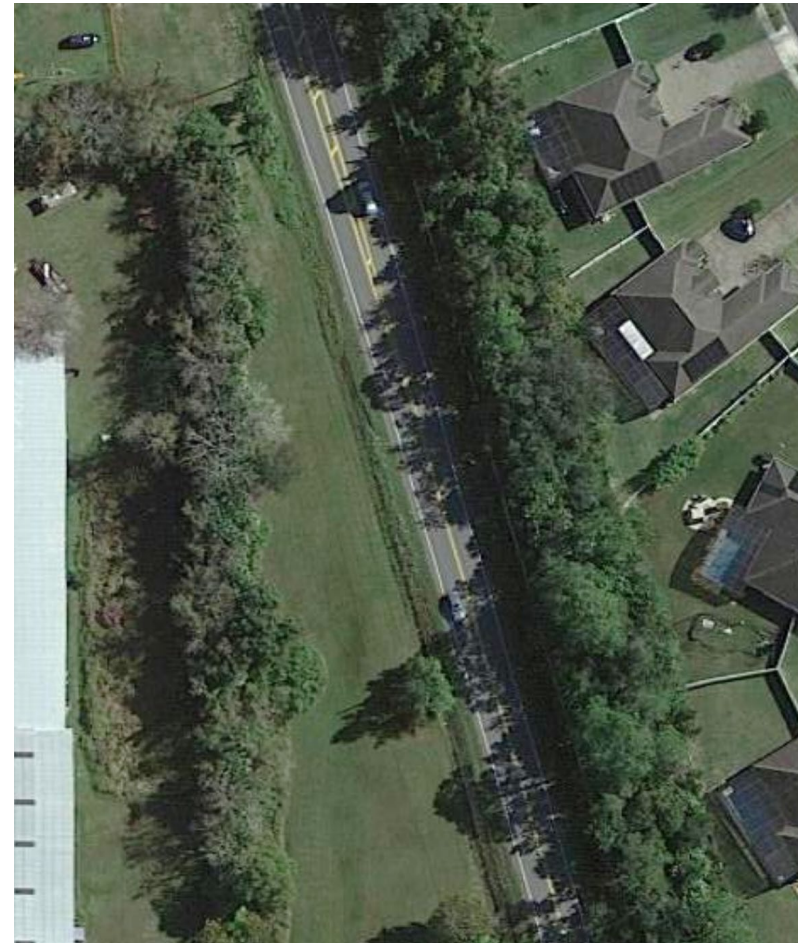
- Rural signage
- Avoid masonry walls :
  - Inconsistent with rural character
  - Block water and small wildlife
- Dark skies lighting fixtures



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
- Standards for expanding 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 Orange Boulevard Area?

Questions?

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# Quick Poll – Take 2

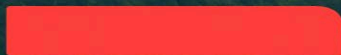
Now that you know more . . . Do you support the idea of establishing a Rural Enclave in this area of Seminole County?

92% 11 Votes



Support

8% 1 Vote



Oppose

0%



Undecided

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12 Respondents

