

October 1, 2024

Rural Enclaves Study: Oak Hollow Community Workshop #1



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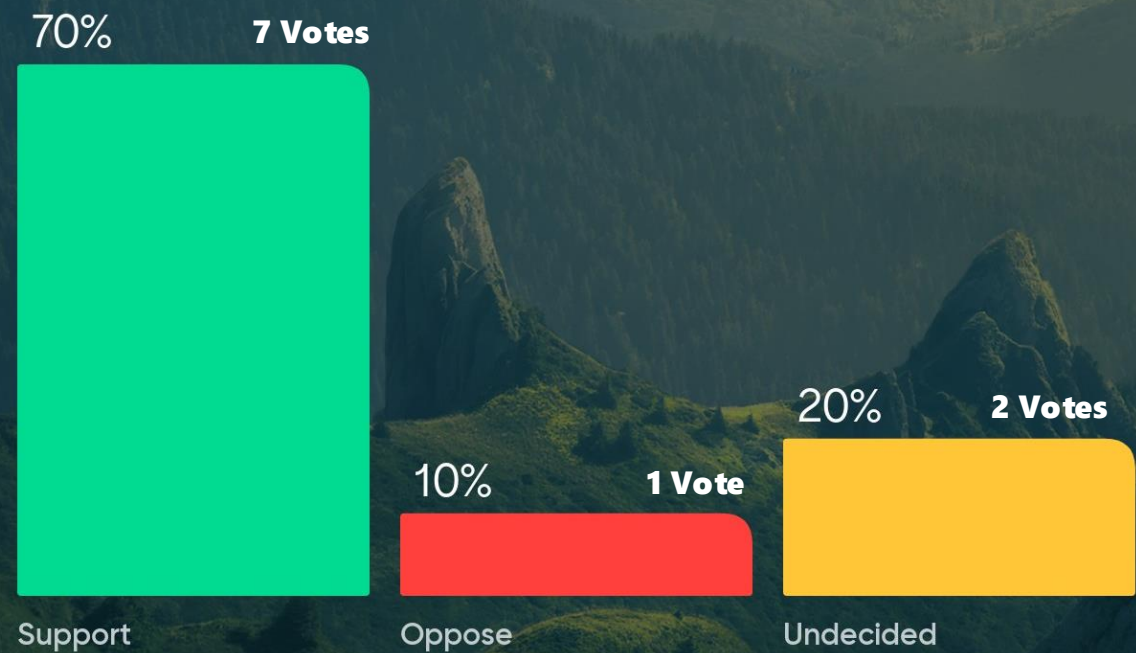


Introductions

- 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

Sept - Oct 2024

Community Meetings (Series One)

Nov 2024

LPA/BCC Work Sessions

Apr – May 2025

Community Meetings (Series Two)

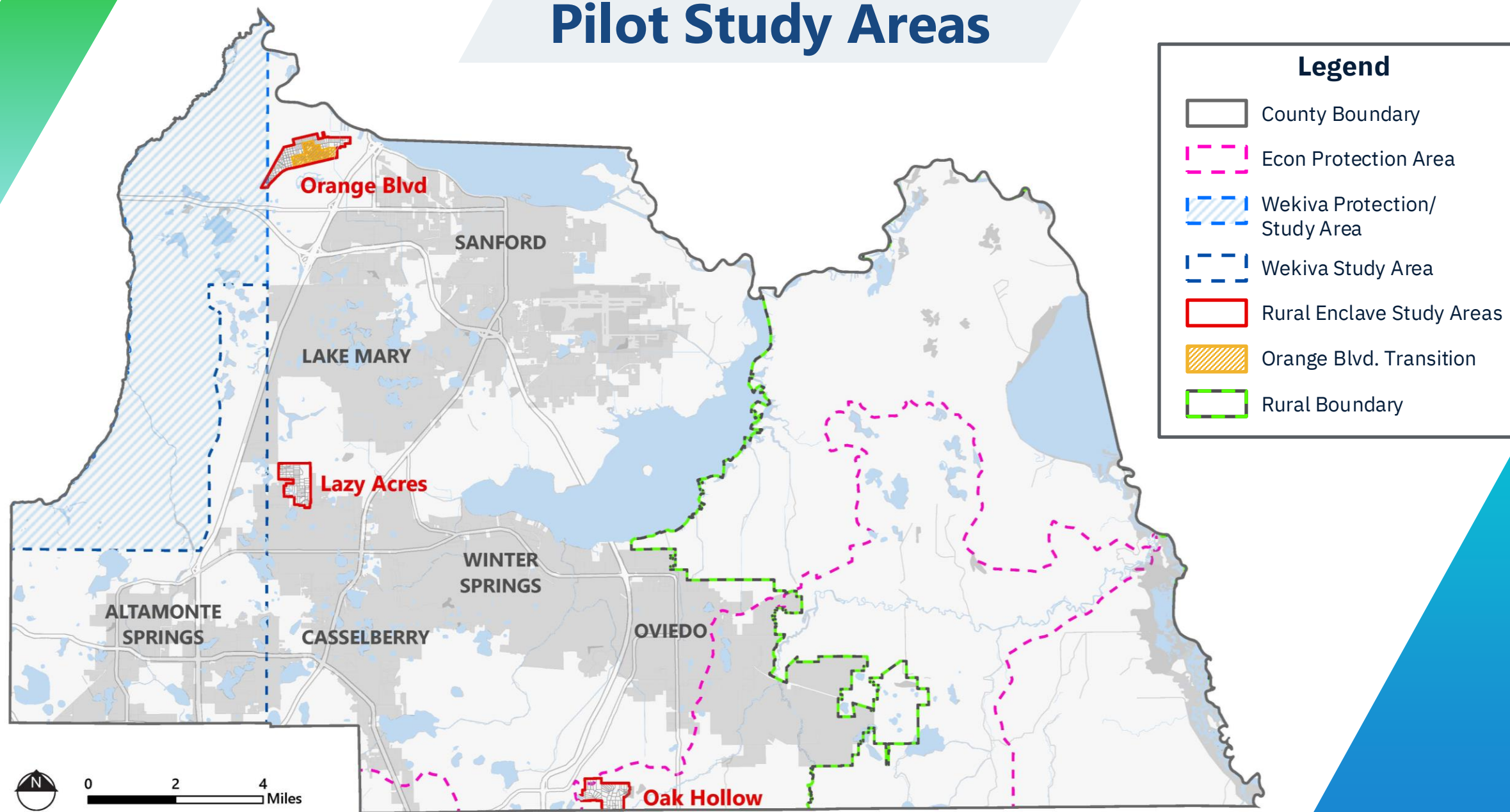
Summer 2025

LPA/BCC Work Sessions

Fall 2025

LPA/BCC Adoption Hearings

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:

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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 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



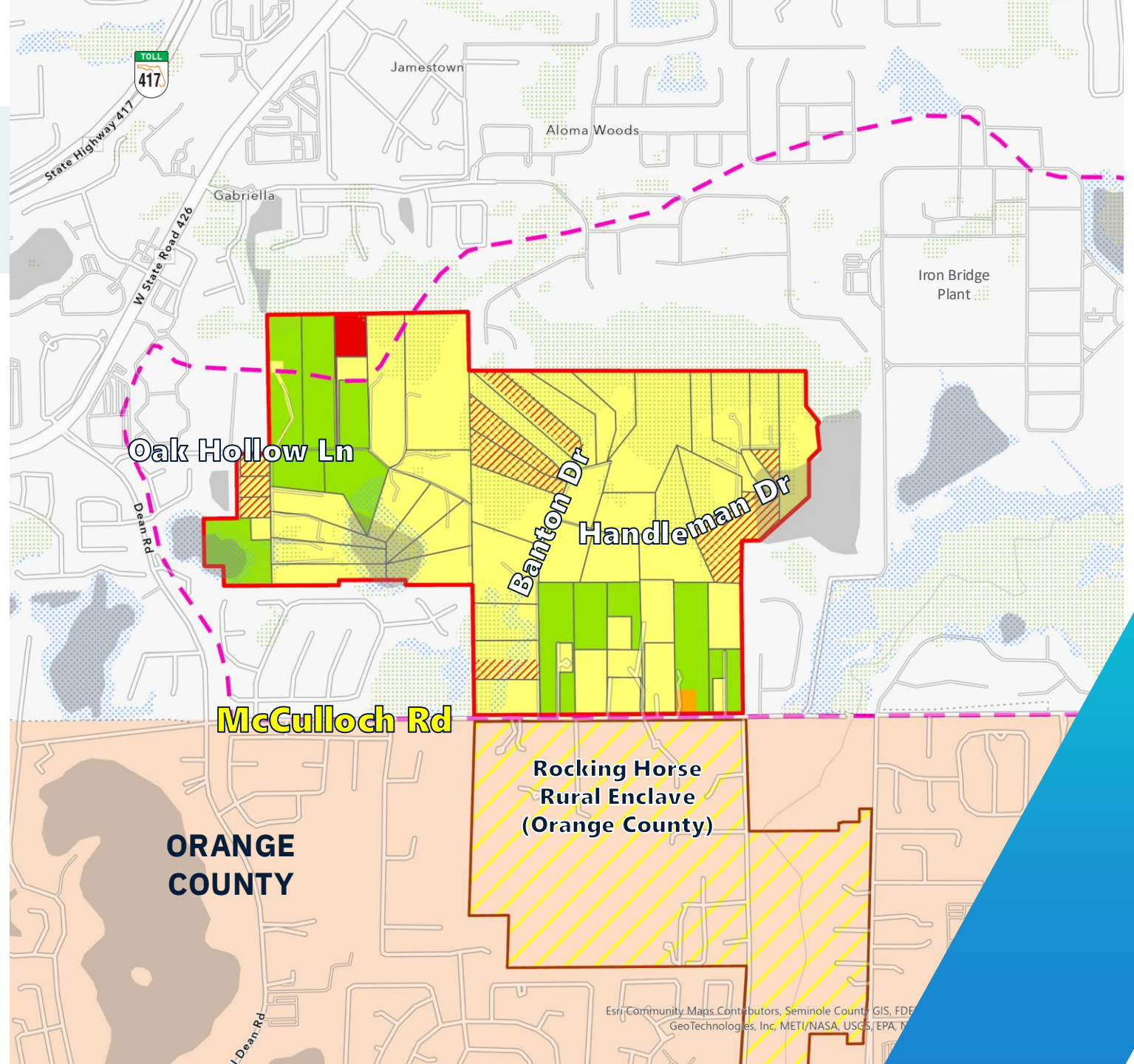
Environmentally Sensitive Lands



Protection Areas



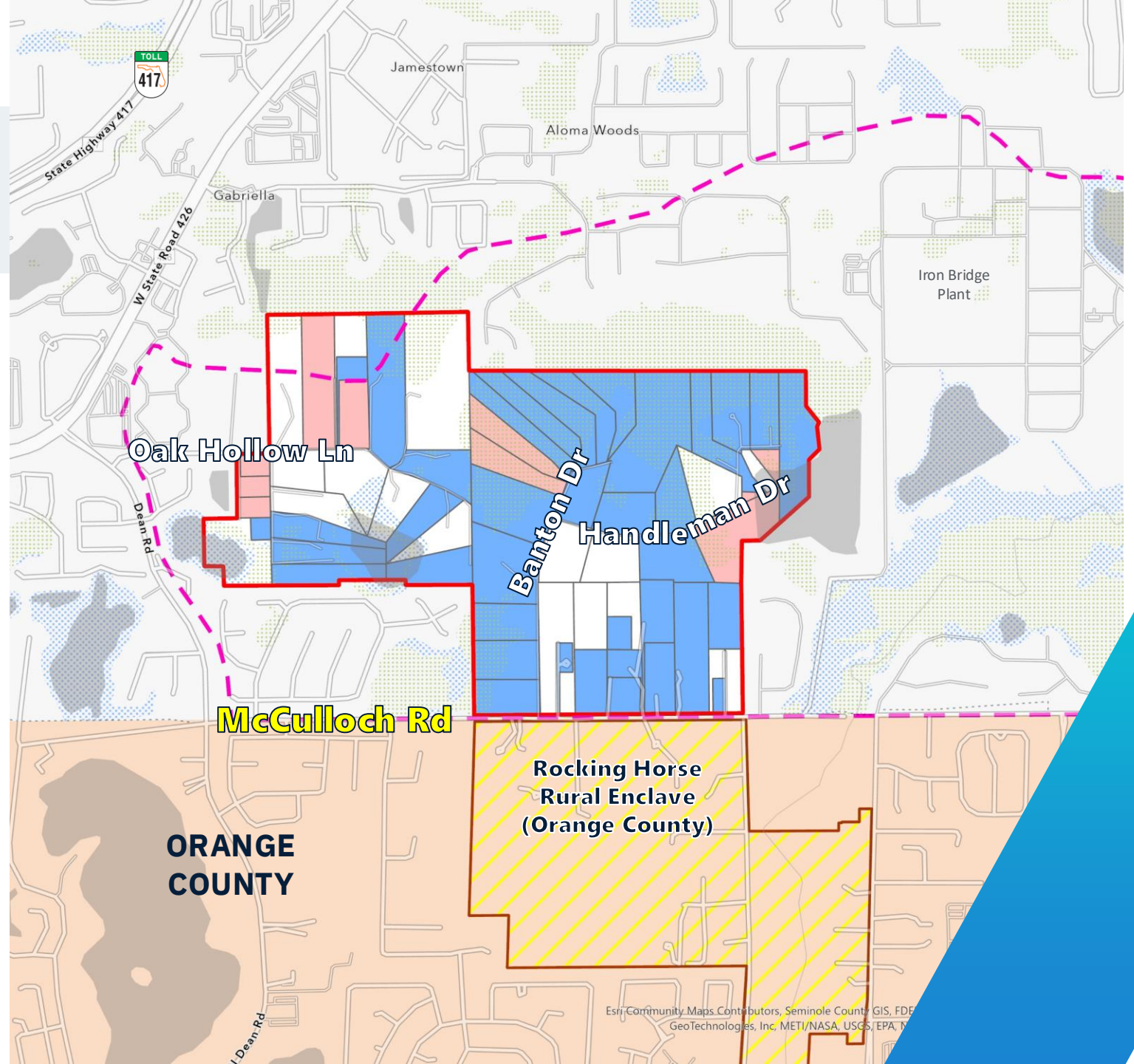
Existing Land Uses



Homestead and Vacant Parcels

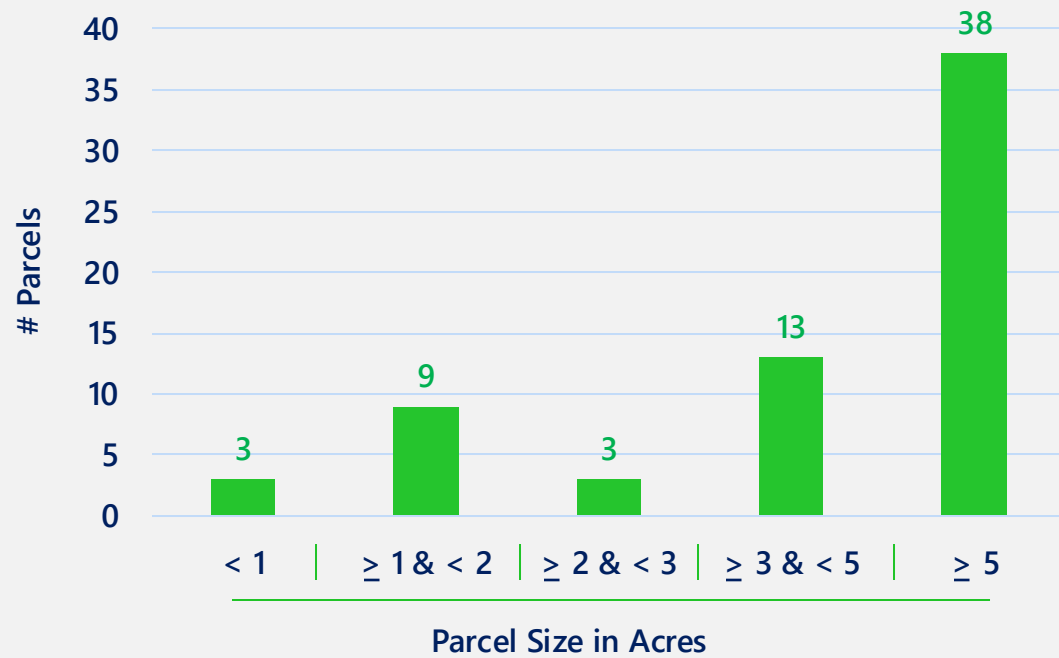
Legend

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



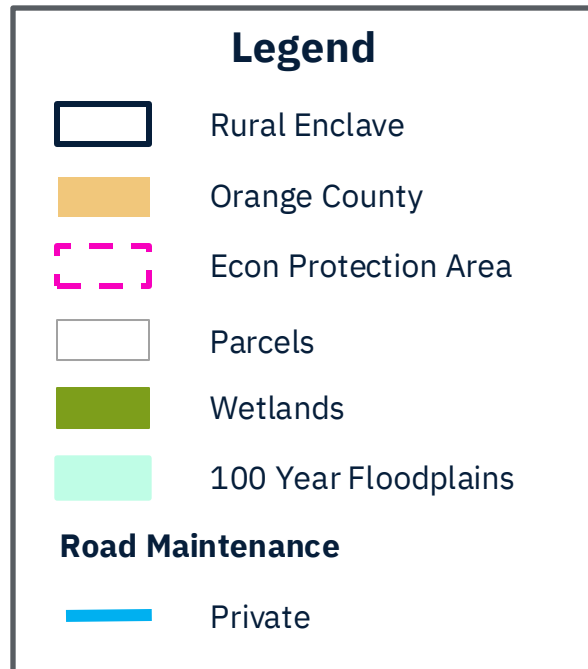
Lot Sizes

Parcel Size & Distribution



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

Roads





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

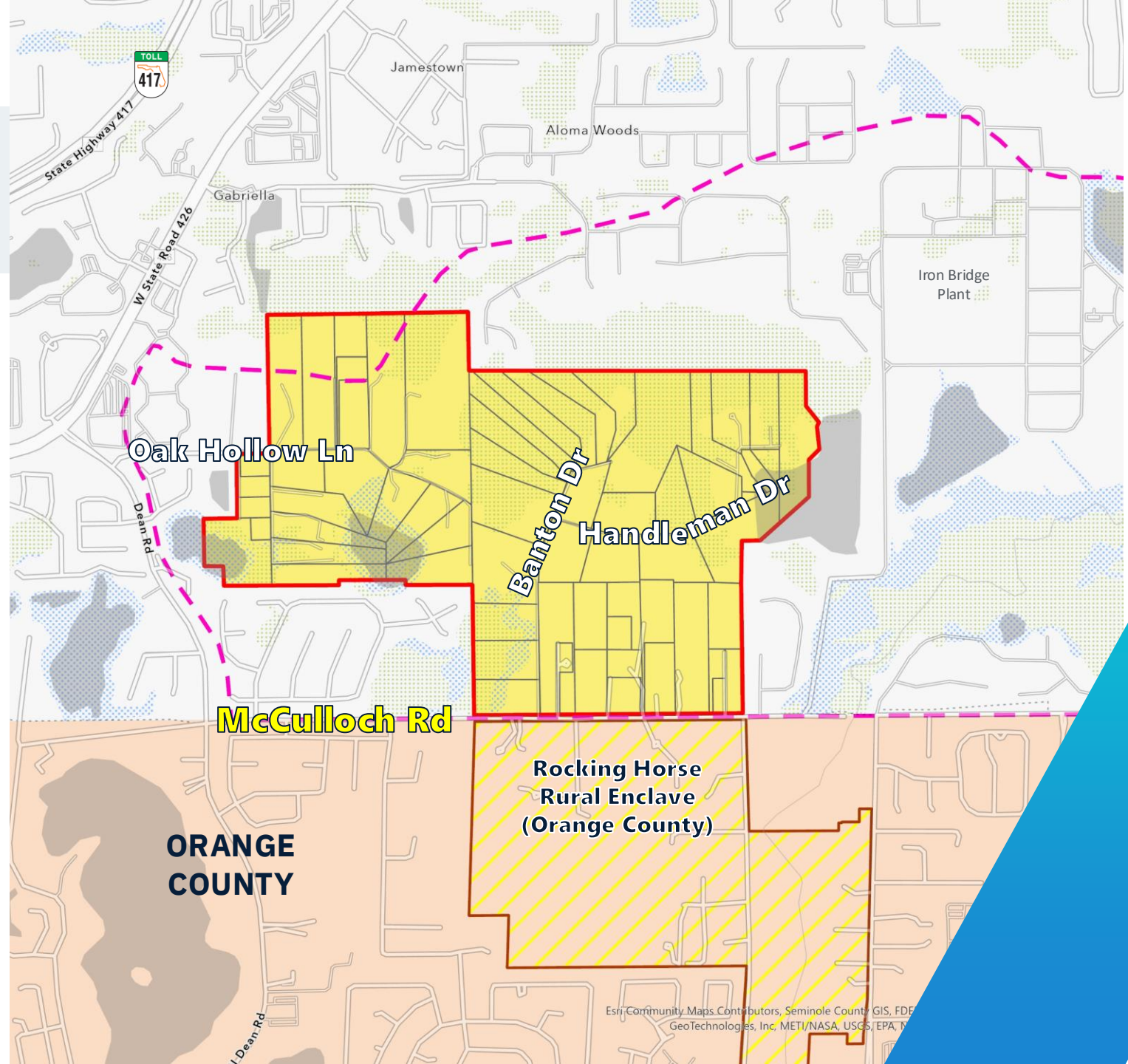
Legend

-  Rural Enclave
-  Orange County
-  Econ Protection Area

-  Parcels
-  Wetlands
-  100 Year Floodplains






Future Land Use

-  Low Density Residential
- Density 4 DU/Acre




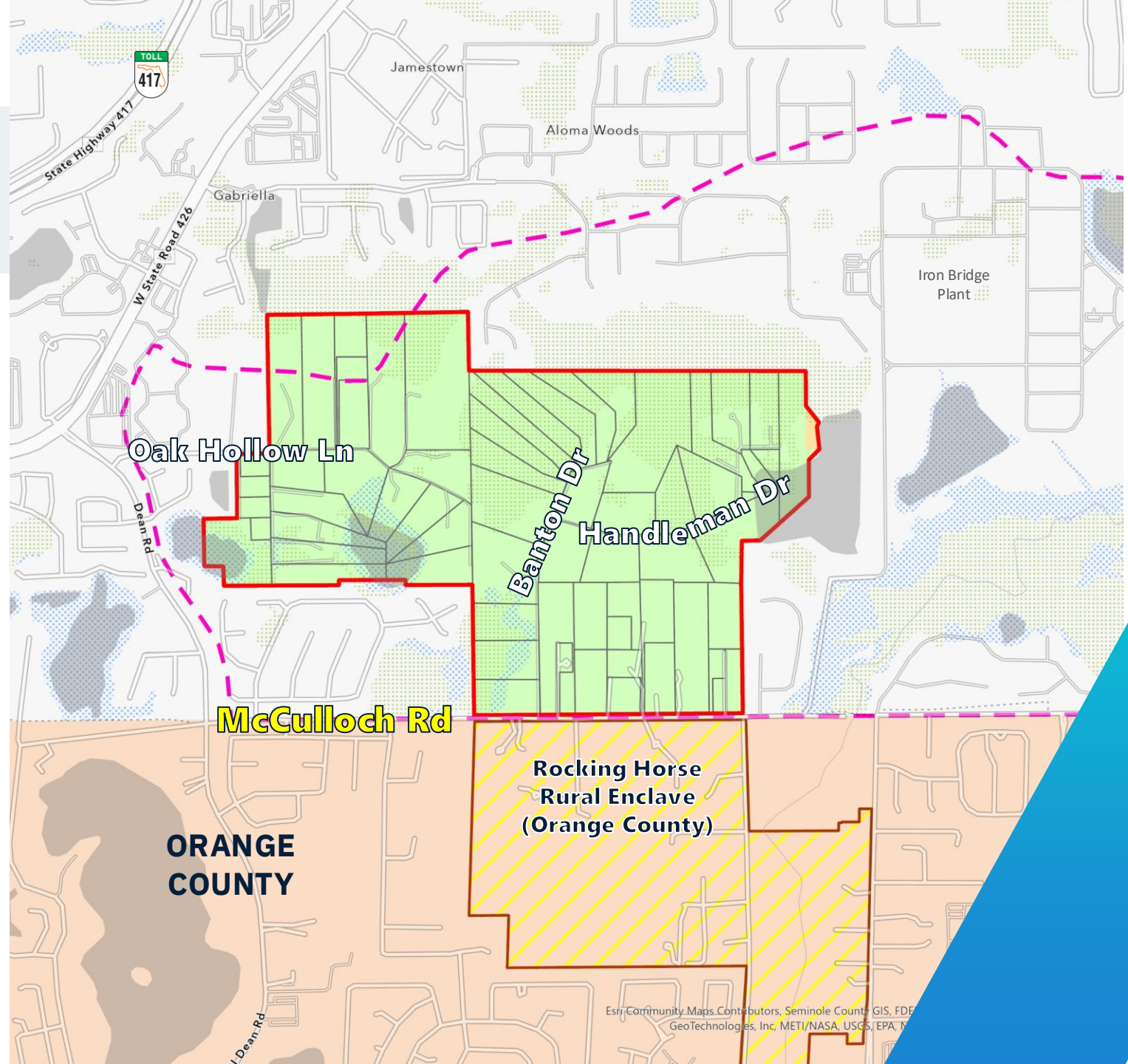
Zoning

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

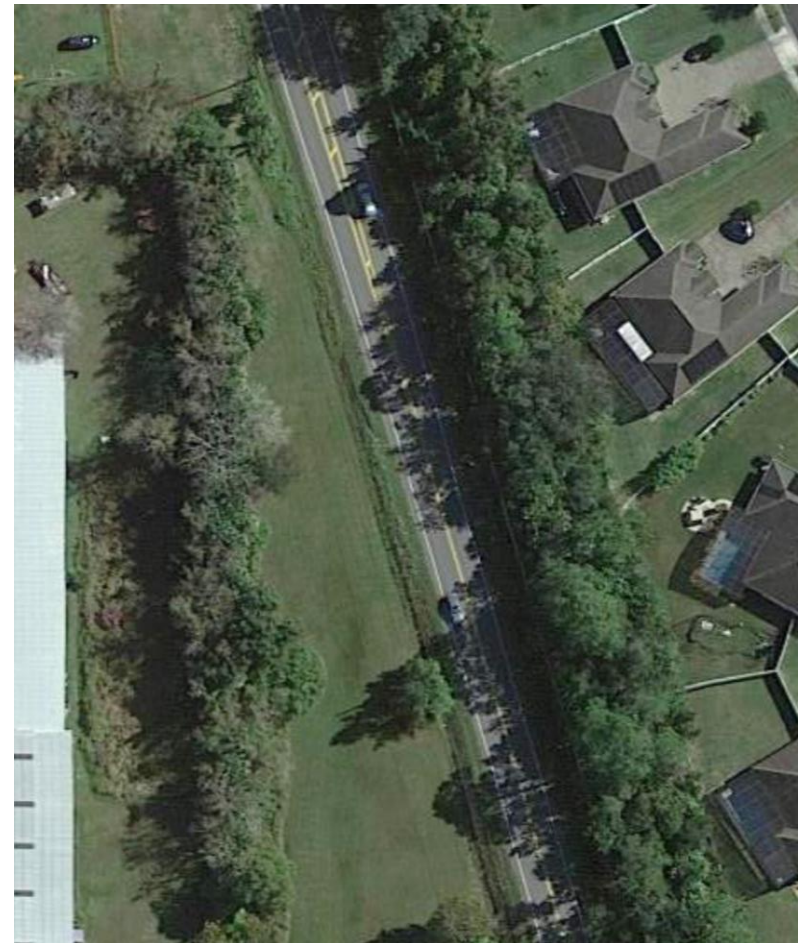
- Rural signage
- Avoid masonry walls :
 - Inconsistent with rural character
 - Block water and small wildlife
- Dark skies lighting fixtures



Images: Woodland Manufacturing

Rural Character: Overlay Transition Standards

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



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■ 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?

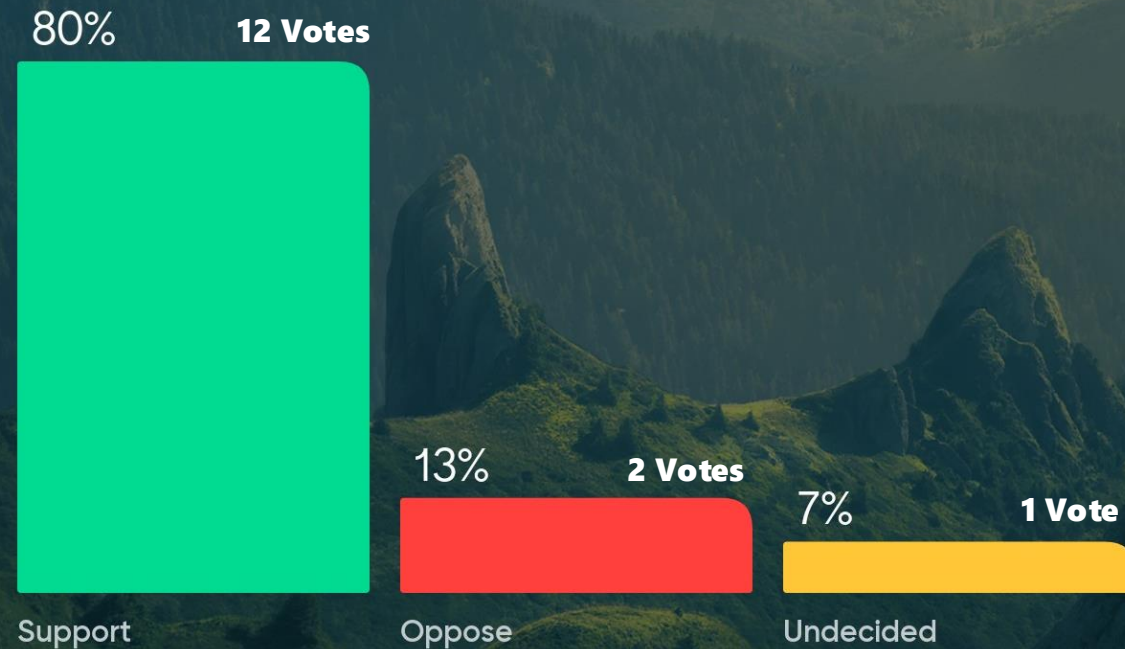
Questions?

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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

