

CPA24-0009/LDC25-0002 – Boggy Creek Land Use Study

Community Meeting Summary

General Feedback: Participants were primarily concerned about the process for future development and how that development will impact their property. This was true for property owners who both expressed interest in selling/developing and those who intended to stay in an existing home or build a home for themselves or family.

Points of Clarification regarding process: The following questions/concerns were common among all participants.

1. What is the smallest size lot I can have?
 - a. *That depends on the existing zoning district of the property. The minimum lot size for Agricultural Development and Conservation lots is 2 acres. The minimum lot size for Industrial Restricted is 10,000 square feet and the minimum lot size for Industrial Manufacturing is 20,000 square feet.*
2. What if I want to only sell a portion of my property?
 - a. *Lots must be created through a lot split or subdivision process in the County in order to be developed. Once created, the sale of those lots is a private matter.*
3. Do I have to rezone (Zoning Map Amendment)?
 - a. *No. A Zoning Map Amendment is only required to create 3 or more lots; or, to construct commercial, industrial, or multifamily development.*
4. What are the requirements for a rezone (Zoning Map Amendment)? Do I have to rezone before I can sell? Will community meetings be required?
 - a. *The property owner(s) must authorize any application for a Zoning Map Amendment. A potential purchaser may initiate the application when specifically authorized in the contract to do so or by another legal document authorizing same. The appropriate fee and a legal description is also required.*
 - b. *No, a rezone is not required to sell. The County does not regulate contracts between buyers and sellers.*
 - c. *Staff and administration will discuss if the overlay will have any special requirements or exclusions for notifications or community meetings based on this feedback.*
5. How will this impact my property value?
 - a. *Staff consulted with the property appraiser's office which confirmed that zoning and use of the property are determining factors for valuations. For example, where land use was previously amended by the County to Community Center and Industrial, only lots which have been rezoned and developed had impacts to property value.*

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6. Who pays for the necessary infrastructure/improvements?
 - a. *The developer is responsible for all necessary infrastructure and improvements associated with the development of their property.*

Summary of Feedback regarding proposed permitted/prohibited uses

Zones A and B (Industrial Land Use)

- Concurrence that there is a need for uses such as truck/RV parking/open storage
 - Concurrence that those uses should be prohibited on Boggy Creek corridor
- Comment that Slaughterhouses should be prohibited
- Comment that Zone B should permit IR and IM uses within the IM zoning district

Zone C (Community Center Land Use)

- No comments/no opposition

Zone D (Low Density Residential Land Use)

- No changes proposed by Overlay
- No additional input regarding uses received from participants

Summary of Feedback regarding proposed setbacks/buffers:

- Support for uniform buffer along Boggy Creek Road for all uses
- One participant expressed preference for no parking facing Boggy Creek Road
- Concurrence that buffers/setbacks should only be applicable to developed residential lots
- Concurrence that opportunity to reduce buffers and setbacks should be provided with notarized permission of affected adjacent property owners
- Request that buffers/setbacks be required in Community Center land use adjacent to existing residential developed lots

Summary of Feedback regarding proposed access management

Participants primarily had enquiries about being able to access properties on Boggy Creek Road if the perpendicular or parallel route proposed in the overlay was not available. Staff explained that access from Boggy Creek Road will be permitted; however, agreements between the developer and the County may require future reconfiguration of access to an ultimate condition as development occurs.

Additional questions were asked about improvements to Cardinal Lane and Semoran Farms Road. A ROW easement is shown on the record. This easement was never

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dedicated or recorded as County-owned and maintained ROW. This means that construction of a roadway which meets county standards for access within the easement will still require consent from all property owners using the access. Staff will work with applicants to provide detailed information based on specific development applications.

Final Ordinance adoption schedule:

LDC25-0002

Development Review Committee: May 20, 2025

Planning Commission: June 5, 2025

Board of County Commissioners: June 16, 2025

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Board of County Commissioners: June 16, 2025