

**SEMINOLE COUNTY
LOCAL PLANNING AGENCY/
PLANNING AND ZONING
COMMISSION COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
BOARD CHAMBERS, ROOM
1028**

**WEDNESDAY, DECEMBER 6, 2023
6:00 PM**

MINUTES

Evaluation and Appraisal Report (EAR)- Based Comprehensive Plan Amendments
– *Staff is Requesting a Continuance to December 6, 2023 for Re-Advertisement* -
Consider an Ordinance approving the Evaluation and Appraisal Report (EAR)- Based Amendments to the Seminole County Comprehensive Plan amending the text and exhibits for Conservation, Drainage, Future Land Use, Potable Water, Recreation and Open Space, Sanitary Sewer, and Transportation Elements. **(Tyler Reed, Project Manager and Project Consultant, Eliza Harris Juliano, Kimley-Horn and Associates, Inc.)**

Tyler Reed, Senior Planner, presented this item as stated in the Staff report and tonight he will review the final changes to the Comprehensive Plan, based on the Envision Seminole 2045 Plan and approved Evaluation and Appraisal (EAR) Report of the Comprehensive Plan submitted last year in November. Everything presented tonight has already been presented to the Board of County Commissioners (BCC) and to the Planning & Zoning Commission (P&Z) in work sessions. Staff has provided three (3) work sessions with the BCC, a community meeting, and a work session with the P&Z Board. This meeting tonight will provide the BCC a recommendation to authorize the transmittal of the EAR-Based Amendments to the Seminole County Comprehensive Plan.

There are five vision goals from the Envision Seminole 2045 Plan: 1) protect wildlife, 2) maintain rural places, 3) grow walkable, 4) get active, and 5) be green. Each of these came with a set of strategies and recommendations, some of which were directly related to the Comprehensive Plan, and some of which are outside the Comprehensive Plan or related to some elements that are currently being updated.

Some of the major updates we have accomplished with the EAR-Based Amendments include the removal of all non-policy sections in all Elements to streamline and establish a policy based comprehensive plan, a reorganization of the Future Land Use Element for a more coherent structure and to align with the vision goals. We incorporated the

necessary updates from multiple departments, updated the sanitary element to align with Florida Statutes, and we included the recognition of rural enclaves outside of the East Rural Area.

In addition to the vision-based Elements, we are organizing the Future Land Use Element. The current organization of the Future Land Use element is modeled on the Central Florida Regional Growth vision “How Show We Grow” Plan. This plan was done on a regional level with community support.

The proposed organization is modeled on the Envision Seminole 2045 Plan, which allows us to target Seminole County specifically and meet specific needs of the community within the County. The County is dedicated to protecting our Wildlife and Natural Resources through the preservation and enhancement of natural habitats and sustainable management of vital natural resources including air, water, energy, and land.

We introduced new objectives and policies that support Wildlife, Natural Resources, and Sustainability, to include Habitat, Dark Skies, and Green Buildings policies and reorganized each existing policies to improve cohesiveness and clarity. We are protecting Florida’s environment and water systems through our updated policies reflecting areas within the Basin Management Action Plan and implementing enhanced septic tank requirements per the Florida Statutes. It is our intent to encourage efficient use of land, housing choices, and economically vibrant active places that enable multimodal transportation.

Our goals were to streamline. The current Comprehensive Plan had a lot of existing language based on the “How Shall we Grow” plan, but there was a lot of repetition. We had standards for incentive programs that were fairly complicated, and we found that developers were not utilizing these programs that included the MXD standards and the Urban Centers and Corridors Overlay Bonus Program.

The County is committed to supporting rural lifestyles and landscapes, and preserving the rural character through protecting rural neighborhoods, natural resources, and maintaining economic viability of these areas. The County will help preserve rural enclaves for the areas of the County outside of the East Rural area that have maintained their rural character. Another area we looked at was the revision of the Cluster Development Policy and clarifying the existing language on Clustering and density bonus in the R10 Future Land Use.

There are two other goals withing the FLU Element that did not have any substantial changes, which are to ensure the Counties commitment to pursuing these objectives, which are “Enhance Existing Places” and “Property Rights”.

Staff recommends the Board of County Commissioners authorize transmittal of EAR-Based Amendments to the Seminole County Comprehensive Plan amending the text and exhibits of the Capital Improvements, Conservation, Drainage, Future Land Use, Housing, Implementation, Intergovernmental Coordination, Introduction, Potable Water, Preface,

Property Rights, Public School Facilities, Recreation and Open Space, Sanitary Sewer, Solid Waste, and Transportation Elements, as required by Chapter 163.3191, Florida Statutes to the Florida Department of Commerce.

Board discussion with Staff ensued.

No one spoke in favor of or in opposition to this request.

A motion was made by Commissioner Stephen Smith, seconded by Commissioner Walter Grundorf to approve and refer the EAR Based Comprehensive Plan Amendments to the Board of County Commissioners. The motion carried unanimously.

Ayes (4): Commissioner (Acting Chair) Richard Jerman, Commissioner Walter Grundorf, Commissioner Stephen Smith, and Commissioner Mike Lorenz.

Nays (0)

Absent (3): Chairman Carissa Lawhun, Vice Chairman Dan Lopez, and Commissioner Tim Smith